

St James Quarter Open Meeting

Tuesday 03 July 2018



Introduction and Welcome

Jonathan Martin

Director Investment and Delivery, Regeneration and Growth



Setting the Scene

Councillor Simon Miller

Cabinet Member for Economic Growth and High Streets



The Planning Considerations

Jane Custance

Director of Strategic Planning and Development



St James Quarter – The Vision

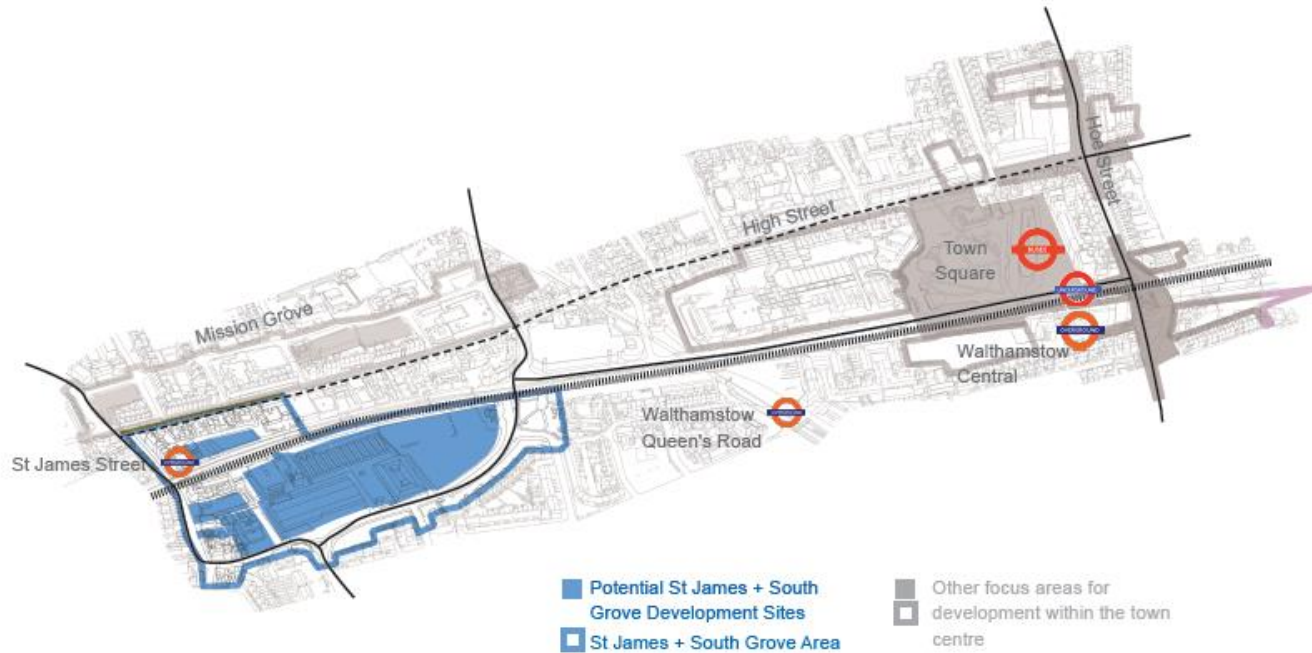
Zoë Sellers

Regeneration Programme Manager for St James' Quarter

St James/South Grove
Supplementary Planning Document
Update June 2018

St James Street/South Grove: context

Context

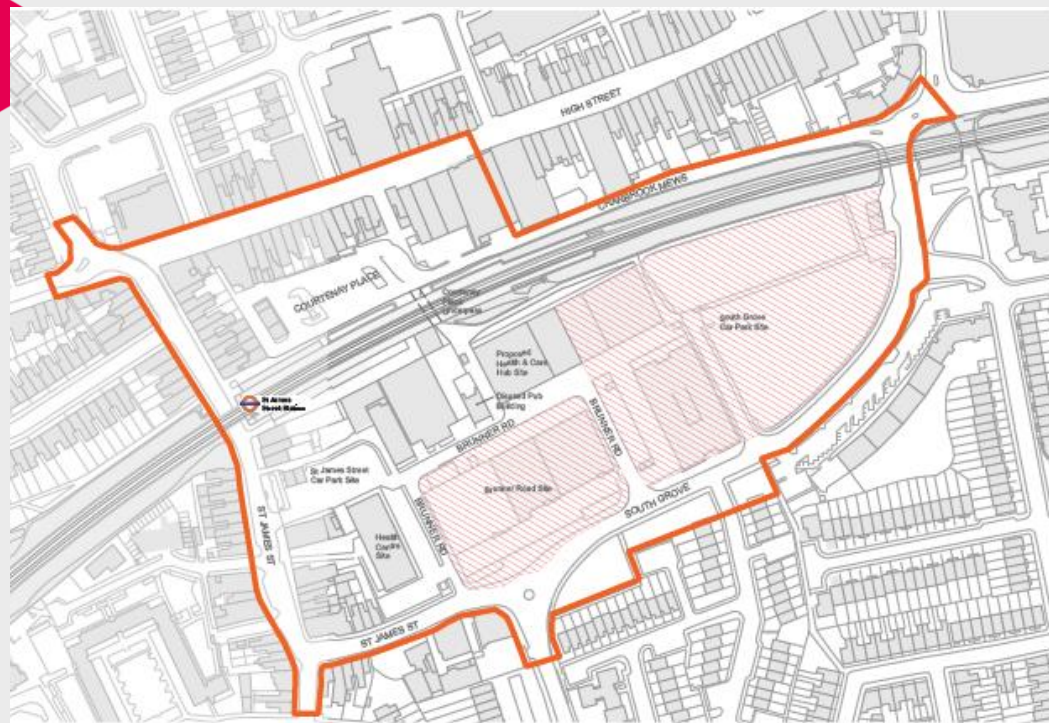


St James Street/South Grove: context

Reasons for updating the guidance for the South Grove / St James area:

- Planning context – consented proposals for South Grove car park and Brunner Road sites
- Health & Care Hub
- Addition of guidance for area around St James Street Station
- Progress made by Enjoy Waltham Forest, Heritage Lottery Fund, Big Local and other initiatives.

