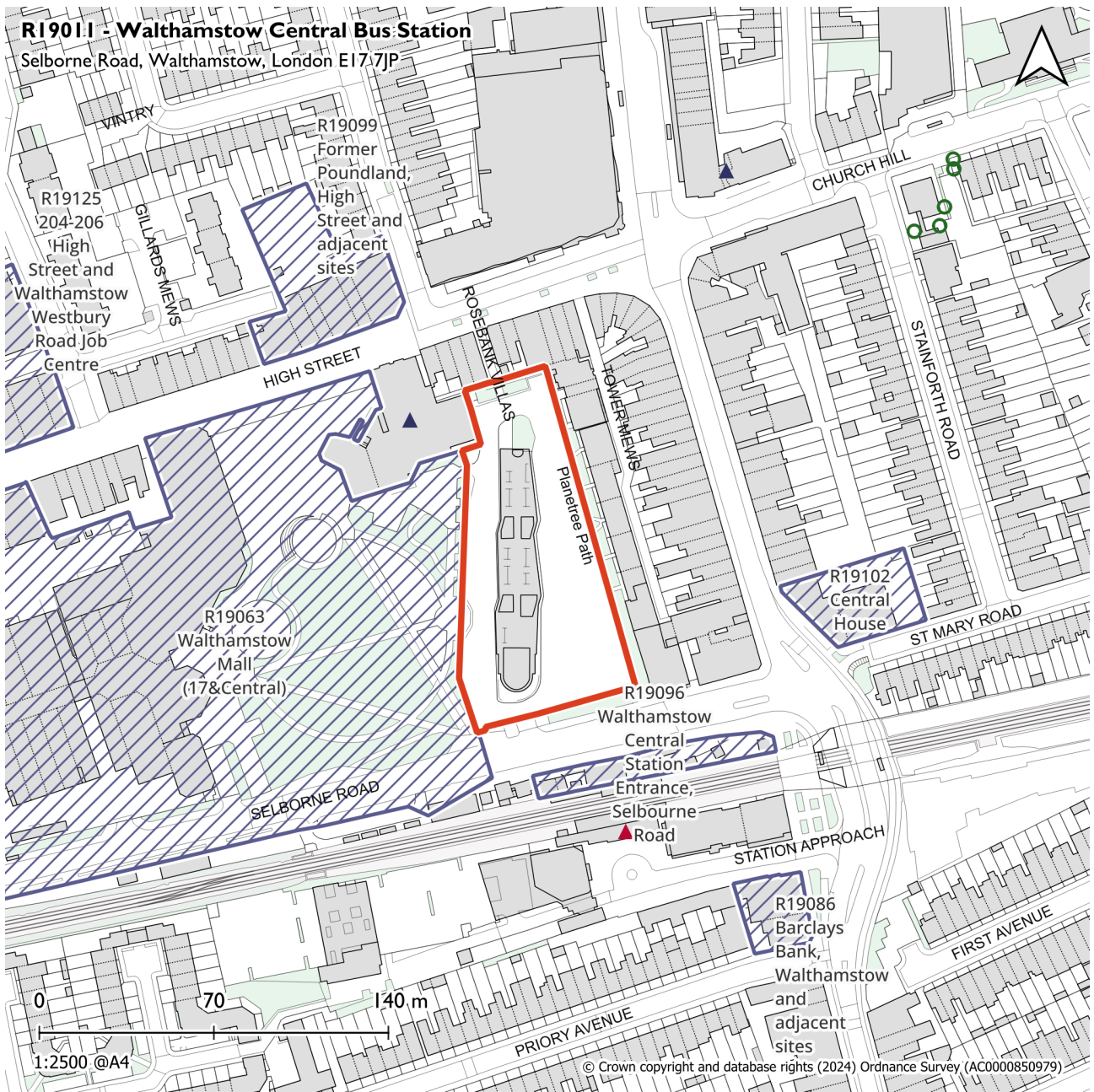


Walthamstow Central Bus Station (R19011)



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

Address:	Selborne Road, Walthamstow, London E17 7JP		
Previous site reference:	SA25	Ward:	High Street
Site Size (Ha):	0.69	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Area potentially suitable for tall building(s)*; Listed Building (adjacent); APA; AQFA; AQMA; CDA.		

Footnote to Planning Designations - *This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 - 25 storeys. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

Walthamstow Central Bus Station (R19011) - Site Allocation

Site Allocation

- A. Provide new homes, workspace and other town centre uses, a new integrated step free Underground and bus station entrance and improvements to the public transport interchange, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 205 homes
- C. 50 sqm retail uses
- D. 230 sqm TfL facilities

