



Central Parade

Design and Access Statement

9th December 2019

GORT SCOTT

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Contents

1.0 Introduction

- 1.1 Project Information
- 1.2 Project Overview
- 1.3 Design Policies

2.0 Context

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Heritage and Conservation
- 2.4 Site Constraints and Opportunities
- 2.5 Site Photographs
- 2.6 Existing Building
- 2.7 Existing Plans
- 2.8 Existing Elevations

3.0 Engagement

- 3.1 Public Consultation
- 3.2 Statutory Consultation

4.0 Evaluation

- 4.1 Massing options
- 4.2 Design Evaluation
- 4.3 Relationship to Context

5.0 Design

- 5.1 Use
- 5.2 Amount
- 5.3 Layout: Mews
- 5.4 Layout: Landscaping
- 5.5 Layout: Relationship between Residential Spaces
- 5.6 Layout: Residential
- 5.7 Fire Strategy
- 5.8 Existing Building: Proposed Facades
- 5.9 Scale
- 5.10 Appearance
- 5.11 Materiality
- 5.12 Lighting

6.0 Access

- 6.1 Access
- 6.2 Servicing Note
- 6.3 Site Strategy
- 6.4 Refuse Strategy
- 6.5 Crime Prevention Statement

1.0

Introduction

1.0 Introduction

1.1 Project Information

Proposed Project

The Central Parade project aims to holistically improve a key site in Walthamstow Town Centre. The project has 4 parts:

- 1, Demolition of existing garages to the rear of Grade II listed Central Parade, redevelopment to provide part three, four and five storey mixed use building to provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), associated bicycle parking, plant and refuse storage, public realm improvements and relocation of electrical sub-station.
- 2, External improvements to the grade II listed Central Parade building.
- 3, Internal renovation of vacant areas of the existing building to provide residential accommodation.
- 4, Urban realm improvements.

The proposed site is owned by the council. The existing housing is also managed by the council. This Design and Access statement is submitted as part of a full planning application and application for listed building consent. The application boundary covers the existing Central Parade building as well as neglected external space and garages to the rear of the site. The whole site is being considered as one.

The following describes the 4 parts of the project:

1. A New Building

A new, mixed-use building is proposed on the site of existing derelict garages to the rear of the grade II listed Central Parade building.

The design includes a mix of uses with a small commercial space on the ground floor and 19 flats (mixed tenure). This new build forms part of a larger integrated development with proposed improvements to the communal landscaping.

2. External Improvements to the Existing Central Parade Building

Maintenance and improvement works to the rear elevation of the building.

3. Internal Renovations

Renovating vacant and derelict areas of the existing building to provide residential accommodation. Two, 4 bedroom family dwellings will be affordable rent.

4. Urban Realm Improvements

Hard and soft landscaping will enhance the space between the two buildings. Areas of green provide

pockets of informal amenity space for residents whilst maintaining the servicing and access requirements for commercial space.

Strategic Ambitions

The over arching objective is to redevelop the site to deliver new homes, holistically improve the existing public realm and reduce existing anti-social behaviour on site.

Listed Central Parade Building

Central Parade is Grade II listed. It is an important building both in townscape and heritage terms. The building's distinctive wave canopy and clock tower make it a local landmark, demarcating an important corner. It is a rare example of 'festival style' architecture and was recently listed for its notable mix of uses, dynamic massing and clock tower.

However, the semi-derelict garages and yard to the rear, detract from both the heritage value of the main building and the amenity of local people. This area has become a location for Anti-Social Behaviour (ASB), in part due to the open and derelict nature of the site.

Existing uses include: 'Central Parade', operated by Meanwhile Space, including 'Today Bread', retail, incubator units and shared workspace. Additionally uses in the rest of the building include: a community hall, high street retail/ commercial units and 30 residential units.

Client and Design Team

The site is strategically important to Waltham Forest Council as part of the wider regeneration of Central Walthamstow.

The client has appointed an award-winning team for full design services, to prepare a planning application for Central Parade.

Architect	Gort Scott
Structural and Civil Engineer	PBA part of Stantec
Environmental and Building Services Engineer	PBA part of Stantec
Planning Consultant	AZ Urban Studio
Quantity Surveyor	Oxbury
Building Control	Waltham Forest Council
Landscape Architect	JCLA
Daylighting and Sunlighting Consultant	Delva Patman Redler
Fire Consultant	Lawrence Webster Forrest



Central Parade

1.0 Design Proposals

1.2 Project Overview

Principal Objectives

- Improve the rear of the site which suffers from anti-social behaviour, rough sleeping, litter and uncontrolled parking.
- Provide new housing for Waltham Forest.
- Provide mixed tenure housing at 50% private sale and 50% shared ownership.
- Provide new commercial space in the town centre building on the success of Central Parade’s mixed use.
- Create a mews yard between the two buildings with active overlooking from the existing building.
- Possible improvements to the existing building.
- Provide refuse storage for the existing building, where refuse bins are currently stored in the open air.
- Secure the site in the evening to prevent anti-social behaviour.

Unit number and proposed mix

- The proposed new build development includes 19 dwellings, a mix of one and two bedroom units.
- 2 new dwellings will be provided in the existing building. Both with 4 bedrooms.

Affordable Housing

The development is to be mixed tenure:

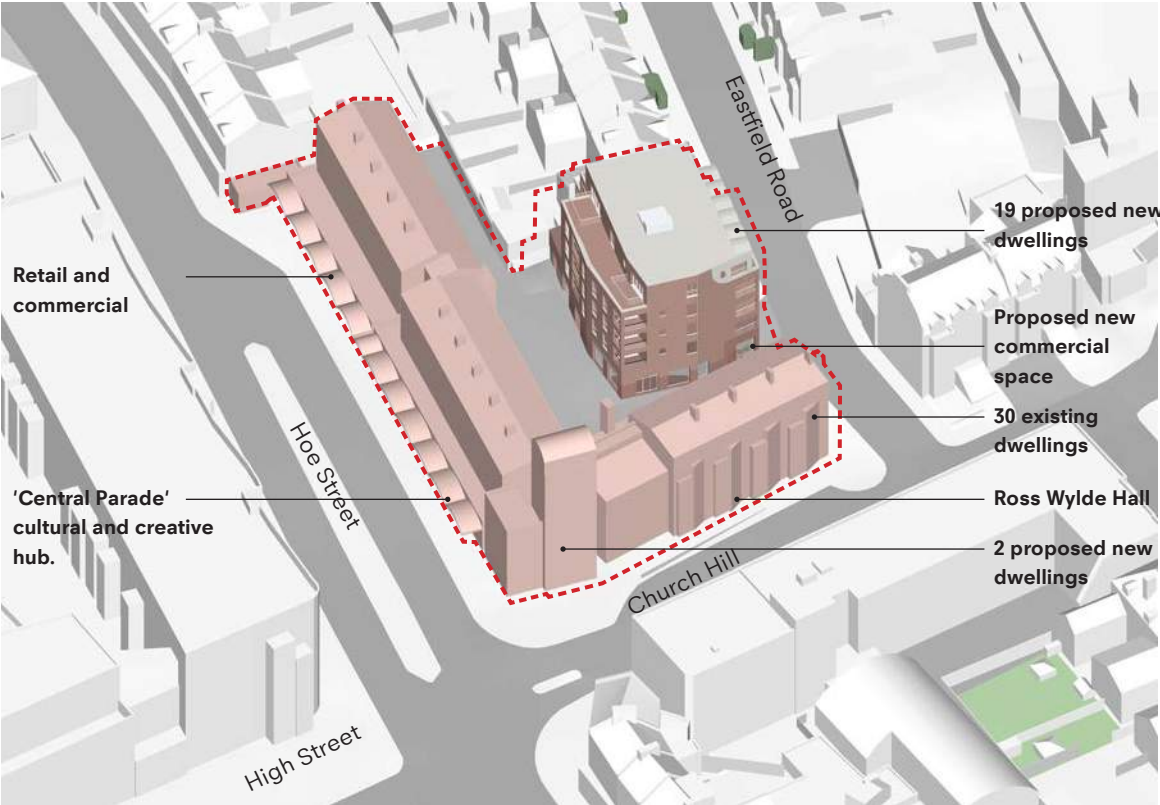
- 2 x 4 bedroom family homes for affordable rent
- 8 x 1&2 bedroom shared ownership homes
- 11 x 1&2 bedroom market sale homes

Anti-social behaviour

The site suffers from anti-social behaviour, reported drug taking and dealing. It is a hidden location just off the High Street.

The aim of the new building is to provide a presence on site during the day. The ground floor commercial use will provide eyes on the mews, and members of the public visiting the commercial space will further increase passive surveillance. It is proposed the ground floor of the existing building is opened up as far as possible. Increasing permeability and removing hidden corners.

Waste storage presents a challenge as it can create hidden spaces, and creates dead frontage. There should be no waste storage in the mews if it creates hidden or un-overlooked spaces. The success of this strategy relies upon how open the facades are and how many people use the commercial spaces.



Proposed Accommodation Schedule

Residential Units					
Floor	1B2P	2B4P	4B5P	4B6P	Subtotal
GF	1				1
1F	3	2		1	6
2F	3	2	1		6
3f	4	1			5
4f	2	1			3
Total	13	6	1	1	21

Substation

The existing substation will be repositioned from the centre of the site to Eastfield road elevation to enable direct access off Eastfield Road which is required by UKPN.

Amenity

The proposal includes private amenity space and informal amenity in the new mews yard landscaping. The mews will be available to both the existing and future residents and businesses of Central Parade. The private amenity space for the residential units in the new building has been designed in line with the Nationally Described Space Standards and comprise inset balconies.

The balconies on the west and east side of the proposal will also contribute to the surveillance of the courtyard, combined with that already present from the existing residential units of Central Parade will aid in deterring current issues regarding Anti-Social Behaviour.

A daylight/sunlight report is submitted alongside this application.

Servicing

The proposed development has been designed with no on site car parking as the site benefits from good access to public transport.

Bins

- The strategy for refuse collection for the existing retail units is proposed to be via black bag collection off Hoe Street.
- New resident’s refuse collection is located in a store in the new building accessed off Eastfield Road.
- Refuse storage for existing residents is one of the most challenging aspects of this small site. Currently its proposed the existing bin store are retained and enlarged.

Bikes

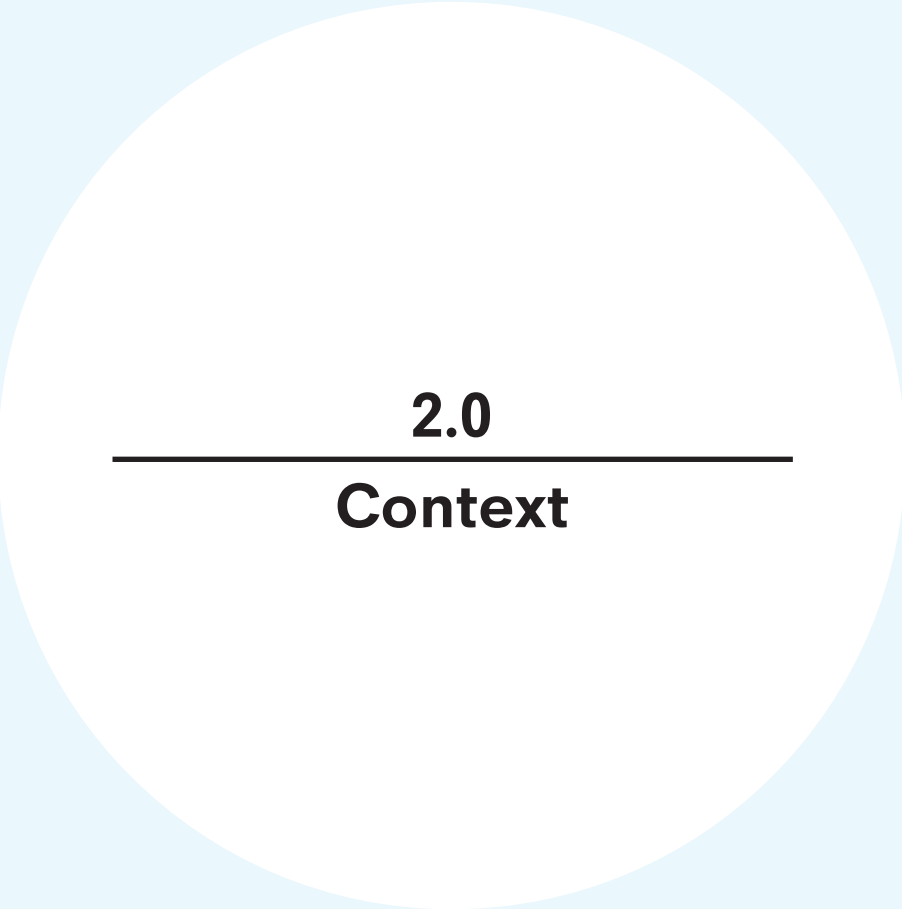
- Cycle storage for future residents is located in the mews yard.
- There is no existing cycle parking for current residents or space to locate one.

1.3 Design Policies

Referenced Documents, Design Guidance and Standards

We have referred to the following in considering the proposed design:

- The London Plan (MALP 2016)
- Housing SPG (2016)
- Accessible London SPG (2014)
- London Cycling Design Standards
- LB Waltham Forest Development Management Policies (2013)
- LB Waltham Forest Core Strategy (2012)
- LB Waltham Forest Urban Design SPD (2010)
- Building Regulations
- Secure by Design - Homes (2016 and 2019 forthcoming)
- London Borough of Waltham Forest Waste & Recycling Guidance for Developers (2017)



2.0

Context

2.0 Context

2.1 Site Location

Situated in the London Borough of Waltham Forest in Walthamstow Town Centre, the site sits opposite the end of the High Street, on the corner of Hoe Street and Church Hill.

Visible at the end of the High Street. The clock tower acts as a civic marker, rising higher than the larger adjacent buildings. Across Hoe Street, 'The Scene', a development of 5 storeys, along with a 4 storey commercial development across Church Hill suggests that a new development of between 4-5 storeys on the Central Parade site could be appropriate.

To the rear of the site, Eastfield Road, is a relatively low rise street of 2 - 3 storey terraced houses.

Just north of the site, across Hoe Street, a cultural, creative and commercial hub is emerging consisting of the listed EMD cinema (now planned for renovation), the adjacent Hatherley Mews, containing The Tramworks and a number of creative businesses. Central Parade has the potential to link into these uses and expand the cultural, creative and commercial hub.



upper: EMD Cinema, Central Parade
mid: Hatherley Mews, Eastfield Road
lower: Adjacent mixed use development, Hatherley Mews

2.0 Context

2.1 Site Location



LANDMARKS

- A Central Parade
- B EMD Cinema (Listed)
- C Walthamstow Market
- D Walthamstow Central Library (Listed)
- E Walthamstow The Mall Central Parade
- F Walthamstow Central Station
- G Hatherley Mews
- H Royal Mail
- I Walthamstow School for Girls
- J The Scene Mixed Use Development
- K Emmanuel Community School

OPPORTUNITIES

- 1 The site is highly connected and accessible. It is well served by local buses and less than five minutes walk from Walthamstow Central station.
- 2 Central Parade site terminates the High Street. Can any commercial use to the rear of the site work to 'extend the high street'.
- 3 Potential for the project to contribute to the regeneration of the town centre, creating a network of innovative spaces such as Central Parade meanwhile uses and Hatherley Mews

CHALLENGES

- 1 Backlands site with constraints due to close neighbours.
- 2 How to activate the site with weak connection to the High Street.

KEY

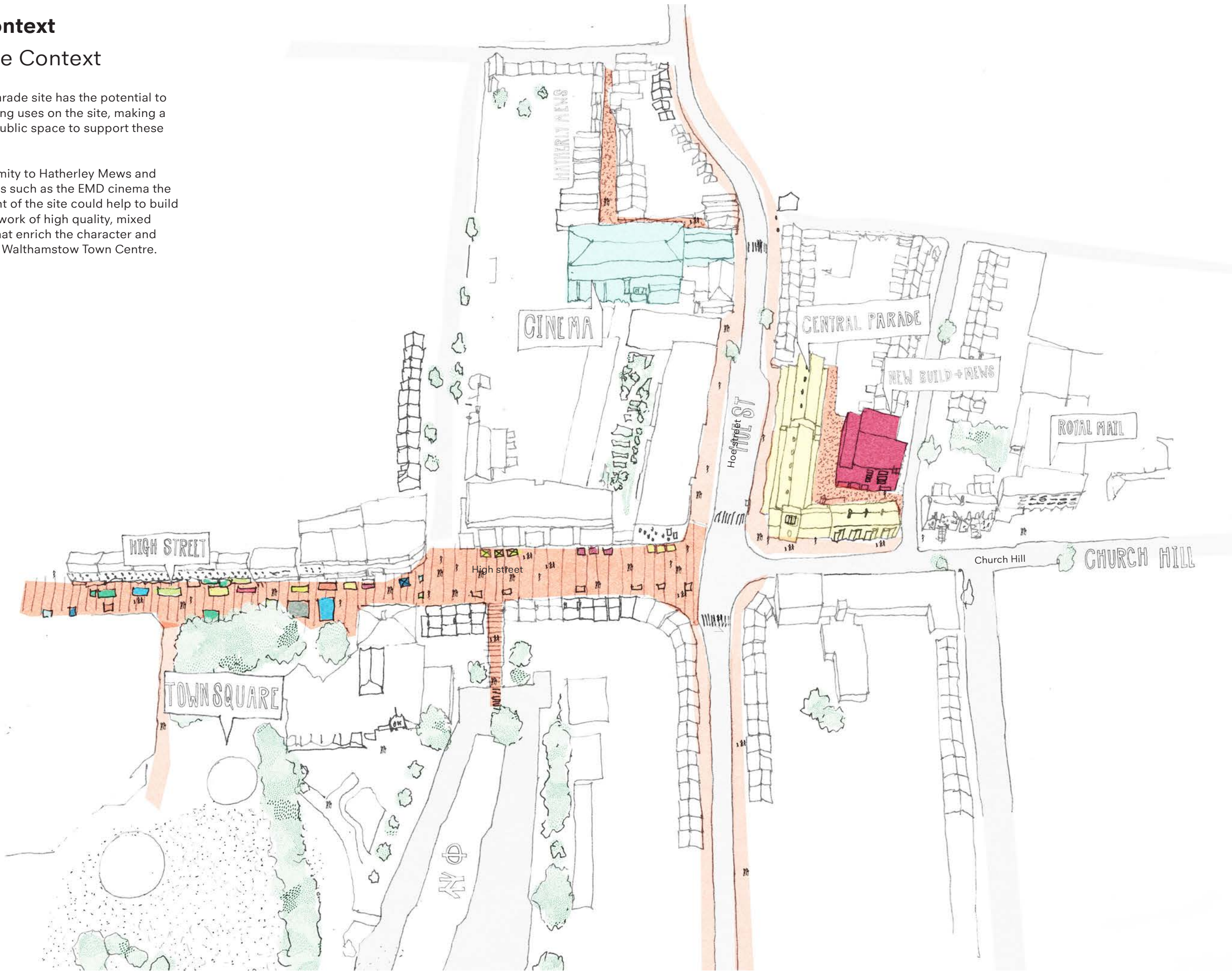
- Active streets
- Site boundary

2.0 Context

2.2 Site Context

The Central Parade site has the potential to build on existing uses on the site, making a characterful public space to support these uses.

In close proximity to Hatherley Mews and cultural spaces such as the EMD cinema the redevelopment of the site could help to build towards a network of high quality, mixed use spaces that enrich the character and experience of Walthamstow Town Centre.



2.0 Context

2.3 Heritage and Conservation

A thorough analysis of the heritage setting can be found in the Heritage Statement produced by Portico Ltd and submitted as part of this application.

In developing the proposal, it was important to consider the quality of the listed building, to understand how new interventions could preserve and enhance the building’s characteristics.

