

Mission Grove Car Park (R19092)



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 7AB		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.15	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; PSA; Listed Building (adjacent); Conservation Area; Locally Listed Building (adjacent); APA; AQMA.		

**Mission Grove Car Park (R19092) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 45 homes
- C. 290 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

**Mission Grove Car Park (R19092) - 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.
- B. Provide town centre uses on site that enhance and complement Walthamstow Major Centre’s existing offer. Other uses that are considered particularly suitable for this site include workspace or food and beverage uses. Night time economy uses will not be supported here due to the proximity to residential uses. Given the site’s location away from the Primary Shopping Area, a residential only scheme would also be appropriate for this site.
- 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 ground-floor frontage onto Blackhorse Road / St James Street, which reflects the site’s role as the gateway entrance to Walthamstow Major Centre from Blackhorse Road. Frontages should relate positively to the surrounding context and maximise natural surveillance to ensure community safety for all.

- E. Avoid harmful impacts on the sensitive edges associated with the commercial use that bounds the site. Massing should step down towards this location, and must ensure access to the supermarket from the rear is retained. Applicants should also consider opportunities for the comprehensive or integrated development with this site.
- F. Provide safe, well defined and well managed servicing and delivery access from Mission Grove.
- G. Enhance the existing public realm on Blackhorse Road / St James Street, Mission Grove, and Pretoria Avenue to deliver a pedestrian-focused environment which is green, safe and accessible to all. Enhancements on Blackhorse Road / St James Street should create a more generous footway to provide a better environment around Bus Stop C.
- 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. Preserve or enhance the significance, setting and key views of the Walthamstow St James Conservation Area and the Grade II listed Clock House building to the north of the site.
- J. 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.

### Mission Grove Car Park (R19092) - Placemaking Plan



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