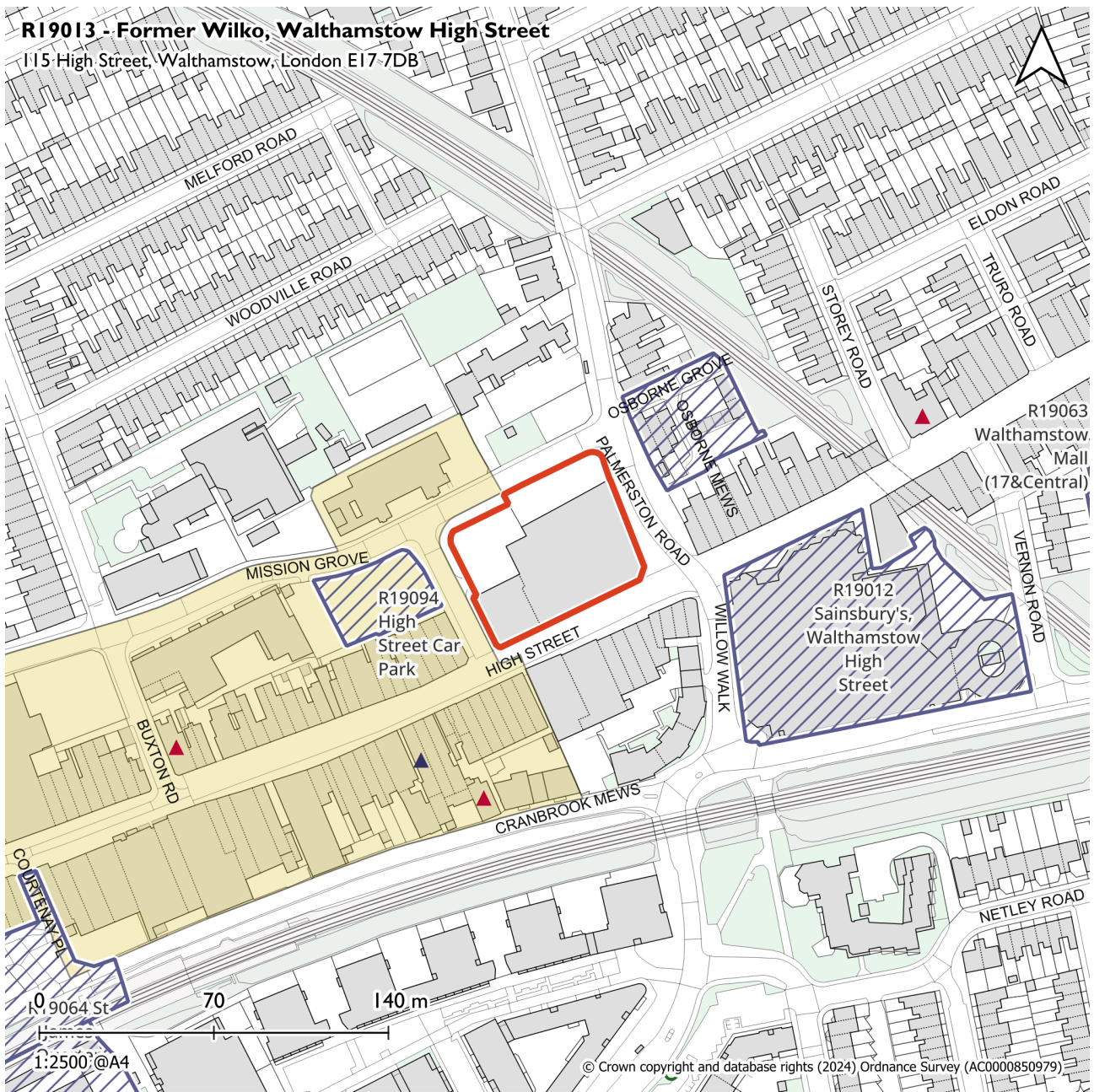


**Former Wilko, Walthamstow High Street (R19013)**



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

Address:	115 High Street, Walthamstow, London E17 7DB		
Previous site reference:	SA29	Ward:	High Street
Site Size (Ha):	0.36	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; PSA; Conservation Area (adjacent); APA; AQMA.*		

Footnote to Planning Designations - \*The site is proposed through this document to be removed as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

### Former Wilko, Walthamstow High Street (R19013) - Site Allocation

#### Site Allocation

- A. Reprovide retail use and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping.

