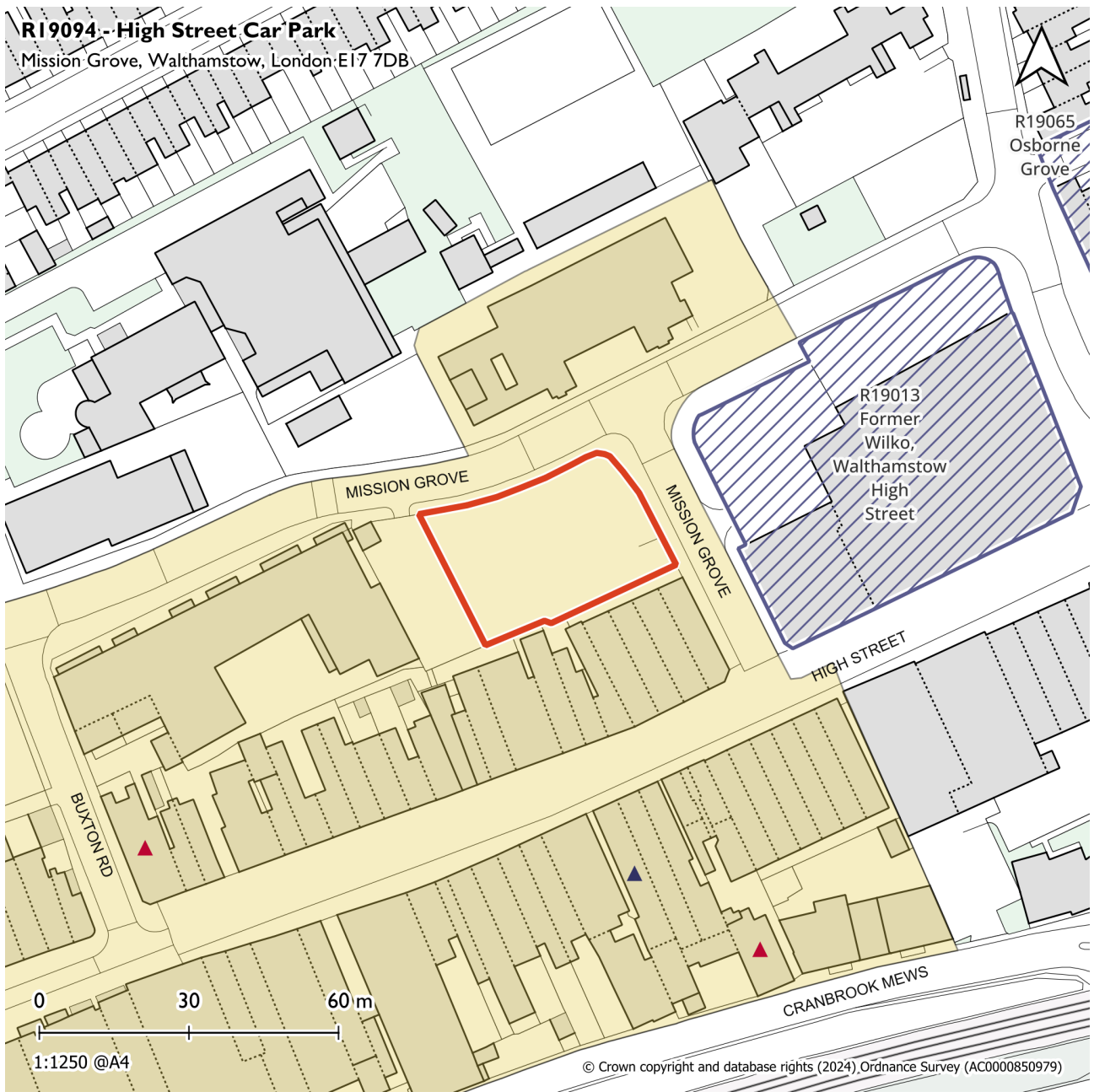


High Street Car Park (R19094)



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

Address:	Mission Grove, Walthamstow, London E17 7DB		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.11	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Conservation Area; APA; AQMA.		

