

04.
CENTRAL WALTHAM FOREST

DRAFT

CENTRAL WALTHAM FOREST WALTHAMSTOW TOWN CENTRE STRATEGIC LOCATION

04.1 THE MALL

Study Site Overview

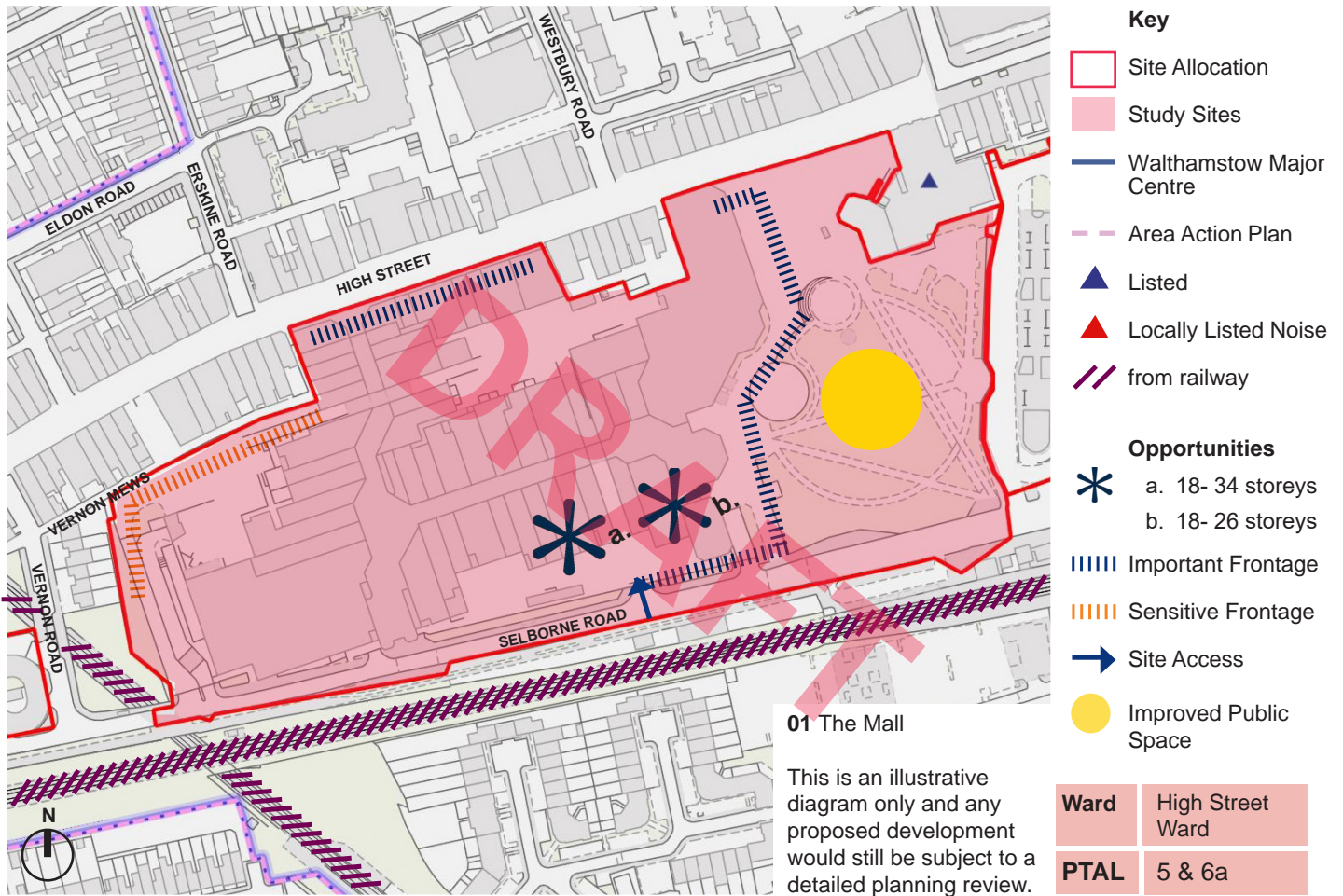


Fig.: High Street Street Map

04.1.1 Location: The Mall is a popular shopping centre in the heart of Walthamstow’s Town Centre. The site is within the Walthamstow Major Centre and the Walthamstow Town Centre Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough.

The site includes the large footprint shopping centre, and an area of public open space known as the Town Square and Gardens. It lies to the south of the busy High Street and immediately adjacent to the Bus Station in the east. Selborne Road which is mainly used for access and servicing is located to the south, and the western end is edged by the Barking to Gospel Oak railway line with associated mature planting, and six low rise Victorian properties.

The site does not include designated heritage assets; however, it is immediately adjacent to the Grade II listed Central Library.

The site sits alongside the Walthamstow Central tube, rail, and

bus transport interchange giving it excellent accessibility to public transport. The site has a Public Transport Accessibility Level (PTAL) rating of 6, on a scale of 0 (no connectivity) to 6b (high connectivity).

XX.1.2 Context: Walthamstow Major Centre is the borough’s most vibrant retail area with activity focused around the Mall and High Street. Walthamstow Market, which trades five days a week, also helps draw people to the area and centres on the High Street and Town Square.

The activities of the transport interchange play a key role in defining character of the area as do the Barking to Gospel Oak and the Chingford to Liverpool Street railway lines which cross towards the south-west of the site. The open space of the Town Square and Gardens is at the heart of the area’s activities and offers respite from the bustle whilst also providing a community focus.

Architecturally, the area has a mix of fine grain buildings

such as those along the High Street and larger footprint uses including the Mall and Bus Station. Building heights are generally low, however recent and planned developments are presenting a step change in character and scale. These include the Travelodge, Transport for London Car Park and the pipeline development at Juniper House.

04.1.3 Opportunities: Redevelopment of this site offers the opportunity for high-quality intensification (transformation) to enable the provision of a new station access, non-residential floorspace, new homes, and retained or re-provided public space.

Redevelopment should:

- define Walthamstow Central as a gateway to the borough with new high quality landmarks,
- work holistically with surrounding development to create a coherent cumulative skyline,
- provide a new entrance to Walthamstow Central underground station close to the Mall entrance,
- enhance the quality of the streetscene along Selborne Road,
- support sustainable transport by creating and improving pedestrian and cycle linkages in and around the site,
- provide a redesigned Town Square and Gardens with a new play area,
- retain existing trees including the avenue of lime trees.

04.1.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height:

- the Grade II listed Central Library,
- the Town Square and Gardens,
- adjacent residential properties.

Summary of Illustrative Scenario

04.1.7 Illustrative skyline: Opportunities exist to significantly increase height and provide a marker to help identify this important location and transport interchange but, it is important that development on this site also responds to the sensitivities in the surrounding context, including the High Street and close to existing residences in the east.

Overall, this site allows for such an increase in height due to:

- its location at the heart of the Walthamstow Major Centre and Walthamstow Town Centre Strategic Location,

04.1.5 Key views: This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in five key views to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.1.6 Important Borough Views: The site does not sit within an important borough arrival view identified in the LBWF Characterisation and Intensification Study (2019).

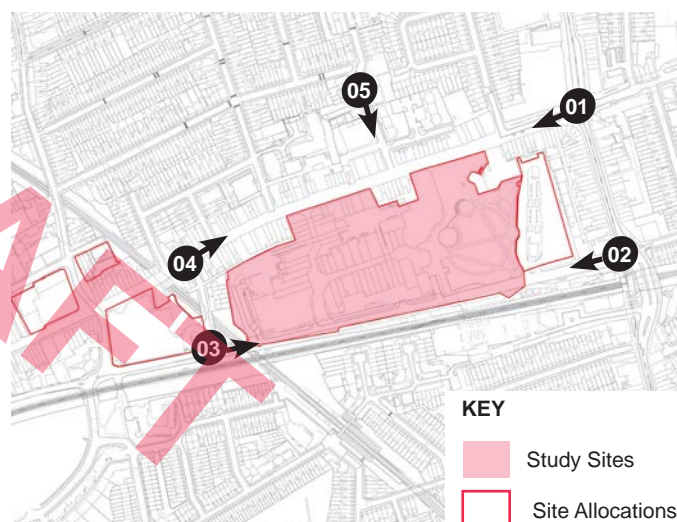


Fig.: The Mall Key Views

- its location as a gateway to the borough,
- the opportunity to co-ordinate and cluster heights with the recent and planned developments nearby,
- its proximity to transport links,
- potential to create a wayfinding landmark.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

