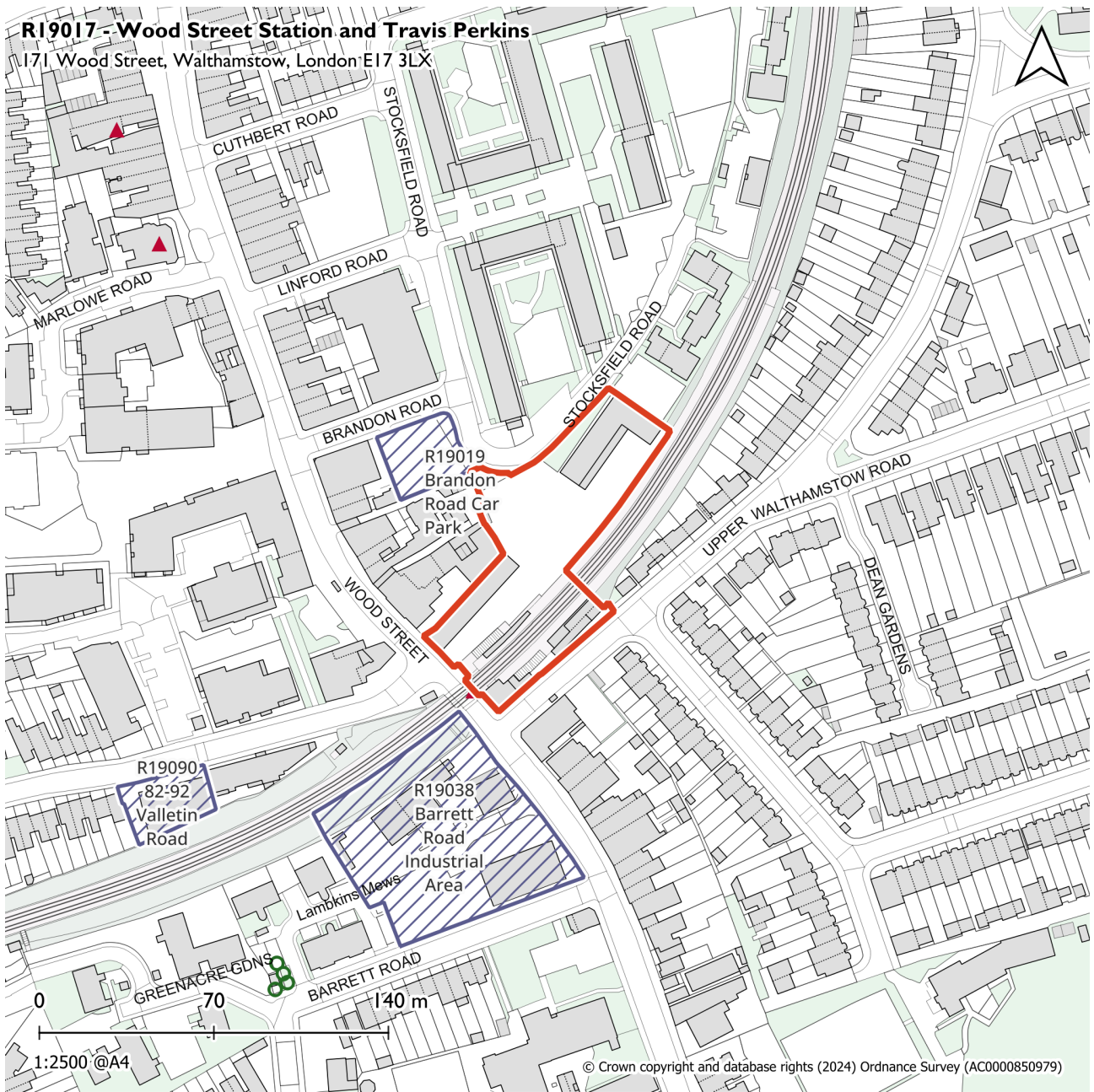


**Wood Street Station and Travis Perkins (R19017)**



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

Address:	171 Wood Street, Walthamstow, London E17 3LX		
Previous site reference:	SA41 & SA42	Ward:	Wood Street
Site Size (Ha):	0.54	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Wood Street Strategic Location; Wood Street District Centre; Area potentially suitable for tall building(s); PSA; Locally Listed Building (adjacent); EFSAC (400m); SINC (adjacent); AQMA; CDA.		

**Wood Street Station and Travis Perkins (R19017) - Site Allocation**

**Site Allocation**

- A. Provide new homes, workspace, other town centre uses, a new step-free entrance to Wood Street Overground Station, new public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 55 homes
- C. 3,000 sqm non-residential uses

