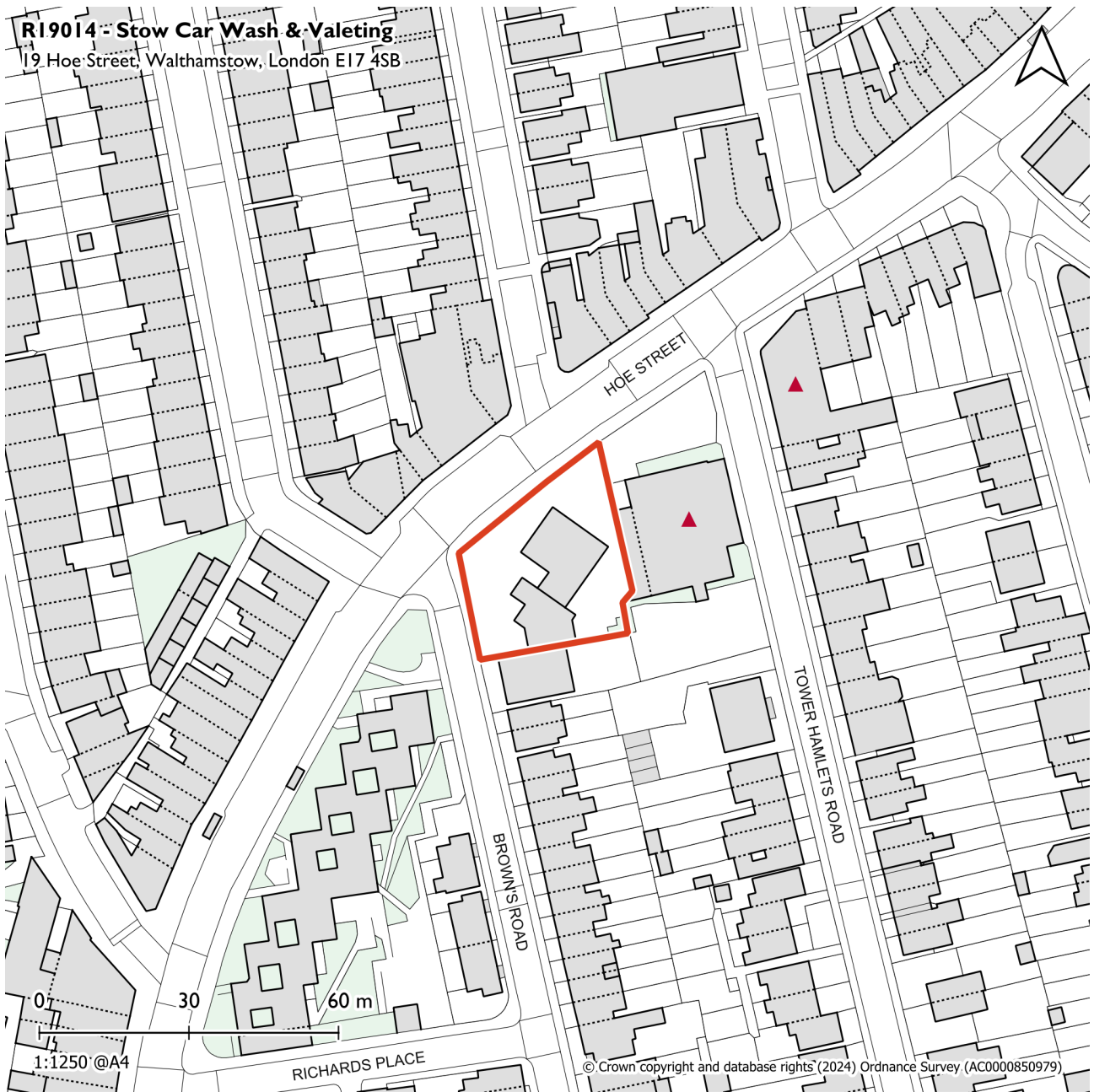


**Stow Car Wash and Valeting (R19014)**



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

Address:	19 Hoe Street, Walthamstow, London E17 4SB		
Previous site reference:	SA31	Ward:	Hoe Street
Site Size (Ha):	0.10	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Locally Listed Building (adjacent); TPO (adjacent); AQFA; AQMA; CDA.		

