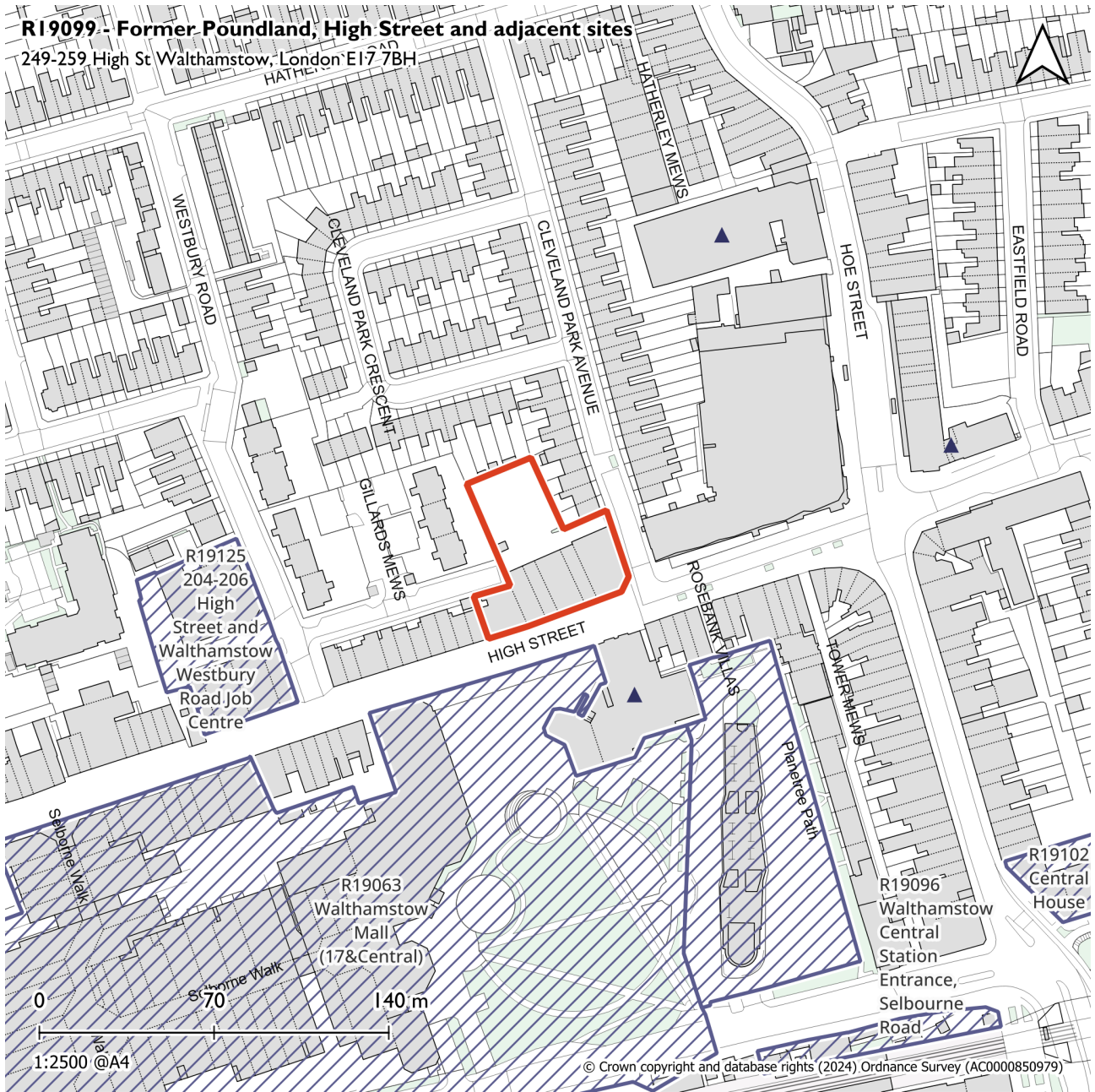


Former Poundland, High Street and adjacent sites (R19099)



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

Address:	249-259 High St Walthamstow, London E17 7BH		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.26	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; PSA; Listed Building (adjacent); APA; AQMA.		

