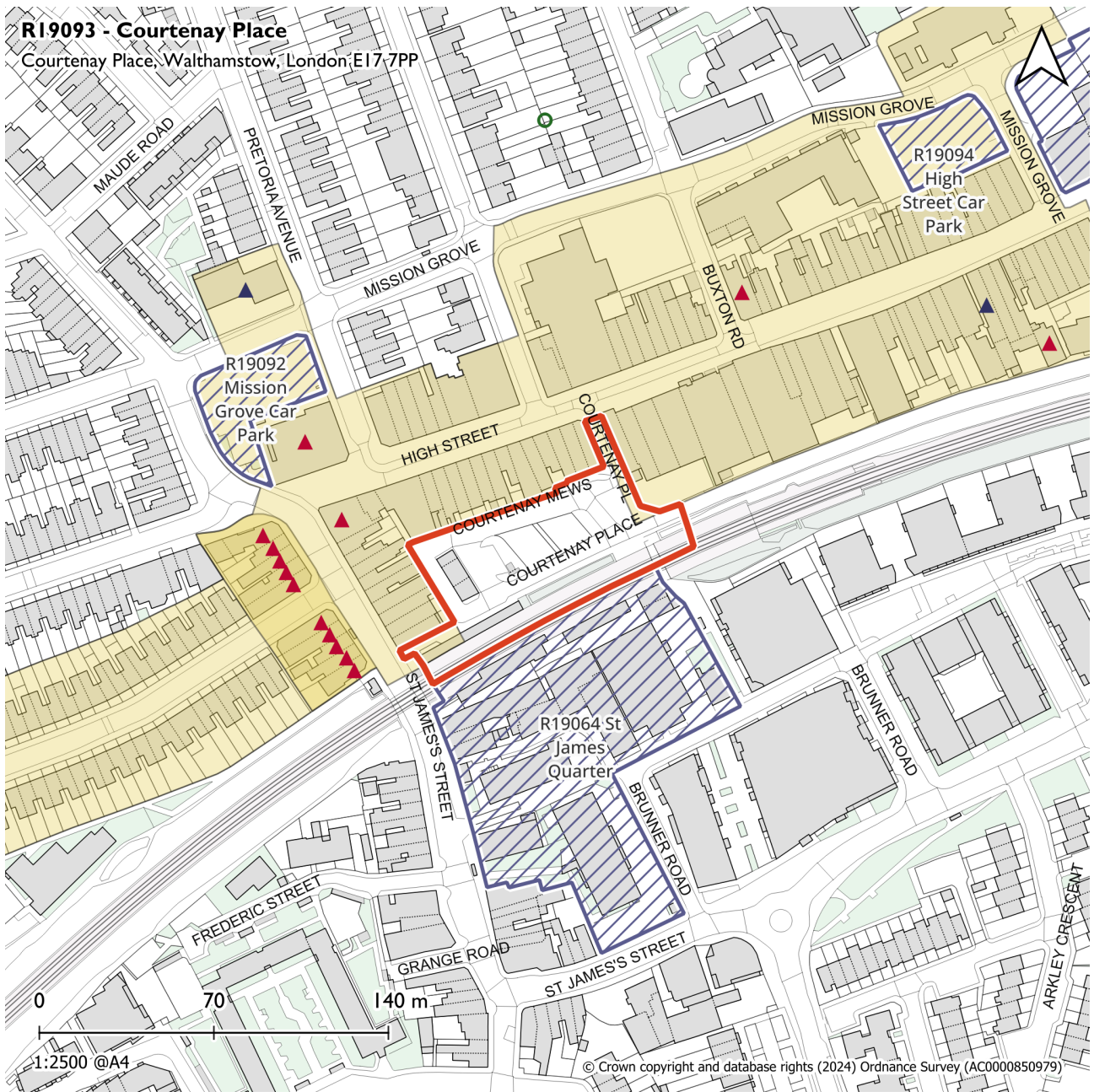


**Courtenay Place (R19093)**



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

Address:	Courtenay Place, Walthamstow, London E17 7PP		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.49	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; PSA; Conservation Area; Locally Listed Building (adjacent); APA; SINC; AQMA.		

**Courtenay Place (R19093) - Site Allocation**

**Site Allocation**

- A. Provide town centre uses, improvements to the bus facility, new and enhanced public realm and accessible, biodiverse green open space.

