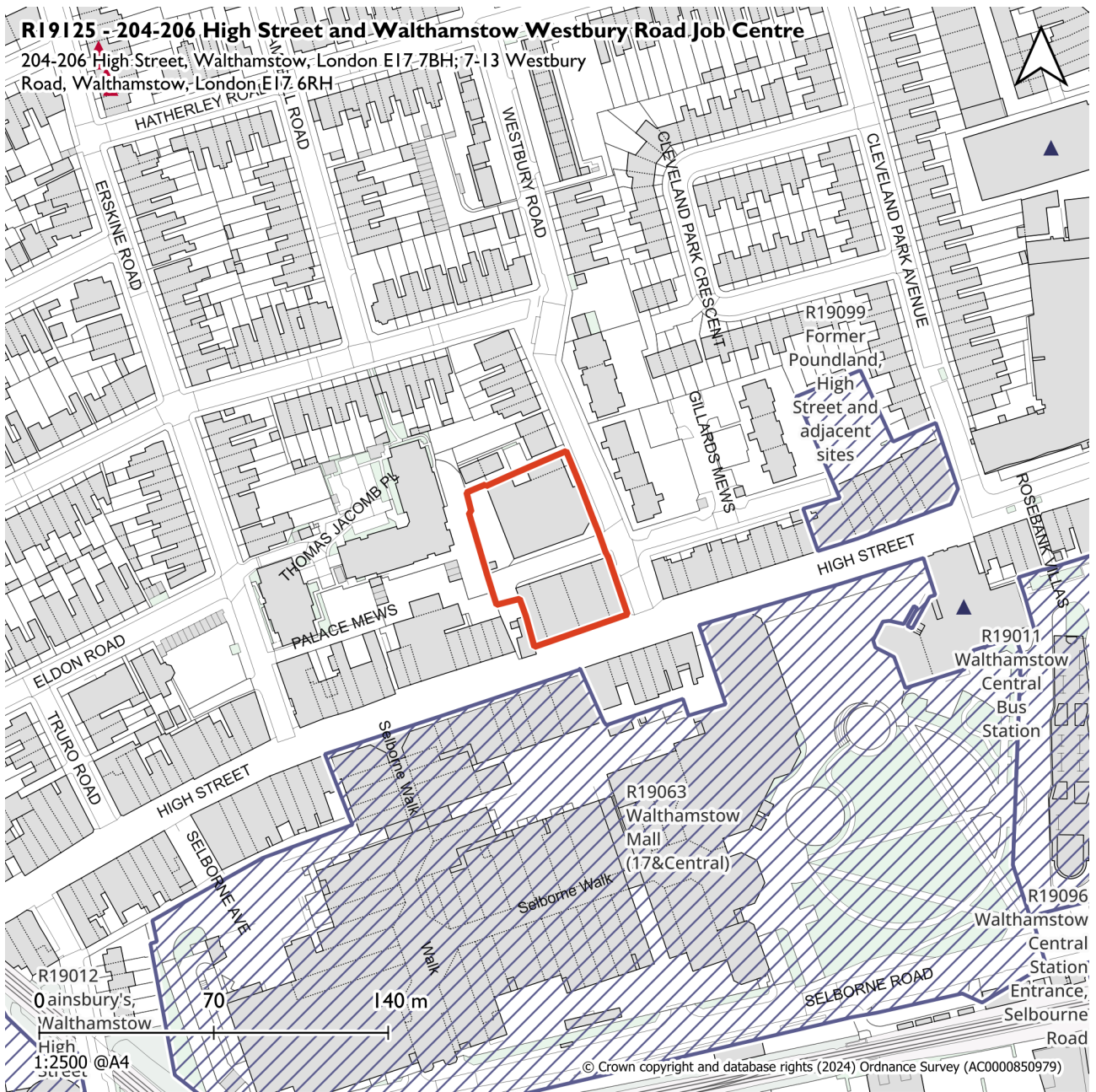


204-206 High Street and Walthamstow Westbury Road Job Centre (R19125)



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	204-206 High Street and Walthamstow Westbury Road Job Centre		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.30	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; PSA; APA; AQMA.		