Grade II Listed Central Parade Building
Central Parade was grade II listed in October 2017. Designed by the borough surveyor in 1954 the building opened in 1958 as a parade of shops, a bank and community hall on the ground floor with offices and residential above. In an excerpt from the listing, the reasons for designation are stated as:

Architectural interest:

- As a building which embodies the Festival style, blending pattern and colour, surface decoration, slender detailing and lively rhythmical modelling with conviction and élan.
- In its lively and varied composition which creates a compact piece of townscape punctuated by a prominent corner clock tower and heraldic mosaics – bold symbols of municipal pride.
- The Ross Wyld Hall is a rare example of a post-war community hall which survives with its interior detailing little-altered.
- As an unusual ensemble of commercial, residential and community uses in a town centre development.

Historic interest:

- As an early post-war municipal redevelopment built as a flagship scheme by the local authority, reflecting the high civic aspirations for urban renewal typical of the period.



Central Parade

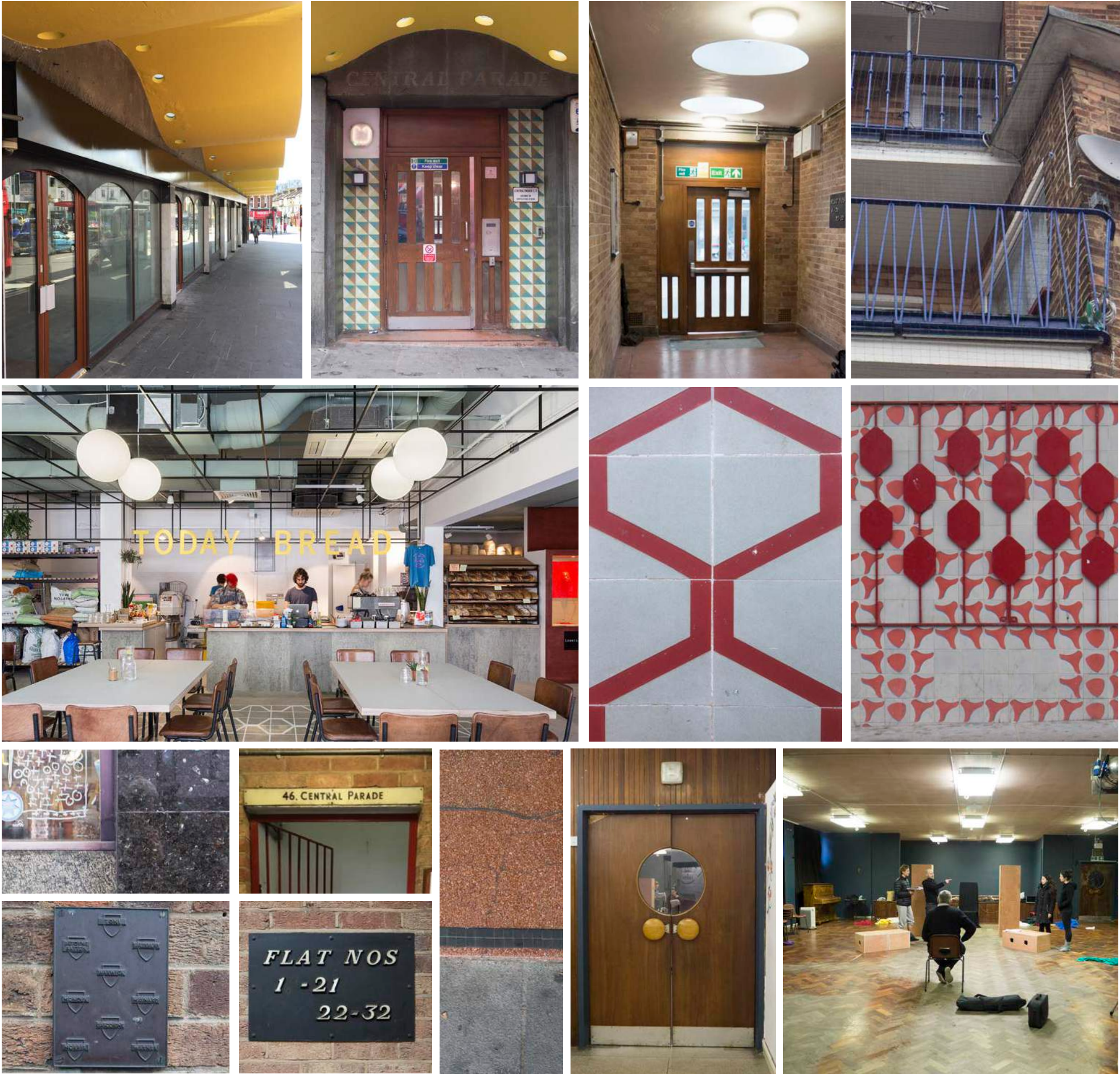


2.0 Context

2.3 Heritage and Conservation

The Central Parade building is of a high quality design on a small scale as well as large.

High quality materials were economically used on thresholds and key elevations. Colour is brought to the elevation through ceramic tiles, painted canopy and metal railings.



top row from left: Shopfronts below wavy canopy, residential canopy, circular skylights in residential areas, balustrades

middle row from left, Commercial uses at ground floor level, external tiles

lower row from left, external details and Ross Wylde Hall interiors

2.0 Context

2.3 Heritage and Conservation



1. View from High Street



2. View from Church Hill

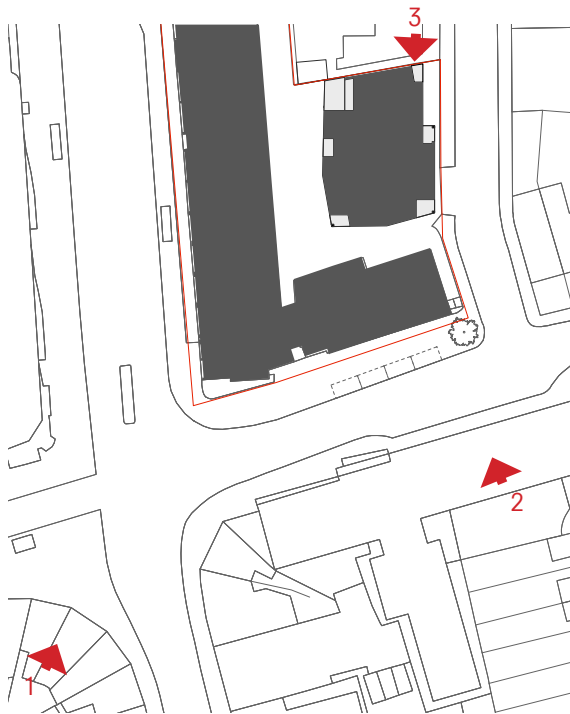


3. View from Eastfield Road

Planning Context

The site sits within the Walthamstow Major Town Centre designation and close to other Listed buildings. It is not within a Conservation Area. The landmark building forms the end of the neighbourhood block and has three street fronting elevations.

3 key views have been identified to understand the impact of the new building to the rear on the listed building.



2.0 Context

2.4 Site Constraints and Opportunities



LANDMARKS

- A EMD Cinema
- B Walthamstow Market & High Street
- C The Scene Mixed Use Development
- D Royal Mail
- E Hatherley Mews

OPPORTUNITIES

- 1 The site is highly connected and accessible. It is well served by local buses and less than five minutes walk from Harrow and Walthamstow Station.
- 2 Can the project build on the lively activity and spaces of the adjacent High Street, Hoe Street and Meanwhile uses in Central Parade? Can we encourage people to use the rear of the site?
- 3 Opportunity to respond to the existing Central Parade building and reference the materiality such as the ceramic tiles .

CHALLENGES

- 1 New building not to negatively impact on the Grade II Listed Central Parade Building.
- 2 Anti-social behaviour and rough sleeping to the rear of the site.
- 3 Poor quality environment to the rear of the site. Scattered bins, uncontrolled parking, no active frontage, lack of maintenance and surface mounted services. Can the new development help this situation.
- 4 Neighbouring terraces
- 5 Heritage and townscape views

2.0 Context

2.5 Site Photographs



Site Photographs

2.0 Context

2.6 Existing building

The existing Central Parade building is characterised by its mix of uses. This page explains the layout and uses of the existing building.

These proposals include changes to the areas highlighted in red.

- Uses:
- Retail

- Meanwhile Space managed cafe/incubator/workspaces

- Community Hall
- Residential:
- 15no. studio flats x 34 sqm

- 15no. 2 bedroom maisonettes x 70 sqm

- 1no. maisonette. Unknown size

- Clock Room. Unknown size
- Vacant Space 241 sqm (NIA)



Ground Floor
The southern, Church Hill wing of Central parade consists of Ross Wylde Hall, and 2 entrances leading to staircases accessing the upper floors. One core leads to the residential units above. The second stair leads to unused space on the first and second floors.

The northern, Hoe Street wing holds commercial space either side of an entrance to the residential core.

First Floor
Deck access to the rear of the building leads to studio apartments. It is understood each studio apartment is in the original configuration as shown on this page. Entering the apartment a short central corridor with a kitchen to the right and bathroom to the left leads to a living/ sleeping room overlooking Hoe Street or Church Hill. Each has a small balcony.

Between the Church Hill and Hoe Street wings, the corner of the building is vacant. Originally commercial space, then converted to houses of multiple occupation and also recently informally used as office space. It is understood the space has not been inhabited either as a HMO or commercial for a number of years. Part of this project includes renovating these spaces and bringing them back to residential use.

Second Floor
Deck access leads to 2 storey maisonettes. It is understood each maisonette is in its original configuration as shown on this page. A door to the left hand side of each maisonette leads straight to a stair to the upper floor. A kitchen to the right overlooks the rear of Central Parade and a living space takes up the front of the plan.

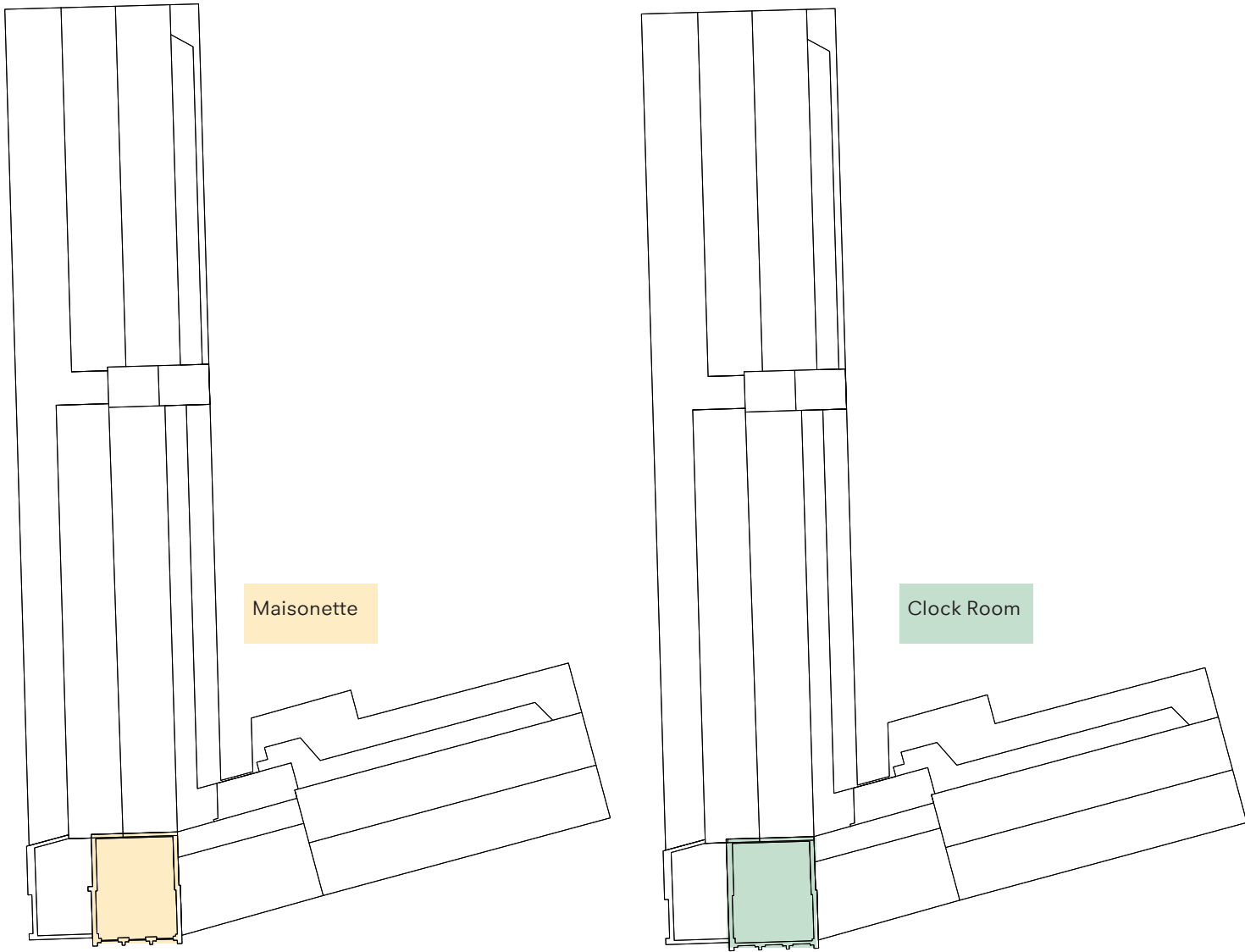
The corner of the building is vacant, as on the first floor. This project includes renovating these spaces and bringing them back to residential use.

Third Floor
The third floor consists of the upper floor of the maisonettes. A stair on the party wall leads up to two bedrooms, one overlooking the front, one the rear.

As well as the typical residential types there is a unique unit in the clock tower. This maisonette is accessed from a stair leading off the deck on the second floor and exists on the 3rd and 4th floors. It was not possible to gain access to this area so detailed layouts are not available.

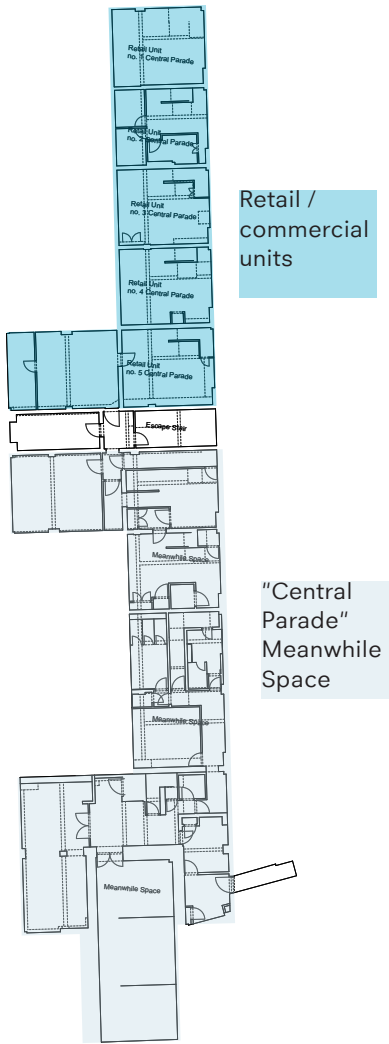
2.0 Context

2.6 Existing building

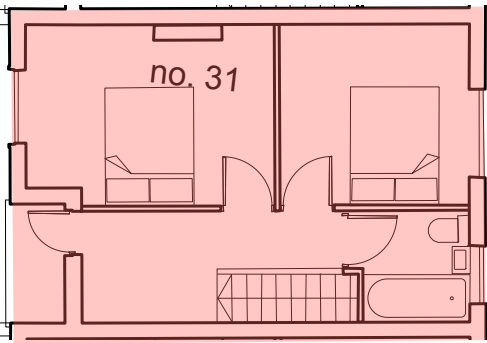


Fourth Floor
Part of a maisonette with the third floor, the area of the clock tower is residential. Access to this floor was not possible so detailed layouts are not available.

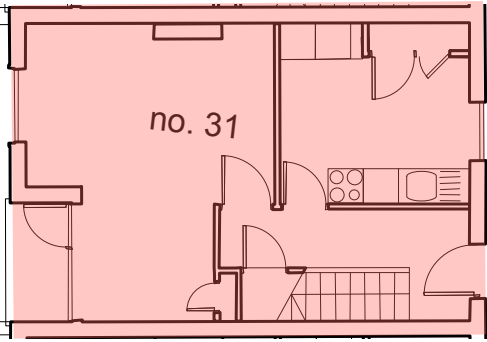
Fifth Floor
The fifth floor hold the plant room for the clock tower.



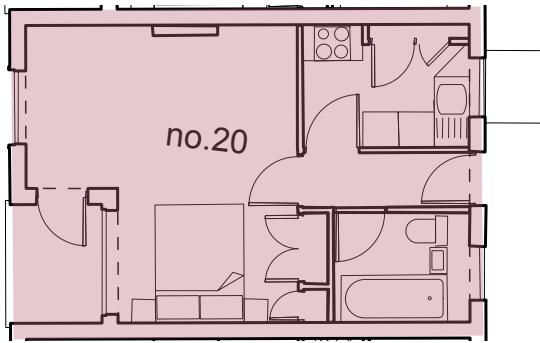
Basement
The basement contains retail space, linked to the ground floor units and workspace areas managed by Meanwhile Space.



3rd Floor Maisonettes
70 sqm (total NIA each)



2nd Floor Maisonettes
70 sqm (total NIA each)



1st Floor Studios
35 sqm

Typical Existing Residential Units
Party walls between residential areas line up between floors. The footprint of a studio apartment on the 1st floor becomes a 2 storey maisonette on the 2nd and 3rd. All floors have stacking inset balconies on the 'front' facade. The kitchens and bathrooms are situated on the 'back' facades.