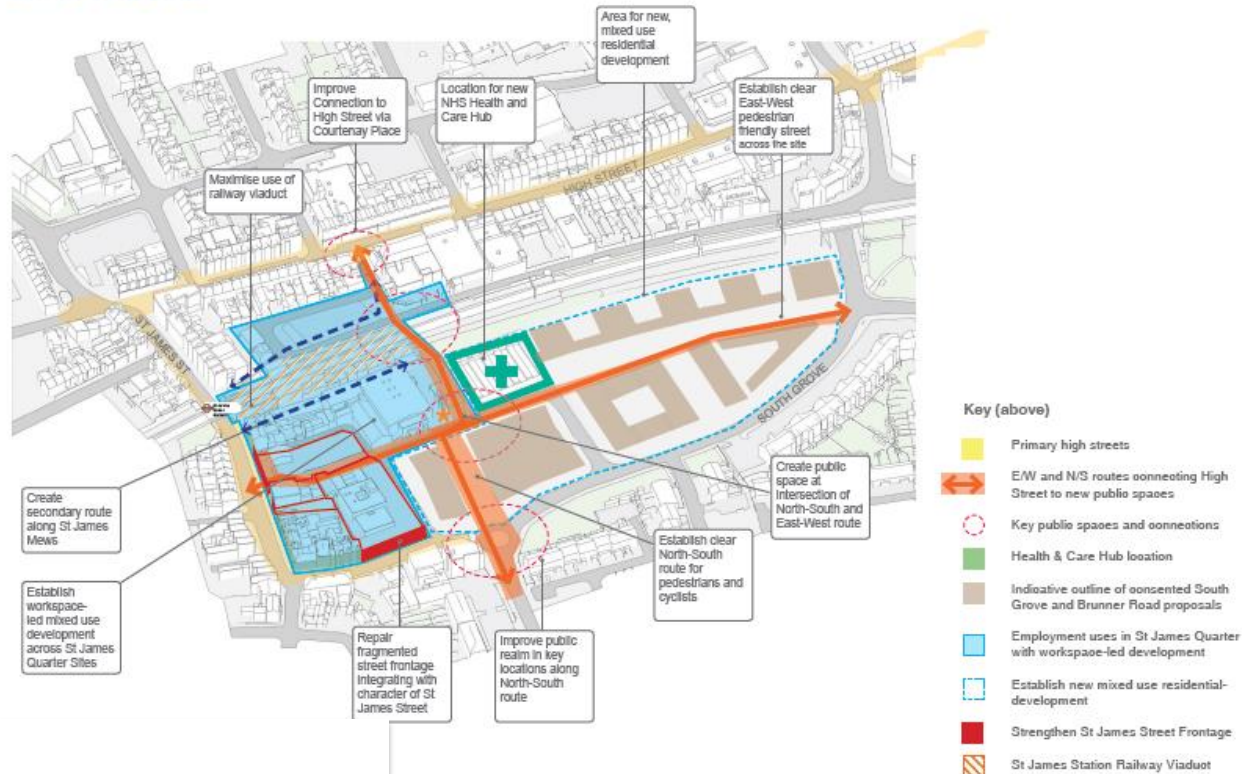
St James Street/South Grove: context



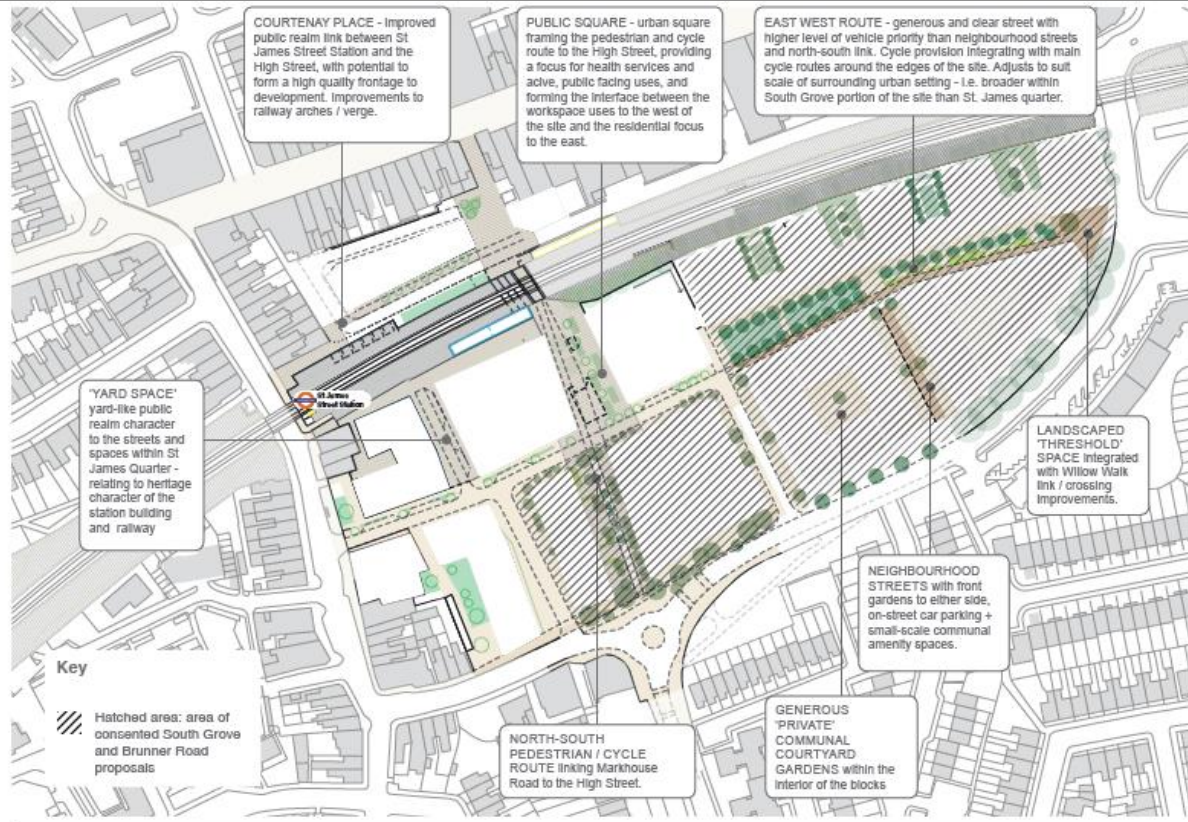
Key

- SPD Area
- Sites with planning consent

St James Street/South Grove: aims & objectives



St James Street/South Grove: public realm principles





The Housing Need

John Coker
Head of Housing Improvement

South Grove Regeneration

Housing Development

John Coker - Head of Housing Improvement

Housing Strategy

- London Housing Strategy published May 2018
- LBWF Housing Strategy being written
- Key Objectives –
 - Increase housing across all tenures
 - Decent, Safe & Healthy homes
 - Tackling & preventing homelessness
 - Creating inclusive and sustainable neighbourhoods



Key housing stats.....

- About 8,000 households on the housing register
- 10,000 rented Council homes and 2,000 Council leaseholder homes
- 13,000 housing association homes (30 HA's)
- 1227 homeless approaches (2017/18)
- 591 homeless acceptances (2017/18)
- 1576 homeless preventions (2017/18)
- 2235 households living in temporary accommodation (1162 out of borough) (31/3/18)
- 562 social lettings (2017/18)





South Grove Housing Development

Two housing developments under construction in South Grove and Brunner Road:

1. **Essex Brewery, Brunner Road** - two buildings of 5 to 7 storeys and 4 to 8 storeys with 183 residential units and 478sqm retail space
2. **South Grove car park** - development of 8 buildings ranging between 2 to 16 storeys in height comprising 518 residential units and 167sqm commercial space