Key Views



Key View 01: High Street looking west

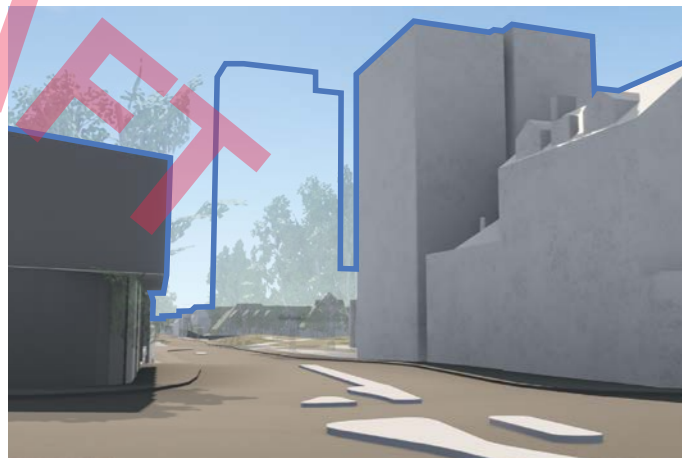
Illustrative Views



Illustrative Key View 01: High Street looking west



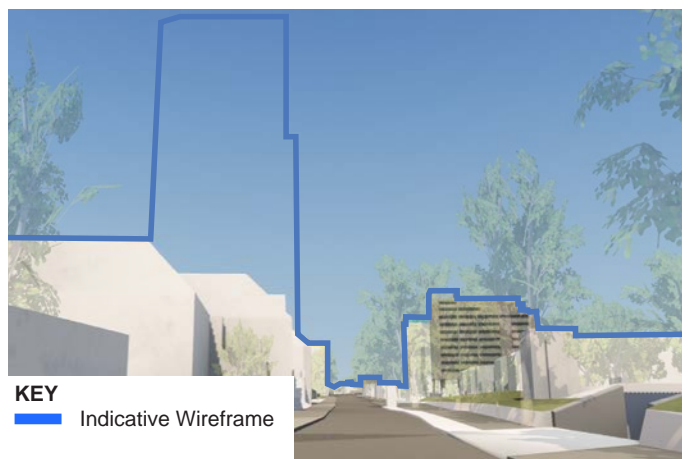
Key View 02: Selborne Road looking west



Illustrative Key View 02: Selborne Road looking west



Key View 03: Selborne Road looking east



KEY
— Indicative Wireframe

Illustrative Key View 03: Selborne Road looking east



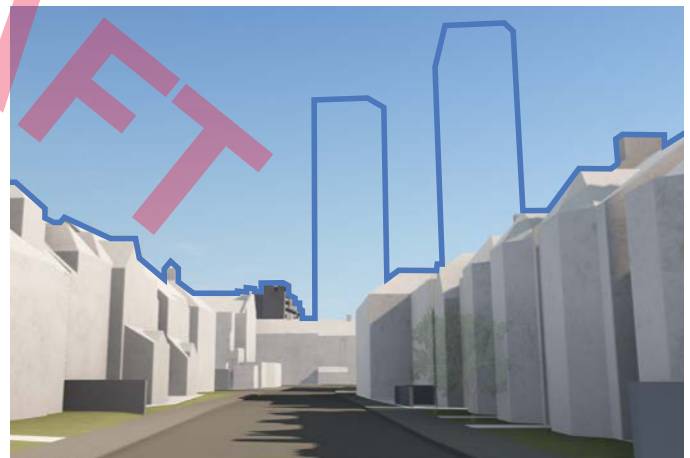
Key View 04: High Street looking east



Illustrative Key View 04: High Street looking east



Key View 05: Westbury Road looking south



Illustrative Key View 05: Westbury Road looking south

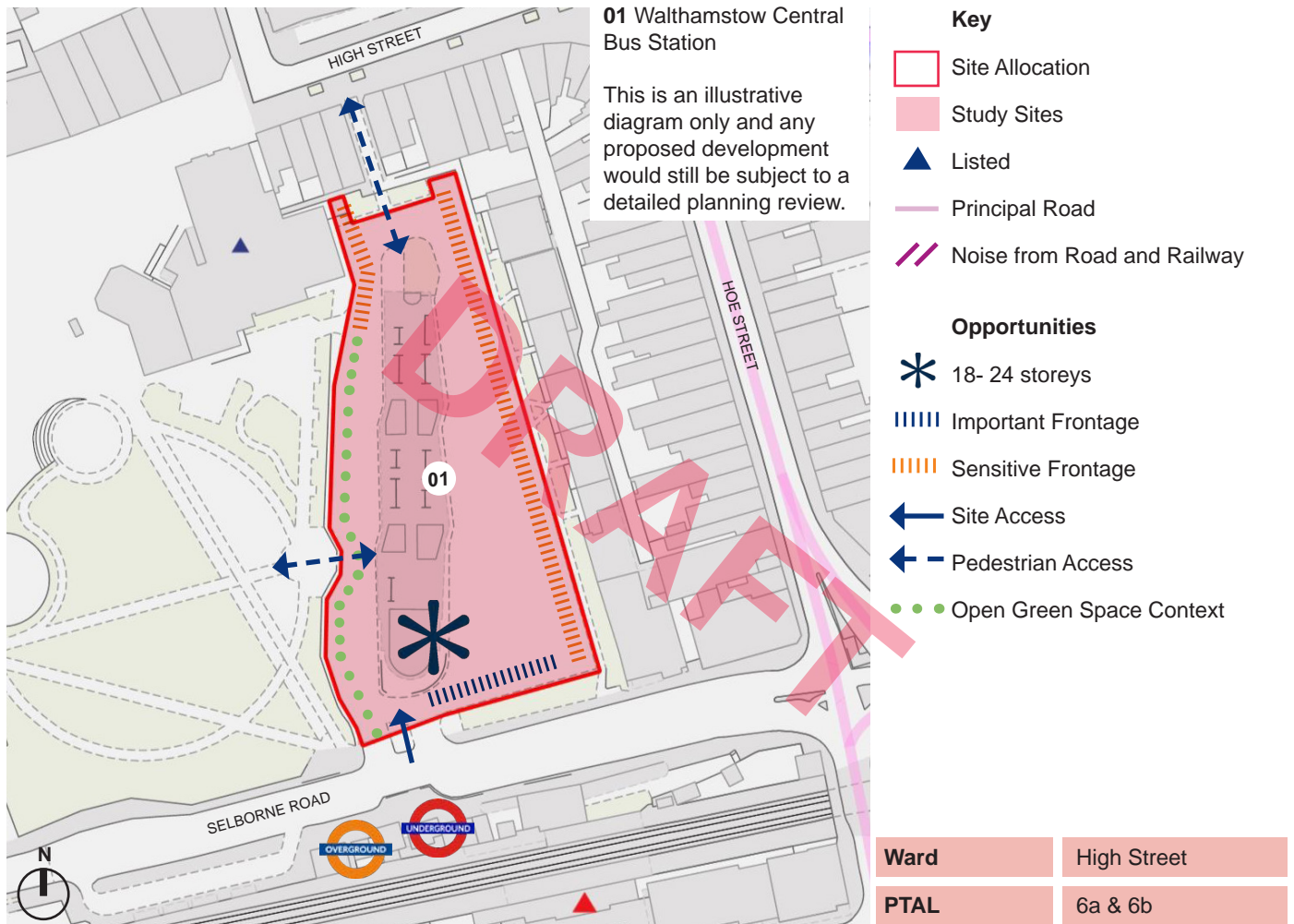
Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 The Mall	Transformation	2- 5 storeys* *This includes increased floor to ceiling heights for the ground and first floor. <i>Illustrative views test 2- 5 storeys</i>	Not included <i>Illustrative views do not include</i>	18- 34 storeys <i>Illustrative views test 34 and 26 storeys</i>

CENTRAL WALTHAM FOREST WALTHAMSTOW TOWN CENTRE STRATEGIC LOCATION

04.2 WALTHAMSTOW CENTRAL BUS STATION

20.1 Study Site Overview



Walthamstow Centre Bus Station Street Map

04.2.1 Location: The site is within the Walthamstow Major Centre and the Walthamstow Town Centre Strategic Location – identified in the draft Local Plan (2020- 2035) as a key area for development and investment in the borough.

It is immediately adjacent to the Town Square and Gardens and The Mall located to the west. the Town Square and Gardens is an open public space which includes an avenue of lime trees. The Mall is a popular shopping centre in the heart of Walthamstow’s Town Centre.

Selborne Road is the site access and is located to the south. Pedestrian access is also offered through the Gardens and Rosebank Villas to the north – linking the site to the High Street.

Planetree Path runs along the eastern edge and gives pedestrian access to residential property.

The site does not include designated heritage assets; however, it is immediately adjacent to the Grade II listed Central Library. The locally listed Walthamstow Central Station is to the south.

The site is the Walthamstow Central tube and bus transport interchange giving it excellent accessibility to public transport. The site has a Public Transport Accessibility Level (PTAL) rating of 6a &6b, on a scale of 0 (no connectivity) to 6b (high connectivity).

04.2.2 Context: Walthamstow Major Centre is the borough’s most vibrant retail area with activity focused around the Mall and High Street. Walthamstow Market, which trades five days a week, also helps draw people to the area and centres on the High Street and Town Square.

The activities of the transport interchange play a key role in

defining character of the area.

The open space of the Town Square and Gardens is at the heart of the area's activities and offers respite from the bustle whilst also providing a community focus.

Architecturally, the area has a mix of fine grain buildings such as those along the High Street and larger footprint uses including the Mall and Bus Station. Building heights are generally low, however recent and planned developments are presenting a step change in character and scale. These include the Travelodge, the Mall, Transport for London Car Park and the pipeline development at Juniper House.

04.2.3 Opportunities: Redevelopment of this site offers the opportunity for high-quality intensification (transformation). Redevelopment should:

- define Walthamstow Central as a gateway to the borough with a new high-quality landmark,
- work holistically with surrounding development to create a coherent cumulative skyline,
- enhance the quality of the streetscene along Selborne Road,
- prioritise active travel.

04.2.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height:

- the Grade II listed Central Library,
- Locally listed Walthamstow Central Station,
- the Town Square and Gardens,
- adjacent residential properties.

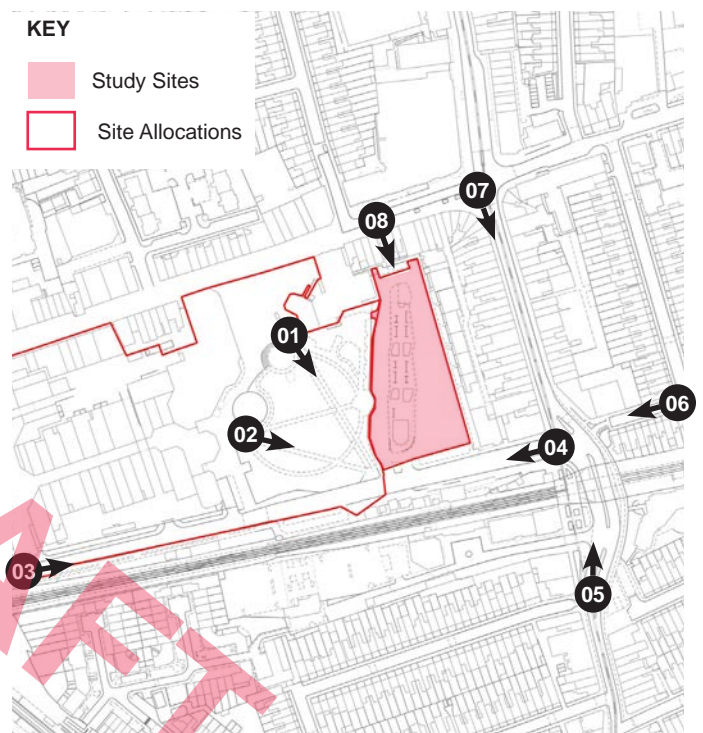
04.2.5 Key views: This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in eight key views to review the impact of potential development

Summary of Illustrative Scenario

04.2.7 Illustrative Skyline: Opportunities exist to significantly increase height and provide a marker to help identify this important location and transport interchange but, it is important that development on this site also responds to the sensitivities in the surrounding context, including the Town Square and Gardens and close to existing residences in the east.

Overall, this site allows for such an increase in height due to:

- its location at the heart of the Walthamstow Major Centre and Walthamstow Town Centre Strategic Location,
- its location as a gateway to the borough,
- the opportunity to co-ordinate and cluster heights with the recent and planned developments nearby,
- its proximity to transport links,
- potential to create a wayfinding landmark.



Walthamstow Central Bus Station Key Views

on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.2.6 Important borough views: The site does not sit within any important borough views identified in the LBWF Characterisation and Intensification Study (2019).

The planned development at the Mall should be the tallest wayfinding landmark. A tall building on this site would require a marked reduction in height from the Mall proposal to create a dynamic clustering.

