



St James Quarter Newsletter

Summer 2018

Inside: [Businesses backing CRATE p1](#) [Behind the scenes at Bremadent p2](#) [Planning Award Nomination p2](#)

Stay connected

Welcome to the latest edition of the **St James Quarter Newsletter** keeping you up-to-date on the work and developments in your neighbourhood as well as on some of the local events, activities and businesses.

We hope this helps you stay connected and if you have any questions, or suggestions on what we can improve, please use the contact details on page two.

London Borough of Culture 2019 – Get ready for a fantastic year

Waltham Forest will be the Mayor's first London Borough of Culture in 2019. You can find out more about our imaginative and creative year-long programme at events throughout the summer, starting at the Walthamstow Garden Party on Saturday 14 July and Sunday 15 July. More information: wfculture19.co.uk or follow [@wfculture19](https://twitter.com/wfculture19).

New windows gallery should be electrifying

Discussions are taking place to turn the windows of 1B Coppermill Lane into a viewing gallery displaying the work of local artists. This will happen once the property owners UK Power Networks complete essential upgrade works to their substation at the rear of the building.

Over the next few months UKPN will be investing around £100,000 upgrading the electrical supply equipment so that it can cope with demand from homes and businesses in the area.

The equipment has to be taken through the shop windows to reach its location which means the shop can't be used.

The Council will work with UKPN and community groups, such as Invisible Numbers, to display artwork on the hoarding during the work and then how best the window can be used to create a viewing gallery to showcase the work of local artists.

The whole shop front will be upgraded in line with the improvements that were made to properties as part of the St James Street Heritage Project.

It is hoped the viewing gallery will open by Spring 2019 as Waltham Forest begins its year as London's first ever Borough of Culture.

More information: walthamforest.gov.uk/1BCoppermill

Interest building in CRATE project

Just two weeks after announcing the new workspace offer from CRATE at St James Street there was interest from more than 200 businesses for the 60 work spaces planned on the Council-owned former car park.

Unused for more than three years, during which it has become a magnet for fly-tipping, the St James Street site will be transformed into a vibrant new workspace for small and growing local businesses and start-ups with shared areas for meeting clients and the public.

A planning application is expected this summer and the first Crates, which are modular workspaces designed to be flexible in meeting the needs of businesses, will be available in January 2019.

CRATE founder, Adam Walker said: "We are delighted with the high level of interest from so many different local businesses.

"We are looking to create a diverse culture working hand-in-hand with the wider business community to enhance the vibrant local area and attract more visitors to the St James Quarter.

"Demand has far exceeded all of our expectations so we are now working with the Council to explore other possible sites in the borough which may be suitable for



Adam Walker explains the scheme to residents Barbara and Graham Levene during a recent consultation meeting.

similar projects, so that many more entrepreneurs have the opportunity for the perfect workspace to grow their business.

"CRATE combines flexible premises with all-inclusive terms, plus a range of on-site support and marketing services. We know this package delivers the competitive edge businesses need to survive and thrive."

To register interest and for more details on CRATE: stjamesstreet.crateuk.com

Health Hub planned for Brunner Road

The inclusion of a new Health and Care Hub within a mixed use residential and commercial scheme at 74 to 79 Brunner Road is one of the options being considered by the Council as part of redevelopment plans for the site.

The scheme will require planning consent and will include demolishing the four existing industrial units which are coming to the end of their economic life.

The provision of a new Health and Care Hub is being explored with NHS Property Services as a possible

replacement for the existing St James Medical Centre and would provide GP and other health care facilities to serve this part of the borough.

The Council is negotiating with Sixty Bricks (the Council's recently formed Housing Company) to provide a residential scheme with ground and first floor commercial uses with the possible inclusion of a 1,500sq metre Health and Care Hub.

Consultation will take place with residents and businesses as proposals for the site are developed.

More information: walthamforest.gov.uk/74BrunnerRoad



Come along and find out more

On Tuesday 3 July 2018 from 6.30pm the Council is holding an information session at South Grove Primary School, Ringwood Road, Walthamstow, E17 8PW where you will be able to find out more about proposals for regeneration of the St James' Quarter.

If you are interested in coming along please book your free place using the link on the website walthamforest.gov.uk/StJamesQuarter as space is limited.

If you are unable to book you can just turn up on the day and will be admitted if space is available.



SHAPING A BOROUGH FOR EVERYBODY.
walthamforest.gov.uk



From apprentice to managing director



When you're 16-years-old and scanning the local papers to find your first job would you think that one day you may

be running the company? Well, that is exactly what happened for Kash Qureshi who is now in charge of a Walthamstow-based company that celebrates its 50th anniversary next year.

Born in Walthamstow, Kash attended Aveling Park School leaving at the age of 16. He started as an apprentice at Bremadent Dental Laboratory, just off St James Street, in 2005 and now at the age of 29 is running the company and helping it expand so it now supplies dental appliances across the UK as well as to Eire, Germany and Spain.