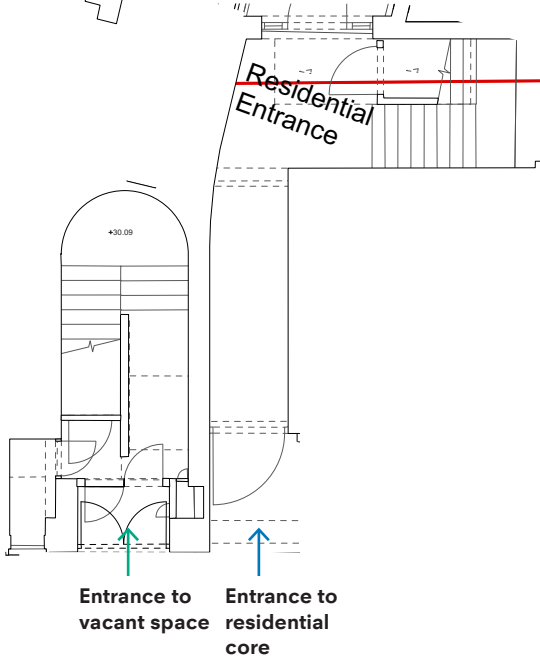
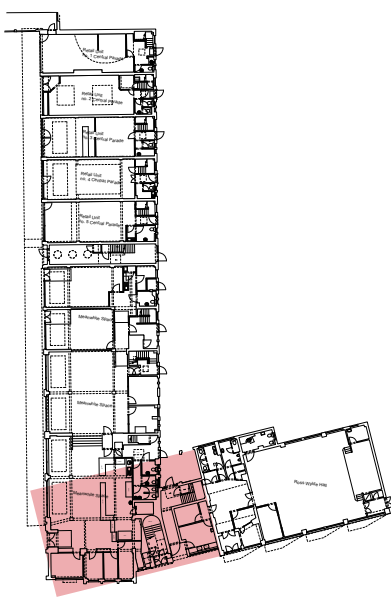
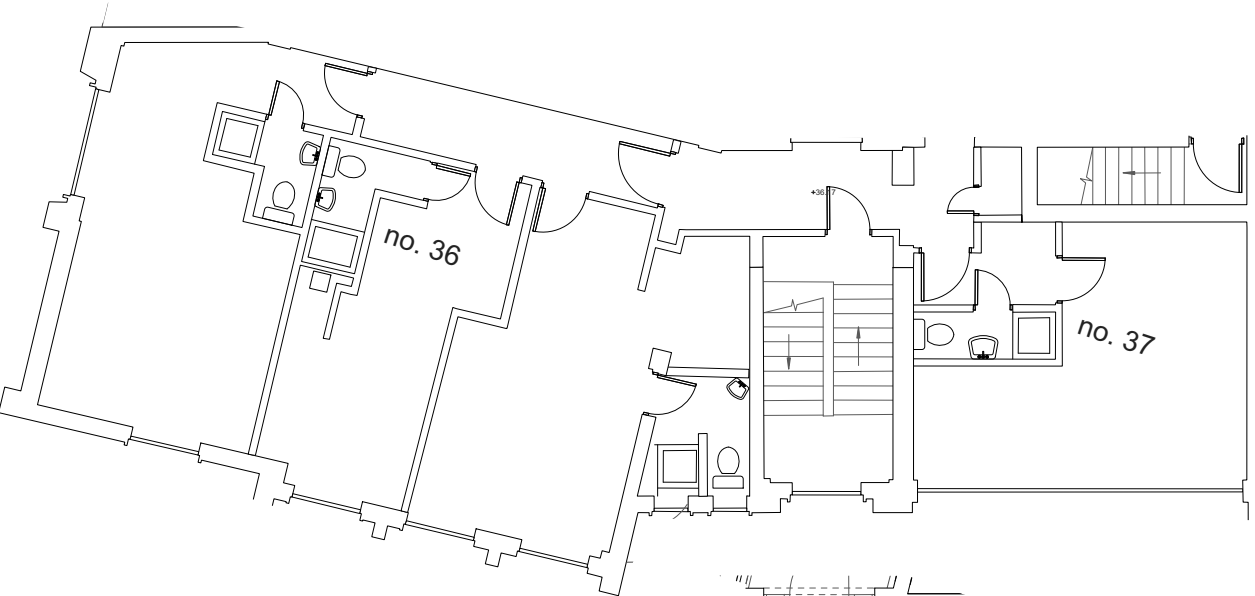
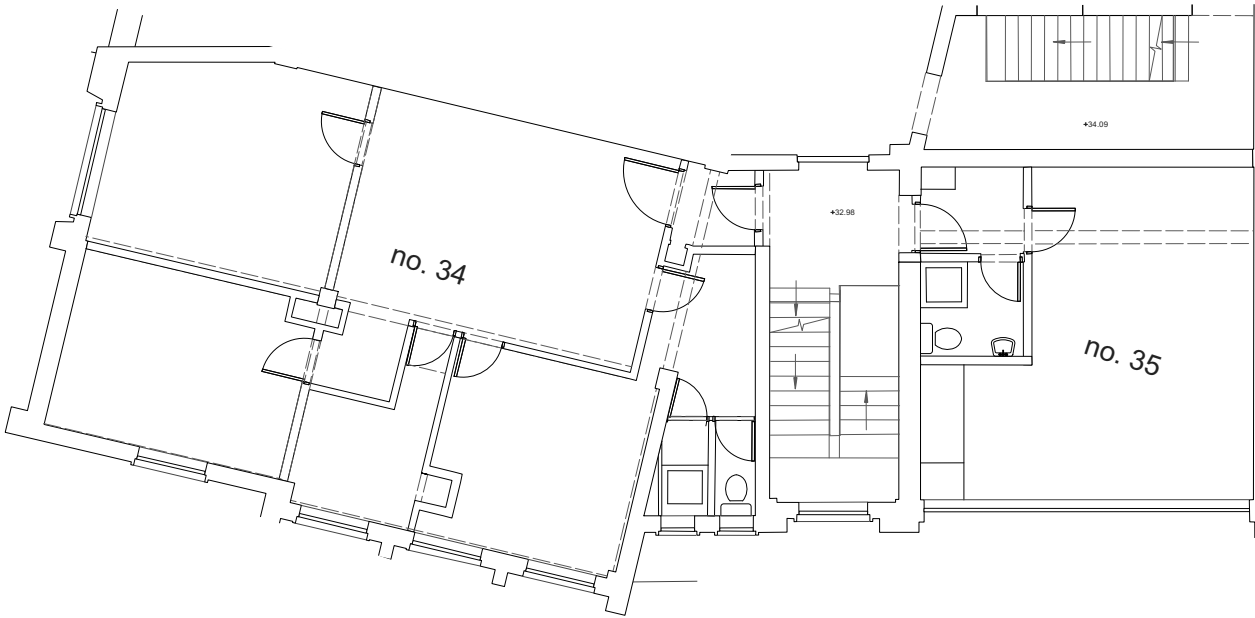
2.0 Existing Building

2.7 Existing Plans

As part of a comprehensive development, the applicant intends to bring back in to use accommodation located on the first and second floor of 34-37 Central Parade.

- This space is accessed directly from Church Hill.
- Over the last 20 years the spaces have been used for a variety of uses including an element of office (B1a), professional and financial services (A2) and Dwellinghouse (C3), it is also believed that at one time part of the second floor may have been used as a small HMO, although it is not known if this was operated by the Council or privately.
- The space is currently unused due to the physical quality; the interior of the space is in a poor state of repair.

photographs: existing internal spaces



above: existing ground, first and second floor plans

2.0 Existing Building

2.8 Existing Elevations

These images show the current condition of the rear elevation of the Central Parade building.

The rear of the commercial space currently occupied by Meanwhile Space operating 'Central Parade' has had recent improvement works.



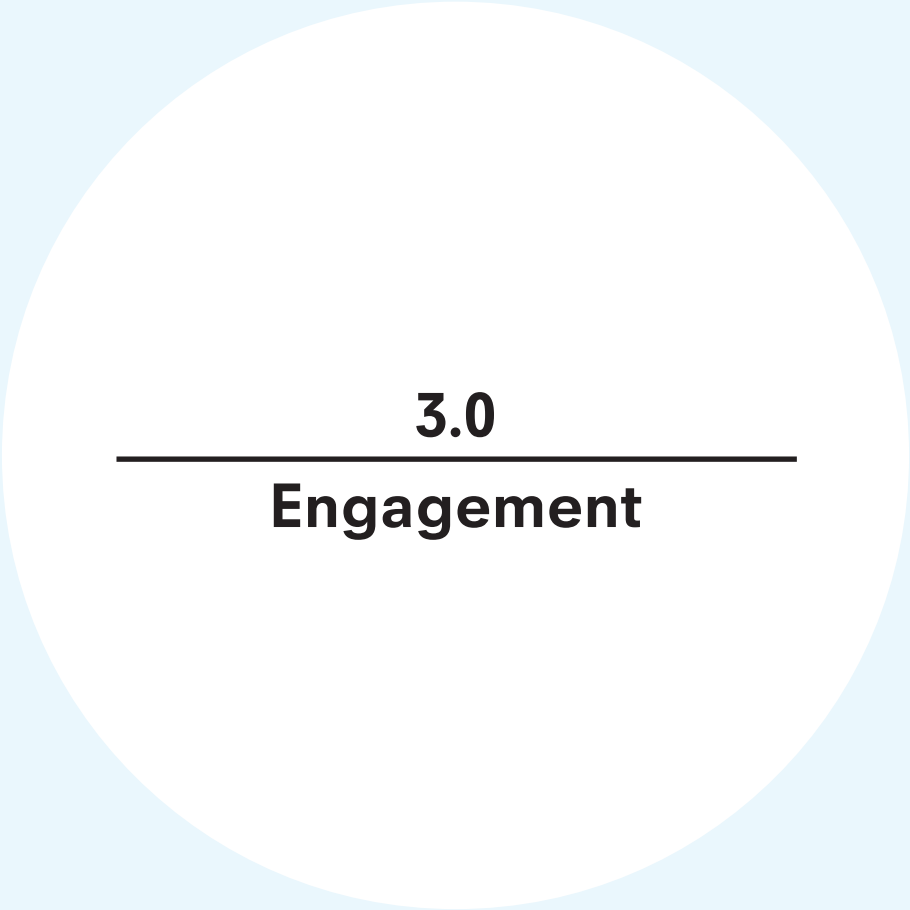
Existing East Elevation

- Key**
- 1. Satellite dishes
 - 2. Services
 - 3. Boarded up windows
 - 4. Window bars

Photographs of the elevation from left: outside Meanwhile Space, outside Meanwhile Space, residential core, back of retail unit, back of retail unit, back of retail unit



Central Parade

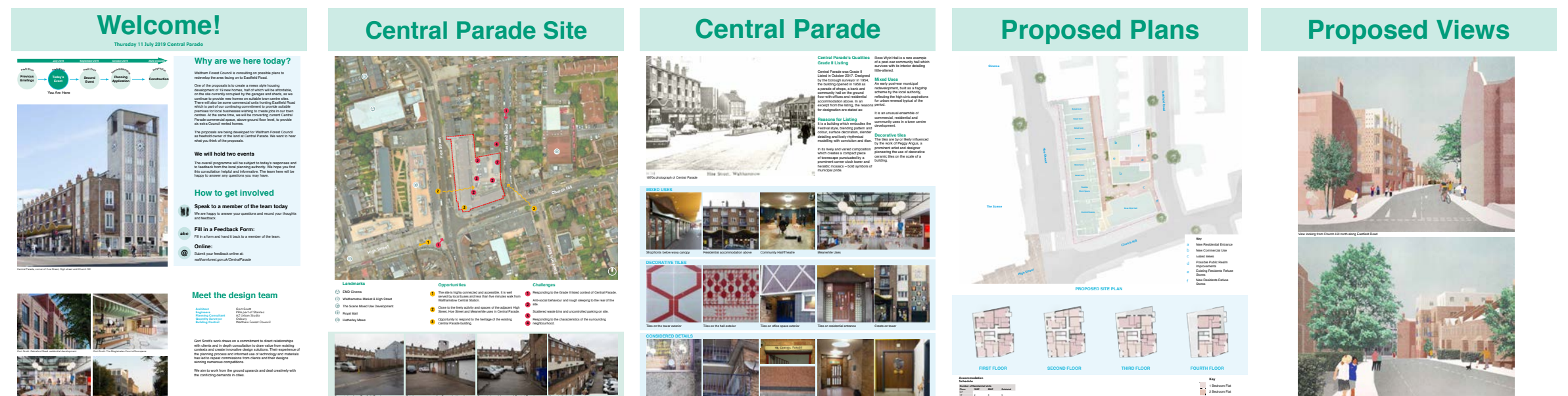


3.0

Engagement

3.1 Public Consultation

right; Boards presented at the July public consultation event



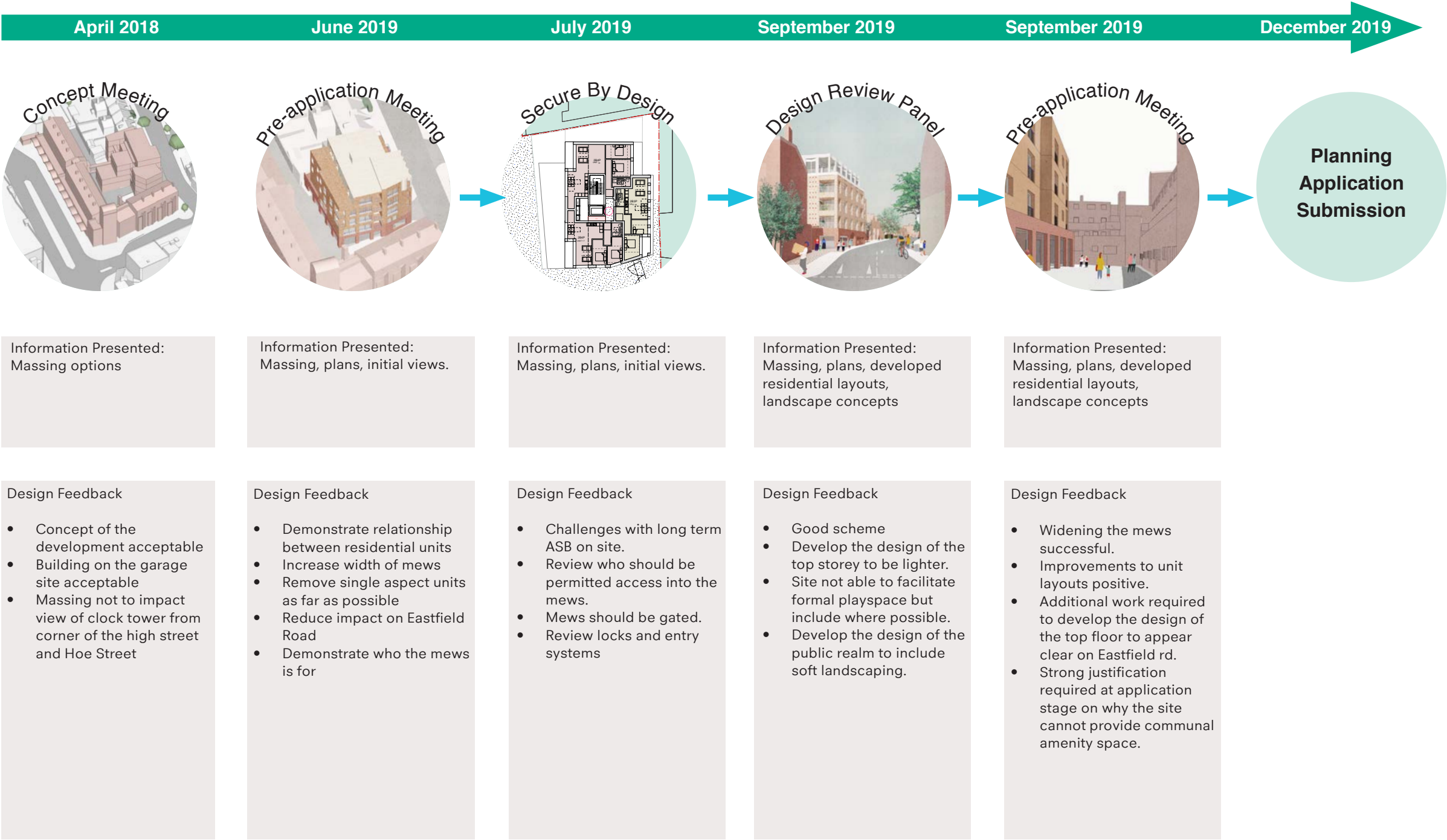
3.0 Engagement

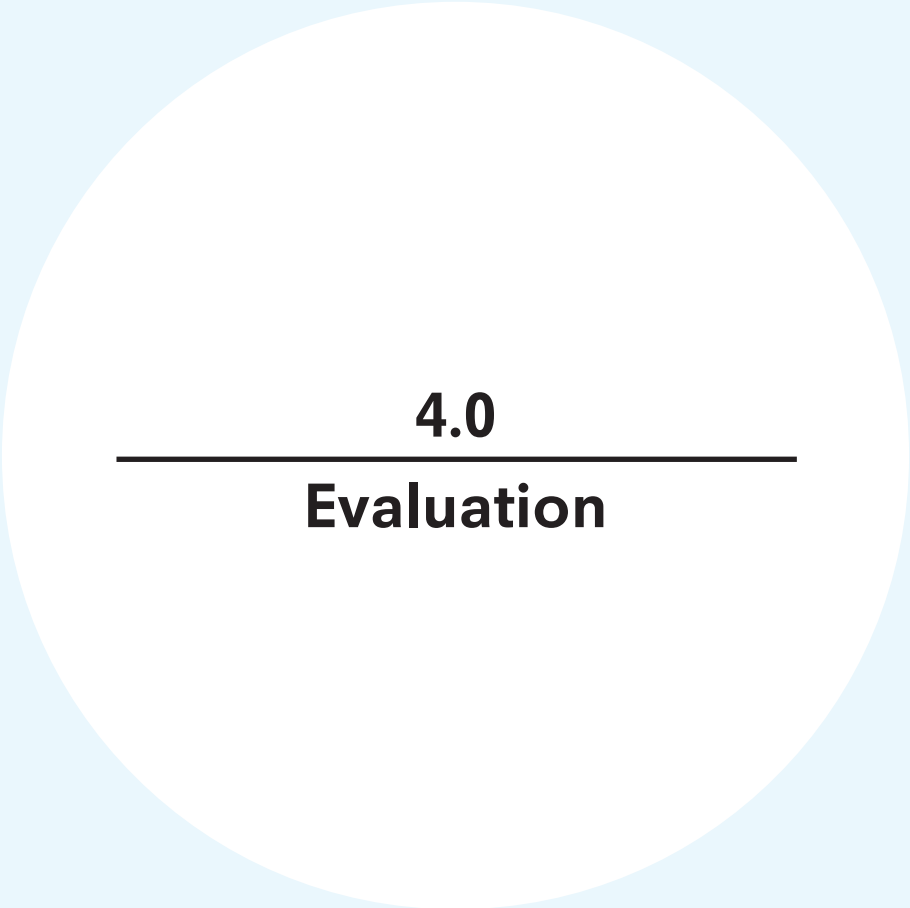
3.2 Statutory Consultation

This diagram outlines the pre-planning process. Please also refer to the Planning Statement which contains a detailed report on the events.

At the start of 2018 a feasibility study was carried out and a number of options were developed to understand site capacity. These were then discussed at a Concept Meeting in spring 2018 and the strategy of building on the site of the old garages agreed on.

From spring 2019 the design of the proposals developed alongside 2 further pre-application meetings and a design review panel. Feedback from these sessions helped in forming the proposals.





4.0

Evaluation

4.0 Evaluation

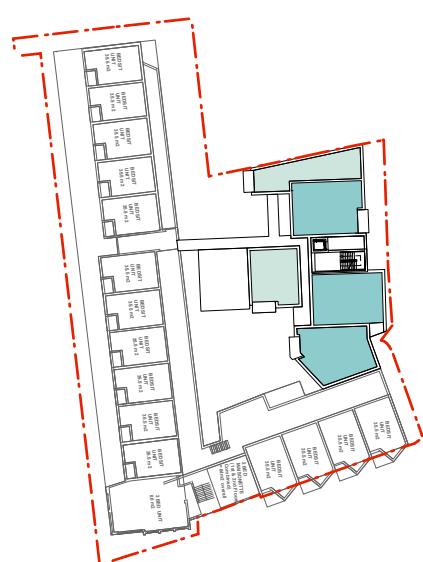
4.1 Massing Options

These pages explain how the design has evolved, responding to context and design feedback.

Initial Feasibility Phase

Initial massing studies revealed a single building with a central core (option C in the diagram on this page) had the greatest potential to both enhance the site, and maximise the number of new homes.

The relationship between the two buildings became a key driver of the design. A precedent study was carried out on buildings with similar relationships. A vision for an active, commercial mews yard developed. Existing ground floor commercial uses on site could spill out into the mews and along with a new commercial use on site could provide active overlooking to combat ASB.



B



C



D



Existing Building

- No improvement to rear of site
- No new dwellings

Evaluation Option B. Garage Site, deck access

- 10 new dwellings
- Views from the corner of the High Street and Hoe Street reveal the principal elevations are unaffected by the development at the rear.
- 18m distance between habitable rooms.
- Ground floor commercial use which can open up to alley between buildings. Existing commercial space to open up to the rear to create more active frontage.
- Option to deck over the ground floor to provide more servicing and cycle storage space.
- Deck access dual aspect units.
- scheme not viable financially.

Evaluation Option C. Garage Site: 10m offset Central Core Block

- 19 new dwellings
- Views from the corner of the High Street and Hoe Street reveal the principal elevations are unaffected by the development at the rear.
- 10m distance between habitable rooms.
- Ground floor commercial use which can open up to alley between buildings. Existing commercial space to open up to the rear to create more active frontage.
- Option to deck over the ground floor to provide more servicing and cycle storage space.

Evaluation Option D. Garage Site: T Shape Deck Access Block

- 19 new dwellings
- Views from the corner of the High Street and Hoe Street reveal the principal elevations are unaffected by the development at the rear.
- Creating 2 courtyards off which units are accessed. One courtyard has a commercial character, one more residential.
- New ground floor commercial linking to existing commercial space. Existing commercial space to open up to the rear to create more active to courtyard.
- Possibility to link walkways to the existing building considered too complex and creates issues with management and risks ASB continuing on site.

4.0 Evaluation

4.2 Design Evaluation



New Building Massing

- The massing has evolved to:
- Top floor steps back from the Eastfield Road elevation, responding to the lower context.
 - Steps back from the neighbours on Eastfield Road permitting light and views into gardens.
 - Steps out to Eastfield Road to enable views into the mews from Church Hill.
 - The mews elevation is cranked to soften the relationship with the existing Central Parade building. The buildings are not parallel so views between the residential areas are less direct.