#### Indicative Capacities

- B. 135 homes
- C. 470 sqm town centre uses (such as retail, food and beverage, and entertainment)
- D. 260 sqm storage for market traders

#### Potential Delivery Timescale

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

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

- F. Transition

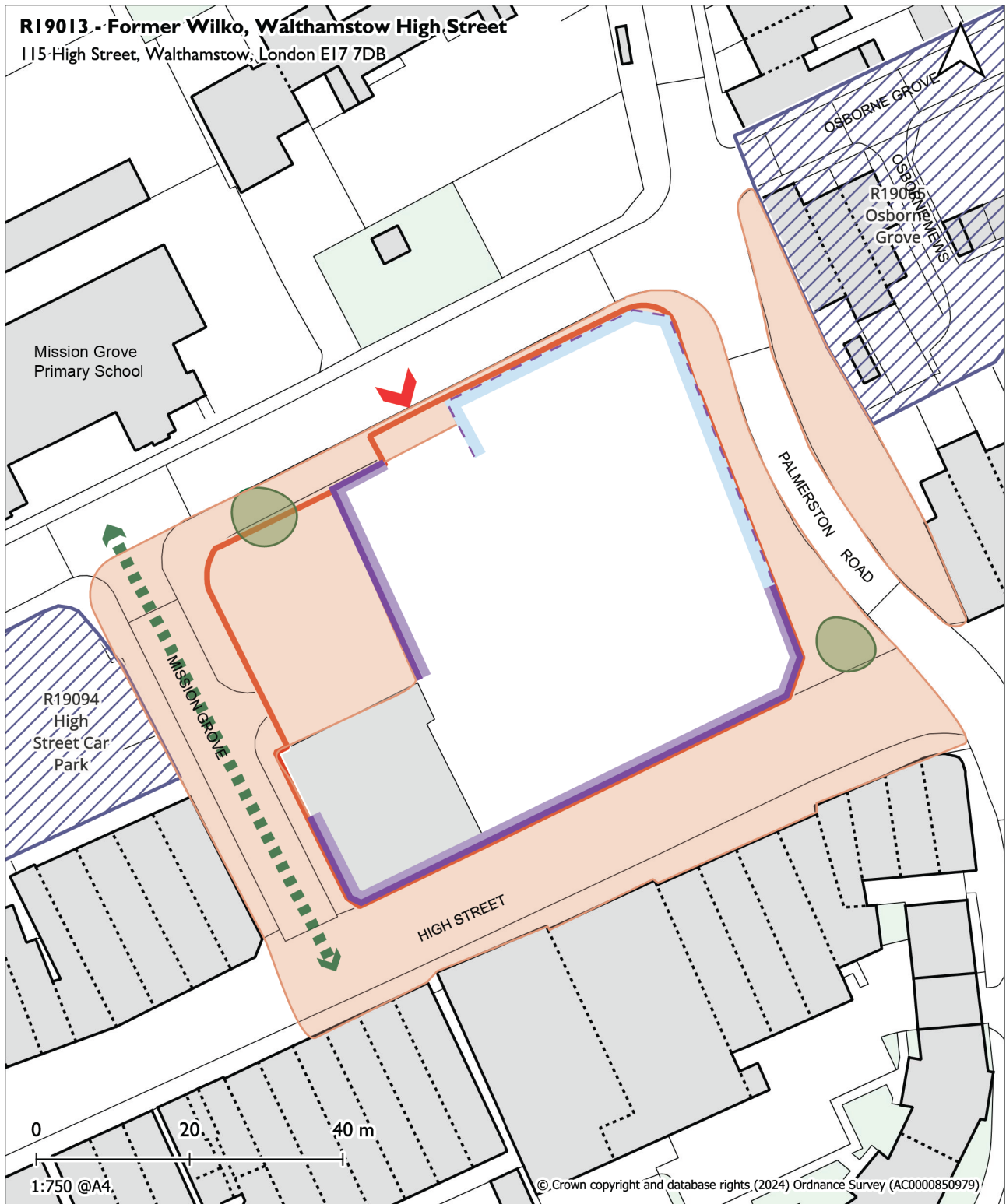
### Former Wilko, Walthamstow High Street (R19013) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 135 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 the Walthamstow Major Centre's existing offer. Uses that are considered particularly suitable for this site include retail, food and beverage uses, cultural and community 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.

- 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, with the junction with Palmerston Road marking an important entrance to the High Street, and provide active residential ground-floor frontage onto the northern part of Palmerstone Road and Mission Grove, ensuring that they relate positively to the surrounding context and maximise natural surveillance to ensure community safety for all.
- F. Enhance the existing public realm to the on all sides of the site to deliver a pedestrian-focused environment which is green, safe and accessible to all. There is an opportunity to create a space for people to dwell within the town centre, and proposals should be integrated with development on the adjacent High Street Car Park site (R19094), contributing to the creation of a new Play Street on Mission Grove.
- G. Enhance existing pedestrian and cycling connectivity along Walthamstow High Street (without compromising the successful ongoing operation of the market), Palmerston Road and Mission Grove, ensuring that the on-road cycle lane is maintained and kept safe and accessible to all throughout construction.
- H. Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- J. 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.
- K. 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.

### Former Wilko, Walthamstow High Street (R19013) - Placemaking Plan



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