TESCO, GREEN MAN & FORMER INDUSTRIAL SCHOOLS
### SITE 4: LEYTONSTONE HOUSE SURROUNDS

<table>
<thead>
<tr>
<th>Property Basics</th>
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<td><strong>Key Information</strong></td>
<td><strong>Ownership</strong></td>
<td><strong>Planning Context</strong></td>
<td><strong>Planning Designations</strong></td>
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<td><strong>Freehold Ownership (nos.)</strong></td>
<td><strong>Leaseholds</strong></td>
<td><strong>Public Sector Ownership</strong></td>
</tr>
<tr>
<td>Formerly known as Leytonstone House Hospital, which consists two 2-storey buildings, one 3-storey building and 30+ parking spaces, convenient access for vehicles</td>
<td>Multiple tenants, including Barnes Roffe (chartered accountants)</td>
<td>1 freehold - Circle Thirty Three Housing Trust Limited</td>
<td>No Leasehold</td>
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**SITE ANALYSIS**

The site has the clear potential to provide high quality amenity space for those who live and work in the former Industrial Schools, Leytonstone House and the medical centre. However, given its outstanding heritage assets, the site could also become one of the town centre’s defining green spaces and a destination for a wider community of residents and workers. Within the context of any new residential development on the Tesco or McDonalds sites, this could prove an invaluable additional amenity.

While the site is occupied by multiple tenants, it is under a single private freehold. The presence of a listed building means that any future development would need to respect its setting.

**HISTORIC ENGLAND LISTING**

“Substantial house. Probably dated C18. Yellow brick. Low hipped slate roof to parapet. 3 storeys. 5 windows wide plus one windowed 2-storey wings to each side; projecting Doric porch. Square headed windows, gauged heads; ground floor windows to recessed wings set within semicircular reveals. C20 plate glass casements. Cornice above second floor; interior with turned baluster stair. Serlian window to half landing and plastered apsidal first floor landing etc. Leytonstone House was the home of Sir Edward North Buxton, friend of Wilberforce.”

At the north of the town centre, Leytonstone House is one of the town centre’s primary heritage assets. The grade-2 listed house includes unusual architectural features, and appears to be in good repair. It is currently occupied by an accountancy firm.

However, the environment surrounding the house is overwhelmingly paved and dominated by car parking. The grounds are framed by the remnants of the Bethnal Green Industrial Schools, variously converted into use as part of the Tesco superstore and residential accommodation, as well as the Green Man Medical Centre.
OPPORTUNITIES

Animate underused site with creative events, street theatre interventions, children’s play festival or other regular external activities for a diversity of audiences.

OUTCOMES

Activate underused space to engage local residents in play, interaction and experimentation.

Attracting new audiences who wouldn’t otherwise come to the town centre will encourage them to dwell and purchase. This will increase footfall and bring vibrancy to the northern end of the town centre, in turn supporting existing businesses with increased customers.

LEGACY

Establishing regular activities and events on this site will create a destination to the northern end of the town centre, paving the way for future intensification of land usage and developments which may be progressed in the longer term timeframe.

PRECEDENTS

Outcomes

Activate underused space to engage local residents in play, interaction and experimentation.

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LEGACY

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DELIVERY METHODOLOGY

1. Scope site for potential and confirm partners to provide equipment and activity
2. Secure permissions from freeholder
3. Funding bid submitted to Arts Council England/other funding bodies
4. Procurement, project planning and promotion
5. Submit licensing application
6. Purchase equipment, prepare site, H&S and Risk Assessments
7. Event management on the day

OUTLINE COSTS

£10,000 equipment + £6,000 Event & Project Management for 12 months. First activity could be delivered within 3 months.

POTENTIAL FUNDING SOURCES

Arts Council England
Big Lottery Awards for All Fund
Corporate sponsorship

SITE 4: LEYTONSTONE HOUSE SURROUNDS

Snug & Play, Gillett Square

“Parents love it. It’s a wonderful thing: you get a feeling of people using the square for recreation, which is a massive improvement from when this land was just a car park. And it brings people to the square, which is good for businesses too.”

- Clarissa Carlyon, manager of Gillett Squared
SITE 5: TESCO SUPERSTORE

This is the largest opportunity site identified in the town centre, occupying the vast majority of land area in the town centre north of Gainsborough Road. The existing Tesco superstore sits at the northern end of the town centre. It adjoins and externally mimics the architectural treatment of the remainder of the Bethnal Green Industrial Schools. The school buildings have largely now converted to residential use with retail at ground floor in the southern wing, and the former Hall subsumed by the superstore.

The southern portion of the site is given over to car parking, together with two courtyards enclosed by the superstore, the remnants of the Industrial School and its Hall. A covered walkway, again in pastiche of the original style of the School, intersects these northern car parks.

