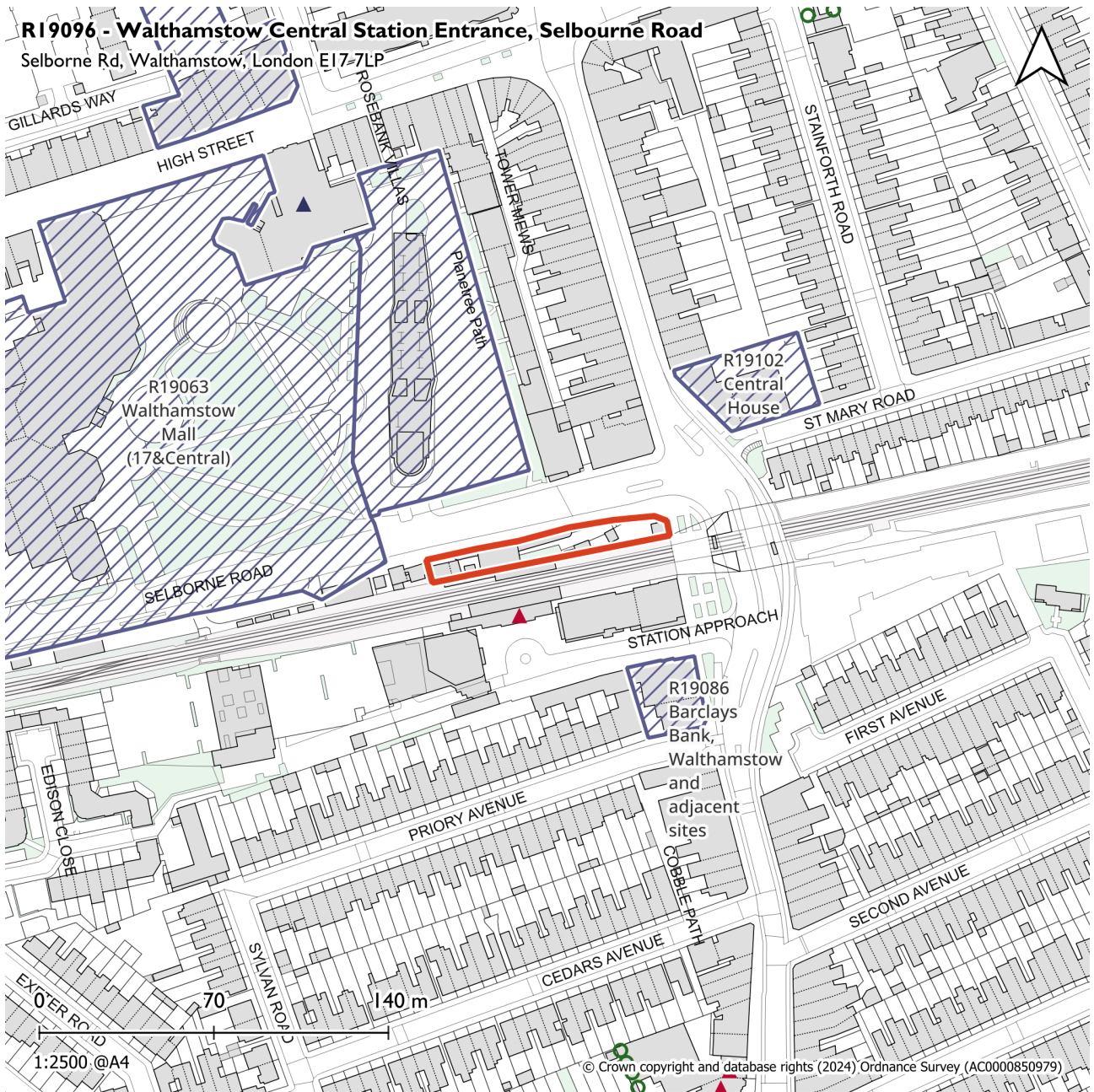


**Walthamstow Central Station Entrance, Selbourne Road (R19096)**



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

Address:	Selborne Rd, Walthamstow, London E17 7LP		
Previous site reference:	N/A	Ward:	High Street
Site Size (Ha):	0.10	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; Locally Listed Building (adjacent); SINC (adjacent); AQFA; AQMA; Parks (adjacent); Greenway (adjacent).		

