EXISTING

The site consists of arches beneath the Overground railway line and adjacent employment land to the west of the High Road. North of the railway line, the site is accessed via Joseph Ray Road. To the north of Joseph Ray Road sit an MOT garage and Royal Mail depot. To the south, businesses based in the railway arches include garages, vehicle rental, an auction house and florists, and enjoy the use of deep forecourts.

Jewson builders’ merchant occupy the remainder of the site and railway arches from the western end of Joseph Ray Road to the Central Line railway. To the north, the site is bounded by the back gardens of Victorian terraced houses on Harold Road and three-storey apartment blocks on Brockway Close.

To the east of the site, a 2-storey Victorian terrace and 5-storey on the High Road back onto the MOT garage. South of Joseph Ray Road, the Art Deco Panther House marks the entrance to the site.

SITE ANALYSIS

While the site sits outside the district centre to the south, its major development potential will have a significant impact on the town centre. The site’s strategic location suggests that it could play a key part in linking the town centre with South Leytonstone.

The site’s immediate adjacency to High Road Leytonstone Overground station suggests that much denser development would be viable. However, the area is designated as employment land under LBWF’s 2009 study, which suggested that the site should be protected for employment use, with about 10% redeveloped as B1 office use.
OPPORTUNITIES

- Long-term residential-led mixed-use development, retention of commercial use to railway arches.

- Realign Joseph Ray Road to reduce depth of existing forecourts to railway arches. Improve frontages to existing units, retain commercial use and encourage outward-facing businesses. Create link between Joseph Ray Road and Brockway Close. Clear existing bricked railway arch to continue Norman Road to meet Joseph Ray Road. Construct pedestrian/cycle bridge across railway and A21 to connect Joseph Ray Road to Connaught Road.

- Create north-south streets of 4-storey terraced houses perpendicular to Joseph Ray Road, with 5-storey apartment blocks to Joseph Ray frontage. Retail/commercial use to ground floor of apartment buildings.
SITE 26: OVERGROUND ARCHES

PROPOSED PLAN 1:1000

Key
- Pedestrian public realm
- New vehicle route
- Garden
- Active commercial frontage
- Key connections
- Storey height

ILLUSTRATIVE SOLUTION