**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

**Wood Street Station and Travis Perkins (R19017) - Site Requirements**

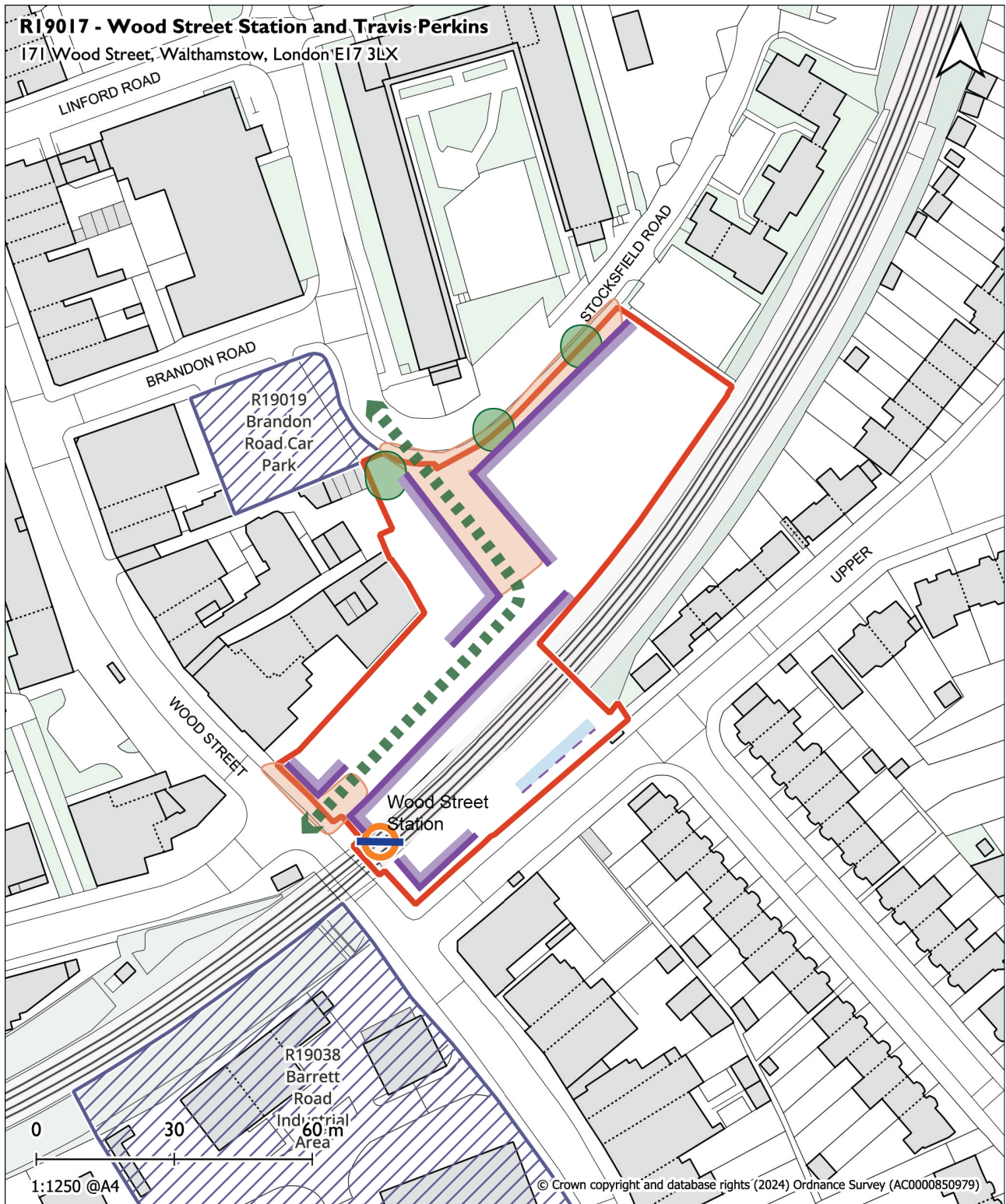
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 55 high quality, accessible, sustainable homes, including affordable housing.
- 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 Wood Street District 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 retail, food and beverage, night time economy uses, and/or workspace. 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 commercial ground-floor frontage onto Wood Street, running through the site adjacent to the railway arches, onto Stocksfield Road, and onto Upper Walthamstow Road, where it meets with Wood Street. Frontages should relate positively to the surrounding context and should maximise natural surveillance to ensure community safety for all.

- E. 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 that runs through the site. 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.
- F. Enhance the existing public realm on Wood Street and around Wood Street Station, including the new step free entrances, 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. The implementation of public art is encouraged to elevate the presence of the station as a gateway to Wood Street District Centre.
- G. Provide step-free access to the north and south side of Wood Street Overground Station, with associated high quality public realm that is safe and accessible to all. Development of each parcel of land (north and south of the railway station) will be required to make a financial contribution towards step free access.
- H. Deliver new pedestrian and cycling connectivity through the site, linking Wood Street with Stocksfield Road.
- I. Deliver enhanced greening and biodiversity throughout and, where possible, around the site, including through the provision of tree planting, new green space, and green roofs.
- J. 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.
- K. Provide a development design that focuses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on site green spaces and minimise access to Epping Forest SAC.
- L. Undertake a project level Habitats Regulations Assessment (HRA) setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest Special Area of Conservation (SAC). This is required as the site is located within 400m of the Epping Forest SAC.
- M. Implement waste management measures for the site in accordance with the borough's Waste and Recycling Guidance for Developments strategy and the Exemplar Design Supplementary Planning Document (SPD), or any updates to these documents.



Wood Street Station and Travis Perkins (R19017) - Placemaking Plan



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