While the benefit of the superstore and its extensive car park on the rest of the town centre is questionable, and indeed hotly debated among consultees, it remains well used. Re-development of the site would be a key strategic decision which could unlock a large proportion of the town centre for residential use, but would need to explore the possibility of re-providing a more compact superstore less reliant on customers arriving by car.

Re-consideration of access routes through the site could contribute to mitigating the impact of car traffic on the town centre, while co-ordinated development together with the City Blinds and McDonald’s sites could create an active frontage all along the north side of Gainsborough Road and fill in key gaps along the High Road. A strategy in coordination with improvements to the Leytonstone House surrounds could see two of the town centre’s key heritage assets combined in a cohesive and attractive public space.

While re-development of the site should seek to include key adjacent sites under different ownership, the vast majority of the site is under a single freehold (Tesco). While Tesco have sought elsewhere in London to realise mixed-use developments on superstore sites, in recognition of the central importance of the site, we have prepared two distinct options for the site.

The first foresees wholesale re-development of the site in two phases, re-providing the superstore and adjacent sites, avoiding the need for it to suspend trading at any point. The second retains the existing superstore in place, and proposes consolidated car parking with residential development on portions of the existing car park and adjacent sites.

These options are presented on pages xx to xx following the analysis of the adjoining McDonald’s and City Blinds sites, which also form part of the opportunity for comprehensive development.
**SITE 6: McDonald’s**

### EXISTING

The site consists of a single-storey McDonald’s fast food restaurant at the corner of Gainsborough Road and High Road. The restaurant includes a large play area, drive through and extensive car parking. The car park is separated from Gainsborough Road by a green buffer. While there is a pedestrian entrance from the High Road, this is secondary to the principal entrance from the car park.

The car park is bounded to the west by the adjacent Tesco superstore car park. To the north, the site abuts the blank flank wall of a three-storey Victorian terrace, garden wall, and single-storey rear annexes of a light industrial typology.

### SITE ANALYSIS

The site takes up a large tract of land in a vital central position in the town centre with a very low intensity of occupation. The fast food restaurant makes little positive contribution to the High Road, with its primary orientation focussed on the car park.

In coordination with adjacent sites (i.e. Tesco car park), development could seek to reintroduce an active retail frontage along this stretch of the High Road while significantly increasing density. The site’s single freehold ownership (by McDonald’s) should simplify future development.

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<td><strong>Leaseholds</strong></td>
<td><strong>Public Sector Ownership</strong></td>
</tr>
<tr>
<td>Name of Tenants</td>
<td>Single tenant: McDonald’s</td>
<td>No Leasehold</td>
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<tr>
<td>Ownership (nos.)</td>
<td>1 Freehold: McDonald’s Real Estate Limited Liability Partnership</td>
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**Score (Total):** 30
**SITE 7: CITY BLINDS**

**EXISTING**

The site sits to the north of Gainsborough Road, between the entrance to the Tesco superstore car park and the Central Line railway. It is currently occupied by a 2-storey drapery warehouse and electrical substation, surrounded by deep planting. Access is via an alleyway leading from Gainsborough Road just next to the Central Line.

**SITE ANALYSIS**

The current structure is highly introverted, with very little fenestration. Viewed from Gainsborough Road, it is largely obscured by vegetation. While the site is currently compromised by traffic on all sides, including the railway line to the west, it has significant potential for development, particularly as part of a coordinated strategy with the Tesco car park, to introduce an active frontage to Gainsborough Road.

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**Property Basics**

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<th>Score (Total)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-storey building, easy access for vehicles</td>
<td>Single tenant: City Blinds</td>
<td>Freehold (100%) leasehold no leasehold public ownership private sector/ single ownership</td>
<td>District Centre</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>1 Freehold: Kenneth Stanley Skingle and Maureen Brenda Skingle of 30 Nelmes Way, Essex</td>
<td>No</td>
<td>Single</td>
<td>Unknown</td>
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SITE 4: TESCO SUPERSTORE option 1 phase 1

OPPORTUNITIES

- Long-term: mixed use including re-provision of superstore to corner of High Road and Gainsborough Road with flats above, infill residential with retail to ground floor along High Road, new residential and workspace development to City Blinds site. Retention of large car park to serve existing Tesco superstore.

- Consolidated superstore to McDonalds/car park site to provide up to 2/3 of footprint of the existing Tesco. Alternatively, it may be desirable to include underground car park, smaller retail units to High Road frontage to ensure diversity and activity. Three storeys of flats above the perimeter of the block, rising to four storeys for three transverse blocks to interior. Planting and shared public space to shared first floor plinth level above superstore.

- Align vehicle access to car park from High Road with Mornington Road to clarify route. Hill development with small retail units to ground floor, two storeys of flats above against flank walls to nos. 875 & 879 High Road 3-4-storey residential apartment building along new entrance to car park.

