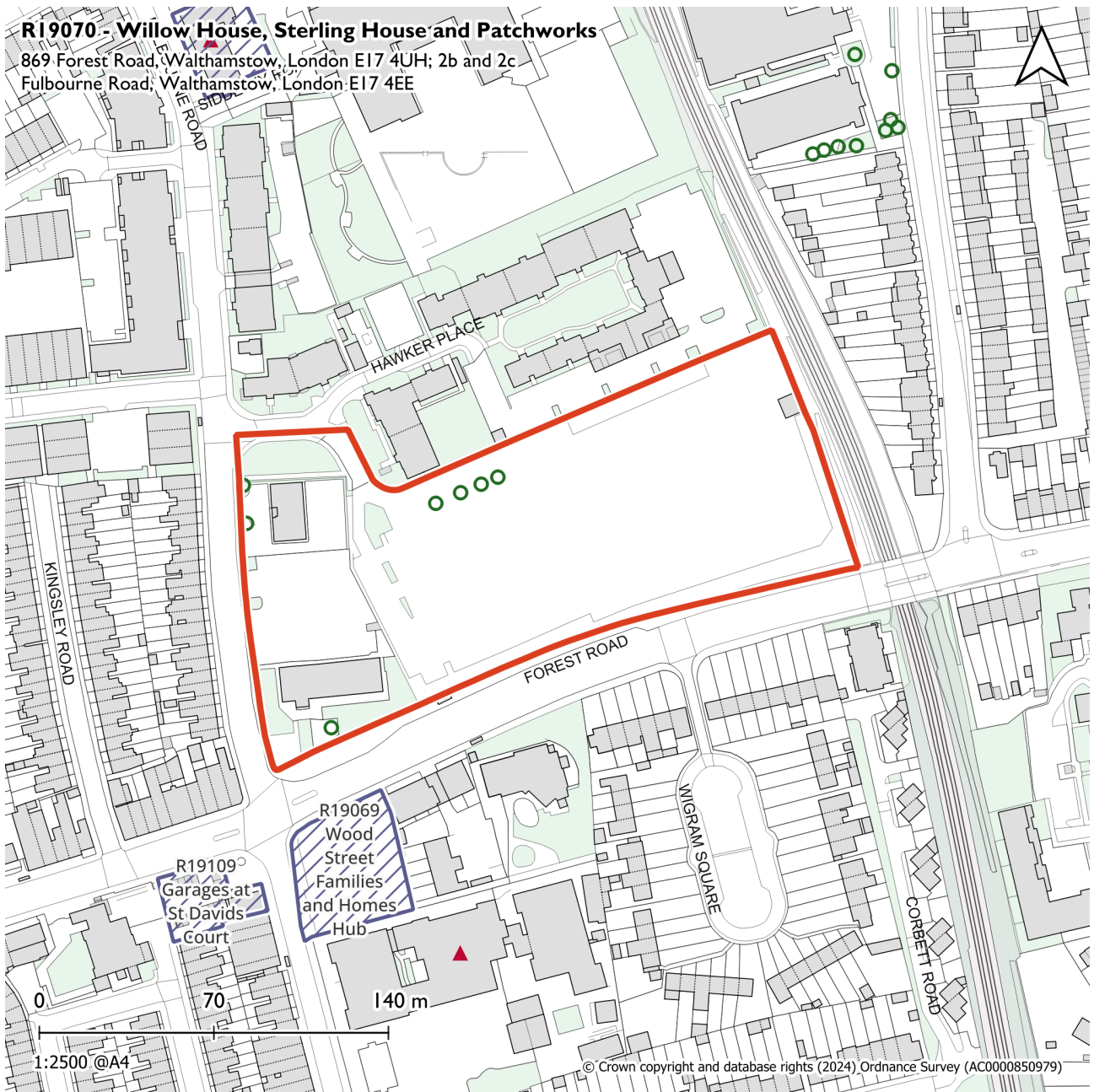


**Willow House, Sterling House and Patchworks (R19070)**



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

Address:	2c Fulbourne Road, Walthamstow, London E17 4EE		
Previous site reference:	SA36	Ward:	Chapel End
Site Size (Ha):	1.77	Ownership:	Mixed
Consent Status:	Part consented	Planning Reference(s):	202512
Planning Designations:	Forest Road Corridor Strategic Location; Area potentially suitable for tall building(s)*; TPO; SINC; AQMA; CDA.		

Footnote to Planning Designations - \*This site has a consented development proposal, through which a building of 18 storeys has been tested and approved (reference: 202512). The Willow House 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 - 23 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.

**Willow House, Sterling House and Patchworks (R19070) - Site Allocation**

**Site Allocation**

- A. Provide new homes, community and commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 175 homes on the Willow House and Sterling House site
- C. 583 homes on the Patchworks (former Homebase) site (consented and implemented)
- D. Non-residential uses on the Willow House and Sterling House site to be determined through detailed application
- E. 556 sqm of non-residential uses, including a mobility hub on the Patchworks (former Homebase) site (consented and implemented)

**Potential Delivery Timescale**

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

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

- G. Transformation

**Willow House, Sterling House and Patchworks (R19070) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 760 high quality, accessible, sustainable homes, including affordable housing, of which 583 homes have been consented and are being delivered on the Patchworks site.
- 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 commercial uses of a size and scale that would support the new and local residential population and which is of a size and scale that is appropriate for the edge of centre location and which complements Wood Street District Centre's existing offer. Uses being provided on the Patchworks site include flexible retail, community, leisure and a mobility hub, and should further town centre uses be provided on the unimplemented part of the site, these should complement that provision. Uses are considered to be particularly suitable include workspace and community facilities. 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.
- D. Develop a comprehensive, site wide design strategy for the site to ensure that the delivery of Sterling House and Willow House complements and is well integrated with the implemented development at Patchworks.
- E. Provide well designed active ground-floor frontage onto Forest Road and Fulborne Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- F. Enhance the existing public realm on Forest Road and within the site to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- G. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- H. Deliver new pedestrian and cycling connectivity through the site, linking Fulbourne Road to an area of enhanced public realm at Hawker Place, and connecting this the public realm on Forest Road.
- I. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Thorpe Coombe Hospital and the Grade II listed Walthamstow Town Hall and Assembly Hall.
- J. Retain and enhance trees with Tree Protection Orders (TPOs), where possible, 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.
- K. Mitigate the impact of any localised poor air quality from Forest Road 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.

## SUPPORTING TEXT

**18.3** The Patchworks site, as shown on the placemaking plan, has a consented and implemented development (reference: 202512) to provide a mixed use scheme comprising up to 583 residential units (Class C3 and including Private Rented Sector) in 8 buildings ranging from 4 to 18 storeys, commercial uses (flexible retail, community and leisure uses), new access from Fulbourne Road, and new routes and open spaces.

**18.4** This allocation encompasses the entire site to ensure that subsequent development is cohesively planned and delivered with the implemented phase.

### Willow House, Sterling House and Patchworks (R19070) - Placemaking Plan



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