Mews

- Design of the mews has evolved to:
- The mass of the new building splays away from the existing and the mews is of various widths.
 - Pockets of green space will be included to the north of the mews.
 - Vertical planting is proposed to the elevations.
 - New small trees
 - Benches which also double as informal playspace.

Relationship Between Residential Units

- The diagram above details distances between bedrooms on the 3rd floor.
- The rear elevations of the existing building have bedroom windows on the 3rd floor only.
- The proposed building has been offset to permit what is considered comfortable distances between existing and proposed.

Future Vision

- The design has developed to anticipate further improvements and developments of the existing building, in the above sketch.
- This diagram shows the long term ambition to open up the rear of the existing building at ground floor, from the 'Central Parade' creative and cultural hub and the community hall to further activate the mews. These works do not form part of this application.

4.0 Evaluation

4.3 Relationship to Context

Building Massing

These images show the evolution of the rooftop massing in relationship to Eastfield Road.



1. Initial design presented at the first public consultation



2. Developed design presented at the second public consultation

- Top floor massing pulled back from Eastfield Road and Mews.



3. Revised planning scheme

- Design of the top floor progressed in response to Design Review Panel and Pre-application comments. Developing a language of division and thin curves.

Mews Width

These images show the evolution of the mews and the new building in relation to the existing Central Parade.



1. Initial design presented at the first public consultation

- 7.5m wide mews



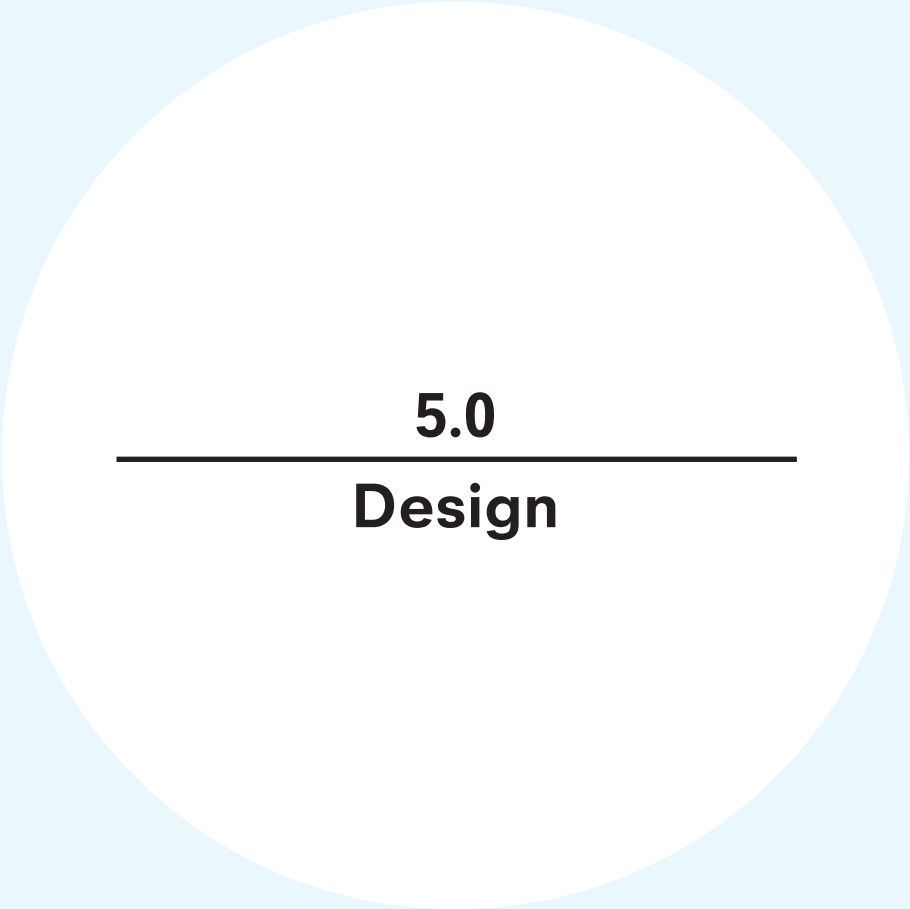
2. Developed design presented at the second public consultation

- Mews increased in width from 7.5 to 9 metres wide in response to Pre-application comments.



3. Revised planning scheme

- Angled facades on new building soften relationship with existing building. Mews varies in width.



5.0

Design

5.0 Design

5.1 Use

This section explains the proposed uses of the project: The project has 4 parts.

1, Demolition of existing garages to the rear of Grade II listed Central Parade, redevelopment to provide part three, four and five storey mixed use building to provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), associated bicycle parking, plant and refuse storage, public realm improvements and relocation of electrical sub-station.

2, External improvements to the grade II listed Central Parade building.

3, Internal renovation of vacant areas of the existing building to provide residential accommodation.

4, Urban realm improvements.

1. Proposed New Building

The new, mixed use building would provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), associated bicycle parking, plant and refuse storage and relocation of electrical sub-station

Ground Floor

- Provides refuse storage for existing and proposed residents
- Relocates an existing on site sub-station to the ground floor of the new building.
- Plant space
- Cycle storage for new residents

Upper floors

- Tenure blind residential units with internal balconies private amenity space.

2. External Improvements to the Existing Building

No changes of use are proposed in this part of the scheme

3. Changes to the Existing Central Parade Building

Vacant space on the first and second floor of the clock tower will be brought back to use. The space will be reconfigured into 2 family residential units.

Because of heritage value of the existing building it is not considered appropriate to add private amenity space in the form of balconies or roof terraces.

4. Mews Yard

The mews space provides servicing and refuse access. It also provides pockets of green space for existing and new residents.

5.2 Amount

The new building comprises of 167 sqm commercial space, 19 residential units, associated ancillary spaces and a substation.

In the existing building 2 x 4 bedroom units are proposed.

Accommodation Schedule Residential

Residential Units					
Floor	1B2P	2B4P	4B5P	4B6P	Subtotal
GF	1				1
1F	3	2		1	6
2F	3	2	1		6
3f	4	1			5
4f	2	1			3
Total	13	6	1	1	21

New Building

Site	
Site Boundary (inc. exg building)	2730
Development site boundary	650

New Building		
	Type	GIA
G	Residential	217
G	Commercial	170
G	Substation	15
First	Residential	367
Second	Residential	367
Third	Residential	348
Fourth	Residential	248
Total		1732

New Building			
	GEA	GIA	NIA
G	462	427	231
First	404	367	297
Second	404	367	297
Third	388	348	278
Fourth	276	248	178
Total	1934	1757	1281

New Building			
	Floor	Type	NIA
Commercial Unit 01	GF	Commercial	170
	GF	1B2P M3	61
Unit 02 Unit 03 Unit 04 Unit 05 Unit 06	1st	1B2P	51
	1st	2B4P	70
	1st	1B2P	50
	1st	2B4P	71
	1st	1B2P	55
Unit 07 Unit 08 Unit 09 Unit 10 Unit 11	2nd	1B2P	51
	2nd	2B4P	70
	2nd	1B2P	50
	2nd	2B4P	71
	2nd	1B2P	55
Unit 12 Unit 13 Unit 14 Unit 15 Unit 16	3rd	1B2P	51
	3rd	1B2P	51
	3rd	2B4P	50
	3rd	1B2P	71
	3rd	1B2P	55
Unit 17 Unit 18 Unit 19	4th	2B4P	77
	4th	1B2P	50
	4th	1B2P	51

Existing Central Parade Building

Existing Building		
	Type	GIA
Basement G	Commercial	587
	Commercial	895
	Theatre	286
First	Residential	52
	Office/HMO	14
	Residential	552
Second	Office/HMO	135
	Residential	569
	Office/HMO	129
Third	Residential	118
	Residential	618
Fourth	Residential	43
Total		3998

Existing Building Refurbishment			
	GEA	GIA	NIA
G	38	14	0
First	172	135	123
Second	167	129	118
Total	377	278	241

Existing Building Refurbishment			
	Floor	Type	NIA
Unit 20	1st	4B6pp	123
Unit 21	2nd	4B5pp	118

5.0 Design

5.3 Layout: Mews

The new building is designed to work alongside the existing Central Parade building to create a vibrant mews space between.

The ground floor of the new building and the mews have to work hard to enable:

- Service access for commercial units
- A disabled parking space
- Refuse storage/collection
- Active overlooking from the new commercial space
- Enjoyable external space to encourage use and activity.
- A substation directly on Eastfield Road
- Refuse storage for existing residents
- Refuse storage for new residents
- Bulky item refuse storage
- Residential access
- Anticipating future enhancements of the existing building to open up to the mews space.

Enjoyable External Space

The mews varies in width. It splays away from the existing building letting more light into the mews.

The angled form of the building allows wide views into the mews from Eastfield Road. Increasing visibility, safety and encouraging use.

Amenity Space

Residents of both buildings will be able to access and enjoy the mews space

Because of the constrained nature of the site it is not possible to provide exclusive residential shared amenity space without losing a significant number of units. However the mews has been designed to permit servicing but with pockets of green space.

Greenspace and informal play is located where the mews gets the most sunlight. As the proposed building splays away from the existing building

Playspace

The proposed development is not large enough to bring about a requirement for playspace.

It has not been possible to accommodate formal playspace as part of the design however an area of informal play is proposed. Please see 5.4 landscape section for more details.

Refuse

Please see section 6 on the detailed refuse strategy.

Security

Please see section 6 for more detail on security. Because of the history of anti-social behaviour on site it is proposed 2 sets of gates are to be used to secure the mews space.

1. Securing the Eastfield Road entrance
2. Securing the northern part of the mews.

Residents and commercial tenants will have a key/fob to unlock the pedestrian gates. Vehicular gates will require a different key/fob/code to permit access for deliveries. Hours and frequency of deliveries to the commercial spaces will be controlled

Proposed Site Plan

key

◀ New entrances

◀ Entrances to new residential areas in existing building



5.0 Design Proposals

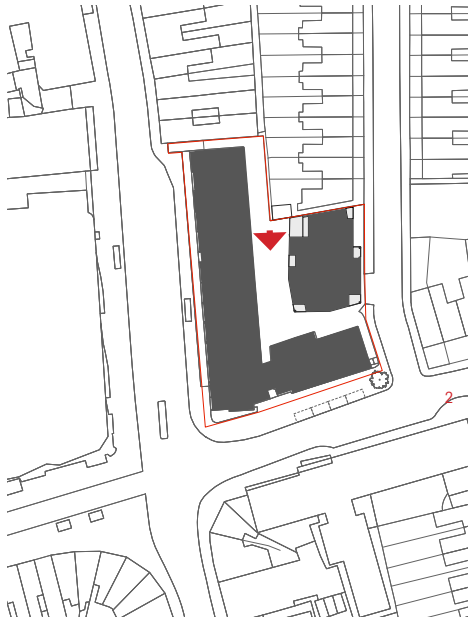
5.3 Layout: Mews



These two images show the proposed mews yard. One shows the mews once the proposals in this application are completed. One shows the long term vision for the space.

Longer term improvements include:

- Opening up existing ground floor commercial spaces to create an active facade.
- Back of house spaces for the Community hall reconfigured to allow the theatre/ hall space to open up to the mews. Improve visitor experience with high quality ancillary spaces.
- Improvements to the communal residential spaces. Cleaning, painting and improvements to walkways.



5.0 Design

5.4 Layout: Landscaping

Soft landscape

The planting proposals aim to soften the otherwise predominantly hard landscape of the mews space. The ambition is to introduce various scales of planting that can be experienced at ground level as well as providing visual interest when seen through residents' windows whilst also balancing the requirement of limited ongoing planting maintenance.

Proposed trees

A total of three trees are proposed to be planted within the mews space, species of which have been carefully considered to suit the given environment. Both the selected Gleditsia and Sorbus species will grow to medium sized trees and their delicate, pinnate foliage will provide a light deciduous canopy over the space whilst allowing sunlight to enter. The pairing of these tree species will provide a long season of interest with autumn leaf colour, winter berry, spring blossom and decorative summer foliage.

To help these trees to establish quickly, grow large and be long-lived, a proprietary cellular tree pit system will be used to provide an appropriate amount of uncompacted soil for rooting. Permeable surface treatment to the entire tree pit area will allow rainwater to enter the rooting volume helping to attenuate surface run-off while providing a sustainable water source for the new trees.

Existing trees

There are no existing trees within the site area. There appear to be several tree stumps running along the East site boundary; these will be removed as part of the proposed works.

Planting

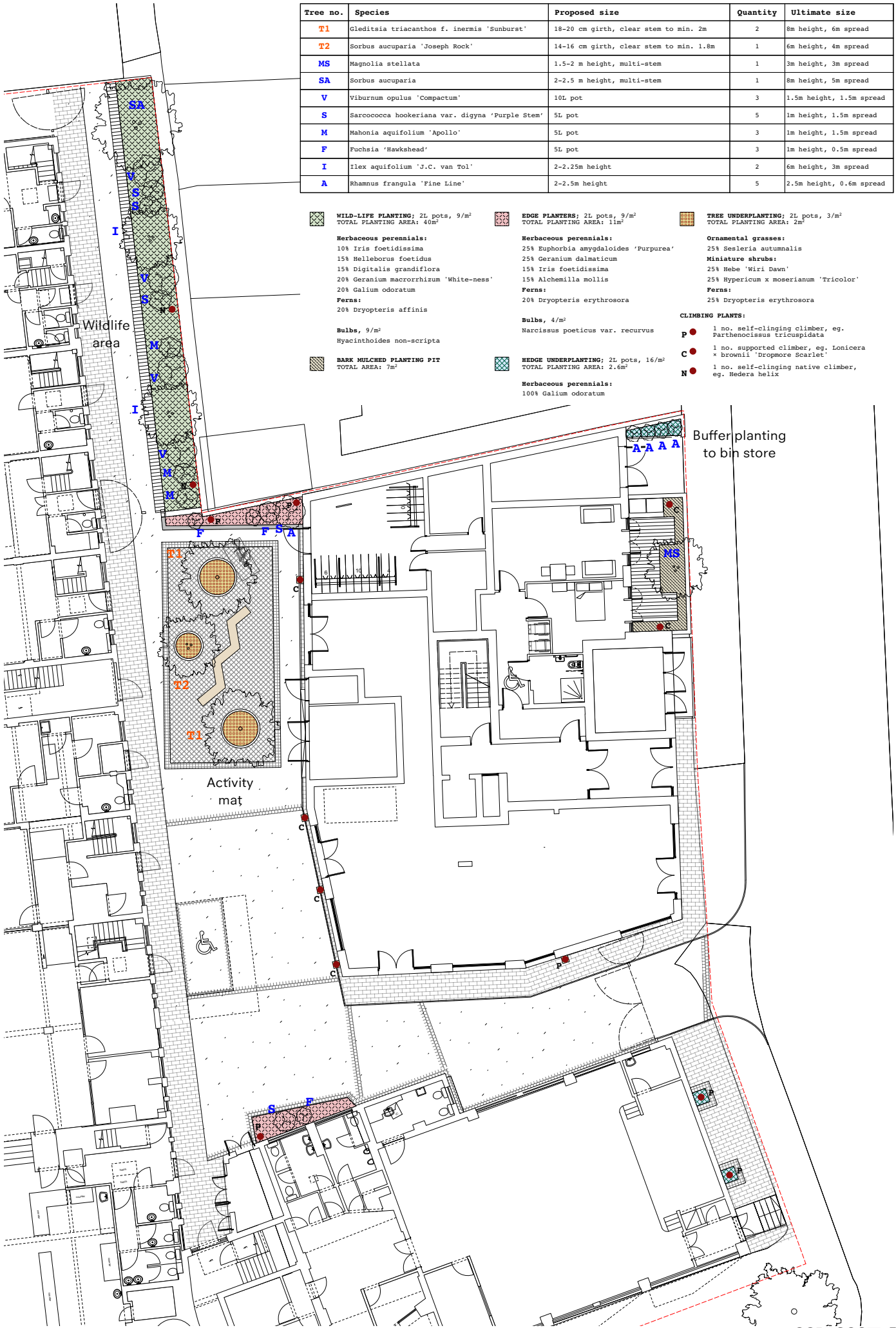
The planting areas have been designed to provide a range of sensory experience: visual interest through the seasons as well as tactile qualities and scent. Robust plant species have been chosen to ensure that the plants can thrive given the harsh urban setting - able to tolerate shade cast by the surrounding buildings, withstand droughty conditions and not require an onerous maintenance regime. A balance between use of evergreen and deciduous plants will also ensure that greenery is present throughout the year.



Gleditsia triacanthos f. inermis 'Sunburst' in early summer



Sorbus aucuparia 'Joseph Rock' in autumn



5.0 Design

5.4 Layout: Landscaping

Ecology

A wildlife friendly planting area will be at the rear space of the mews. This gated area will be largely undisturbed allowing opportunity for bird nesting. Bird habitat boxes will be mounted to the tall wall at the site boundary - robin/wren nest boxes at lower levels and sparrow/tit bird boxes higher up.

The wildlife-friendly area will be planted with berrying shrubs and climbers to create shelter. Native plant species will be balanced with non-native plants of known ecological benefit - such as pollinator friendly plants that can cope with shadier conditions.

Play

Opportunity for informal play will be provided within the mews space and centre around the activity area with the proposed trees. Playful seating furniture will double as informal balancing beams and tactile plants within the tree pits will offer sensory stimulation. Captivating bee hotels will be mounted to the sunnier site boundary wall encouraging curiosity in nature in both the young and the old users of the mews.

left: Types of habitat boxes
centre: Wildlife planting palette
right: Sensory play planting palette



Nesting box for robins / wrens



Bird box for sparrows / tits



Bee hotel



Hadera helix



Ilex aquifolium 'JC van Tol'



Digitalis grandiflora



Iris foetidissima



Hypericum x moserianum 'Tricolor'



Hebe 'Wiri Dawn'



Sesleria autumnalis



Dryopteris erythrosora

5.0 Design

5.5 Layout: Relationship Between Residential Spaces

These drawings explain the relationship between the existing and proposed residential units.

Separation Distances

The plan diagram details separation distances between windows. The section shows the difference in height between the floor levels.

Height difference

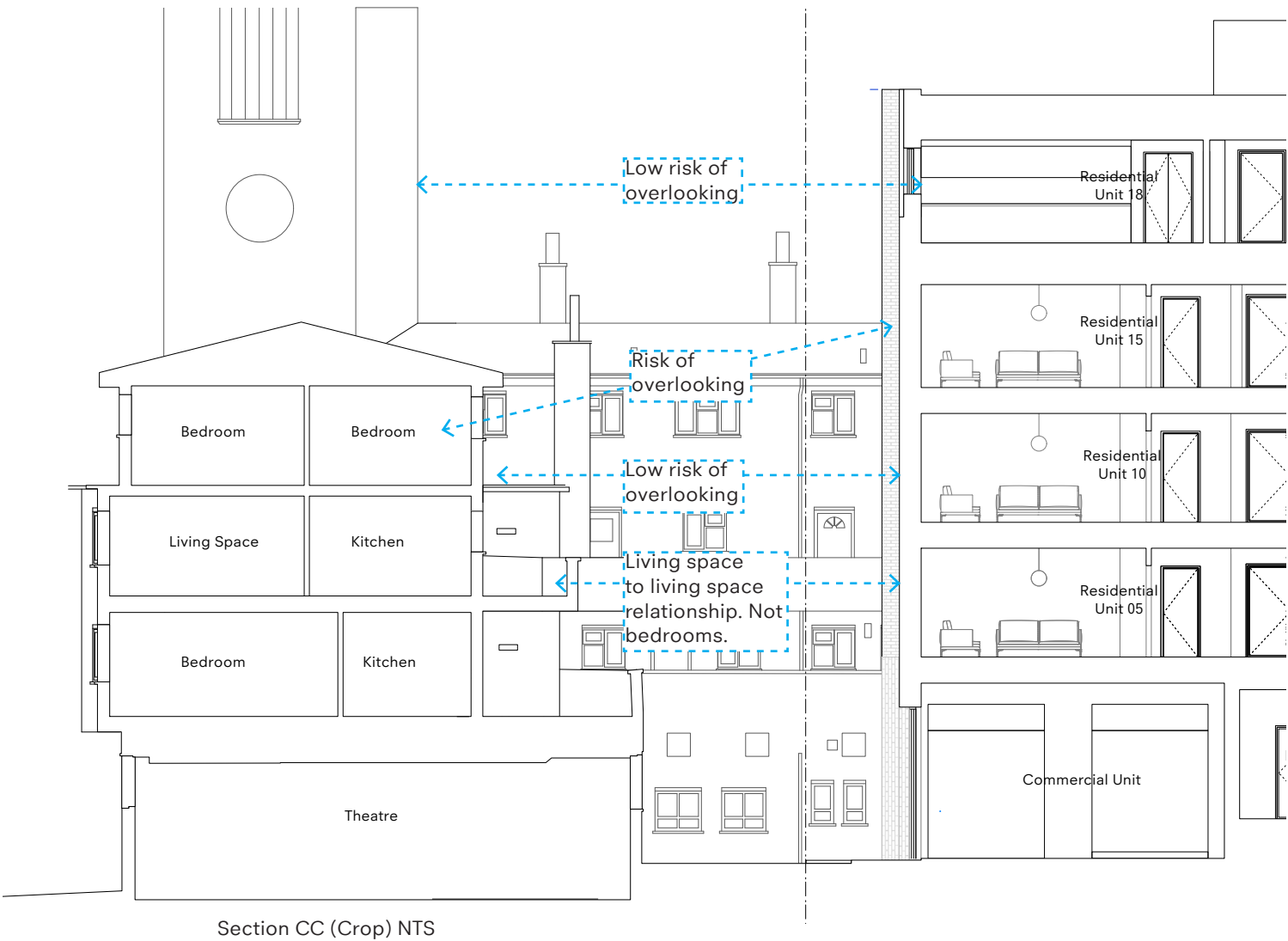
The new building has a taller story height than the existing building. This means the eye level between residents in the two buildings do not align.