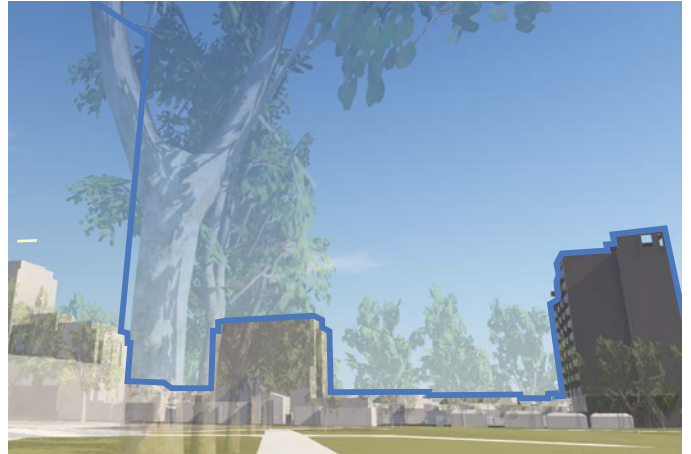
Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

Key Views



Key View 01: Walthamstow Square Gardens looking south east

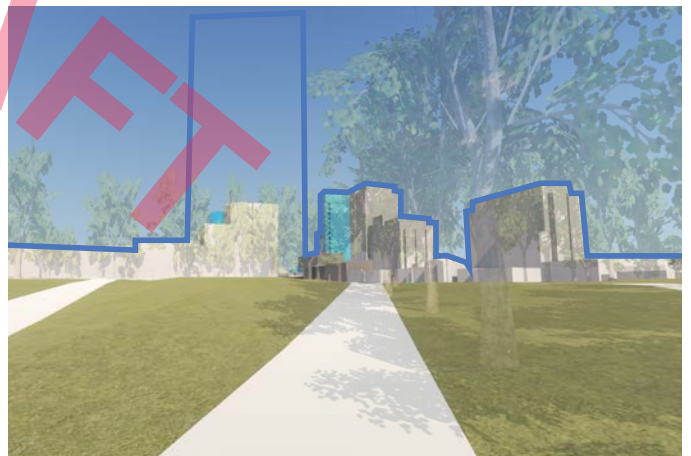
Illustrative Views



Illustrative Key View 01: Walthamstow Square Gardens looking south east



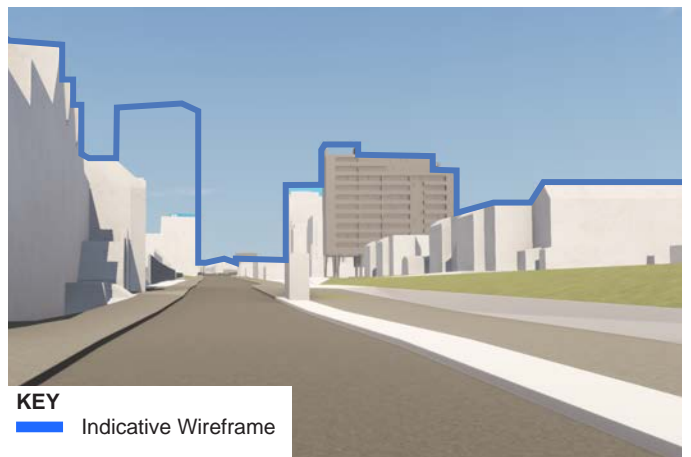
Key View 02: Walthamstow Square Gardens looking south east



Illustrative Key View 02: Walthamstow Square Gardens looking south east



Key View 03: Selborne Road looking east



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Illustrative Key View 03: Selborne Road looking east



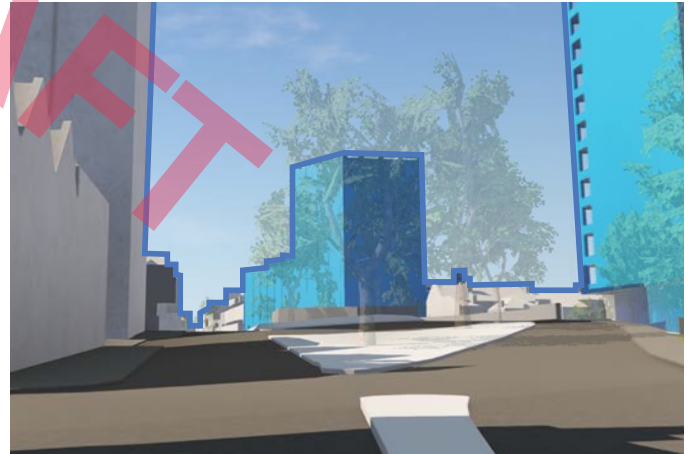
Key View 04: Selborne Road looking west



Illustrative Key View 04: Selborne Road looking west



Key View 05: Hoe Street looking north




Illustrative Key View 05: Hoe Street looking north



Key View 06: St Mary's Road looking west



Illustrative Key View 06: St Mary's Road looking west

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Key View 07: High Street looking west



Illustrative Key View 07: High Street looking west



Key View 08: Rosebank Villas looking south



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Illustrative Key View 08: Rosebank Villas looking south

Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Walthamstow Central Bus Station	Transformation	3- 9 storeys <i>Illustrative views test 3 storeys</i>	10- 13 storeys <i>Illustrative views test 13 storeys</i>	18- 24 storeys <i>Illustrative views test 24 storeys</i>

CENTRAL WALTHAM FOREST WALTHAMSTOW TOWN CENTRE STRATEGIC LOCATION

04.3 ST JAMES QUARTER

Study Site Overview

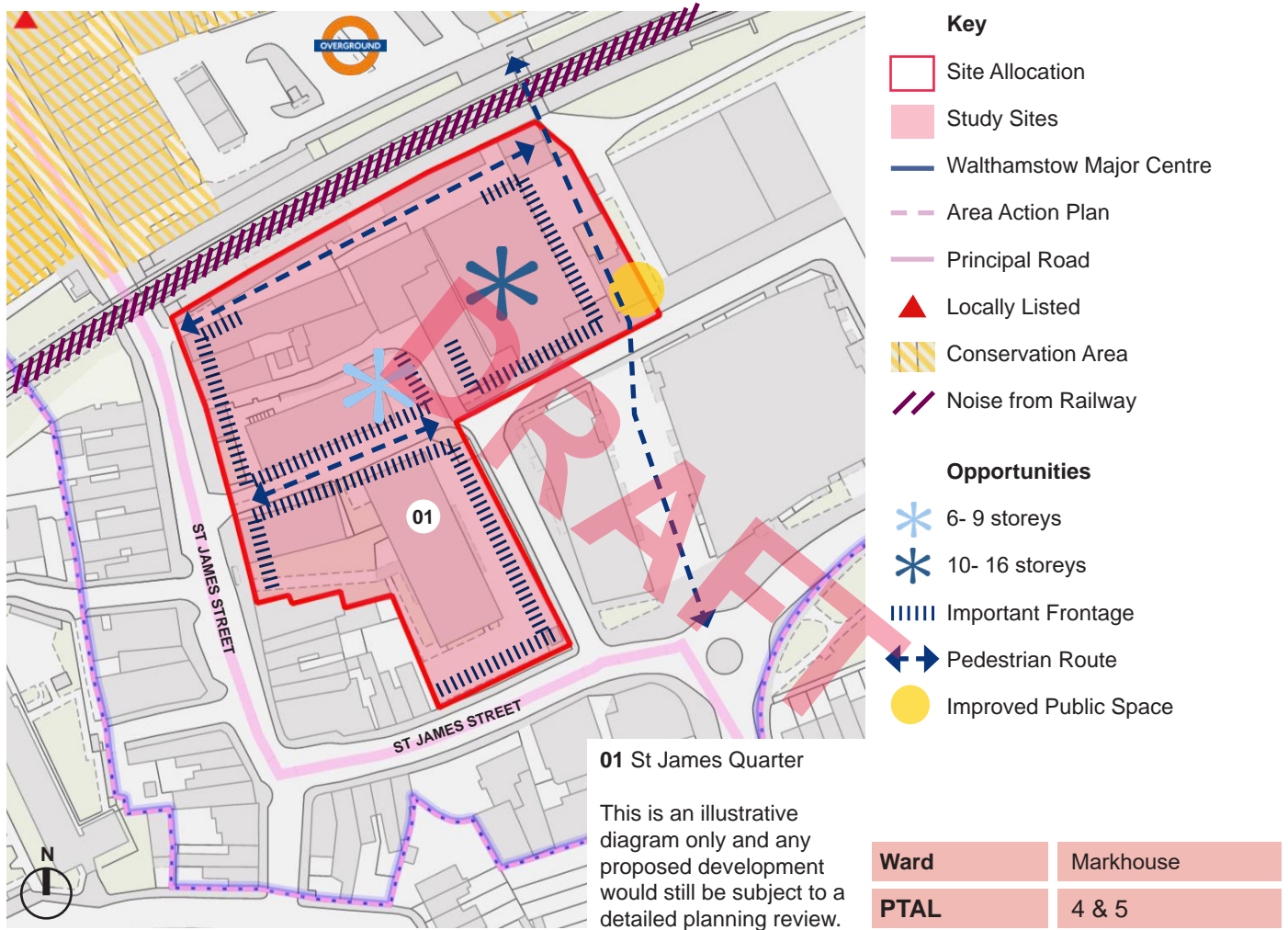


Fig.: St James Quarter Street Map

04.3.1 Location: The St James Quarter site sits within Walthamstow’s Major Centre and the Walthamstow Town Centre Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough. It is also in the South Grove/ St James SPD. The site runs alongside the railway line close to St James’ Street station. Both ends of the site have routes that pass under the railway line, St James Street in the west and the pedestrian/ cycle underpass in the east providing links to the Courtenay Mews bus terminus and the High Street.

The site does not include any designated heritage assets, but the St James’ Street Conservation Area, which centres along the busy High Street and Leucha Road, is close by. There are locally and nationally listed buildings within the conservation area.

Due to the site’s proximity to the bus terminus, Walthamstow Central station and St James Street Overground station it has good transport links. The site has a Public Transport Accessibility Level (PTAL) rating of 4- 5, on a scale of 0 (no connectivity) to 6b (high connectivity).

04.3.2 Context: The character of the site is largely established by its proximity to the railway line and St James Street Station. The surrounding architecture plays a key role, offering a combination of fine grained three-storey Victorian buildings along St James Street, and larger mass and scale buildings of the recently completed South Grove and Essex Brewery developments in the east.

The site is set away from the main activities of the High Street, but the CRATE development on the site brings life and vibrancy to the area.

04.3.3 Opportunities: Redevelopment of this site offers the opportunity for high-quality intensification (transition) to enable the provision of much needed new homes, non-residential floorspace including commercial, community and cultural uses, and the re-provision of the medical centre.

- Redevelopment should:
- respect the character of St James Street and the setting of the St James Street Conservation Area and locally and nationally listed buildings,
 - help with wayfinding to St James Street Station,
 - add cohesively to the dynamic new St James Quarter skyline,
 - where possible bring railway arches into active use,
 - repair the break in the green corridor that runs along the railway line by planting trees to the north of the site,
 - improve pedestrian and cycle linkages,
 - improve public realm,
 - provide a strong animated edge to St James' Street, and other routes in and around the site.

04.3.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height:

- the St James Street Conservation Area and its setting,
- the settings of nearby locally and nationally listed buildings,
- any adjacent residential properties,
- the character along St James Street.

04.3.5 Key views: This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in eleven key views to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.3.6 Important borough views: The site does not sit within

Summary of Illustrative Scenario

04.3.7 Illustrative skyline: Redevelopment of the site must respond appropriately to the heritage context and adjacent residential buildings.

