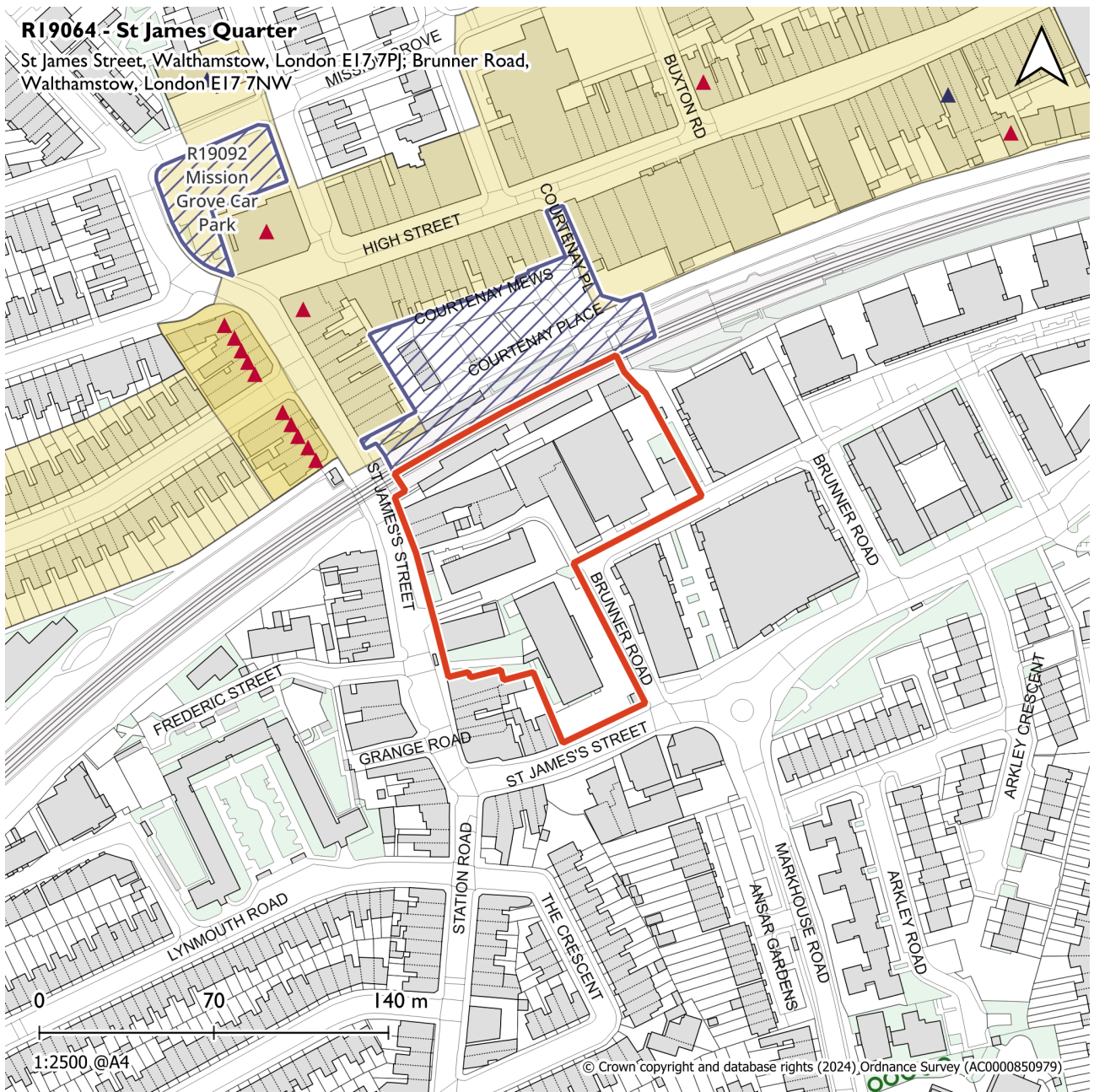


St James Quarter (R19064)



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

Address:	St James Street, Walthamstow, London E17 7PJ; Brunner Road, Walthamstow, London E17 7NW		
Previous site reference:	SA27	Ward:	High Street
Site Size (Ha):	1.03	Ownership:	Mixed
Consent Status:	Part resolution to grant	Planning Reference(s):	230208
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Area potentially suitable for tall building(s); Conservation Area (adjacent); Locally Listed Building (adjacent); APA; SINC (adjacent); AQMA.		