South Elevation

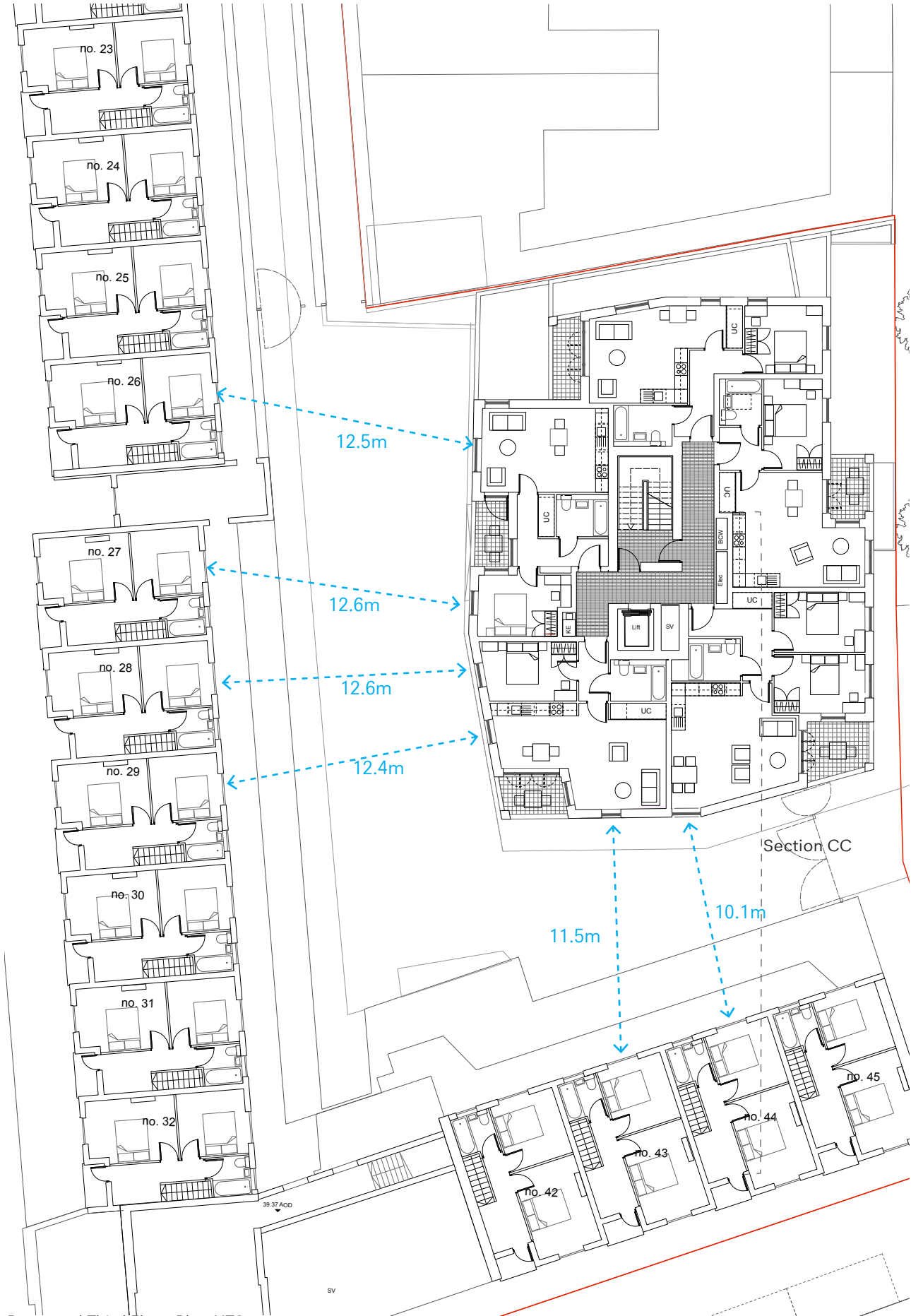
Pre-application advice stated that the two windows on the south elevation should be obscured as they are the closest to the existing building.

Examining the proposed section CC (below), it is only the third floor in which existing bedrooms front onto the mews. It is proposed that only the 3rd floor windows on the south elevations of the new building are obscured.

The bathroom windows in the existing building are already obscured.



Section CC (Crop) NTS



Proposed Third Floor Plan NTS

5.0 Design

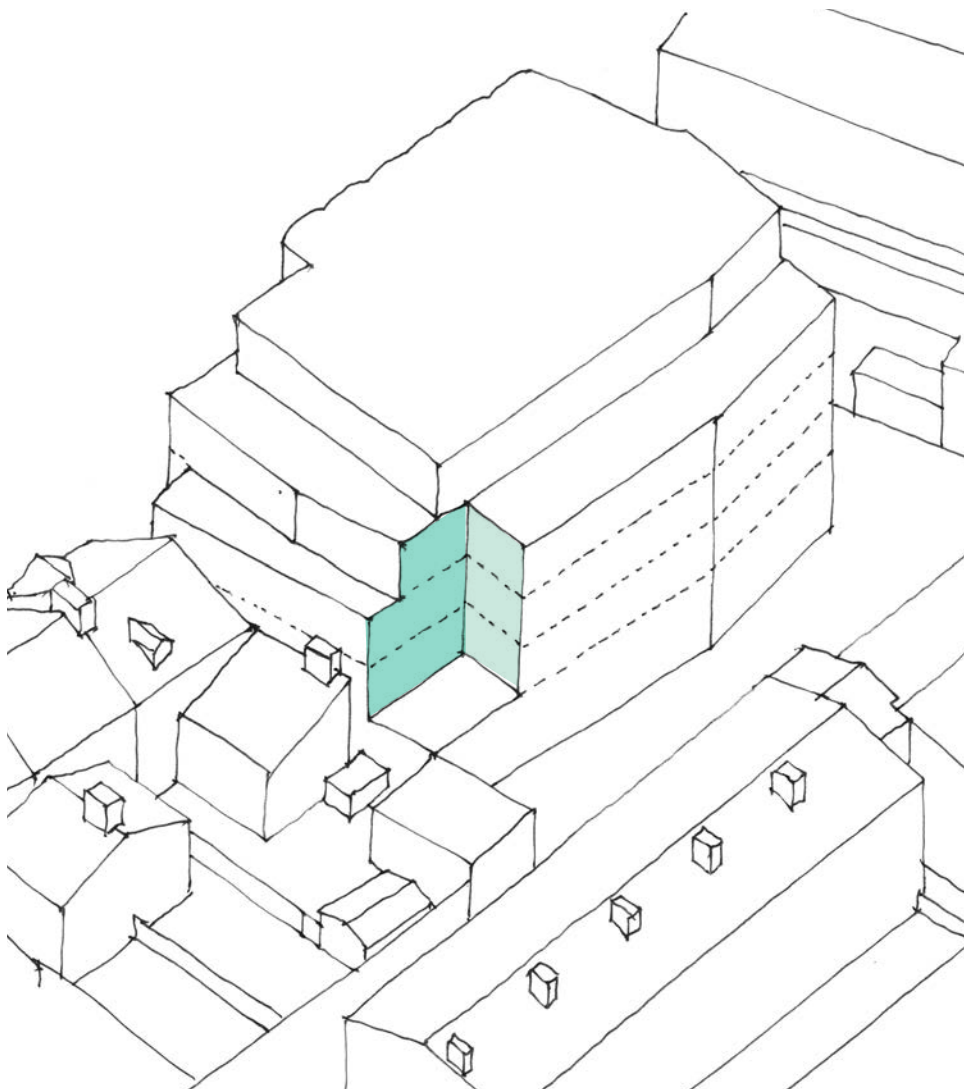
5.5 Layout: Relationship Between Residential Spaces



This page explains how the building mass has been designed to mitigate the impact on the residential neighbours to the north, on Eastfield Road.

1. At the back of the new building the building steps back to allow neighbouring gardens light and views.

2. At the front the massing steps down to respond to the height of the terraces.

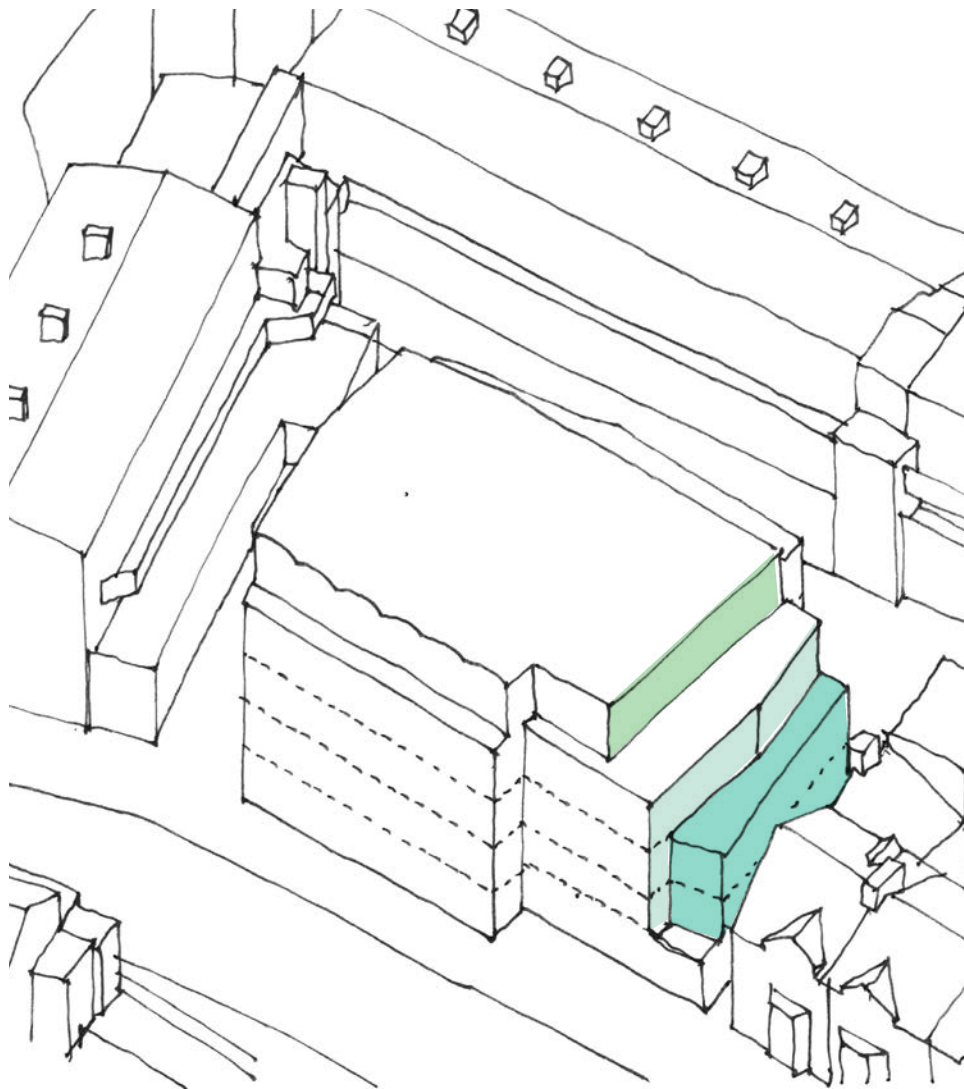


1. Light and Views to Gardens

The building mass steps back to avoid a tall wall directly adjacent to the garden of the neighbouring house. The reduced massing lets light into the garden and opens up views out.

Windows directly on the boundary will be obscured and non-opening. Where the building mass steps back from the boundary it is proposed the windows are not obscured where they are greater than 5m away from the boundary.

The balconies do not directly face the garden of the terraced houses.



2. Matching the height of the terraces

Massing to the north of the proposed building steps down to meet the height of the existing terrace.

On the Eastfield Road facade, the north corner of the building also steps back behind the building line of the terraces.

5.0 Design

5.6 Layout: Residential

The massing of the new building has a non-regular shape in response to the context. However, the layouts of the homes in the building have been carefully considered to be regular and practical.

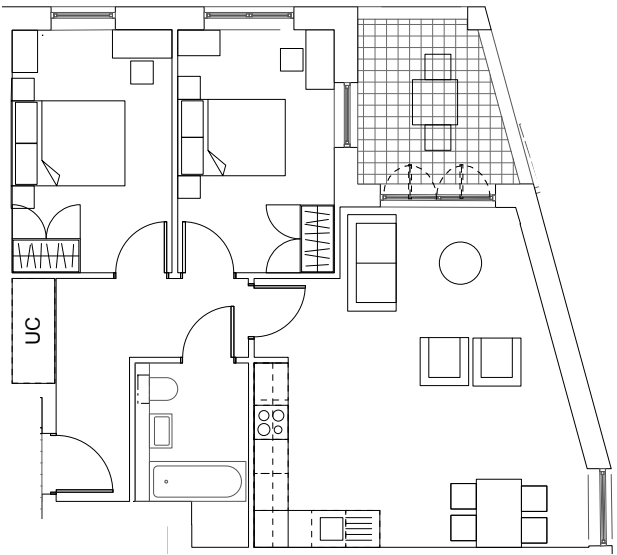
The overall project includes a mix of 1, 2 and 4 bedroom homes. The new building contains 1 and 2 bedroom homes.

In the new building dwellings, along with their associated storage and amenity, are equal to or exceeding the minimum space standards for new dwellings stipulated in the Technical housing standards – nationally described space standard . Floor to ceiling heights of 2.5m ensures maximum daylight exposure to the deepest part of the plan. This is further combined with generous windows to each room.

Rooms are arranged around external amenity in order for living spaces to take advantage of this proximity.

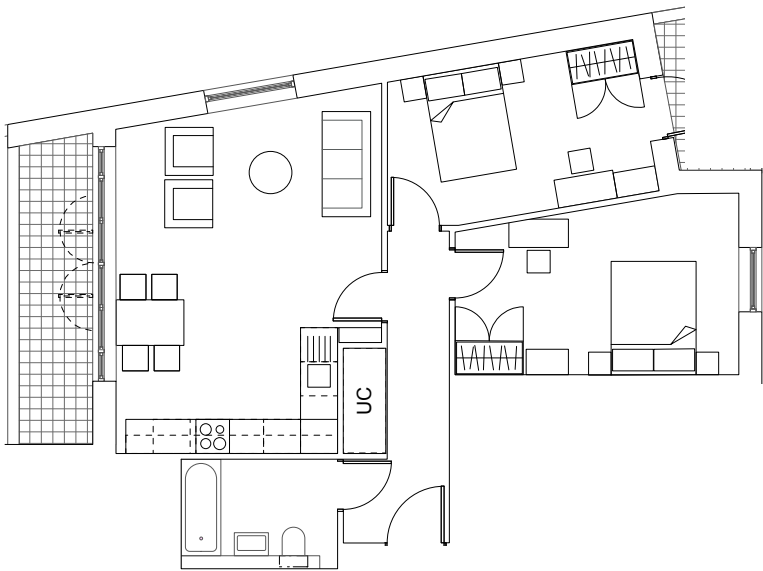
Balconies are inset allowing residents flexibility in usage of the amenity space without impacting the overall appearance of the building. The inset nature reduces noise transfer between apartments and increases privacy. Where possible the inset balconies are positioned in a corner of living spaces, increasing the sense of space in the rooms, and blurring boundaries between inside and outside.

All of the residential layouts are shown here.

