

Central House (R19102)



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

Address:	203 Hoe Street, Walthamstow, London E17 3SZ		
Previous site reference:	N/A	Ward:	Hoe Street
Site Size (Ha):	0.14	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Area potentially suitable for tall building(s); PSA; BEA; APA; SINC (adjacent); AQFA; AQMA; Greenway (adjacent).		

Central House (R19102) - Site Allocation

Site Allocation

- A. Provide a higher education institution and Purpose-Built Student Accommodation (PBSA), new and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. Quantum of PBSA to be tested through detailed planning application
- C. 2,500 sqm higher education uses, including teaching space

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

Central House (R19102) - Site Requirements

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

- A. Provide high quality, sustainable, accessible purpose-built student accommodation, including affordable student accommodation. The overall indicative cap for the Walthamstow Strategic Location is 890 purpose-built student rooms. Purpose-Built Student Accommodation in the borough is expected to have a nomination agreement for occupation by students of one or more higher education provider(s), and this site must be for the University of Portsmouth.
- B. Provide a new higher education institution to form the Head Quarters and main hub of the University of Portsmouth London Campus, incorporating modern teaching facilities and ancillary uses.
- C. Provide well designed active commercial and educational ground-floor frontage onto Hoe Street, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm on Hoe Street to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.

- F. Enhance existing pedestrian and cycling connectivity along Hoe Street, ensuring that the stepped cycle lane is maintained and kept safe and accessible to all throughout construction.
- G. 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.
- H. Mitigate existing pluvial flood risk to the east of the site to achieve greenfield run off rates, through appropriate design including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site on St Mary's Road and Hoe Street.

Central House (R19102) - Placemaking Plan



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