**Stow Car Wash and Valeting (R19014) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 20 homes
- C. Town centre 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

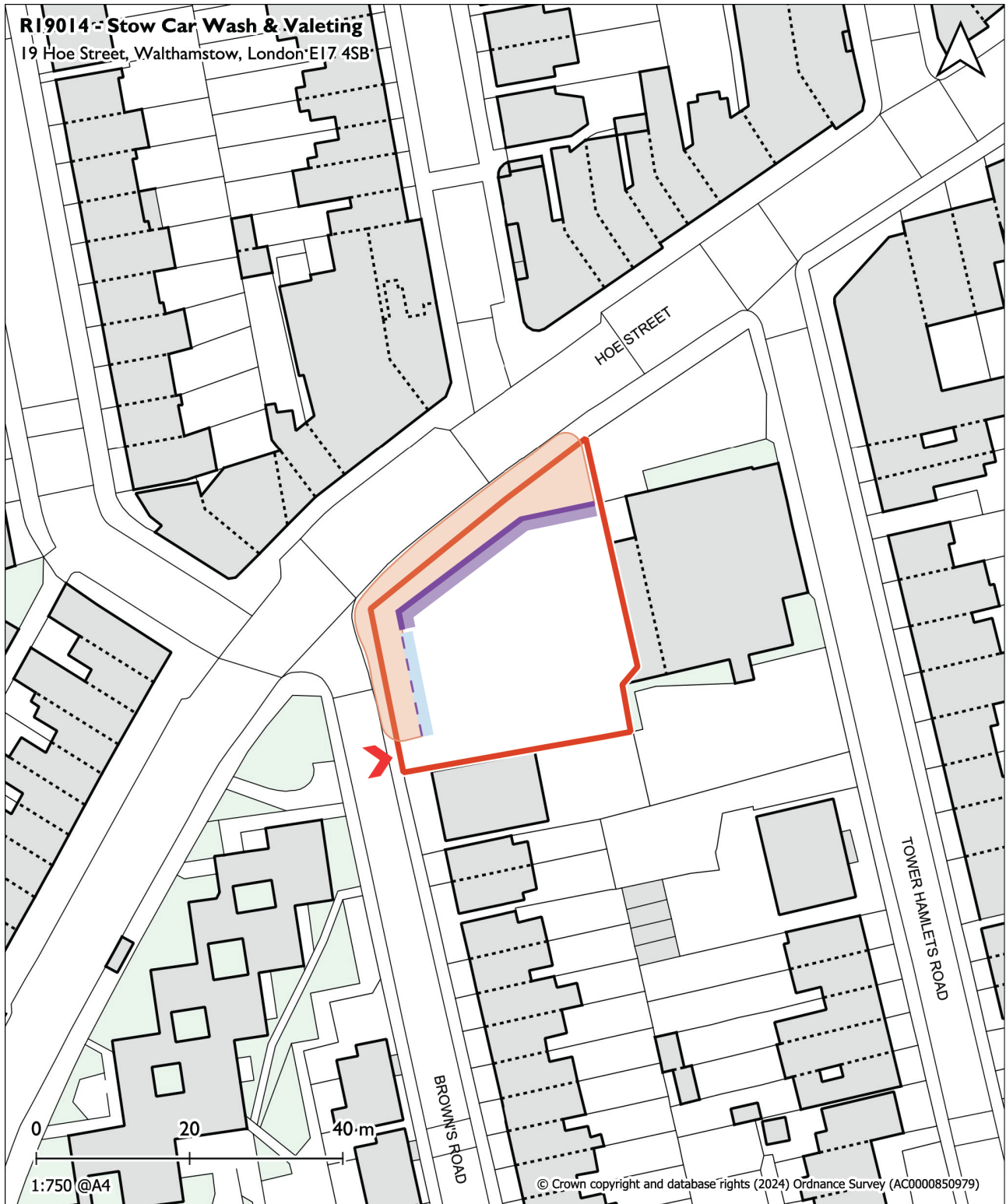
**Stow Car Wash and Valeting (R19014/SA31) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 20 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide town centre uses of a size and scale that is appropriate for the edge of centre location and which complements the Walthamstow Major Centre and Hoe Street’s existing offer. Uses that are considered particularly suitable for this site include small scale retail and food and beverage 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, and their provision must not undermine the viability and vitality of the centre.
- C. Provide well designed active commercial ground-floor frontage onto Hoe Street and active residential ground-floor frontage onto Brown’s Road, ensuring that these frontages relate positively to the surrounding context and maximise natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- E. Provide safe, well defined and well managed servicing and delivery access to the west of the site from Brown’s Road.

- F. Enhance the existing public realm at the site boundary with Hoe Street to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should include widening of the footway to facilitate the integration of landscaping and benches.
- G. Enhance the existing public realm at the site boundary with Hoe Street to deliver a pedestrian-focused environment with biodiverse green amenity, which is accessible to all. Proposals should include widening of the pavement to facilitate the integration of landscaping, tree planting and benches.
- 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.
- I. Enhance existing pedestrian and cycling connectivity along Hoe Street, ensuring that the on-road cycle lane is maintained and kept safe and accessible to all throughout construction.
- J. Mitigate the impact of any localised poor air quality from Hoe Street on the site through the appropriate design and siting of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.
- K. Assess whether a decontamination strategy is required and, if necessary, develop and implement it. The strategy should be independently monitored and verified.

### Stow Car Wash and Valeting (R19014) - Placemaking Plan



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