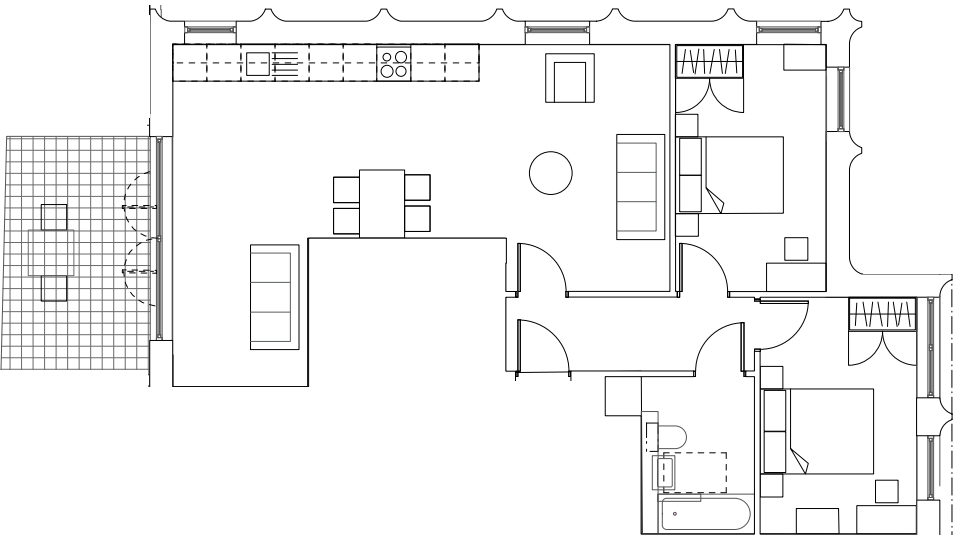


Type 01
2 Bedroom 4 Person
Location Floor: 1,2,3
Area: 71

2 bedroom 4 person dwellings

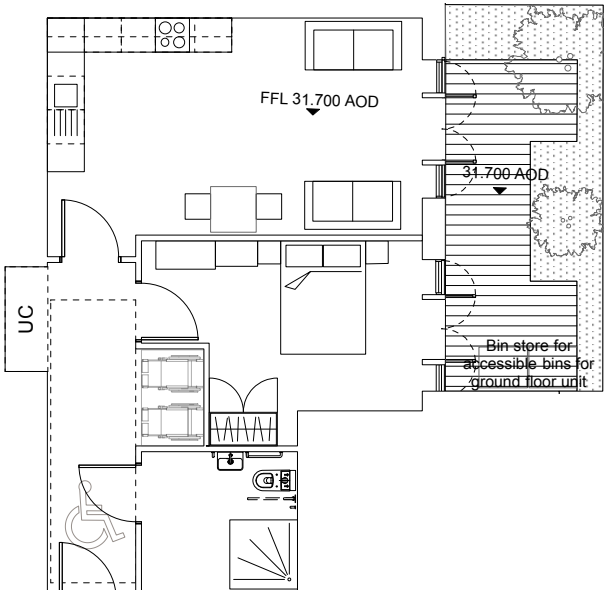


Type 02
2 Bedroom 4 Person
Location: Floor 1, 2
Area: 70



Type 03
2 Bedroom 4 Person
Location: Floor 4
Area: 77

2 bedroom 4 person dwellings

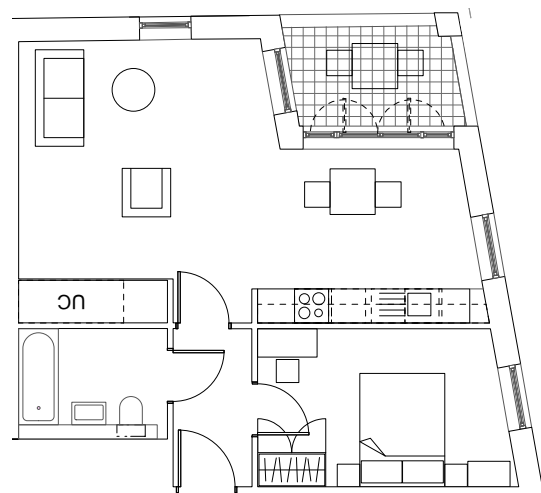


Type 04
1 Bedroom 2 Person Wheelchair adapted/ adaptable dwelling
Location: Ground floor
Area: 61

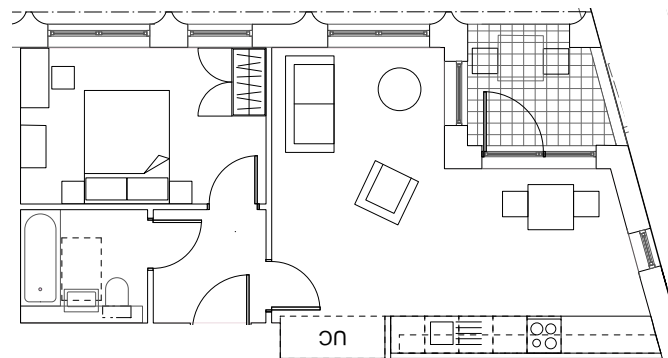
1 bedroom 2 person M dwelling

5.0 Design

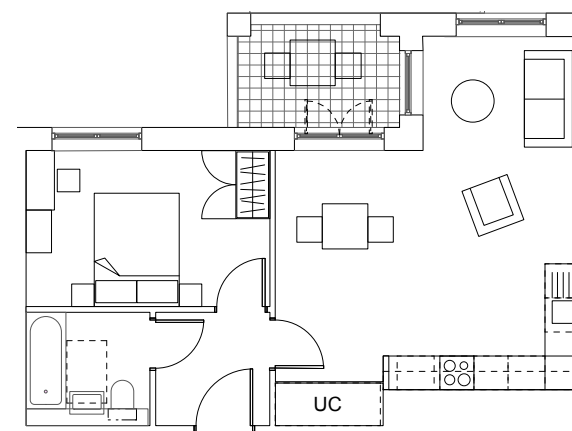
5.6 Layout: Residential



Type 05
1 Bedroom 2 Person
Location: Floor 1, 2, 3
Area: 55 sqm

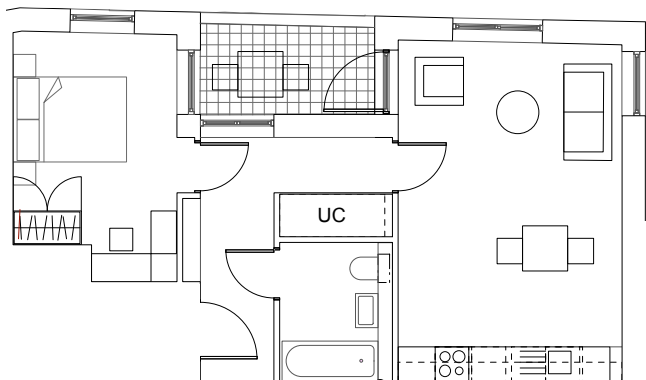


Type 06
1 Bedroom 2 Person
Location: Floor 3
Area: 50 sqm

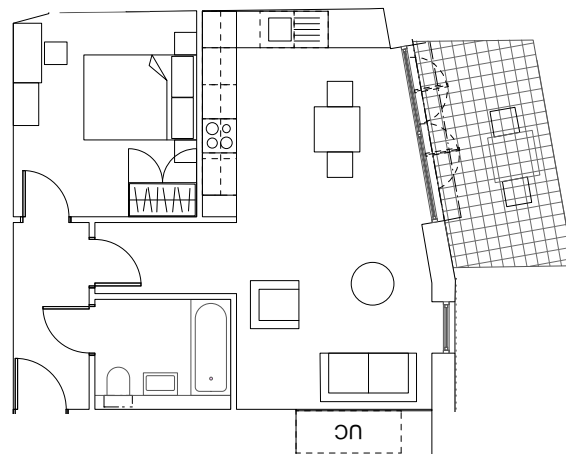


Type 07
1 Bedroom 2 Person
Location: Floor 1, 2, 3
Area: 50 sqm

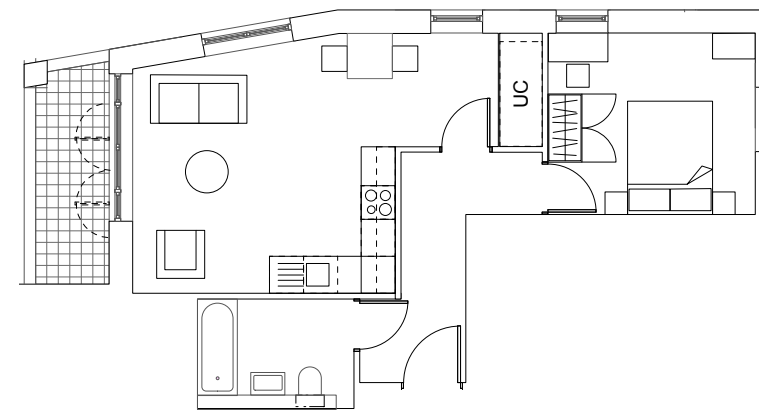
1 bedroom 2 person dwellings



Type 08
1 Bedroom 2 Person
Location Floor: 1,2,3
Area: 51 sqm



Type 09
1 Bedroom 2 Person
Location: Floor 3
Area: 51 sqm



Type 10
1 Bedroom 2 Person
Location: Floor 3
Area: 51 sqm

1 bedroom 2 person dwellings

5.0 Design

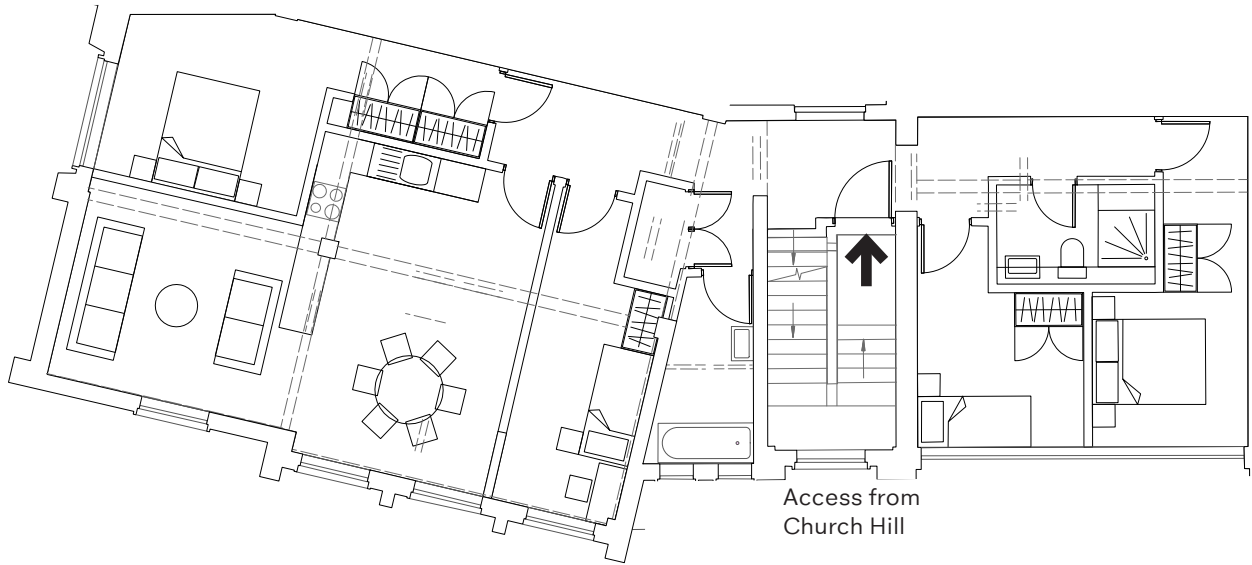
5.6 Layout: Residential

In the existing building it is proposed a vacant area is renovated to make 2 family dwellings.

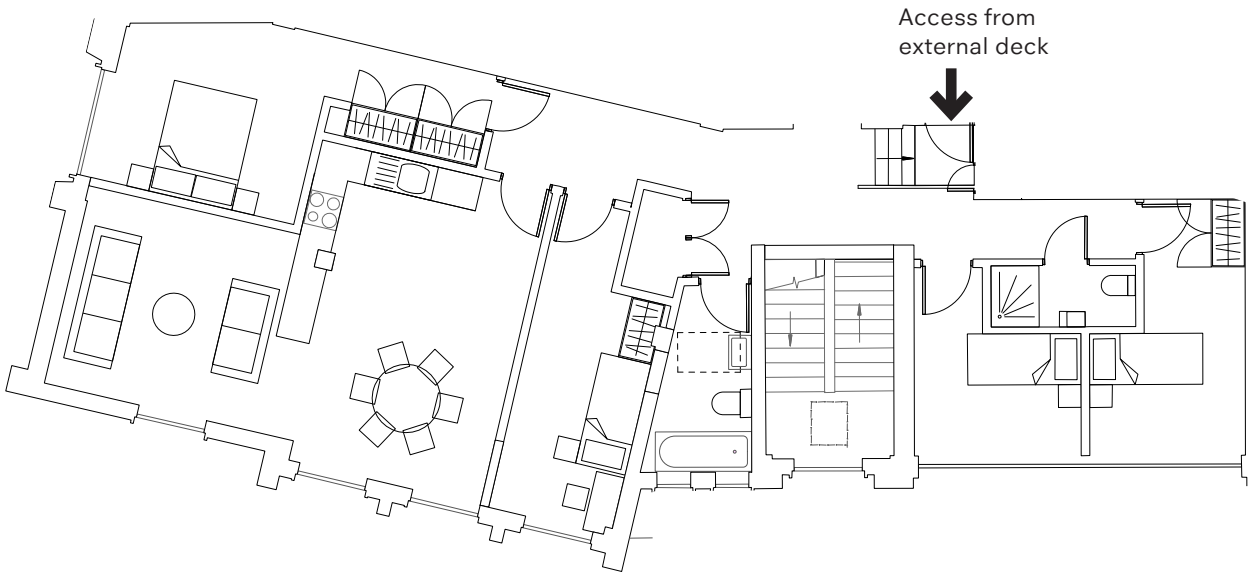
These dwellings exceed the minimum space standards for new dwellings stipulated in the London Plan.

The composition of existing window openings contributes to the overall existing design and exterior appearance of the existing listed building. Therefore it is not considered appropriate to alter the window positions, or to include new openings. Layouts have been designed to work with the existing openings.

Because the building is listed, it is not considered possible to alter the fabric to provide private external amenity space, without negatively impacting the massing. Therefore these units will not have private amenity space. However it is proposed that this is mitigated in part because they are considerably larger than the Technical housing standards – nationally described space standard minimum sizes.



Type 11
4 Bedroom 6 Person
Location: Floor 1 (Existing building)
Area: 123 sqm



Type 12
4 Bedroom 5 Person
Location: Floor 2 (Existing building)
Area: 118 sqm

4 bedroom 5 person dwellings

5.0 Design

5.7 Fire Strategy

The principle guidance document used for the evaluation of fire safety precautions for the proposed development is Volume 1 of Approved Document B: Fire Safety – 2019 edition (ADB). Volume 2 of Approved Document B: Fire Safety – 2019 edition will also be used to assess the commercial unit at ground floor level as this cannot be classed as ancillary accommodation. Reference will also be made to relevant British and European standards where appropriate.

As outlined in Table 0.1 of ADB, the premises fall under two purpose groups; Purpose Group 1(a) (Flat) for the flats and associated ancillary accommodation and either Purpose Group 4 (shop and commercial) or Purpose Group 5 (assembly and recreation) for the ground floor commercial unit; the use of the commercial unit has not yet been confirmed.

Access

Vehicle access is required within 45 metres of all points within each of the dwellings in accordance with the requirements outlined in ADB. In order to meet the 45 metre hose distance requirement, a dry rising main will be provided within the stair core of the new building.

Access to Central Parade will be maintained from Church Hill, Hoe Street and to the rear via the mews.

Existing Building Residential Spaces

All of the residential dwellings meet the requirements set out in ADB for the internal planning of flats. Each of the flats has a protected entrance hallway, which serves all of the habitable rooms. The travel distance within each of the hallways to the flat front door does not exceed the recommended 9 metres as outlined in ADB. Because of this and the building top floor finished floor level is below 18m, sprinklers are not required.

Where flats only have escape in a single direction within the common ways, the maximum travel distance from the flat to the door leading into the stair enclosure or final exit should not exceed 7.5 metres. As the flats are served by a single stair, a natural smoke shaft will be provided within the common lobbies directly adjacent to the stair; this also applies to the ground floor.

Each of the flats will be individual compartments separated from all other parts of the building with 60 minute fire resisting compartment walls and floors. For any non-residential areas, which are not classed as ancillary to the residential accommodation (i.e. commercial unit), 60 minute compartmentation will be provided to separate the unit from the residential areas.

Any shafts that breach compartments floors will be constructed as protected shafts with a minimum fire resistance equivalent to the elements of structure for their respective building; this includes the staircase enclosure, the lift shaft, the smoke shaft and any service risers.

The facade construction is non-combustible.

Commercial Space

The use of the commercial unit is unknown at this stage, therefore the layout and fire safety measures will need to be assessed during the fit out stage.

The travel escape distance from inside the commercial unit is 45 metres, 45° apart as there is more than 1 exit. The maximum occupancy should be calculated based on the available floor space and the floor space factor relevant for its use once known.

Ancillary accommodation

Ancillary accommodation is provided at ground floor level. The ancillary accommodation comprises a bike store, refuse stores, an LV switch room and water tank room. There is also a substation, however, this is accessed directly from the outside and is not linked to the residential areas. Both of the bin stores can also be accessed directly from the outside, which is in accordance with ADB.

The refuse stores and plant rooms will be enclosed in 60 minute fire resisting construction, whilst the bike store will be enclosed in thirty minute fire resisting construction. There is also a substation provided at ground floor level; UKPN requires 240 minute fire resisting construction between the substation and the rest of the building.

Existing Building

The new residential areas in the existing building will be classed as small single stair premises. Because of this they can be accessed directly from the stair/access route without an additional protected lobby. The first floor escape will be via an internal stair to Church Hill. The second floor unit will escape via the external stair to the rear of the building.

5.0 Design

5.8 Existing building: Proposed Facade

The following changes are proposed to the existing building facades:

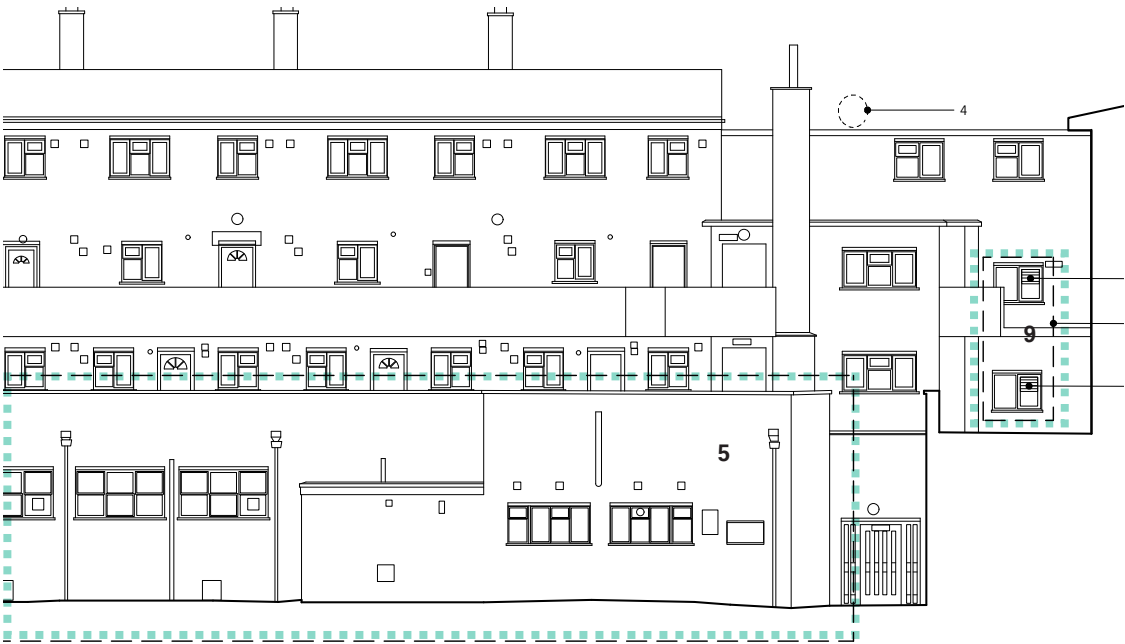
- 1. Removing satellite television dishes and consolidating into one system.
- 2. Consolidating ground floor commercial servicing equipment
- 3. Repairing brickwork where damaged.
- 4. Removing bent bars from windows and repairing doors where required
- 5. Painting a graphic onto area of blank facade
- 6. Replacing / attaching new lighting
- 7. Replacing existing windows to the new residential units.
- 8. New external doors to the new residential units. One on Church Hill south facade, ground floor. One on second floor off the external deck.
- 9. New ventilation grilles for the new residential units on the rear facade. North elevation of the southern, Church Hill wing.



Mews Facade (east)

Key
Areas of change

Changes are proposed to meet requirements for the new residential space and to improve the general appearance of the building.



Mews Facade (north)
Central Parade



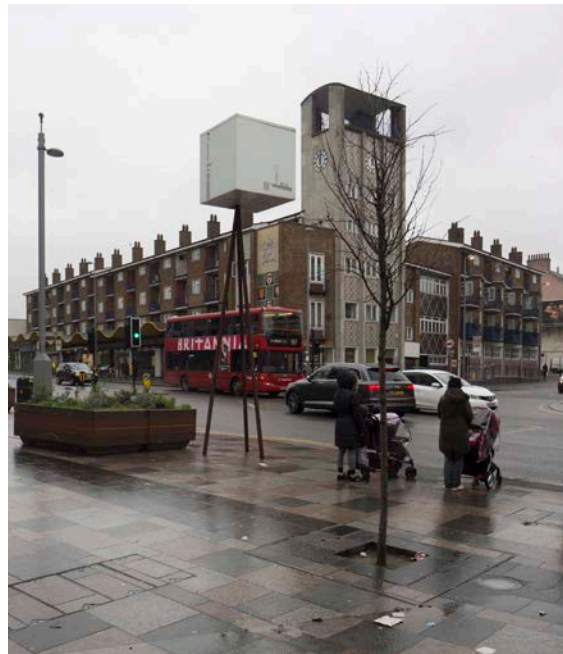
Church Hill Facade

5.0 Design

5.9 Scale

3 key views have been identified to assess the scheme's impact from a streetscape and heritage perspective:

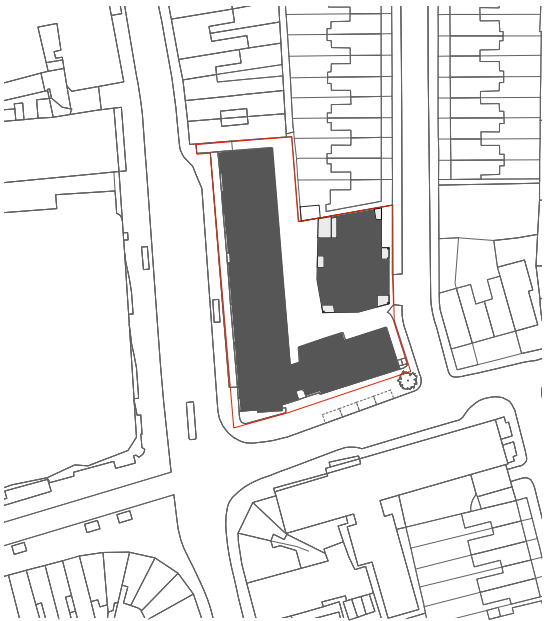
- View from the corner of the High Street and Hoe Street.
- View looking south down Eastfield Road
- View looking north up Eastfield Road from Church Hill.