- Re-develop single-storey nos. 885-889 High Road with retail at ground floor, two storeys of flats above, 3-storey residential apartment building on site of existing car park to the rear of no. 889, overlooking pedestrian access to Tesco car park.

- Four-storey residential apartment buildings with pedestrian through routes to City Blinds site. 2-storey workspace development against site perimeter to provide buffer against railway line. Small footprint 7-storey towers to corner and addressing new public realm to rear.

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**BLOCK MODEL**

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**TABLE**

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<tr>
<th>Site No</th>
<th>Name/Address</th>
<th>Sqm of site</th>
<th>site area (ha)</th>
<th>useful area (ha)</th>
<th>Proposed density (dph)</th>
<th>Total dwellings</th>
<th>1b2p (50sqm)</th>
<th>2b3p (61-83sqm)</th>
<th>3b4p (74-102sqm)</th>
<th>4b5p (90-119sqm)</th>
<th>5b7p-5b10p (112-155sqm)</th>
<th>total people housed</th>
<th>commercial</th>
<th>Proposed building height (storeys)</th>
<th>notes</th>
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<tbody>
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<td>4-7</td>
<td>TESCO superstore option 1 phase 1</td>
<td>26052</td>
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<td>1645</td>
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SITE 4: TESCO SUPERSTORE option 1 phase 1

Key
- Pedestrian public realm
- New vehicle route
- Green space
- Active commercial frontage
- Key connections
- Storey height
- Workspace
SITE 4: TESCO SUPERSTORE option 1 phase 2

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OPPORTUNITIES

- Long-term: second phase of mixed use development to include demolition of existing superstore, new terraced housing to core of site, workspace development to perimeter.

  Create new road skirting residential development, leading from Gainsborough Road entrance established in phase 1 to exiting vehicle access for Green Man Medical Centre. Potential to introduce new dedicated exit from Green Man Roundabout to prevent superstore traffic from congesting High Road. New east-west road to connect new perimeter road with High Road in position of existing pedestrian access. Uninterrupted pedestrian through route to lead from new superstore site through to northern edge of development.

  - 2-3-storey terraced of notched houses line east-west pedestrian through routes on site of existing superstore and car park, to courtyards and north of Industrial Schools site.

  - 3-storey residential apartments to rear of Welsh Church.

  - 4-5-storey residential apartments with retail to ground floor address key open spaces.

  - Continuation of phase 1 workspace typology to perimeter, including 2-storey terraces punctuated by micro-towers addressing corners and intersections.
SITE 4: TESCO SUPERSTORE option 1 phase 2

Key
- Pedestrian public realm
- New vehicle route
- Green space
- Active commercial frontage
- Key connections
- Storey height
- Workspace
SITE 4: TESCO SUPERSTORE option 1

Workspace buffers residential development against railway & A12

Infill with ground floor retail to High Road frontage.

4-storey apartments to City Blinds site

2-3-storey notched residential terraces

3-4 residential storeys and first floor shared space above superstore

Uninterrupted north-south pedestrian route

3-storey residential to rear of Welsh Church

3-storey superstore

4-storey apartments to City Blinds site

Green surrounds to Leytonstone House

ILLUSTRATIVE SOLUTION
### Site 4: Tesco Superstore Option 2

- **Proposed building height (storeys):**
  - Option 1
  - Option 2

### Site Details

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### Opportunities

- **Long-term Residential-led mixed use development** to City Blinds, McDonald’s, car park, infill development to High Road frontage. Retention of bulk of existing supermarket car park.

- Re-align entrances to consolidated car park to align with Kirkdale Road, Mornington Road. Introduce north-south pedestrian through routes along the south of the site.

- 4-storey residential apartment buildings bookend north-south terraces of 2-4-storey notched houses on City Blinds, McDonald’s sites, southern edge of Tesco car park. 4-storey residential apartment building to High Road frontage. Retail units to High Road elevation. Option to include workspace to ground floor along Gainsborough Road to meet evident demand.

- 3-storey workspace development to western limit of City Blinds site, adjacent to Central Line railway.

- Align vehicle access to car park from High Road with Mornington Road to clarify route. Infill development with small retail units to ground floor, two storeys of flats above against flank walls to nos. 875 & 879 High Road. 2-4-storey notched housing terrace along new entrance to car park.

- Re-develop single-storey nos. 885-889 High Road with retail at ground floor, two storeys of flats above. 3-storey residential apartment building on site of existing car park to the rear of no. 889, overlooking pedestrian access to Tesco car park.

### Block Model

- Workspace buffers
- Residential development against railway & A12
- Retail to High Road frontage
- Infill to blank High Road flank walls
- 4-storey residential apartments
- 2-4 storey notched residential terraces
- Ill to blank High Road flank walls
- Retail to High Road frontage
SITE 4: TESCO SUPERSTORE option 2