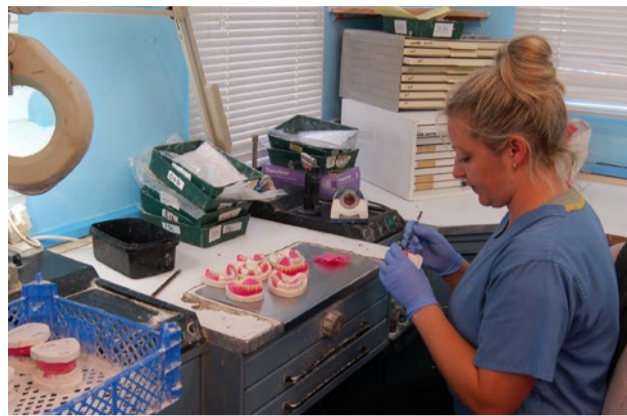
The firm was founded by John Gerrard in 1969, at its current site next to St James' Mews, and at that time specialised in crown and bridge work for local dentists but by using new technology and seeing a gap in the market it now provides a much wider range of products.



Kash Qureshi quality controlling implant cases

Kash explained: "The firm has expanded so we now have 12 departments specialising in manufacturing different aspects of dental appliances and an in-house denture clinic for the public.

"We still provide crowns and bridges but do implants, digital dentistry, prosthetics (dentures), orthodontics and pressure formed gum shields for use by sportsmen and women via a Dentist/ Dental Practice. Our expansion makes us one of the largest commercial dental laboratories in London with 15 specialist staff producing around 20,000 items last year.



Agne Ramanauskaite preparing prosthetic (denture) work

"Our location is ideal for our business as we can easily access routes across London and to the motorway network for deliveries and the good public transport service means we can recruit the right staff too."

"Our latest investment has been in digital dentistry, scanners and milling units which we use when manufacturing dental appliances. The technology will never replace human expertise but does help people become more efficient in analysing what is needed and then processing that information to the customer's requirements."

And Kash hasn't forgotten his own route to success:

"We look to have between five and eight apprentices working with us and I would like to see more school leavers wanting such apprenticeships as at the moment we tend to get more applicants from college and university graduates."

"When I became a qualified Clinical Dental Technician in 2014 I was the youngest in the country and I am keen to support young people into what is a very interesting and worthwhile career."

More information: bremadent.co.uk

If you, or anyone you know, leaves full-time education and is trying to decide on a career check out the apprenticeships. You could end up running the company just like Kash. More information at

lbwfadultlearning.co.uk/apprenticeships

Next stage for L & Q scheme

Piling to provide foundations (pictured right) for 11 residential buildings being developed by London and Quadrant at 68 to 75 Brunner Road and 60 South Grove is now well underway.

The piling should be completed by July 2018 and then work will begin on the main buildings.

The first residents are expected to move in during late 2020 with the project completely finished by the end of 2022.

The temporary buildings for site staff are also being installed over the summer, along with ground works to take water, drainage, electricity and other utilities.

Disruption to nearby residents and businesses is being kept to a minimum.

More information:

walthamforest.gov.uk/68BrunnerRoad



The scheme includes:

- Building 518 new homes of which 51 per cent (264 homes) will be affordable
- Building 167 sq metres of commercial space
- An £82,000 contribution towards the upgrade of the underpass linking Brunner Road with St James Street bus station
- New footpaths
- A new cycling route in South Grove
- A linear park through the development
- 646 cycle parking spaces

New homes progressing well

Crest Nicholson London is well underway with building the 183 new homes on the former Essex Brewery site on Brunner Road and South Grove.

The concrete frames on both buildings are due for completion by summer 2018 and then brickwork will be installed throughout the summer.

The project should be completed by autumn 2019 when a number of homes will be made available for the Metropolitan Housing Association.

The Sales and Marketing Suite is now open to provide details of the scheme.

This summer work will be carried out on both South Grove and Brunner Road to connect services and drainage with footpaths and roads closed or reduced in width so the work can be done safely.



Crest invited South Grove Primary School children to provide some artwork to go along some of the hoardings to promote the area and what they love about Walthamstow.

To minimise disruption and noise nuisance to neighbours the hours of work are: 8am – 6pm Monday to Friday, Saturday 8am to 1pm with no work on Sunday or bank holidays.

All vehicle deliveries to the site during construction will be made off South Grove and St James Street and into Brunner Road.

More information: walthamforest.gov.uk/EssexBrewerySite

The scheme includes:

- 64 one-bedroom homes including nine for shared ownership
- 96 two-bedroom homes including 16 for shared ownership
- 23 three-bedroom homes
- Three shop units totalling 478 sq metres
- 361 cycle parking spaces

National recognition for St James Street regeneration

The £3 million improvement scheme for St James' Street has been named as a finalist for the National Planning Awards 2018.

The scheme, which includes shop front improvements as well as upgrading pavements and other public areas, reached the finals of the Best Use of Heritage in Placemaking category with the winner being Walthamstow Wetlands.

CONTACT US

Zoë Sellers, Regeneration Programme Manager

Direct line: 020 8496 6774 | Email: Zoë.Sellers@walthamforest.gov.uk