1. View from High Street



2. View from Church Hill



3. View from Eastfield Road

1. View from the corner of the High Street and Hoe Street

This is a view significant because it permits a whole view of the listed building and its massing. The 'dynamic massing', communicating the buildings differing uses is noted as one reason for the listing.

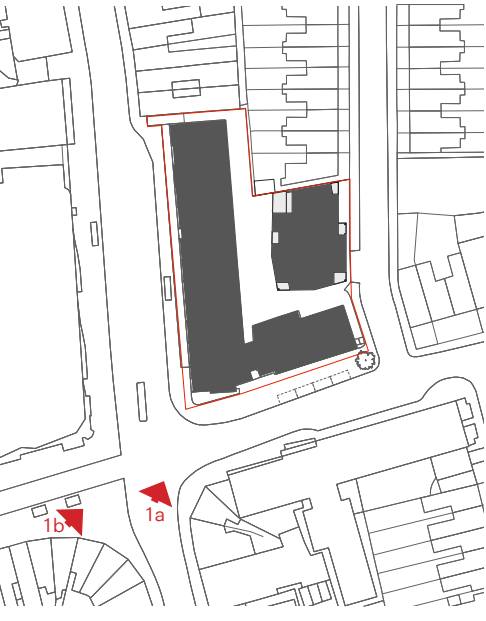
Standing on the corner of the High Street and Hoe Street so that the two wings of the building are in view, the proposed building is not visible.

Progressing further back, down the High Street the lift overrun, smoke vent shaft and edge of the



1a

proposed building become visible as you walk further away.



1b



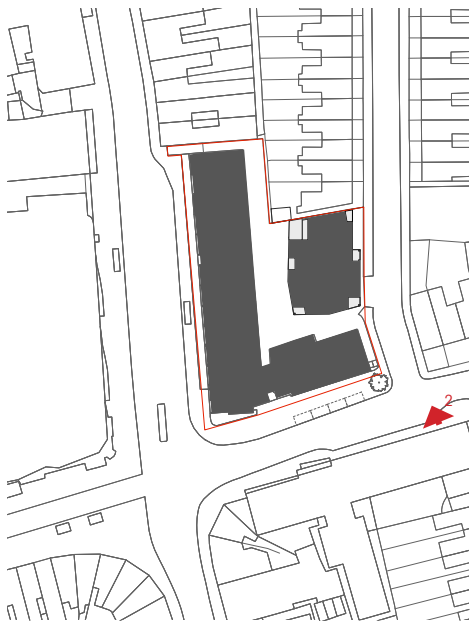
5.0 Design Proposals

5.10 Appearance

View Looking North up Eastfield Road from Church Street

This view is significant as it is the main approach to the building and reveals its relationship with the Eastfield Road context.

- The proposed building has a base, middle and top.
- Ground floor plinth to the building.
- The central portion is in a solid red brick.
- The top floor has a lighter quality. Influenced by the wavy canopy and clock tower of the existing Central Parade. Proposes a pre-cast arched parapet. Infilled with glazed brick.
- A graphic to side of building hints at activity between the existing and proposed buildings.
- The new residential entrance defined with an arched canopy.



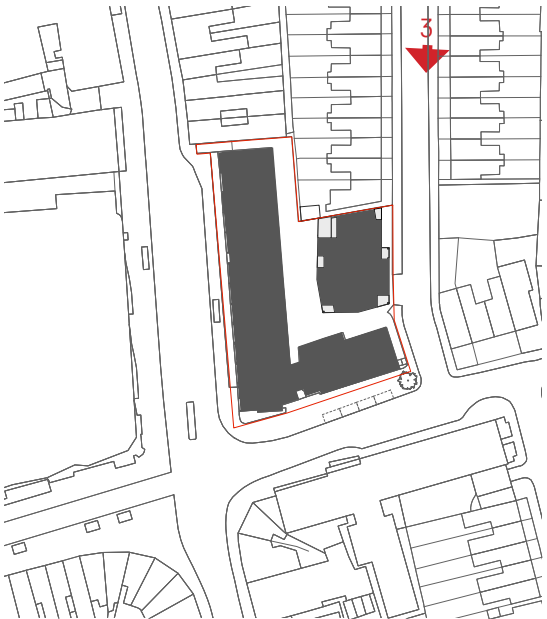
5.0 Design

5.10 Appearance

View Looking South Down Eastfield Road

This view is significant as it demonstrates the relationship with Eastfield Road terraces.

- Top floor is set back from the front of the building and has a lighter quality. Influenced by the wavy canopy and clock tower of the existing Central Parade. Its proposed a pre-cast arched parapet will be infilled with glazed brick.
- In this view, the arched wave of the front elevation subtly marks the primary elevation.
- The north elevation, prominent in this view is articulated with scalloped vertical pre-cast elements and infilled with glazed brick.



3. View from Eastfield Road



5.0 Design Proposals

5.10 Appearance

A wide view, looking north west, up Eastfield Road from Church Street.

- This view shows how the brick curves up to meet the roof, adding to the dynamic massing of the existing Central Parade composition.



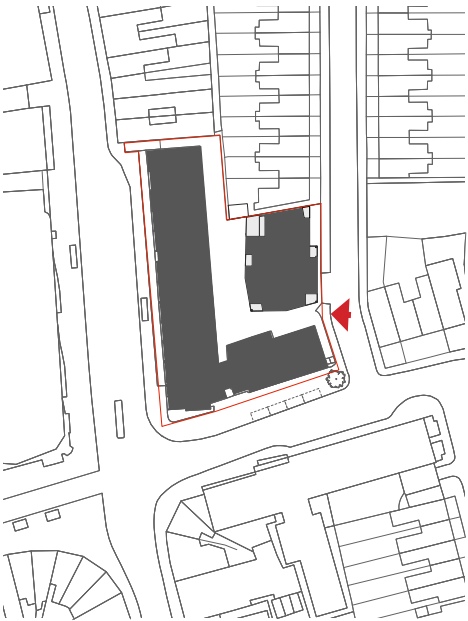
5.0 Design

5.10 Appearance

This view of the entrance to the mews shows the relationship between the two buildings.

It also shows :

- The gates to the entrance of the mews.
- Detail of the ground floor of the new building
- Detail of the inset balconies
- Proposals to paint the rear of the existing building.



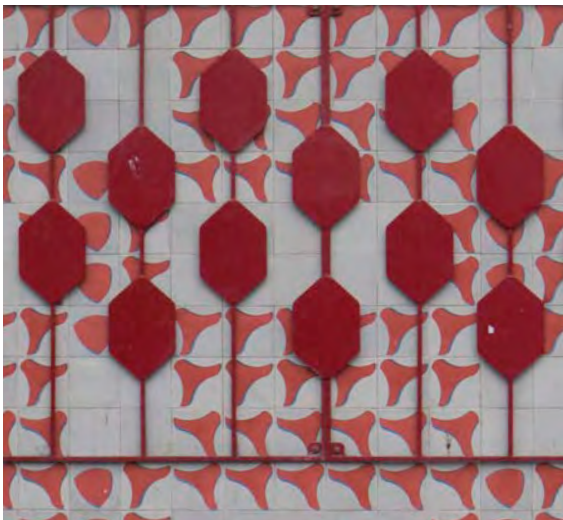
5.0 Design

5.11 Materiality

The existing Central Parade building uses a combination of red-brown brick, ceramic tile, concrete, metal and stone. It is economic in its use of materials, using high quality materials at thresholds and other key points of the building.

Eastfield Road is predominantly of red-brown brick with characterfully painted arched lintels and arched entrances.

Contemporary references demonstrate new ways of using brickwork, pre-cast concrete and ceramic tiles.



Material precedents.
Top row: Central Parade tiles, wavy canopy, brick, stone and tiles, contemporary use of ceramic brick.
Mid row from left: Central Parade tiles, contemporary red brick building.
Lowest row from left: contemporary use of ceramic brick vertical, Central Parade red-brown brick, pre-cast top floor and brick, contemporary vertical brick coursing

5.0 Design

5.11 Materiality

Its proposed the new building is predominantly in red brick with ceramic details in key areas.

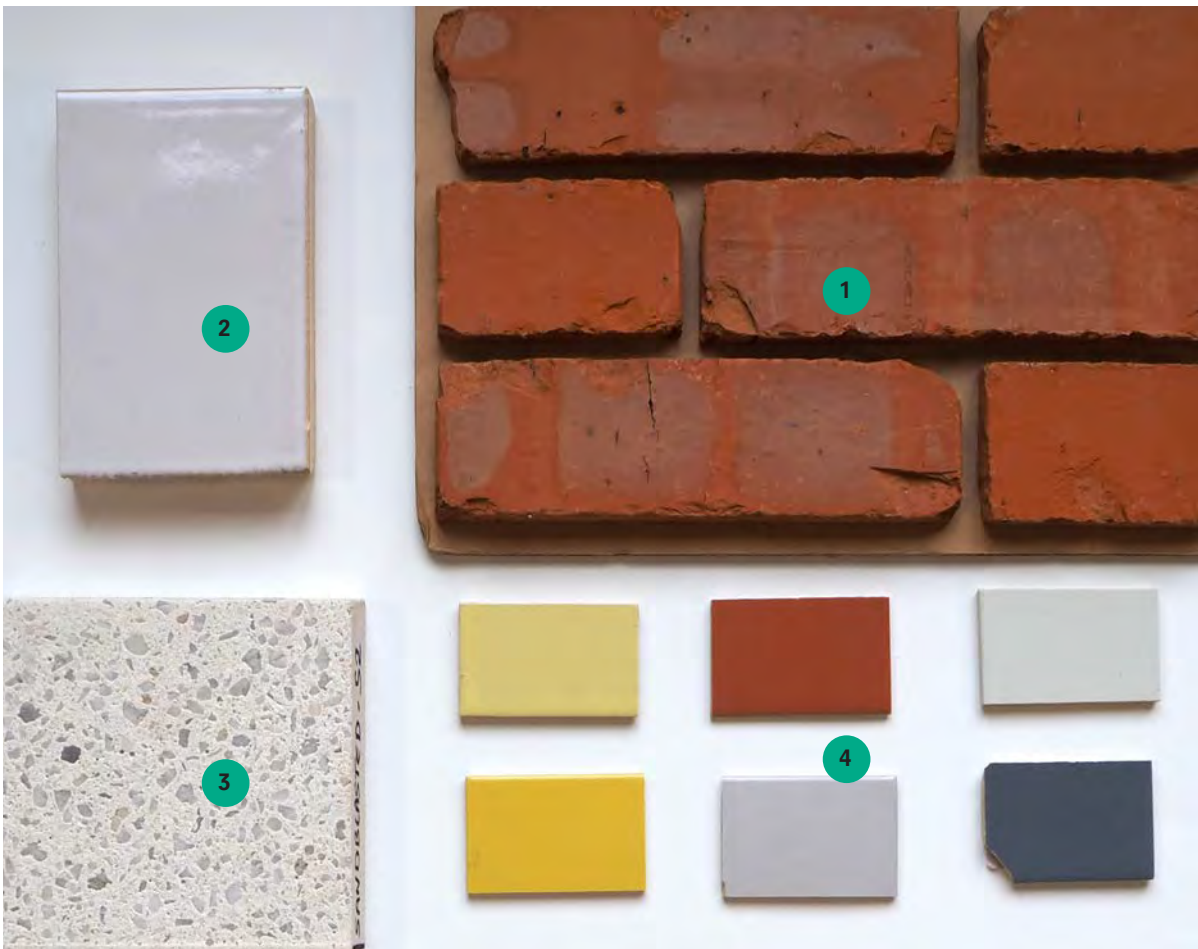
The ground floor 'plinth' will be clad in a darker brick from the main body of the building with a vertical coursing.

Whilst the main body of the building has simple massing, the top floor will be further articulated. A light, pre-cast concrete parapet will be in an arched, wave design. Pre-cast verticals will be infilled with a ceramic tile.

Internal balconies will be lined with brick soffits and metal railings. The railing will echo the detail in the existing Central Parade building; vertical railings with spheres.

Key

- 1. Red brick
- 2. Ceramic tile to match pre-cast
- 3. Pre-cast concrete
- 4. Perforated brick/glazed brick pattern
- 5. Dark red brick



5.0 Design

5.11 Materiality

Communal Spaces

It is proposed the external materials are carried through to the communal residential spaces. The lobby floor will be laid with quarry tiles which continue up half the walls. Providing hard wearing and easily cleaned surfaces in the most used areas of the building.



left: proposed view of residential entrance

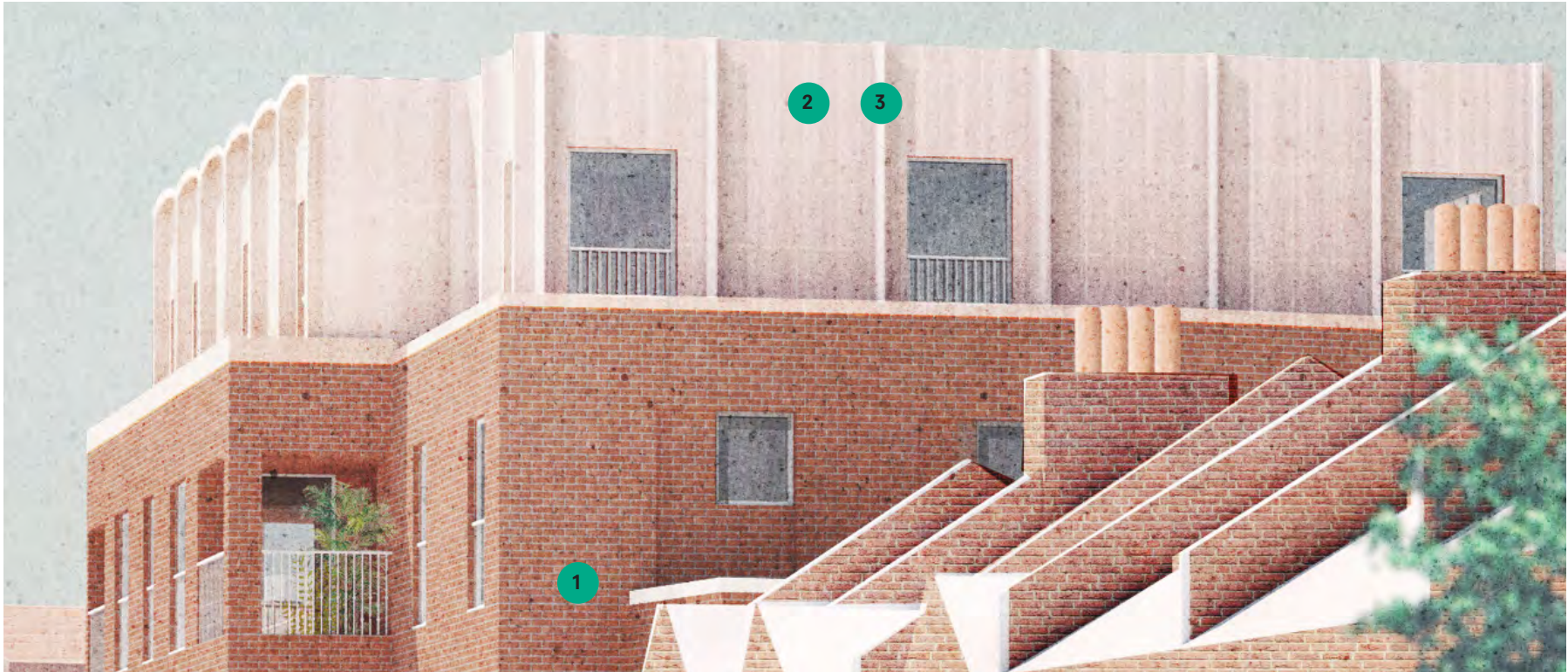
above: precedent image of internal space.

5.0 Design

5.11 Materiality

These close-up views of the top floor show more detail on the proposals.

- The subtle arched parapet references the wave canopy and clock tower of Central Parade.
- A top storey of pre-cast concrete and glazed brick brings a lightness to the top of the building.



- Key**
- 1. Red brick
 - 2. Ceramic tile to match pre-cast
 - 3. Pre-cast concrete
 - 4. Perforated brick/glazed brick pattern
 - 5. Dark red brick

Views of the top floor of the proposed building.

5.0 Design

5.12 Lighting

Lighting will be provided on the front of the building on Eastfield Road and inside the mews space to provide visibility at entrances and generally to increase safety after dark.

Proposed lighting locations:

- Entrance doors
- Corners of the mews
- Gates
- Seating area
- Bin and cycle store
- Landscaping

The lights will be surface fixed to the existing and proposed building. Directed at the surface. Lux levels will be calculated to provide just enough light to help with safety and visibility. Without creating excessive light pollution.

Indicative external lighting plan
Key
● Luminaires location





6.0

Access

6.0 Access and Inclusion

6.1 Access

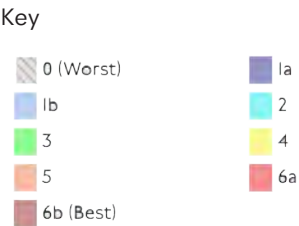
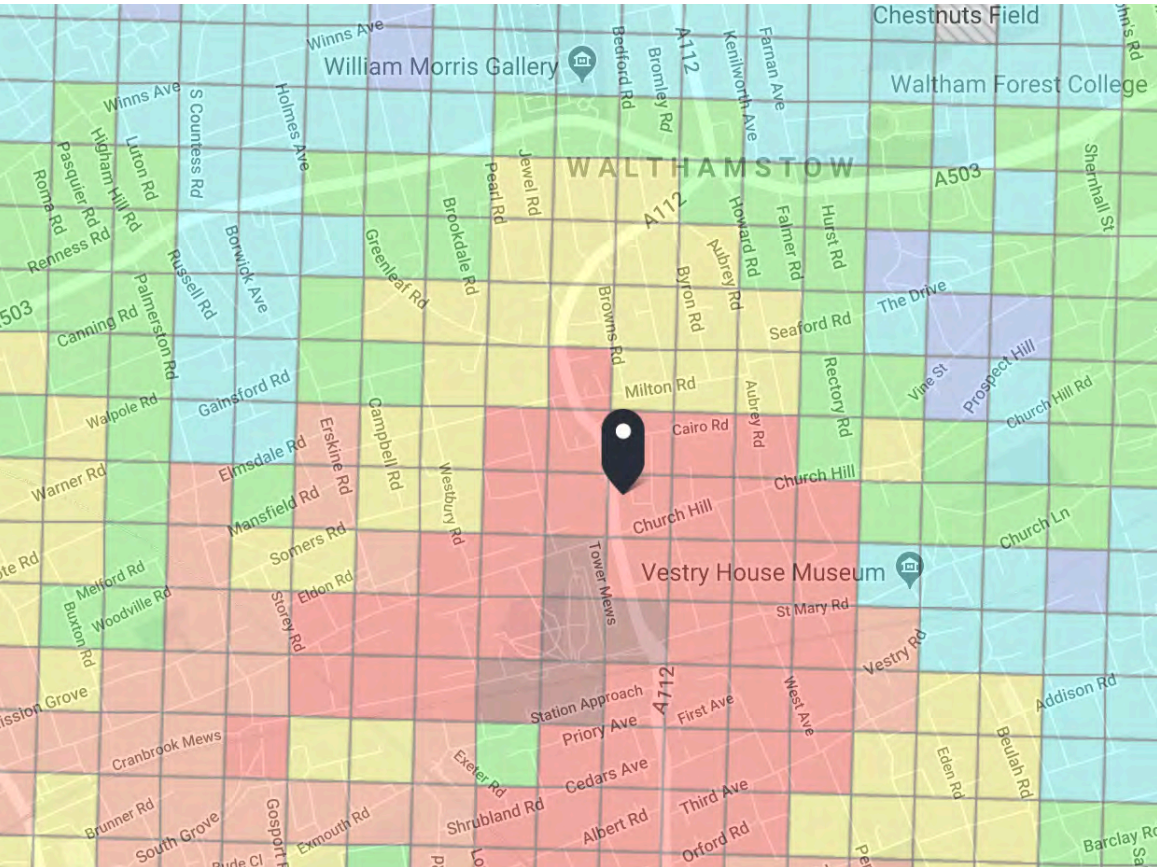
Transport Links

The map below generated using Transport for London’s WebCAT tool shows current travel distances from Central Parade. The site is conveniently located with main transport hub of bus, Overground and Underground stations at Walthamstow Central is less than 5 minutes away. The site is situated on the key high street, Hoe Street in the area. Central London is easily accessible from Walthamstow Central, either 15 minutes by Overground to Liverpool Street or via Victoria Line Underground. Walking and cycling in the local area is also facilitated by Waltham Forest’s Mini-Holland project.