Essex Brewery Site

183 homes being built by Crest Nicholson:

- 55 x 1-bed, 80 x 2-bed and 23 x 3-bed open market sale
- 9 x 1-bed and 16 x 2-bed shared ownership
- Metropolitan HA providing the shared ownership homes
- Households with a local connection (live and/or work in WF) will be prioritised for the shared ownership homes
- Expected completion early 2019

Essex Brewery CGI



South Grove Car Park Drawing





South Grove Car Park

518 homes being built by Hadley and London & Quadrant HT

- Over 50% affordable:
 - 198 Intermediate (shared ownership and London living rent) - 12 studio, 48 x 1-bed, 134 x 2-bed, 4 x 3-bed
 - 66 affordable rent - 16 x 1-bed, 35 x 2-bed, 15 x 3-bed
- Local households prioritised for the affordable homes
- Phased completions from April 2020 through to July 2022

South Grove site C

Location



Aerial view from the south, site highlighted in red



South Grove site C.....Initial proposals

- 60 Bricks - the LBWF housing development company to deliver.
- Early feasibility and viability work underway
- Cabinet approval and planning permission required for
 - mixed use development with flats
 - 78 units @ 50% affordable
 - new health centre @1500m2



Making good use of space - Crate St.

James

John Walker

Chief Executive, CRATE



Summary and conclusion

Jonathan Martin

Director Investment and Delivery, Regeneration and Growth