**High Street Car Park (R19094) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 25 homes
- C. 135 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

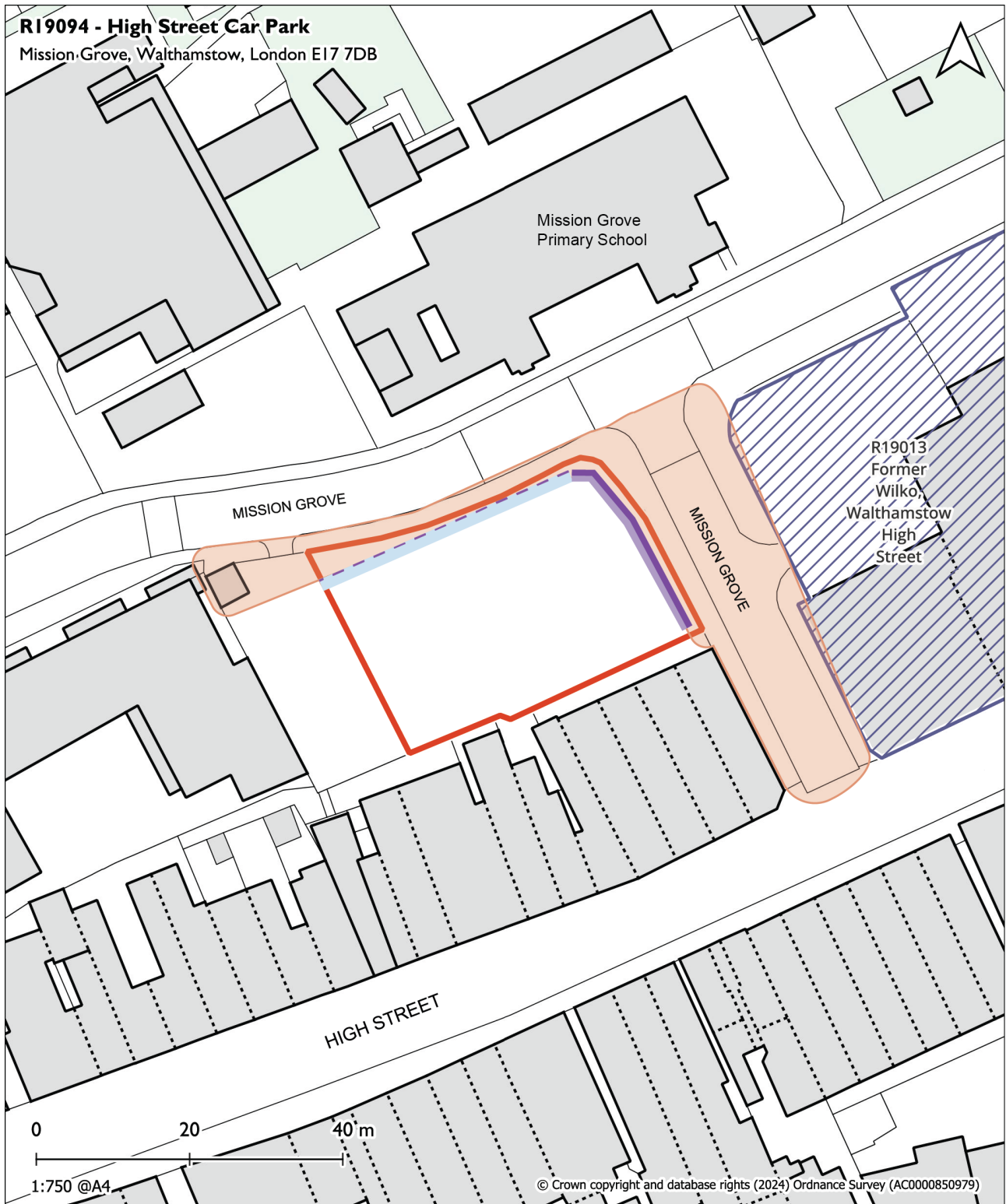
**High Street Car Park (R19094) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 25 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide town centre uses that enhance and complement Walthamstow Major Centre’s existing offer. Uses that are considered particularly suitable for this site include food and beverage uses which could activate the location and provide a potential rest point outside Mission Grove Primary School.
- 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 the corner and the northern part of Mission Grove, 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 back from the site boundary on upper floors at this location.

- F. Provide safe, well defined and well managed servicing and delivery access from Mission Grove on the north of the site. Appropriate mitigation measures should also be implemented, such as through Servicing and Delivery Plans, to limit servicing vehicles from using the Play Street.
- G. Enhance the existing public realm on Mission Grove and outside the Mission Grove Primary School to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should provide a new Play Street which incorporates playful elements integrated between the school and the High Street.
- 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. The repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, supports the borough's Climate Action Plan.
- I. Enhance existing pedestrian and cycling connectivity along Mission Grove, enhancing wayfinding and access to the High Street.
- J. Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area, including those buildings which make a positive contribution to its character, including Mission Grove Primary School. In particular, development will be expected to improve the street elevation on Mission Grove opposite the school, and to respect and maintain the views from the High Street towards the school.
- 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.
- L. Explore opportunities for the meanwhile use of the site as a play space for children, which could incorporate green amenity.

### High Street Car Park (R19094) - Placemaking Plan



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