Modest heights would be expected along St James Street but there may be some opportunity for greater height towards the east to respond to the increased scale of recent developments. The illustrative scenario therefore tests a general shoulder height across the site of three- to five-storeys, stepping up to a potential taller building of six- to nine-storeys (this study has tested 7 & 9-storeys) and a tall building of 10- 16-storeys (this study has tested 16-storeys),

The eastern part of the site has been identified as appropriate for this increase of height as it is:

- located in Walthamstow's Major Centre,

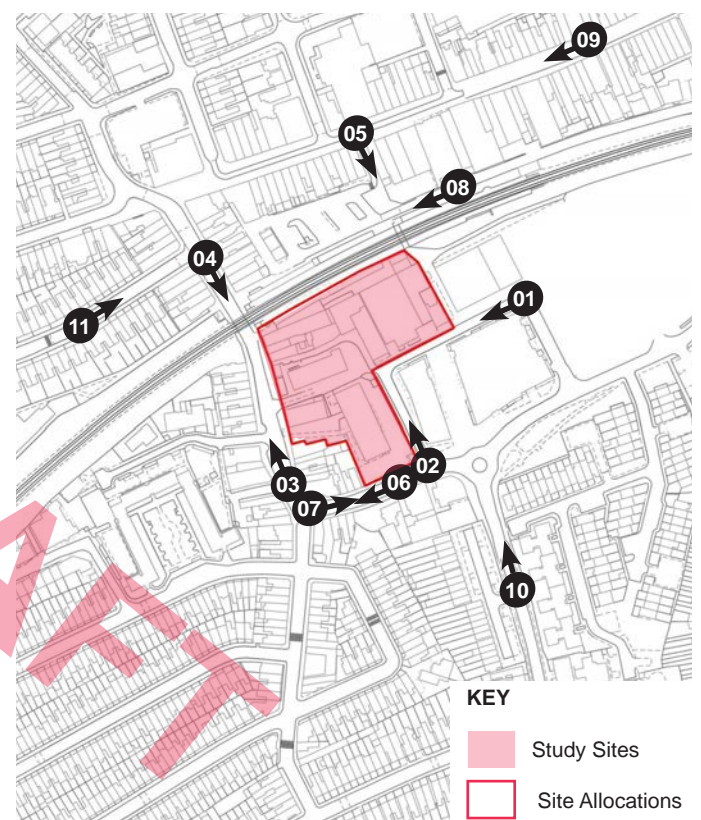


Fig.: St James Quarter Key Views

an important borough arrival view identified in the LBWF Characterisation and Intensification Study (2019).

- set away from St James Street and the Conservation Area,
- in close proximity to St James Street Overground station,
- adjacent to recent development which has increased residential density context.

This sensitive increase in height would:

- tie the surrounding buildings and new development together,
- give the streetscape more activation, cohesion and definition,
- provide wayfinding to St James Street Station.

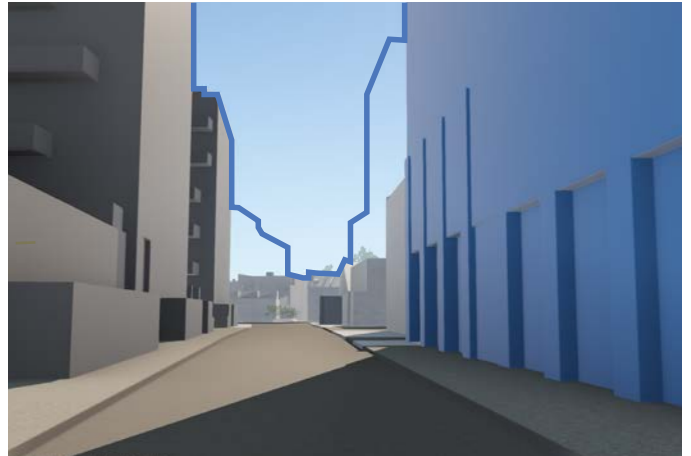
Redevelopment of the site must avoid negative impact on harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

Key Views



Key View 01: Brunner Road looking west

Illustrative Views



Illustrative Key View 01: Brunner Road looking west



Key View 02: Brunner Road looking north



Illustrative Key View 02: Brunner Road looking north



Key View 03: St James Street looking north

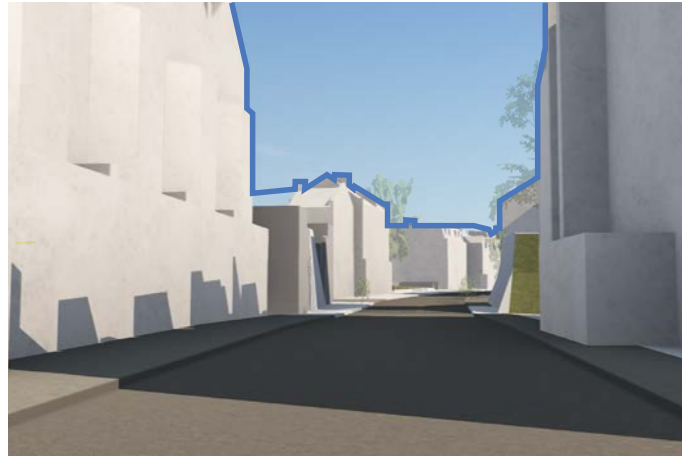


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Illustrative Key View 03: St James Street looking north



Key View 04: St James Street looking south



Illustrative Key View 04: St James Street looking south



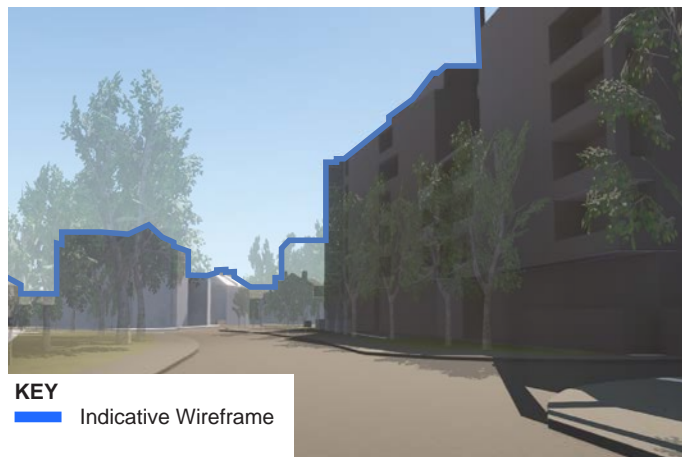
Key View 05: Courtenay Mews looking south




Illustrative Key View 05: Courtenay Mews looking south



Key View 06: South Grove looking west



Illustrative Key View 06: South Grove looking west

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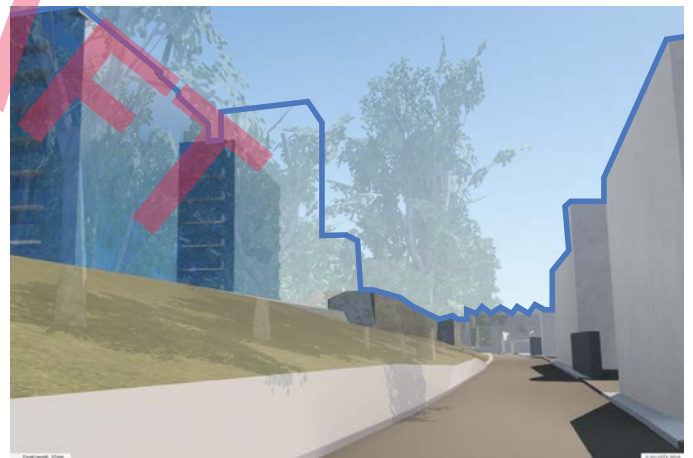
Key View 07: St James Street looking east



Illustrative Key View 07: St James Street looking east



Key View 08: Cranbrook Mews looking west



Illustrative Key View 08: Cranbrook Mews looking west



Key View 9: High Street looking west

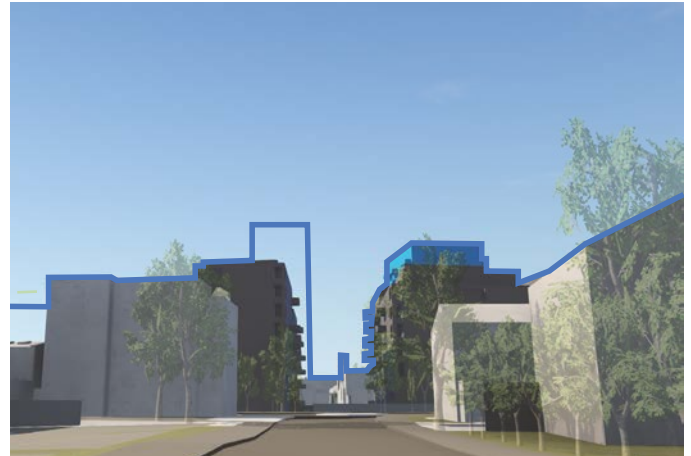


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Illustrative Key View 9: High Street looking west



Key View 10: A1006 looking north



Illustrative Key View 10: A1006 looking north



Key View 11: Leucha Road looking east



KEY
— Indicative Wireframe

Illustrative Key View 11: Leucha Road looking east

Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 St James Quarter	Transition	3- 5 storeys <i>Illustrative views test uses 3- 5 storeys</i>	6- 9 storeys <i>Illustrative views test 7 & 9 storeys</i>	10- 16 storeys <i>Illustrative views test 16 storeys</i>