**Walthamstow Central Station Entrance, Selborne Road (R19096) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 290 sqm town centre uses

**Potential Delivery Timescale**

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

2020-2025	2025-2030	2030-2035
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**Character-led Intensification Approach**

- D. Transition

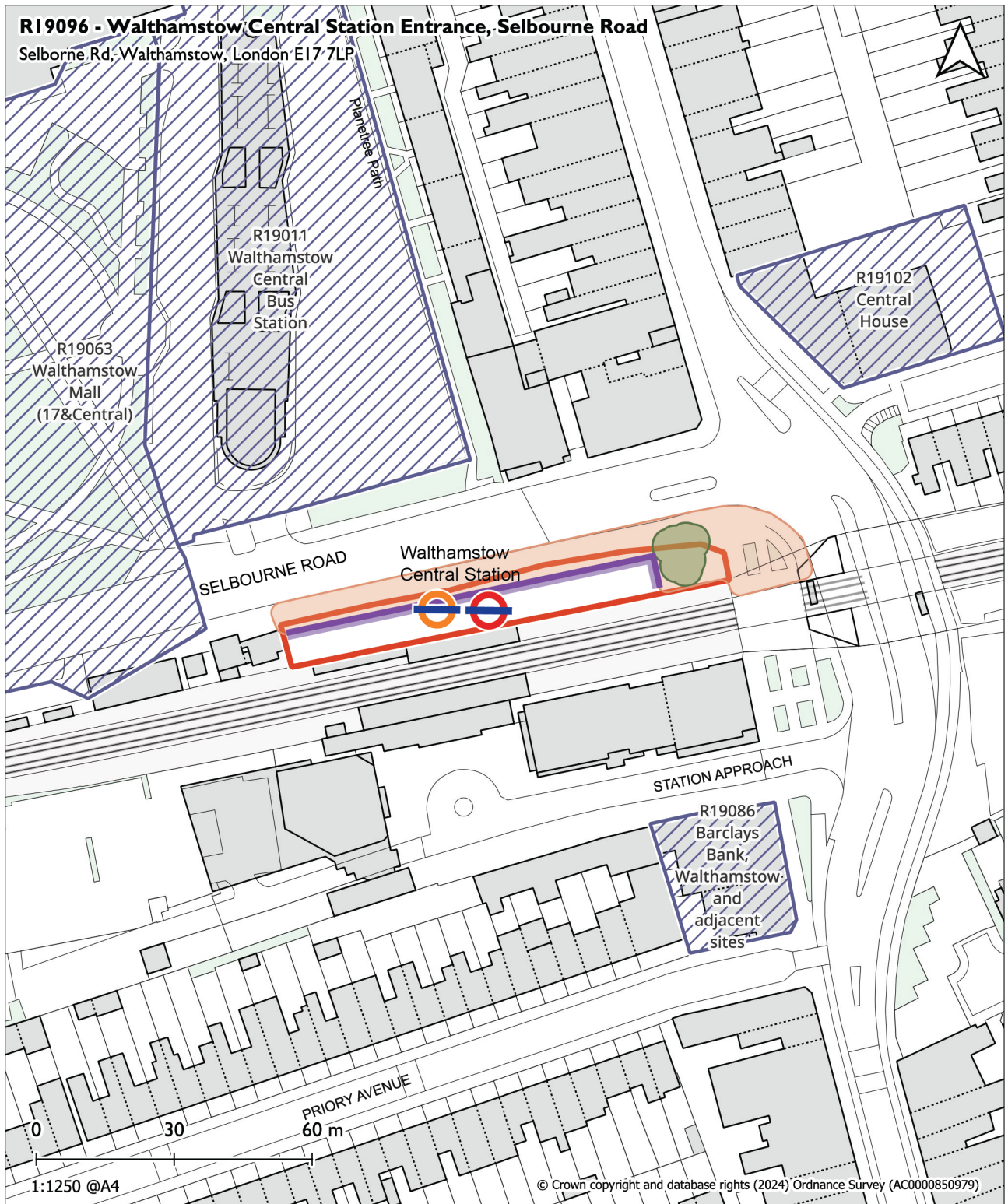
**Walthamstow Central Station Entrance, Selborne Road (R19096) - Site Requirements**

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

- A. Provide town centre uses on site that enhance and complement Walthamstow Major Centre’s existing offer. Uses that are considered particularly suitable for this site include retail and workspace, including for technology 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.
- B. Provide well designed active commercial ground-floor frontage onto Selbourne Road and Hoe Street, ensuring that this relates positively to the surrounding context. The design should enhance wayfinding to Walthamstow Central Station and to Walthamstow High Street and should maximise natural surveillance within the area to ensure community safety.
- C. 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.

- D. Enhance the existing public realm along Selbourne Road and retain, and enhance further where necessary public realm improvements on Hoe Street to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- F. Deliver new pedestrian and cycling connectivity along Selbourne Road, linking to the existing provision on Hoe Street, St Mary's Road, and to the Active Travel Hub at Walthamstow Central Station.
- G. Provide a new entrance incorporating step-free access to Walthamstow Central Station.
- H. 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.

Walthamstow Central Station Entrance, Selborne Road (R19096) - Placemaking Plan



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