

Barclays Bank, Walthamstow and adjacent sites (R19086)



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

Address:	278 - 284 Hoe Street, Walthamstow, London E17 9QE		
Previous site reference:	N/A	Ward:	Markhouse
Site Size (Ha):	0.07	Ownership:	Private
Consent Status:	Resolution to grant	Planning Reference(s):	210801
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Area potentially suitable for tall building(s)*; Locally Listed Building (adjacent); AQFA; AQMA; Greenway (adjacent).		

Footnote to Planning Designations - *This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, with a building of 18 storeys tested and approved as part of a resolution to grant (reference: 210801).

Barclays Bank, Walthamstow and adjacent sites (R19086) - Site Allocation

Site Allocation

- A. Provide new homes, town centre uses, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 65 homes
- C. Town centre uses to be determined through a detailed application.

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. Transformation

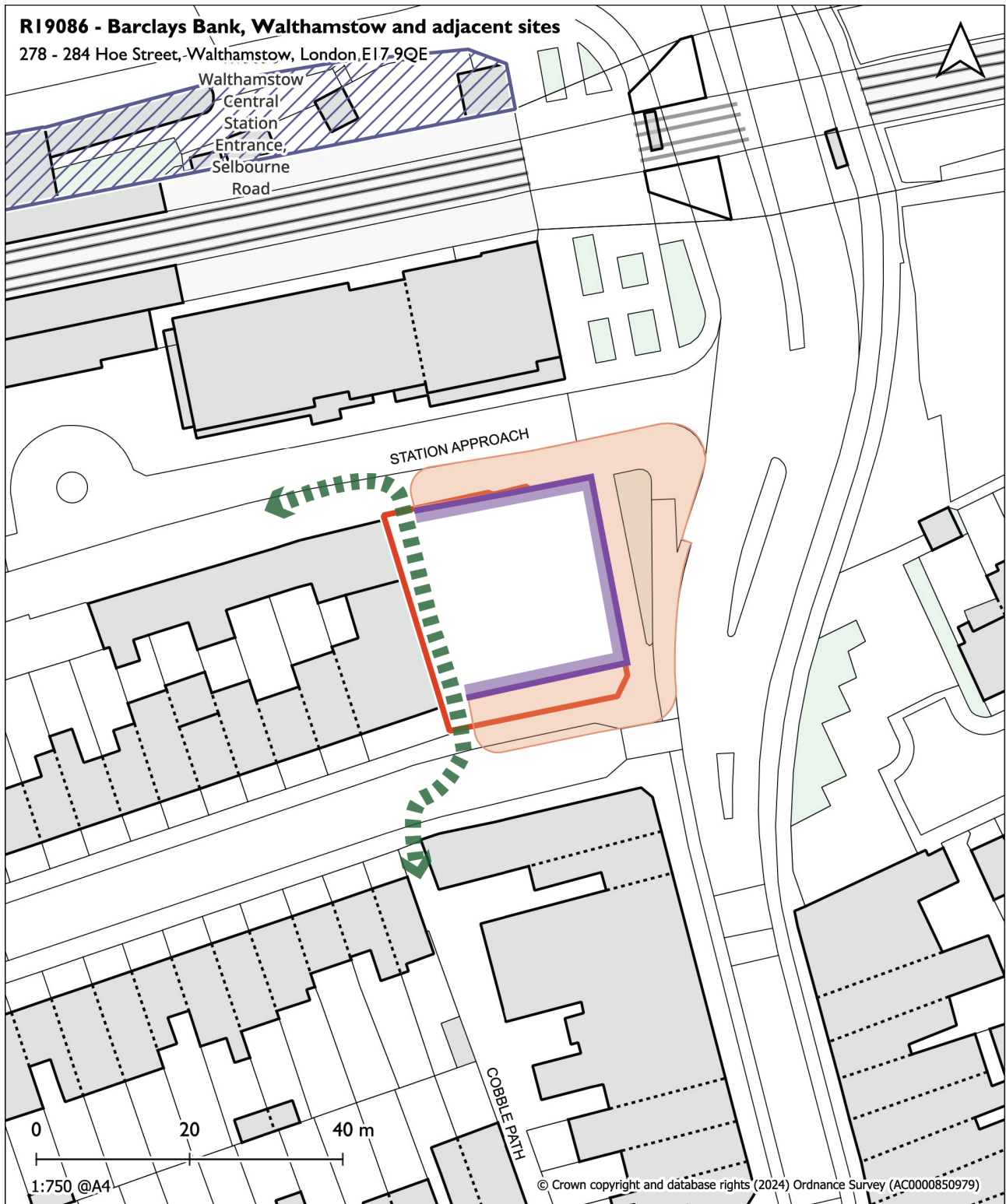
Barclays Bank, Walthamstow and adjacent sites (R19086) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 65 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. Provide town centre uses on site that enhance and complement Walthamstow Major Centre’s existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage, indoor sport and recreation and workspace. 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.

- D. Provide well designed active commercial ground-floor frontage onto Hoe Street and Station Approach, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Enhance the existing public realm and integrate this with the pocket park on Hoe Street, and create new high quality pedestrian-focused public realm at the western part of the site, which is green, safe and accessible to all. Proposals should create a new yard which includes tables and seating.
- F. Deliver new pedestrian connectivity through the site to the west, linking Station Approach with Priory Avenue and onto Cobble Path.
- G. Enhance existing pedestrian and cycling connectivity along Hoe Street, ensuring that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- 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. Mitigate the impact of any localised poor air quality from Hoe Street on the site through the appropriate design of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.

Barclays Bank, Walthamstow and adjacent sites (R19086) - Placemaking Plan



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