CENTRAL WALTHAM FOREST FOREST ROAD CORRIDOR STRATEGIC LOCATION

04.4 WOOD STREET JUNCTION

Study Site Overview

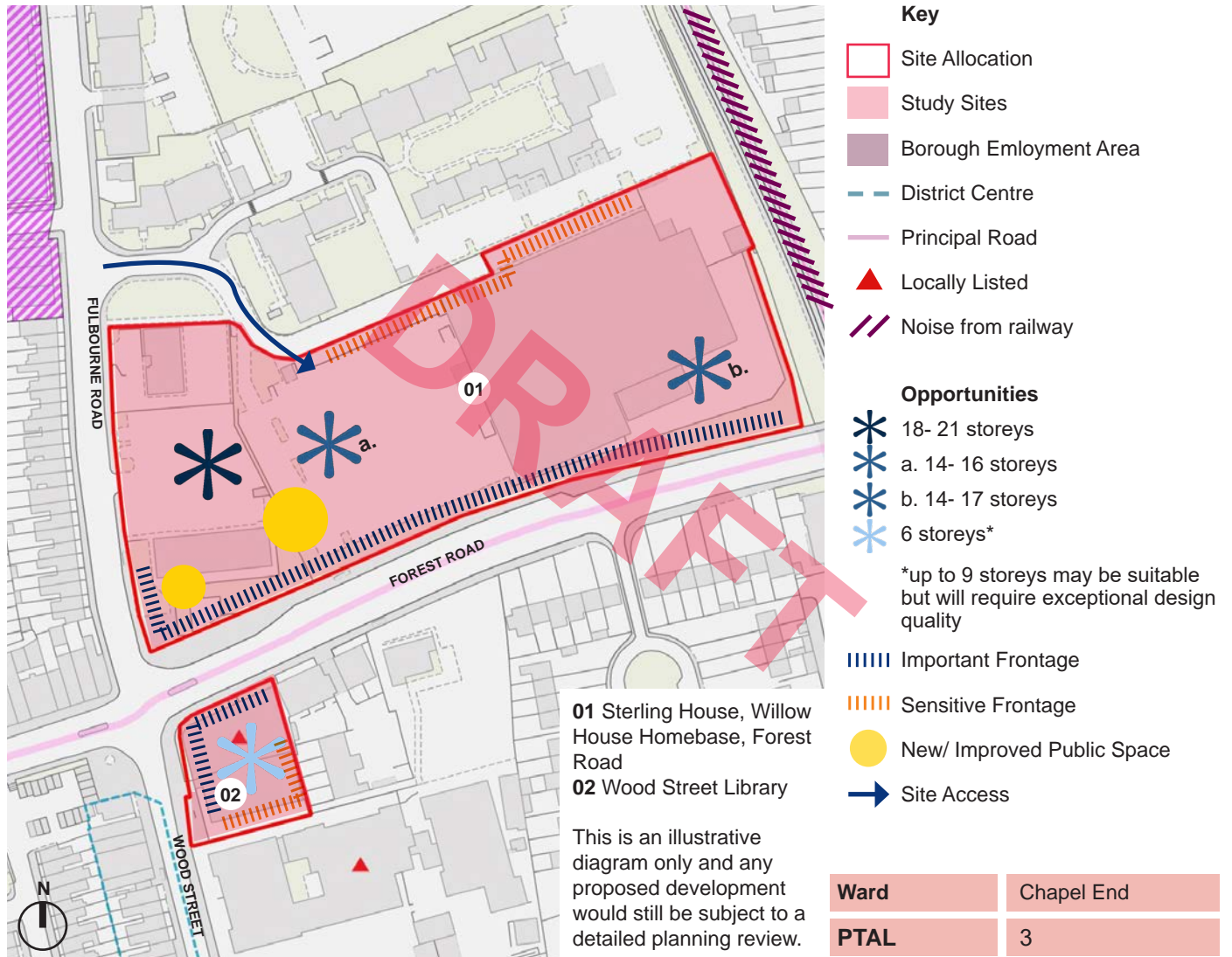


Fig.: Wood Street Junction Street Map

04.4.1 Location: This group of sites is located on the busy junction of Wood Street and Forest Road. They sit within the boundaries of the Wood Street Area Action Plan and the Forest Road Corridor Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough.

Although this group of sites is not within or adjacent to any conservation areas, it does include the locally listed Wood Street Library, and is bounded to the south by the locally listed Woodside Junior School. The land to the east is a Site of Importance for Nature Conservation (SINC).

The sites are within walking distance of Wood Street Overground station, giving the area a Public Transport

Accessibility Level (PTAL) rating of 3, on a scale of 0 (no connectivity) to 6b (high connectivity).

04.4.2 Context: This group of sites sit mostly within a medium urban grain, with fair distances between the buildings. To the east and west are fine-grain residential streets of Victorian terraces. The surrounding buildings heights generally range from two- to four- storeys, with the exception of St Davids Court – a 12-storey residential tower to the south-west. There is a lack of public amenity in the immediate vicinity of the sites.

The Waltham Forest Town Hall campus – currently being redeveloped to create a new and sustainable mixed-use neighbourhood – can be found a short walk west of the sites.

Wood Street, running to the south, has a distinctive high street character.

04.4.3 Opportunities: Redevelopment of these sites offers the opportunity for sensitive, high-quality and transformative intensification creating a vibrant, green, connected and family-friendly Wood Street junction. This will enable the provision of new homes, business space, shops local amenities and social/ community infrastructure. Redevelopment should:

- create a wayfinding landmark at the Wood Street key junction,
- strengthen the area's sense of arrival,
- continue Wood Street's high street frontage to Forest Road, creating greater street-level articulation and activation,
- improve public spaces and provide a new public realm.

04.4.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height:

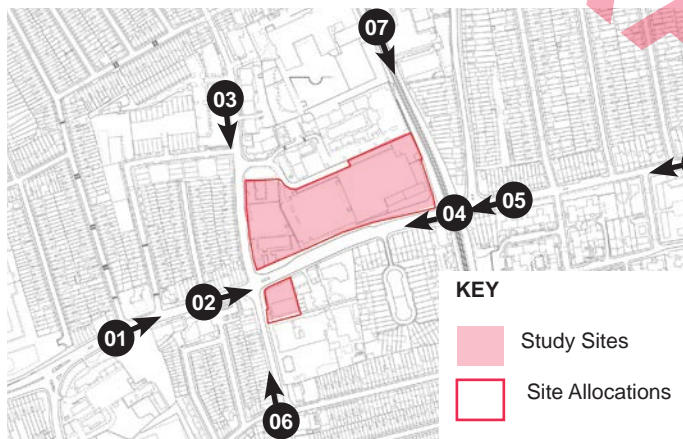


Fig.: Wood Street Junction Key Views

Summary of Illustrative Scenario

04.4.7 Illustrative skyline: Redevelopment of these sites must respond appropriately to the scale of the adjacent properties and the character of Wood Street and the Forest Road Corridor. Developing the Sterling House, Willow House site and Homebase site up to a typical height of three- to eight-storeys would be appropriate (this study uses three- to eight-storeys).

Developing Wood Street Library with a shoulder height of four-storeys responds well to prevailing surrounding building heights, whilst allowing for sensitive intensification through well proportioned upper storeys. The Wood Street Library site has been identified as a reinforcement, but with the opportunity for a taller building of six-storeys. This is the height that has been tested in the illustrative views presented in this skyline study. A building of up to nine-storeys may be appropriate but would require exceptional design quality. The site allows for this sensitive increase in height due to:

- locally listed buildings both within and adjacent to the study area,
- Site of Importance for Nature Conservation (SINC) on the eastern edge,
- surrounding residential properties.

04.4.5 Key views: This Skyline Study assesses the impact of an illustrative composition of building heights on the study sites in seven key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.4.6 Important borough views: The site also sits within an important borough view as identified in the Characterisation and Intensification Study (see Figure x.xx). This view is from the junction of Forest Road and Fernhill Court, looking west towards the Waltham Forest Town Hall.

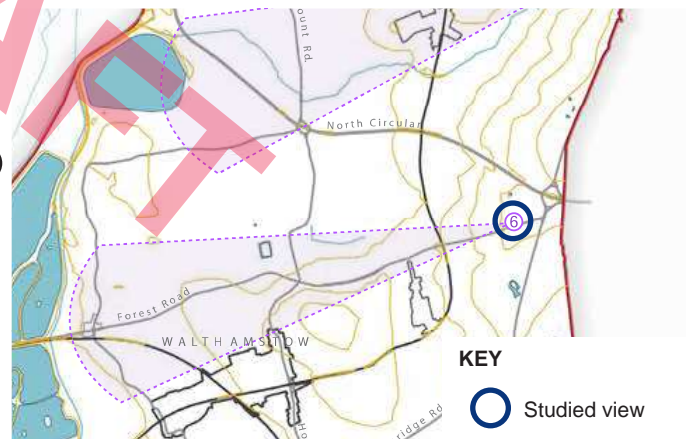


Fig.: Overview of Borough Views, Characterisation and Intensification Study, Stage 1 & 2

- the width of the junction,
- its location near the existing taller building of St David's Court and the building heights considered appropriate on the Homebase/ Sterling House sites,
- the opportunity to weave together the area's varying heights to create a more cohesive skyline.

Development of the Wood Street Library site will need to respond to:

- the site's heritage context,
- the site's sensitive frontages to the south – along the locally listed Woodside Junior School – and to the east – along neighbouring residential properties.

The Sterling House, Willow House and Homebase site has been identified as appropriate for a tall building of 18- to 21-storeys (this study uses 21-storeys) and two taller buildings

of 14- to 16-storeys and 14- to 17-storeys (this study uses 16-storeys and 17-storeys). The adjacent tall building and taller building require a marked difference in height to create a dynamic clustering (this study uses a 5-storey difference). The site allows for a sensitive increase in height due to its:

- location at one of the borough's key junctions,
- location within the Forest Road Corridor Strategic Location and Wood Street Area Action Plan.

This increase in height would offer the opportunity to provide public amenities and public realm improvements to Wood Street junction and would complement the ongoing redevelopment of the surrounding area along Forest Road and at the Waltham Forest Town Hall campus.

By keeping heights within the parameters recommended here,

Key Views



Key View 01: Forest Road looking east



Key View 02: Forest Road looking east

visual harm to Wood Street's sensitive setting would be avoided and the presence of the junction on the skyline of the borough would be enhanced.

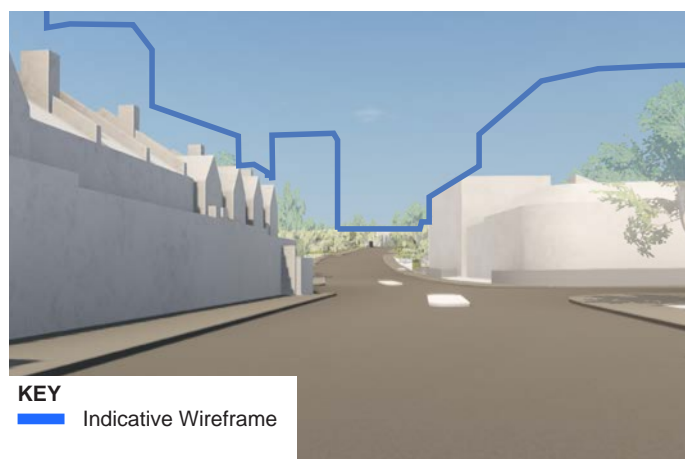
The increase in height would also enhance the local skyline by tying together the area's varying building heights providing a landmark at Wood Street's junction with Forest Road.

Redevelopment of the sites must avoid harmful overshadowing or other impacts that would compromise the comfort and enjoyment of surrounding public open space, the Site of Importance for Nature Conservation (SINC), private or communal outdoor spaces and private amenity of neighbouring properties.