Potential Delivery Timescale

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

20220-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Transformation

Walthamstow Central Bus Station (R19011) - Site Requirements

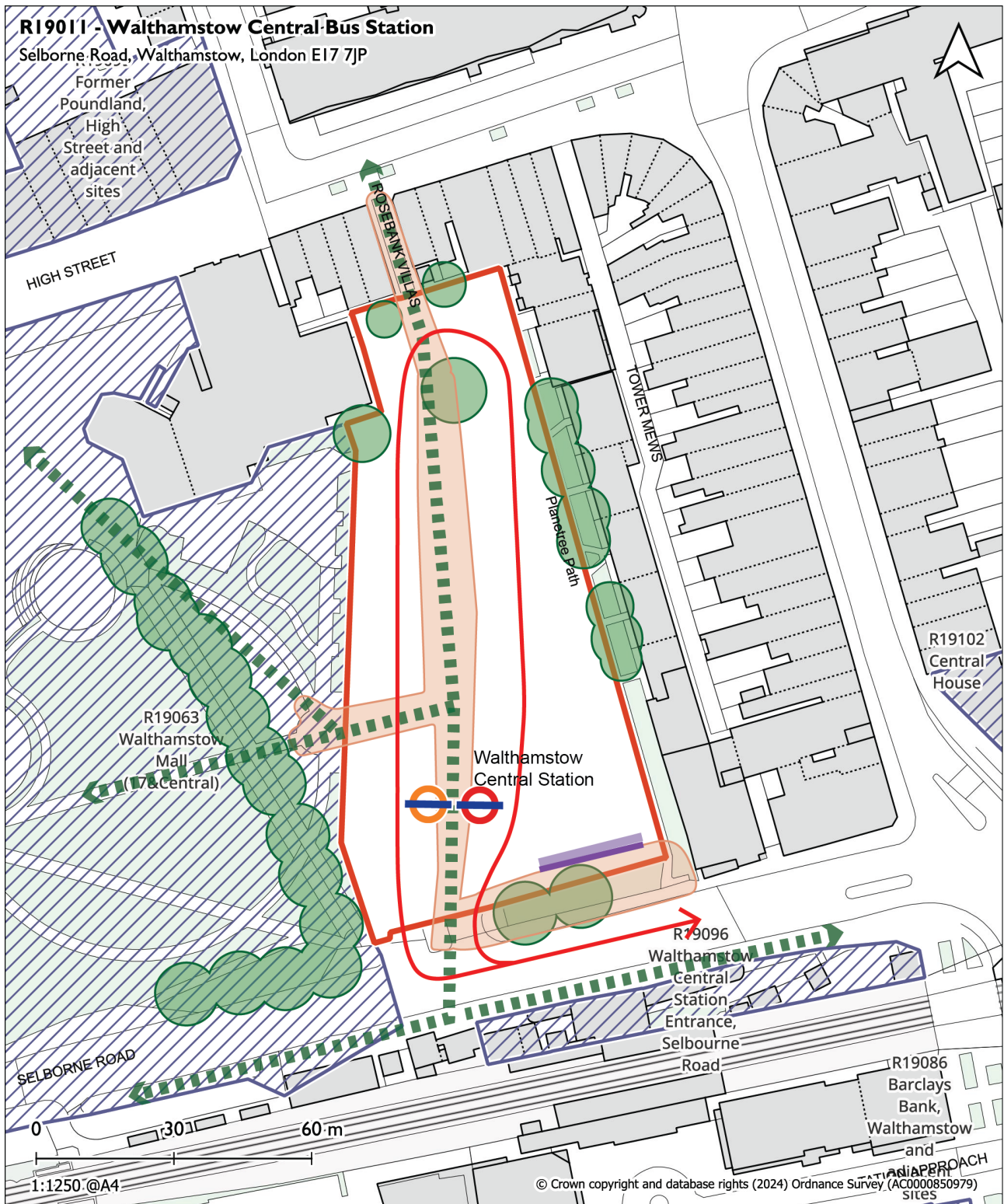
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 205 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 the Walthamstow Major Centre's existing offer. Uses that are considered particularly suitable for this site include small scale retail uses or a café. 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 Selborne Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Enhance the existing public realm onto Selbourne Road and to the west of the site, fronting onto Walthamstow Town Square Gardens, and at the passage to the north of the site connecting with the High Street to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Reprovide, modernise and improve the public transport interchange on the site, ensuring that this facility is operational during the construction.
- G. Support the delivery of a new entrance to Walthamstow Central Station to provide step-free access and enable increased capacity. Proposals should deliver associated public realm enhancements to enhance the wider transport interchange, ensuring that it is safe, accessible and inclusive for all.
- H. Ensure new residential uses do not negatively impact upon the effective operation of the existing bus station during or following construction. The design of homes should mitigate the impact of noise and light emitted from the bus station use in line with the Agent of Change principle.
- I. Provide safe, well define and well managed servicing and delivery access to the south of the site from Selborne Road, ensuring that this does not interfere with the continued operation of the bus station.
- J. Enhance existing cycle and pedestrian connectivity through the site, linking to the High Street to the north and Walthamstow Town Square to the west. Increased permeability through the site will need to be achieved, whilst avoiding conflicts between pedestrians and buses by limiting movement to formal crossing points. Proposals will be expected to also enhance pedestrian and cycling connectivity along Selborne Road.
- K. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Walthamstow Central Library.
- L. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs, focusing in particular on the west of the site, adjacent to Walthamstow Town Square.
- M. 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.

N. Ensure design and construction does not interfere with the integrity of the Underground Line that runs below the site.

Walthamstow Central Bus Station (R19011) - Placemaking Plan



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