**Indicative Capacities**

- B. 175 sqm town centre uses

**Potential Delivery Timescale**

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

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

- D. Transition

**Courtenay Place (R19093) - Site Requirements**

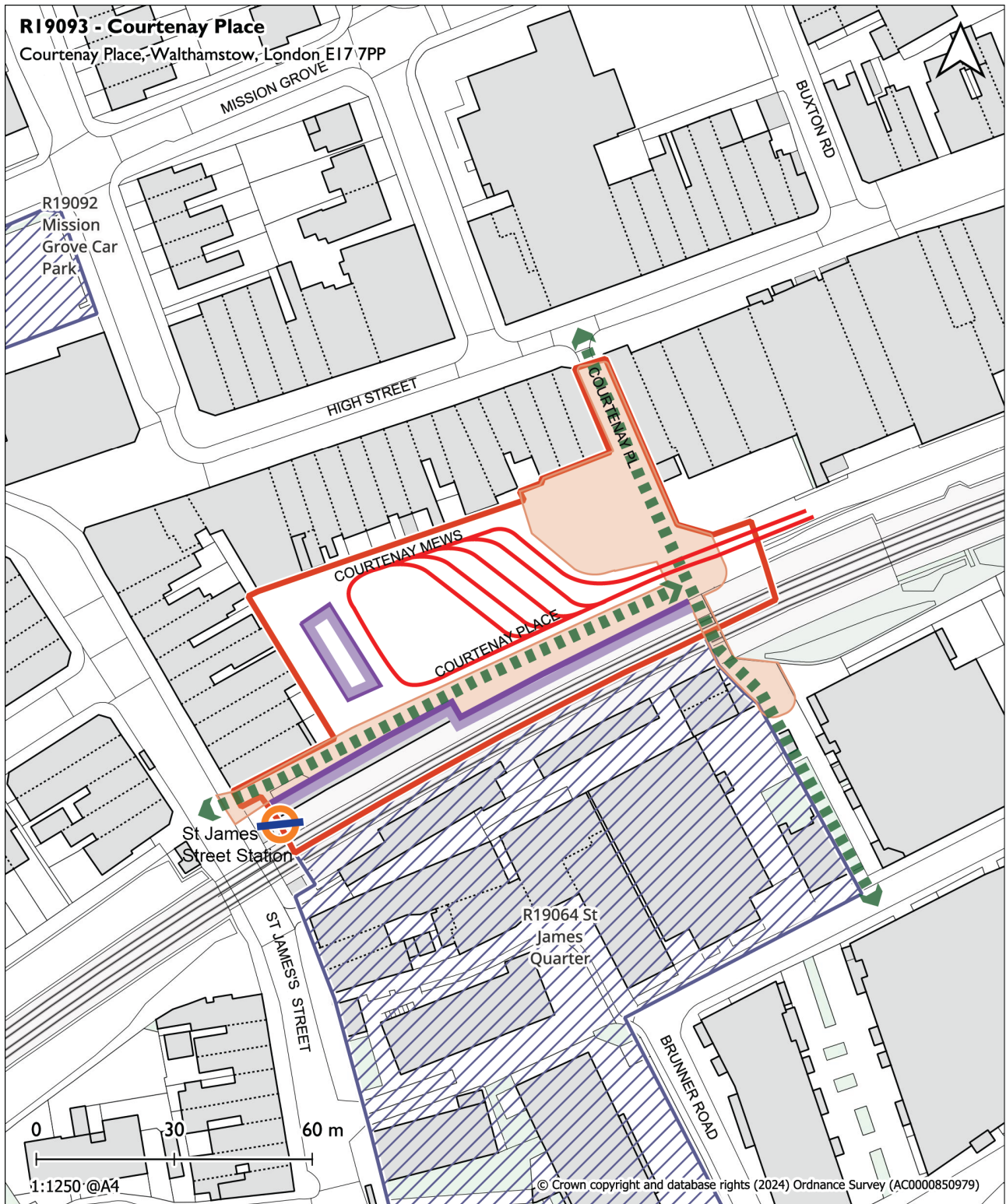
In order to secure planning permission, development proposals will be expected to

- A. Provide town centre uses on site that enhance and complement Walthamstow Major Centre’s existing offer, including through the activation of arches and the adjacent public realm to provide space for small businesses. Uses that are considered particularly suitable for this site include retail, food and beverage uses, and night time economy 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.
- B. Enhance the existing public realm parallel to the railway arches to deliver a pedestrian-focused environment which is green and accessible to all. Small businesses occupying the railway arches should be capable of utilising the space with events and outdoor dining, creating activity and maximising natural surveillance to ensure community safety.
- C. Avoid harmful impacts on the sensitive edges associated with the residential and commercial uses that bound the site. Proposals must ensure pedestrian and vehicular access to the rear of these properties is maintained.
- D. Provide safe, well defined and well managed servicing and delivery access from Cranbrook Mews, following an anti-clockwise direction to use the same circulation as the buses.

- E. Enhance existing pedestrian and cycling connectivity through the site, including creating a new connection through the railway arches to the south of the site, providing new pedestrian and cycling connections to St James Mews. This should be safe and accessible to all, overlooked, well lit and attractively designed, and should integrate seamlessly with any plans that come forward for the St James Quarter Site Allocation (R19064).
- F. Retain the Transport for London (TfL) bus stand facilities or ensure that an alternative site is found and operational prior to development. Any development on site must be appropriately integrated with the bus stand provision and circulation, ensuring that new uses do not negatively impact upon its effective operation during or following construction.
- G. Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, ensuring that existing greening and biodiversity along the railway line is replaced and improved, and through the provision of new tree planting and landscaping to the east of the site on the new pedestrian connection to Walthamstow High Street.
- I. Mitigate any groundwater flood risk, which is identified as being greater than 75% across the site, through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.



### Courtenay Place (R19093) - Placemaking Plan



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