Illustrative Views



Illustrative Key View 01: Forest Road looking east



Illustrative Key View 02: Forest Road looking east



Key View 03: Fulborne Road looking south



Illustrative Key View 03: Fulborne Road looking south



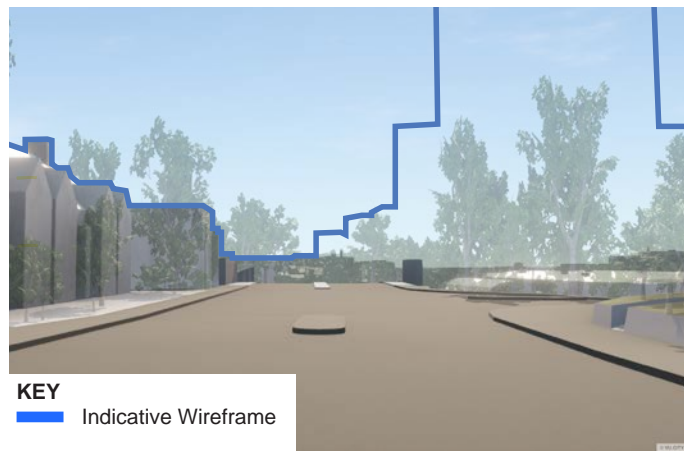
Key View 04: Forest Road looking west




Illustrative Key View 04: Forest Road looking west



Key View 05 Forest Road looking west

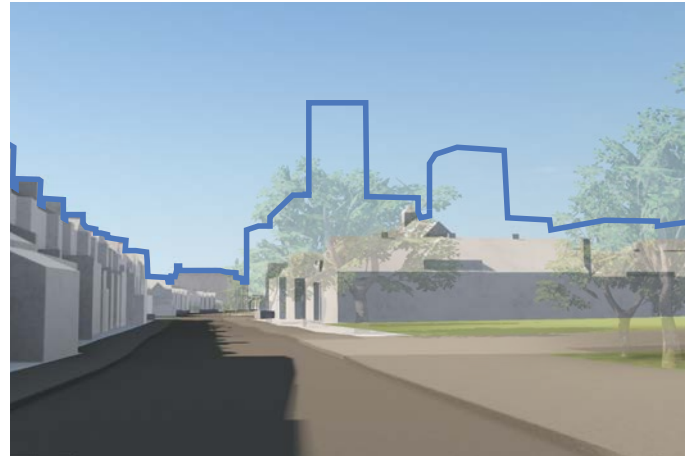


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Illustrative Key View 05: Forest Road looking west



Key View 06 Wood Street looking north



Illustrative Key View 06: Wood Street looking north



Key View 07: Railway line looking south

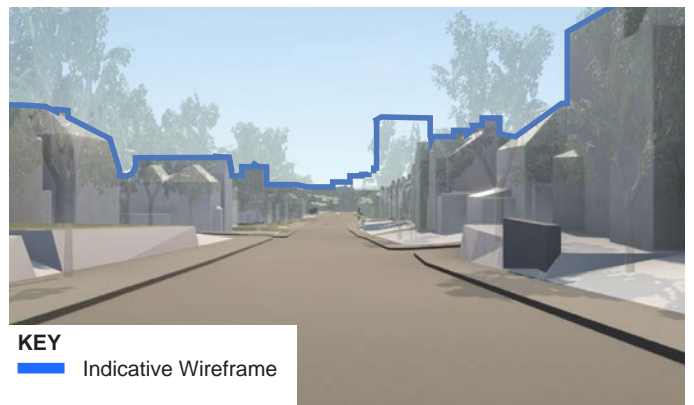


Illustrative Key View 07: Railway line looking south

Important Borough View



Important Borough View - the junction of Forest Road and Fernhill Court, looking west



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Illustrative Important Borough View - the junction of Forest Road and Fernhill Court, looking west

Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Sterling House, Willow House & Homebase, Forest Road	Transformation	3- 8 storeys <i>Illustrative views test</i> 3- 8 storeys	10- 17 storeys <i>Illustrative views test</i> 16 storeys	21 Storeys <i>Illustrative views test</i> 21 storeys
02 Wood Street Families and Homes Hub	Reinforcement	3- 4 storeys <i>Illustrative views test</i> 4 storeys	6* storeys due to surroundings and site context. *up to 9 storeys may be suitable but would require exceptional design quality. <i>Illustrative views test</i> 6 storeys**	Not appropriate

** Please note that a planning application for the Families and Homes Hub redevelopment was approved by Planning Committee on Tuesday 29 June and is up to 11 storeys.

CENTRAL WALTHAM FOREST FOREST ROAD CORRIDOR STRATEGIC LOCATION

04.5 FELLOWSHIP SQUARE (WALTHAMSTOW TOWN HALL CAMPUS)

Study Site Overview

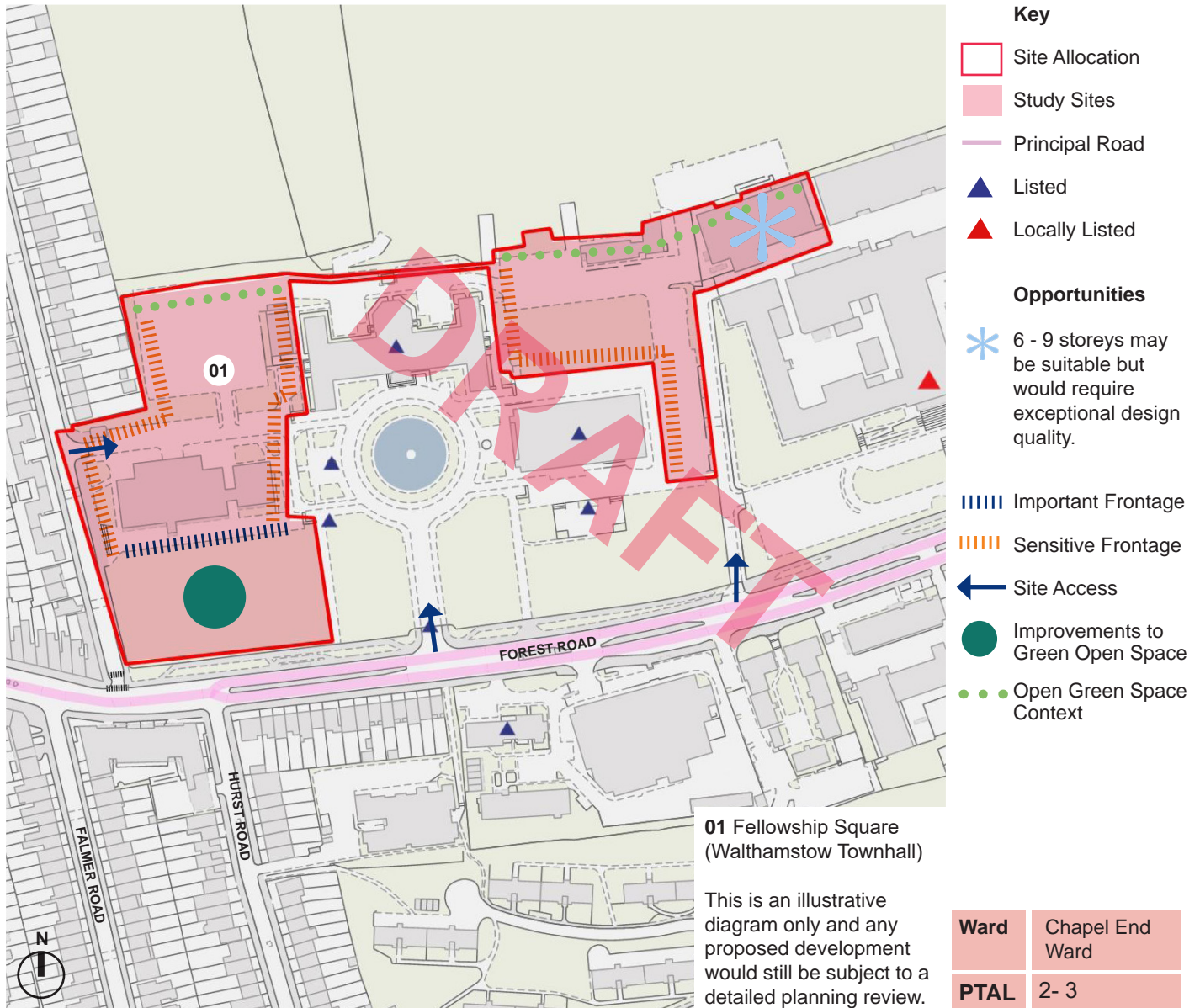


Fig.: Fellowship Square Street Map

04.5.1 Location: Fellowship Square is part of Waltham Forest’s Town Hall Complex. The site lies to the north of Forest Road and south of Chestnuts Farm Allotments and Chestnuts Playing Field. It is within the Forest Road Corridor Area, which is identified as a strategic location for investment and development in the draft Local Plan (2020-2035).

The main access to the site is from Forest Road in the south, with secondary access points from Farnan Avenue in the west, and Spruce Hills Road in the east.

Whilst the site is not within a Conservation area it lies within the immediate setting of listed buildings and structures on the Town Hall Complex. Waltham Forest College, immediately adjacent to the site, is locally listed. This means it is not subject to additional statutory controls, but the Council will encourage their preservation through its normal town planning controls.

The site is approximately 15 minutes walk from the Walthamstow Central transport interchange and 12 minutes from Wood Street Overground station, giving it a reasonable Public Transport Accessibility Level rating of 2-3 on a scale of 0

(no connectivity) to 6b (high connectivity).

04.5.2 Context: The area is largely civic in character, defined by the activities and layout of the Town Hall buildings and Assembly Hall. This is reinforced by the imposing design of the adjacent college building. The wealth of listed and locally listed buildings and structures adjacent to the site also plays a strong role in defining its character. Surrounding these larger footprint buildings are finer grained two-storey residential streets such as those along Farnan Avenue. Chestnuts Field, the Feel Good Leisure Centre and open space of George Monoux school give a sport and recreational context in the north.

04.5.3 Opportunities: Redevelopment of this site offers the opportunity for sensitive, high-quality intensification (transition) to enable the provision of a new civic heart to the Forest Road Corridor with new homes, improved office space, a community cafe and nursery or creche, and high-quality well-connected public spaces.

Redevelopment should:

- respect the highly sensitive heritage context,
- provide a strong animated edge to Farnan Avenue, the public square in front of the Town Hall, the green spaces edging Forest Road, and to Chestnuts Field,
- avoid harmful overshadowing of public space in and adjacent to the site.

04.5.4 Sensitivities: The following elements of the site and its surrounding context would be sensitive to increased height:

- the listed and locally listed buildings and structures immediately adjacent to the site,
- the adjacent residential properties on Farnan Avenue,

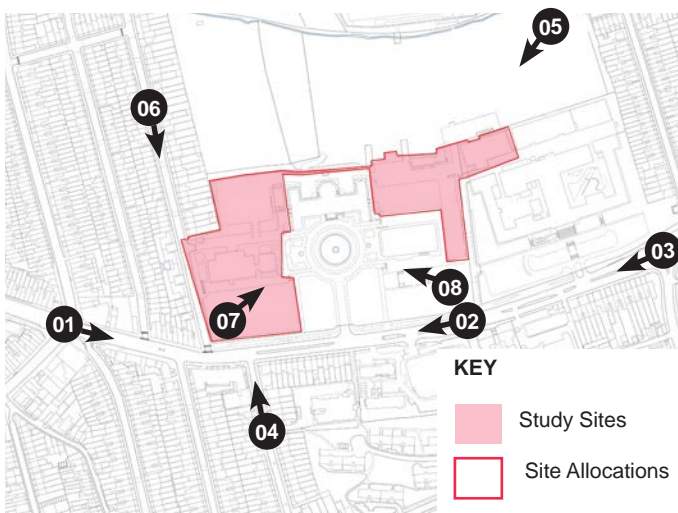


Fig. x.xx: Fellowship Square Key Views

- the open green space of Chestnut Playing Fields to the north and allotments.

04.5.5 Key views: There are several locally important views with the Town Hall Clock Tower, and the Town Hall and Assembly Hall buildings as the focus (see figure xx for their locations). Development should ensure views of these features are not impeded.

This Skyline Study assesses the impact of an illustrative composition of building heights on the study sites in xxx key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.5.6 Important borough views: The site is within an important borough view identified in the LBWF Characterisation and Intensification Study (2019). This view is from the junction of Forest Road and Fernhill Court, looking west towards the Waltham Forest Town Hall. Forest Road falls away to the west and reveals a view across the top of the Town Hall campus buildings towards Higham Hill.