204-206 High Street and Walthamstow Westbury Road Job Centre (R19125) - Site Allocation

Site Allocation

- A. Reprovide the community facilities, and provide new homes and other town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

Indicative Capacities

- B. 55 homes
- C. 1,000 sqm town centre uses

Potential Delivery Timescale

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Transition

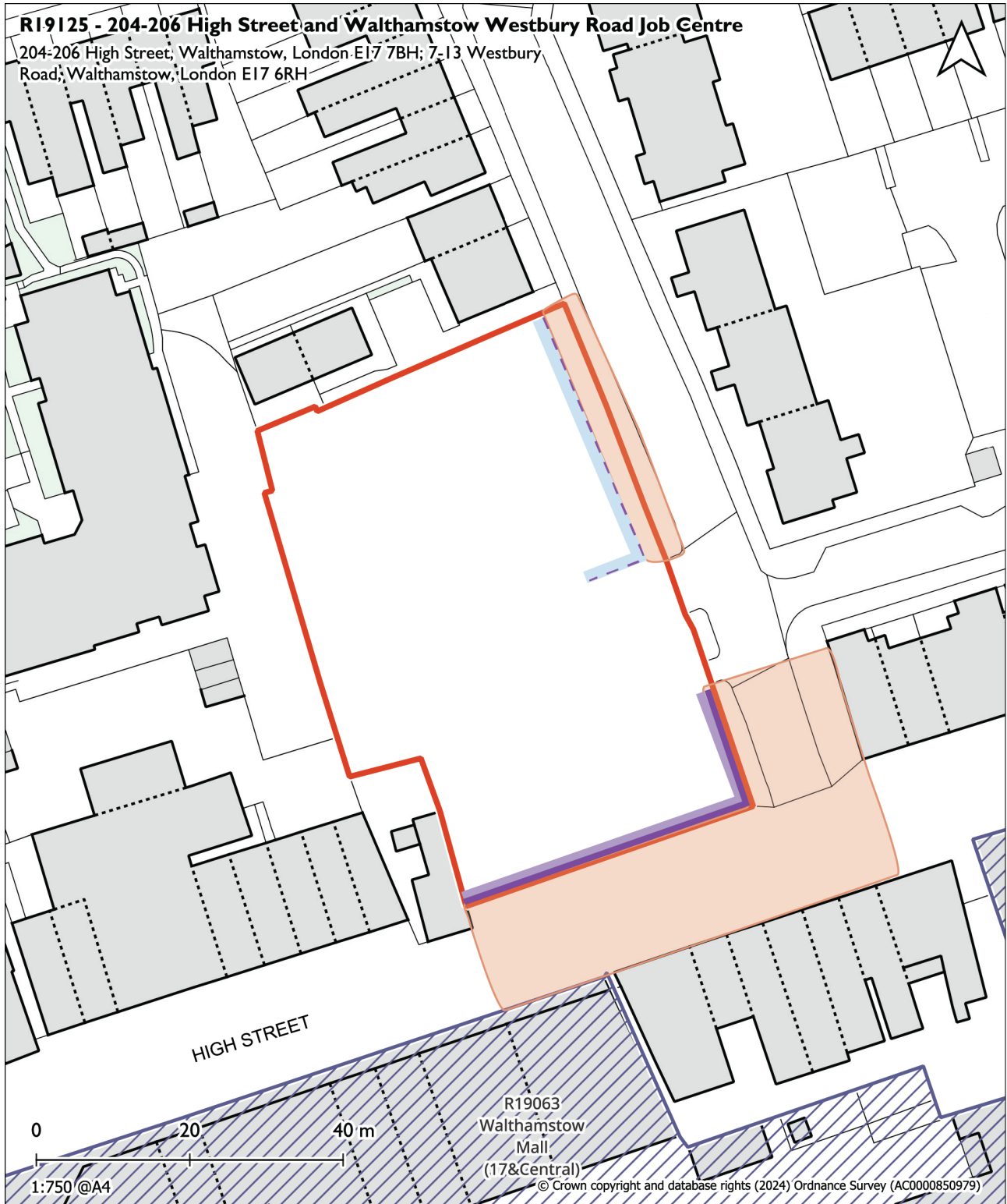
204-206 High Street and Walthamstow Westbury Road Job Centre (R19125) - Site Requirements

In order to secure planning permission, development proposals will be expected to:

- A. Optimise the capacity of the site to deliver approximately 55 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Reprovide the job centre and related services and provide other main town centre uses that enhance Walthamstow Major Centre's existing offer. Uses that are considered to be particularly suitable for this site include retail and food and beverage, including evening and night time uses. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre. Provide well designed active commercial ground-floor frontage on to Walthamstow High Street, and an active ground-floor residential frontage on to Westbury Road, ensuring that this relates positively to the surrounding context.

- D. Ensure proposals account for the site's relationship with Walthamstow Market and the needs of traders, including consideration of market storage facilities and provisions for stallholders. Applicants should liaise with the Council at the earliest possible stage to explore opportunities for upgraded market facilities.
- E. Provide well designed active commercial ground-floor frontage onto Walthamstow High Street, and an active ground-floor residential frontage onto Westbury Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. The frontage should repair the building line along the High Street.
- F. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- G. Enhance the existing public realm on Walthamstow High Street and Cleveland Park Avenue to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.

204-206 High Street and Walthamstow Westbury Road Job Centre (R19125) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.