Former Poundland, High Street and adjacent sites (R19099) - Site Allocation

Site Allocation

- A. Provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 45 homes
- C. 495 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

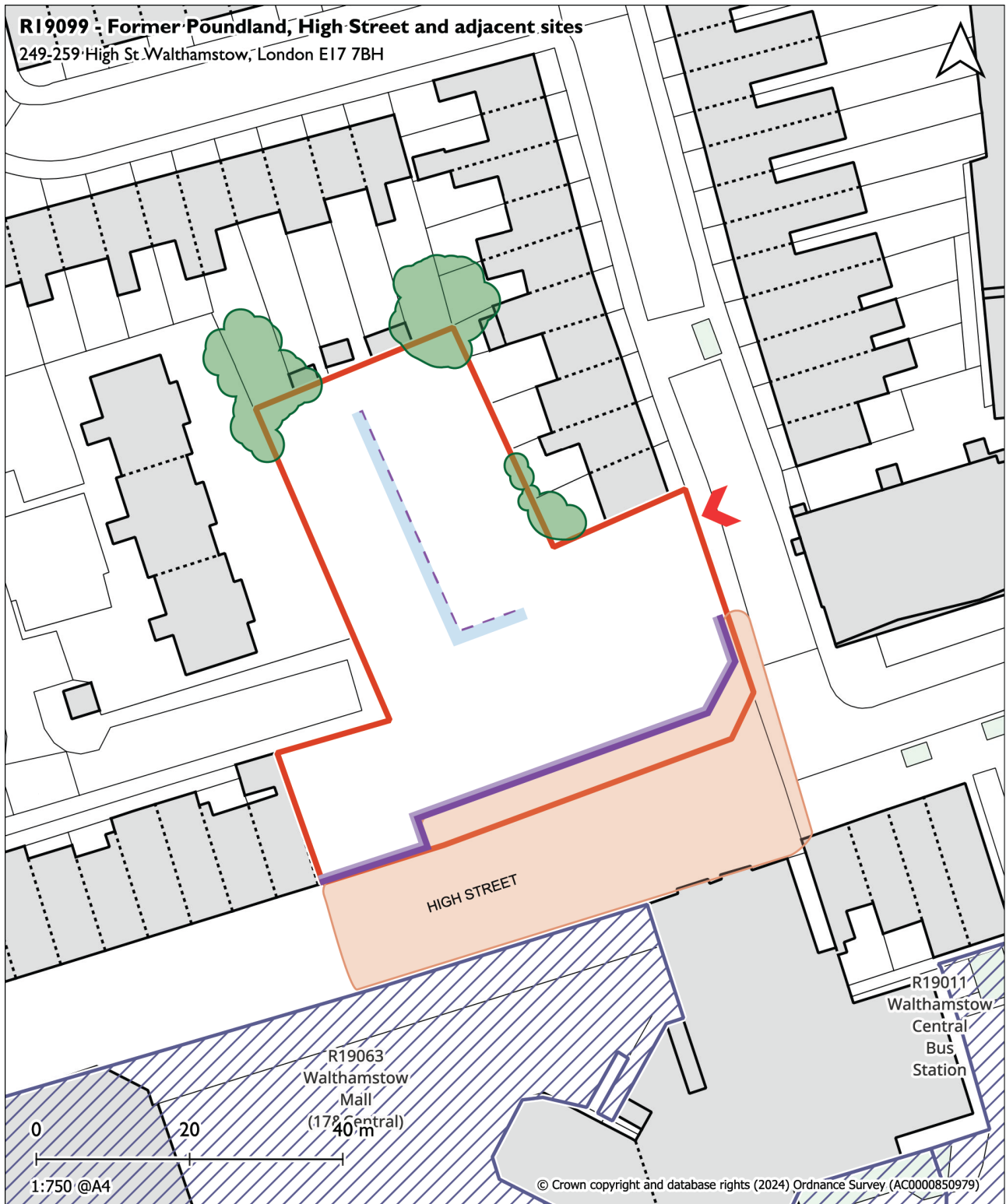
Former Poundland, High Street and adjacent sites (R19099) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 45 high quality, accessible, sustainable homes, including affordable housing. This site allocation, or parts of this site allocation, may be suitable for the provision of high quality, sustainable, accessible Purpose-Built Student Accommodation, including affordable student accommodation, subject to compliance with all relevant planning policy tests and an overall indicative cap for the Walthamstow Strategic Location of 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), with the priority being provision for the University of Portsmouth.
- B. 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 cultural, entertainment and night time economy uses, which could support a Cultural Quarter at the eastern end of the High Street, as well as food and beverage and retail 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.

- C. 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.
- D. Provide well designed active commercial ground-floor frontage onto Walthamstow High Street and to create a positive corner with Cleveland Park Avenue, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site. Massing should step down from the east of the site, from The Scene building on Cleveland Park Avenue, to the west, reflecting the topography of the High Street.
- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- G. Enhance the existing public realm on Walthamstow High Street to deliver a pedestrian-focused environment which is green, safe and accessible to all. This area should incorporate new planting and outside seating, or capable of accommodating spill out ground-floor food and beverage uses, and should bleed into Walthamstow Town Square.
- H. Preserve or enhance the significance, setting and key views of the nearby Grade II listed Walthamstow Central Library.

Former Poundland, High Street and adjacent sites (R19099) - Placemaking Plan



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