The view is characterised by a foreground of two to three storey housing; a mid-range view across the Town Hall campus; and a backdrop of Higham Hill and north London beyond. The clock tower forms the focal point for the view and given the wayfinding and character significance of the tower, building development in the area should not obstruct its view along Forest Road.

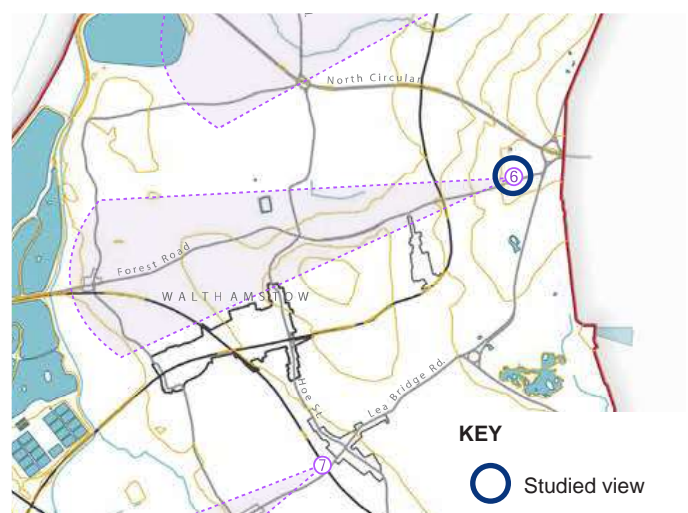


Fig. x.xx: Overview of Borough Views, Characterisation and Intensification Study, Stage 1 & 2

Summary of Illustrative Scenario

04.5.7 Illustrative Skyline: Redevelopment of the site must respond appropriately to its heritage context and adjacent residential buildings. Modest heights are therefore appropriate for much of the site and the buildings immediately adjacent to the Town Hall must not exceed the parapet height of the listed building. There may be some opportunity for a taller building of six- to nine-storeys behind the Waltham Forest College but this would require exceptional design quality (this study uses five storeys).

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of:

- Chestnut Playing Field,
- Chestnuts Farm Allotments,
- Waltham Forest College,
- other public open space in and around the site,
- the private amenity of neighbouring residential properties.

Key Views



Key View 01: Forest Road looking east

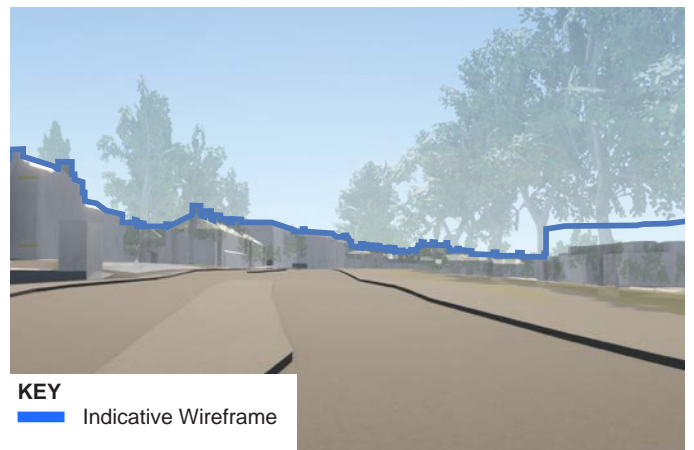


Key View 02: Forest Road looking west

Illustrative Views



Illustrative Key View 01: Forest Road looking east



KEY
 Indicative Wireframe

Illustrative Key View 02: Forest Road looking west



Key View 03: Forest Road looking west



Illustrative Key View 03: Forest Road looking west



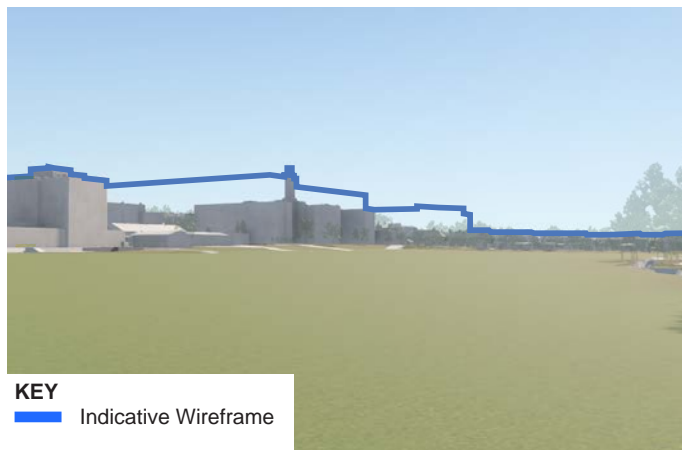
Key View 04: Hurst Road looking north



Illustrative Key View 04: Hurst Road looking north



Key View 05: Chestnut Fields looking south west



KEY
 Indicative Wireframe

Illustrative Key View 05: Chestnut Fields looking south west



Key View 06: Farnam Avenue looking south



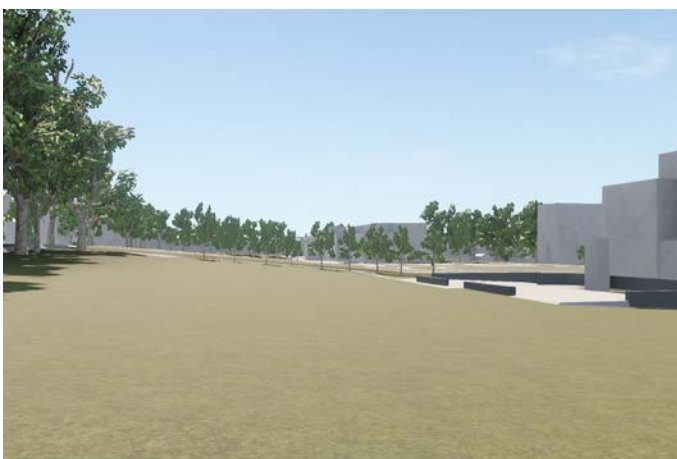
Illustrative Key View 06: Farnam Avenue looking south



Key View 07: Town Hall amenity looking north east




Illustrative Key View 07: Town Hall amenity looking north east



Key View 08: Town Hall amenity looking north west



KEY
 Indicative Wireframe

Illustrative Key View 08: Town Hall amenity looking north west

Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Fellowship Square	Transition	4 storeys. The buildings immediately adjacent to the Town Hall must not exceed the parapet height of the listed building <i>Illustrative views test 4 storeys</i>	6 - 9 storeys may be suitable but would require exceptional design quality. <i>Illustrative views test 5 storeys</i>	<i>Not appropriate</i>

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CENTRAL WALTHAM FOREST BLACKHORSE LANE STRATEGIC LOCATION

04.6

BLACKHORSE LANE SIL

Study Site Overview

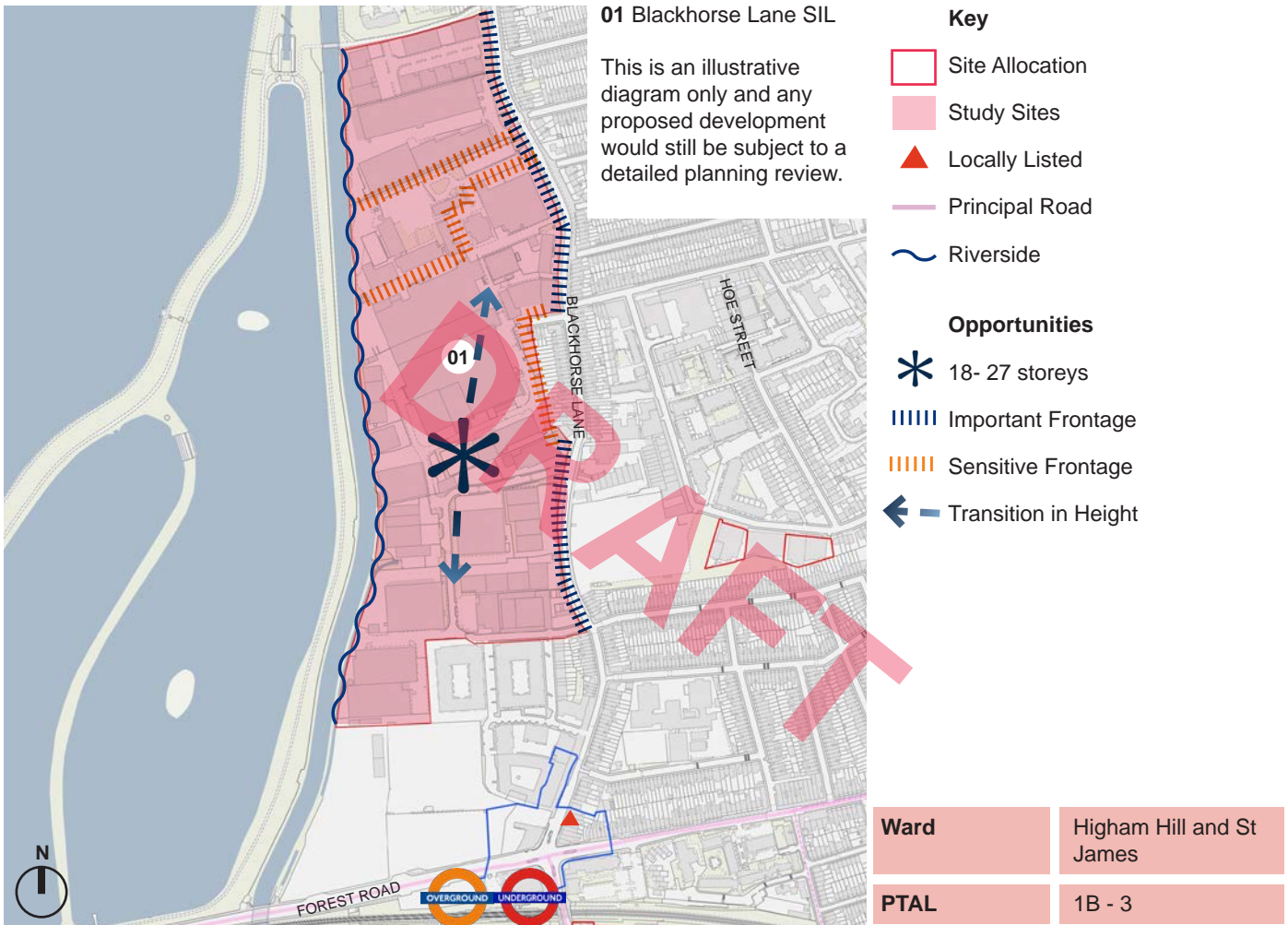


Fig. x.xx: Blackhorse Lane Street Map

04.6.1 Location: The Blackhorse Lane Strategic Industrial Location (SIL) is set within the Lee Valley and located between the Walthamstow Wetlands to the west and Blackhorse Lane to the east. The site is within the Blackhorse Lane Strategic Location – identified in the draft Local Plan (2020- 2035) as a key area for development and investment in the borough. While the area has a rich industrial history, there are no listed buildings on site. Nearby heritage assets include the locally listed Marine House which was the pumping station for the East London Waterworks Company erected in 1894, the Grade II listed Ferry Boat Inn and locally listed 16 Blackhorse Lane.