St James Quarter (R19064) - Site Allocation

Site Allocation

- A. Provide new homes, workspace, community, cultural, and town centre uses, step-free access to St James Street Overground Station, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 300 homes
- C. Non-residential uses to be determined through detailed application

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

St James Quarter (R19064) - Site Requirements

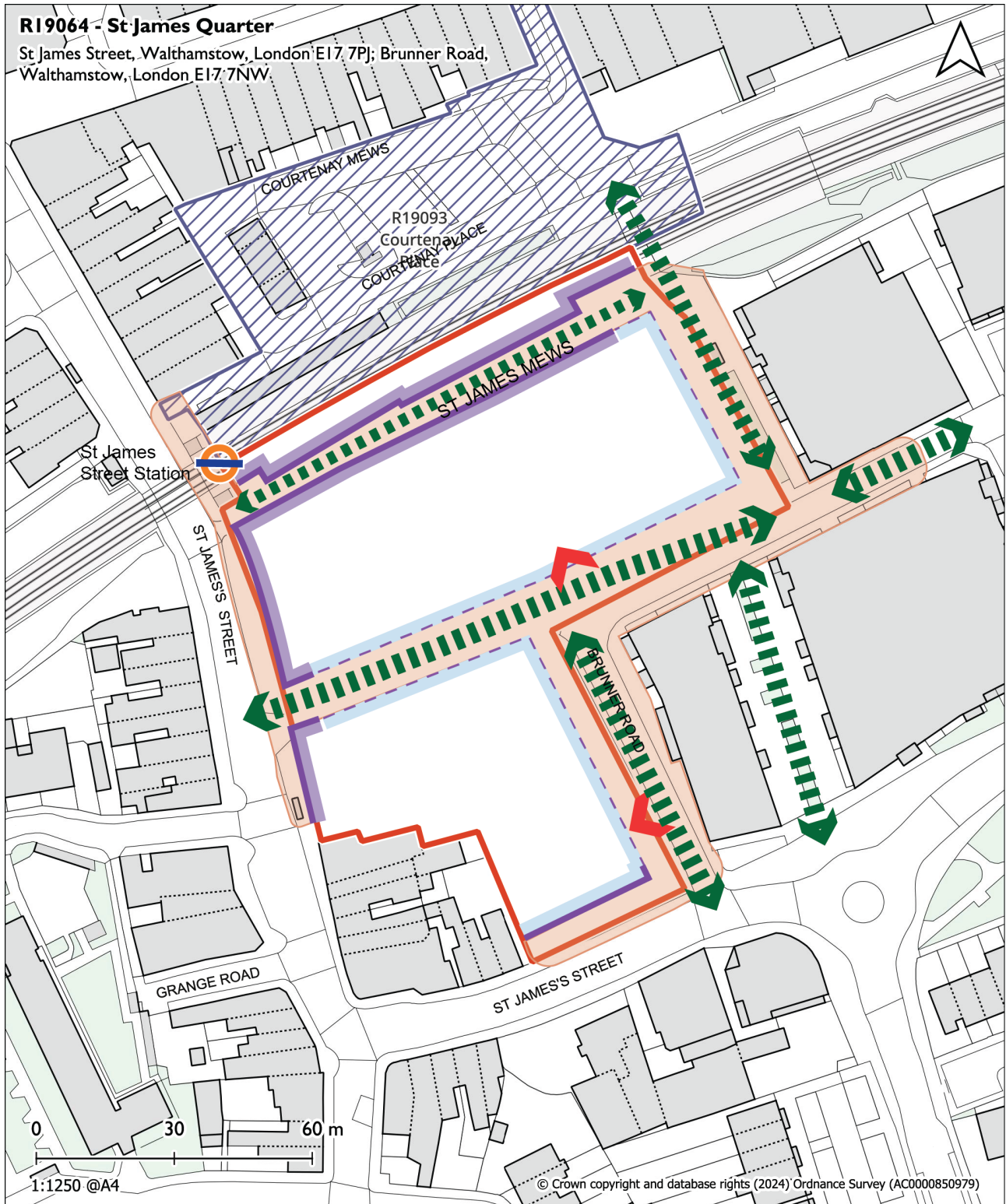
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 300 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. 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 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 a food and beverage offering and workspace focusing on small business incubation. 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. Provide well designed active ground-floor frontage onto Brunner Road, St James Street and all connecting streets, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Provide safe, well defined and well managed servicing and delivery access to the site from Brunner Road.
- F. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- G. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- H. Enhance the existing public realm on St James Mews to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should seek to create a space that allows the small businesses occupying the railway arches to activate the space with tables and chairs.
- I. Create new high quality pedestrian-focused public realm throughout the site, which is green, safe and accessible to all.
- J. Provide step-free access to St James Street Overground Station.
- K. Create a connection through the railway arches to Courtenay Place, providing new pedestrian and cycling access towards Walthamstow Town Centre. 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 Courtenay Place Site Allocation (R19093).
- L. Preserve or enhance the significance, setting and key views of the Walthamstow St James and Leucha Road Conservation Areas.
- M. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- N. 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.

St James Quarter (R19064) - Placemaking Plan



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