Due to the large size of the site, access to public transport is variable however, it has good transport links at the central and southern parts - being within walking distance to Blackhorse Road station. The site has a Public Transport Accessibility Level (PTAL) rating ranging from 1b-3 on a scale of 0 (no connectivity) to 6b.

04.6.2 Context: . The site is near the western edge of LB Waltham Forest, with LB Haringey on the other side of the reservoirs and LB Hackney to the south west.

The site is largely set amongst residential neighbourhoods – with predominantly two storey Victorian and Edwardian terraces to the north east and new high-density mid-rise housing to the south (up to 21-storeys) and south east (upto 15-storeys). These communities are provided for by small local centres on Blackhorse Lane and in Higham Hill. The popularity of the area as a place to live, work and visit is growing.

The area is home to a diverse range of businesses and organisations. There has been a change in typology on site away from large-scale warehouses towards smaller units reflective of the changing nature of industry in the area towards artisan manufacturing. The site is largely comprised of single storey large floorplate industrial sheds, which have been sub-

divided into overtime, yard space and parking.

04.6.3 Opportunities: Redevelopment of this site offers the opportunity for high-quality intensification (transformation) that contributes towards creating a thriving, industrial-led and sustainable neighbourhood at Blackhorse Lane. This should also include:

- creating wayfinding landmarks to guide people to important spaces on the site,
- areas of improved public space and green infrastructure,
- areas of
- work holistically with surrounding development to create a coherent cumulative skyline,
- enhance the quality of the streetscene along Blackhorse Lane,
- establish a more connected street pattern with clear pedestrian and cycle routes.

04.6.4 Sensitivities: The following elements of the surrounding context would be sensitive to increased height:

- Blackhorse Lane frontage,
- adjacent residential properties,
- the Walthamstow Wetlands,
- Eden Girls School.

04.6.5 Key views: This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in ten key views to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

04.6.6 Important borough views: The site does not sit within an important borough arrival view identified in the LBWF Characterisation and Intensification Study (2019).

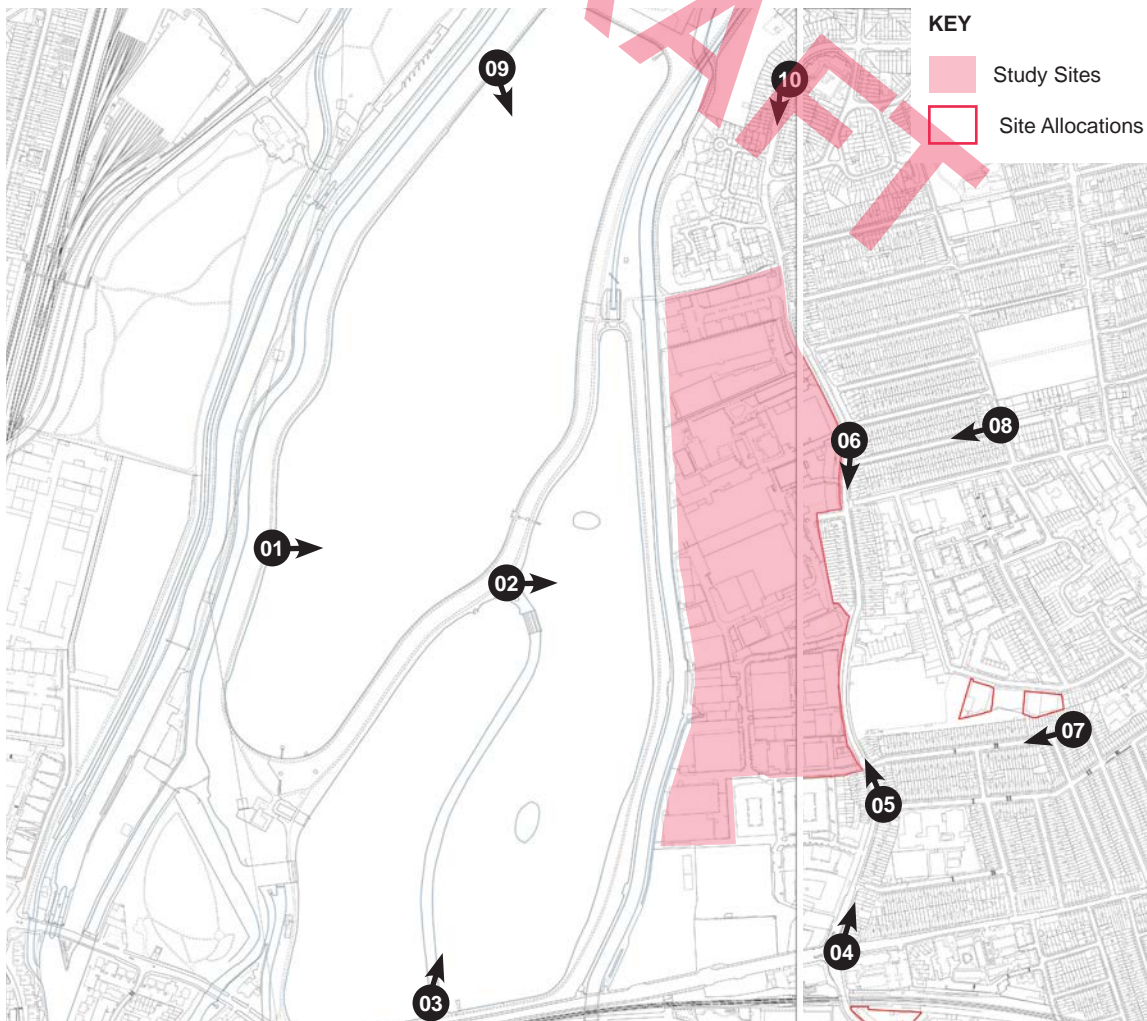


Fig.: Blackhorse Lane Key Views

Summary of Illustrative Scenario

04.6.7 Illustrative skyline: Opportunities exist to significantly increase height and provide a marker to help identify this important industrial location but, it is important that development on this site also responds to the sensitivities in the surrounding context, including the Wetlands, Eden Girls School, Blackhorse Lane and existing residences.

Well considered height and spaces between buildings will help reduce the ecological impact and improve the visual impact from across the wetlands. Buildings should step down in height and new public spaces should be introduced along the Wetlands Edge.

Tall and Taller buildings should be set back from the Blackhorse Lane frontage, allowing a low- to mid-rise character to be developed, which responds sensitively to the existing context

Key Views



Key View 01: Lockwood Reservoir looking south east



Key View 02: Lockwood Reservoir looking south east

and helps to create a positive street character and to improve safety for active travel.

Overall, this site allows for an increase in height due to:

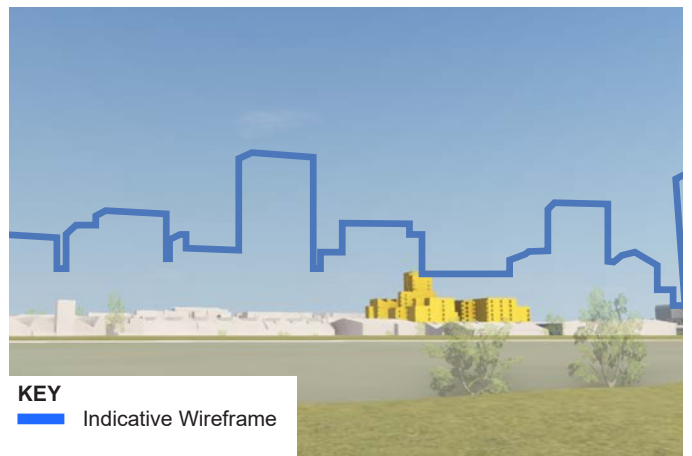
- its location at the heart of the Blackhorse Lane Strategic Location,
- the opportunity to co-ordinate and cluster heights with the recent and planned developments nearby,
- its proximity to transport links,
- potential to create a wayfinding landmark.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

Illustrative Views



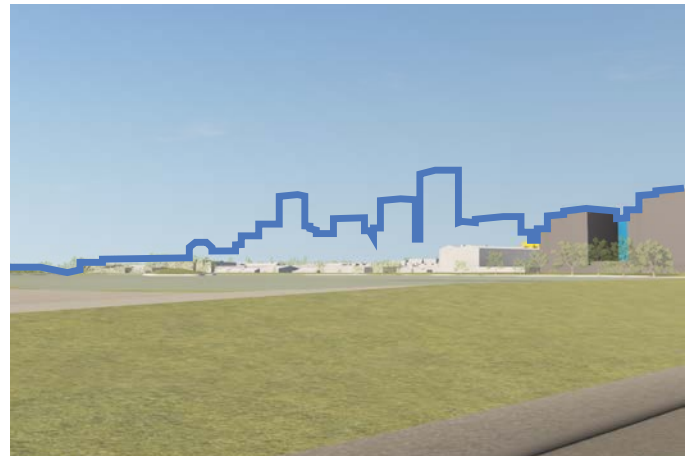
Illustrative Key View 01: Lockwood Reservoir looking south east



Illustrative Key View 02: Lockwood Reservoir looking south east



Key View 03: Lockwood Reservoir looking north east



Illustrative Key View 03: Lockwood Reservoir looking north east



Key View 04: Blackhorse Lane looking north




Illustrative Key View 04: Blackhorse Lane looking north



Key View 05: Blackhorse Lane looking north



KEY
 Indicative Wireframe

Illustrative Key View 05: Blackhorse Lane looking north



Key View 06: Blackhorse Lane looking south



Illustrative Key View 06: Blackhorse Lane looking south



Key View 07: Blenheim Road looking east



Illustrative Key View 07: Blenheim Road looking west



Key View 08: Shakespeare Road looking west

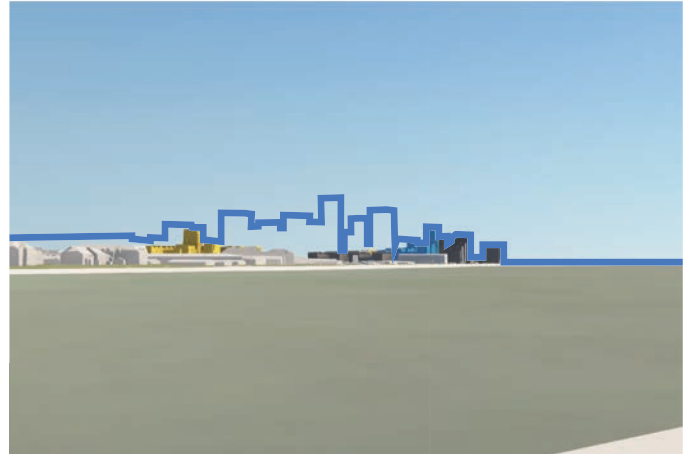


KEY
 Indicative Wireframe

Illustrative Key View 08: Shakespeare Road looking west



Key View 09: Lockwood Reservoir looking south



Illustrative Key View 09: Lockwood Reservoir looking south



Key View 10: Billet Road looking south



Illustrative Key View 10: Billet Road looking south

Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Blackhorse Lane SIL	Transformation	4 - 9 storeys <i>Illustrative views test 4 - 9 storeys</i>	10 - 17 storeys <i>Illustrative views test 10 - 17 storeys</i>	18- 27 Storeys <i>Illustrative views test 22 & 27 storeys</i>

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