Pedestrian and Cycle Access

From Central Walthamstow station, it is a short walk to the site. There are gently sloping gradients on all sides of the site, with differences of up to around one metre. The Design Team have worked with existing street levels and taken particular consideration to ensure level access at all communal entrances to the site. The proposed building’s main entrance is clearly indicated with a curved arch canopy.

Cycle storage is accessed off the mews.



6.2 Servicing Note

The mixed uses on site mean the servicing requirements are diverse.

The project has been designed to be primarily flexible for servicing. These are the current proposals.

Commercial deliveries to the existing building

- It is proposed the existing delivery bay on Hoe Street will be used by the existing retail units and the Meanwhile Space building because the ambition is to remove vehicles from the mews. The mews can be used for very large deliveries which cannot be easily made from Hoe Street, only at permitted, times by arrangement. Currently the rear of the site is not accessible to delivery vehicles due to the volume of illegal parking. The proposals will therefore improve the situation for large deliveries.
- The current tenants of the retail units are not businesses which generate a large volume of deliveries. Tenants include: Estate Agents, Dog Groomer, Fashion Retailers, Plant Shop, Art Shop.
- Access to Ross Wylde Hall is only via Church Hill or the corner of Church Hill and Eastfield Road so deliveries will be via Eastfield Road.
- Delivery vehicles will be able to pull off Eastfield Road into the space in front of the gates. Commercial tenants have access to the pedestrian gates to the mews through which deliveries can be carried or transported on a trolley. This may be used for the area managed by Meanwhile Space.

Commercial Deliveries New Building

- Deliveries can be made directly from Eastfield Road.
- **Residential Deliveries**
- Residents will not have vehicular access to the mews.
- Residents will have vehicular access to the mews for large deliveries such as furniture at permitted times and by arrangement only.
- Delivery vehicles will be able to pull off Eastfield Road into the space in front of the gates. Residents have access to the pedestrian gates to the mews through which deliveries can be carried or transported on a trolley.

6.0 Access and Inclusion

6.3 Site Strategy

Site Strategy

The strategy for developing the overall site is to increase access and permeability.

Massing

- In plan the building is formed to allow pedestrians entering the site to see there is activity in the mews and new building.
- The mass of the proposed building pushes out on Eastfield Road. Elongating the south mews elevation, increasing visibility into the mews from the Church Hill approach. This is emphasised by a decorative brick detail on the southern elevation.

Entrances

- The main residential entrance and commercial entrance for the new building is well defined.
- The proposed new commercial space requires active frontage on Eastfield Road and both elevations to the mews. There is a change in ground level and so to access from Eastfield Rd and the mews, a change in level will be required internally.
- Wheelchair users can access both levels via external entrances. Providing an internal ramp to link both levels is not possible. This is because the ramp would have to be too long and there is not sufficient space internally.
- The accessible residential unit situated on the ground floor of the new building is entered via the residential core which provides level threshold. This unit has external amenity level with the residential unit in the form of a sunken garden.
- Separate accessible bins will be provided for the wheelchair adapted/ adaptable unit.

Hard and Soft Landscaping

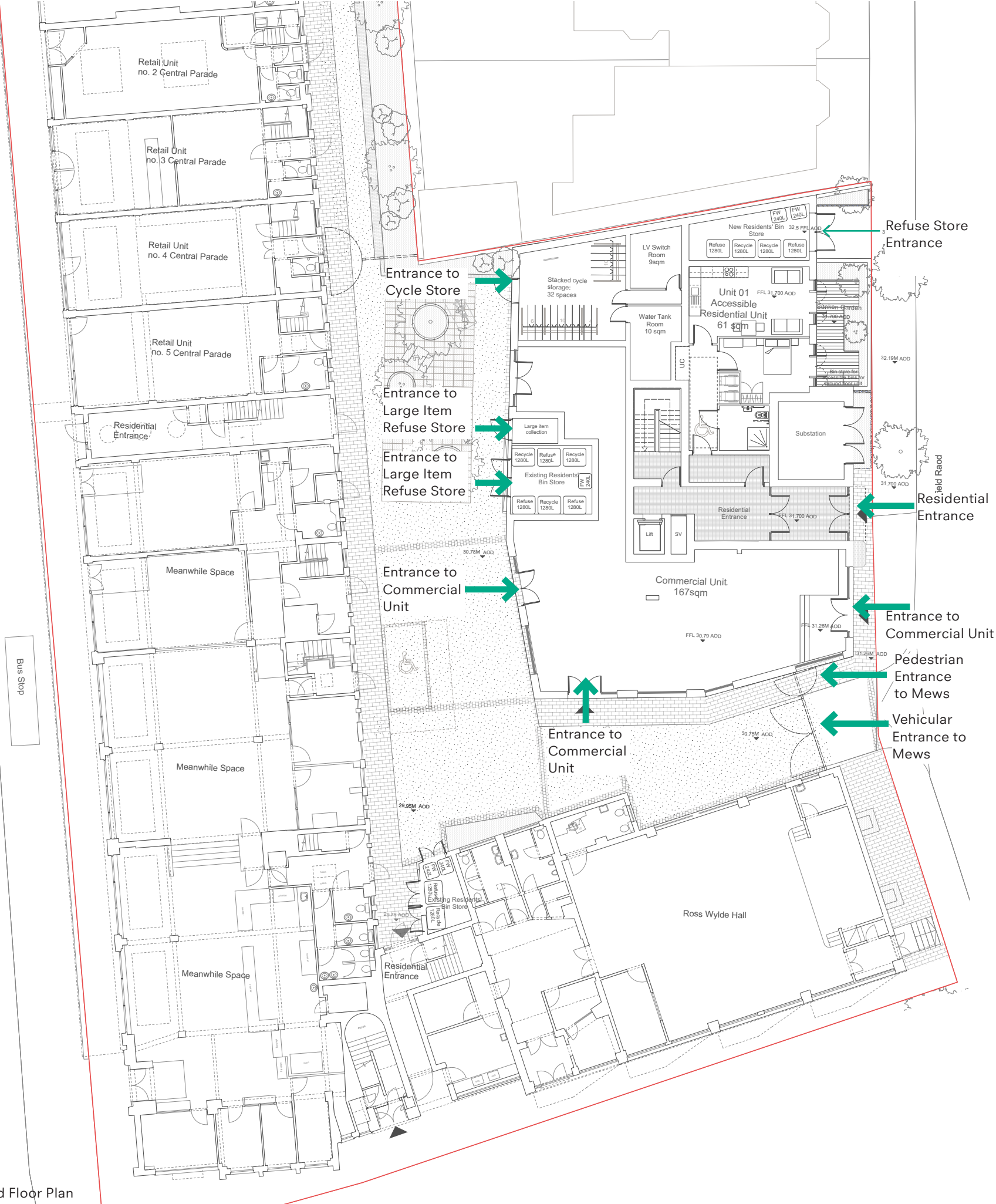
- The site will be set out with appropriate gradients outlined in Approved Document M to allow wheelchair users entering the mews from Eastfield Road access all external areas of the mews. The pavement is 1.5m wide with a shallow, 50mm curb. Drop curbs will be provided where required.

Cycle Storage

- Access to secure, internal cycle storage is via the mews.
- Storage is provided for 30 bikes in sliding stacked storage.
- One Sheffield stand provides 2 spaces for cyclists less able to use the horizontal stacked storage.

Disabled Parking

- Central Parade is a key site for Waltham Forest Council in their strategy to regenerate the town centre of Walthamstow. For the mews to be a successful pedestrian space, with no hidden spaces and to limit ASB it would be preferred that no parking should be permitted in the mews. It is suggested that one of the existing accessible bays on Church Hill, or the existing bay outside of the accessible ground floor unit should be utilised instead of a space in the mews.
- However if it is a requirement that a space is provided off street there is space. This space has been indicated on the plans.



6.0 Access

6.5 Crime Prevention Statement

The Central Parade site suffers from anti-social behaviour. Reducing the long-standing ASB on site is one of the key aims of Waltham Forest Council in regenerating the site. The design aims to address ASB as well as designing to reduce other kinds of crime.

Secure By Design Officer, Matthew Fletcher identified the main issues with the Central Parade site as a whole:

- The site has a long history of anti-social behaviour because of a lack of active overlooking and town centre location.
- Site commonly used by rough sleepers occupying the existing bin stores and areas around the garages.
- Frequent antisocial behaviour on site
- Some individuals dealing drugs reside in the existing Central Parade building whist others are members of the public.
- Strong concern that anti social behaviour will come back to the site at night once the proposed building is completed unless access to the mews space is restricted.

This project to tackle anti-social behaviour by:

- Adding gates at the entrance to mews.
- Gates to the northern section of the mews.
- A ground floor commercial unit at the rear of the site to provide active overlooking.
- Designing out hidden spaces at the back of the site.
- Creating an enjoyable external space to encourage use.
- Some improvements to the rear, ground floor of the existing building.
- CCTV in the mews

Access to the mews has to be maintained for all residents as the mews is the only location for refuse storage. In the longer term there is the potential for additional improvements to be made to the existing building but they do not form part of this application.

Preventing other kinds of crime

Other design elements to reduce crime:

- Lobby to the residential entrance on Eastfield Road to prevent people tailgating residents into the building.
- Video access system to the new building
- Small windows on the ground floor residential units which can be left open at night for ventilation without risk of entry.
- Self closing doors
- Downpipes cant be climbed.

MINUTES

Project No.	147		
Project Name	Walthamstow Central Parade		
Subject	Secure By Design Initial Meeting		
Time, Date	10:00 - 11:30, 27 August 2019		
Location	Gort Scott Offices		
Minute	Description		
1.0	Existing Central Parade Building		
1.1	NI and FLS presented the Central Parade scheme as proposed at pre-application stage as well as pre-application advice received so far and the latest developments. The design is currently being reviewed.	2.5	MF advised roller shutters to LPS 1175 SR1 minimum required to commercial unit. This would require a monitored intruder alarm, CCTV and SBD approved glazing/doors to not only protect the commercial from burglary, criminal damage and rough sleeping, but to also protect against the potential risk via arson to the residential above.
1.2	MF suggested that a new secure access system/doors should be installed in the existing building with data logging and with compartmentation if possible including on any bike/bin store. This is to improve the existing blocks and reduce the opportunity of crime within these, but also to reduce the opportunity of the old blocks having an impact on the new development spaces. The existing building currently has 2 individual entrances for the blocks but on the upper levels full access across both. If allowed as part of the fire safety, splitting the blocks to reduce the overall numbers (and making the entrances block-specific) would improve control of these residential blocks, especially if the client is likely to end up with ownership of these blocks as well as the new ones.	2.6	GF accessible unit with off-street parking is an option and would be preferred to reduce the need for access into the Mews and the potential vulnerability of the space. The limited space inside the Mews also presents a health and safety risk to pedestrians with a car trying to park. On-street parking suitable in this location as directly adjacent to dwelling entrance, takes issue away of parking space in Mews area. Gated defensible space to exterior would be necessary, suitable wall/fence to this area to provide resident with a clearly defined public/private divide.
1.3	MF advised that ideally the bins for the existing residents are contained within the existing building and are split between the two cores. Locating the waste storage in the new building means the existing residents are permitted to access the mews which creates anti-social behavior risk, especially when the commercial space is not in use at night time. Historically the site has suffered issues in these spaces and it would be useful to remove the opportunity of access into the space when it is not properly monitored.	3.0 3.1	Mews Area Discussion on design challenges and it was agreed the biggest issue is the character of the mews space when the commercial unit is not occupied. This is currently a problematic space in the Borough for rough sleeping, drug dealing and prostitution and there is a likelihood that if the space is easy to gain access to, it will continue to be misused of a night time (where there is less natural surveillance and an easily accessible commercial building)
1.4	Mf advised of areas crucial for CCTV –Mews/Commerical unit/ bin and bike store.		
1.5	MF advised self-closing doors used throughout site. If Building Control are happy, the use of Gerda Access Control Boxes (ACBs) on the entrance to the blocks and dual pole emergency exit buttons (a single button that is “push to exit, hold to emergency release”) with a timer reset would also be strongly recommended.	3.2	MF advised that existing and new residents should ideally not be able to access the mews at all times, especially when the commercial aspect is not monitored. The mews currently aims to serve a range of users and because of the scale of the development has the potential to permit anti—social behavior, rough sleeping, prostitution, drug dealing and fly tipping out of normal working hours. MF advised it would be preferable for the mews to be dedicated to the commercial space and residents/general public only being able to access the mews at times open to the public.
2.0	Proposed Building		
2.1	MF advised an ‘airlock’ lobby required at ground floor level with video access points required both at external door and lobby door to prevent tailgating into the building. Post to be located in 1 st ‘airlock’. Door and window standards to be discussed as the proposal progresses. As a minimum the site would also require data logging and suitable CCTV coverage to help support the data logging in areas most likely to result in misuse (e.g. bin and bike stores, entrances into the building, gating etc.) The new build should also have the ACB and dual pole exit buttons as per point 1.4.	3.3	MF advised gate to mews entrance to be 2.1-2.4m, advisable for gates to align with façade line. Consideration to design to ensure that strengthening bars are not positioned to make climbing easy. If allowing vehicular access, a slow-moving gate could be an issue with tailgaters and would need suitable CCTV and lighting to try and deter/monitor misuse.
2.2	Post strategy- external wall system/air lock etc Consider bulk package delivery. If through the wall ensure the box is to TS 008 standard and if wall mounted ensure to TS 009.	3.4 3.5	MF advised that any vehicular access to the mews would permit unauthorized tailgating access. Discussion on the narrow area of mews to north of site – propose storage in area, art on existing retaining wall etc. Develop proposal to deal with constrained space. It is important to ensure that the space has a sense of ownership and is likely to be used by the businesses, but is not an enclosed/covered space that could be attractive as a rough sleeping shelter.
2.3	Compartmentation may also be required with access control system compatible lift. This will be dependent on any access via the Mews (not recommended) as this will be a potential bypass point of the front that can lead directly to the lift.		
2.4	MF advised to design out opportunities for climbing building. Particularly consider balconies, car parking locations and downpipes.		



Central Parade, Walthamstow
Planning Statement (incorporating Affordable Housing Statement and Statement of
Community Involvement)

10th December 2019

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CONTENTS

1. Introduction	4
2. Site description	6
3. Relevant planning history of application site	8
4. Description of proposed development.....	12
5. Relevant planning policies	15
6. Principle of development.....	17
7. Housing	21
8. Affordable Housing Statement	26
9. Design and Townscape	30
10. Heritage and Archaeology.....	34
11. Neighbourly matters.....	37
12. Sustainability & environmental	38
13. Transport and parking.....	40
14. Planning obligations.....	42
15. Statement of Community Involvement	43
16. Conclusion.....	48

1. INTRODUCTION

- 1.1. This planning statement has been prepared by AZ Urban Studio on behalf of the London Borough of Waltham Forest ('applicant') in support of the application for the proposed redevelopment of land to the rear of Central Parade and the conversion of disused space within Central Parade, Hoe Street, London ('the application site').
- 1.2. The application is for full planning permission and listed building consent for development which includes the demolition of existing garages to the rear of Grade II listed Central Parade, redevelopment to provide part three, four and five-storey mixed use building to provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), associated bicycle parking, plant and refuse storage, public realm improvements and relocation of electrical sub-station. Conversion of part of southwestern corner of Central Parade to provide two flats (use class C3). Works to Central Parade to include; consolidating ground floor services and improvements to ground floor elevations.
- 1.3. The purpose of this statement is to assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents an appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with other planning documents submitted as part of this application, including:
 - Application form
 - Architectural drawings
 - Design and Access Statement
 - Noise Assessment
 - Affordable Housing Statement (included in the Planning Statement)
 - Affordable Housing Viability Assessment – Private and confidential
 - Air Quality Assessment
 - Archaeological Desk-Based Assessment
 - Asbestos Survey

- CCTV Drainage Survey
- CIL Questionnaire
- Construction Logistic Plan (CLP)
- Crime Prevention Statement (included in the DAS)
- Daylight and Sunlight Assessment
- Demolition Method Statement
- Drainage Assessment
- Energy Assessment (including BREEAM and SAP, Energy Performance)
- Fire Statement (included in Design and Access Statement)
- Flood Risk Assessment
- Foul Sewage and Utilities Assessment
- Heritage Appraisal
- Land Contamination Assessment
- Landscaping study (included in DAS)
- Location and block plan (included in Architectural Drawings)
- Overheating Assessment
- Preliminary Roost Assessment
- Servicing note (included in DAS)
- Site Waste Management Plan
- Statement of Community Involvement (included in this Planning Statement)
- Sustainability Statement
- Transport Statement and Travel Plan (residential and commercial)
- UXO Survey

2. SITE DESCRIPTION

- 2.1. The site is located on the corner of Hoe Street, Church Hill and Eastfield Road, in the centre of Walthamstow, a short walk from the station and town centre amenities including Walthamstow High Street and Market. The site comprises two distinct elements, the Central Parade Building, and semi-derelict garages and yard to the rear accessed from Eastfield Street.
- 2.2. The Central Parade Building is L-shape in plan, referencing its corner location. It is predominantly four storeys with a taller clocktower element at the southwestern corner. The block comprises a parade of shops, a (former) bank and a public hall on the ground floor, with flats on the floors above.
- 2.3. Central Parade is Grade II listed, as a building which embodies the *Festival Style*. In addition to this architectural interest, the building is also listed owing to its Historic interest “as an early post-war municipal redevelopment”.
- 2.4. To the rear of the building are semi-derelict garages and yard, which open on to Eastfield Road, and the underutilised and derelict nature of this space detract from both the heritage value of the main building and the amenity of local people. This area has become a location for Anti-Social Behaviour (ASB), in part due to the open and derelict nature of the site.
- 2.5. The site is in Walthamstow Major Centre and within the Walthamstow Town Centre Area Action Plan. The Hoe Street elevation is identified as a secondary shopping frontage.

Site area

- 2.6. The site area is 0.273 hectares; this area includes the entire site of the redline application, which includes Central Parade itself. The notional site of the project to the rear is 0.065 hectares.

Designations

- 2.7. The site is located within or includes:
 - The building is statutory listed grade 2
 - Walthamstow Major Centre
 - Walthamstow Town Centre Area Action Plan area
 - Part located in a Secondary Shopping Frontage
 - Archaeological Priority Zone

- The buffer zone for the Epping Forest SAC
- Hoe Street - Strategic Road Network

3. RELEVANT PLANNING HISTORY OF APPLICATION SITE

Pre-application advice

- 3.1. In preparation for the submission of this application, the applicant and design team have liaised extensively with the Local Planning Authority (LPA) and other stakeholders. Broader stakeholder engagement is detailed in the Statement of Community Involvement (SCI) towards the end of this Statement. Specific pre-application advice included:
- A formal pre-application meeting with the LPA on the 5th July 2019
 - A second formal pre-application meeting with the LPA on 19th September 2019
 - A meeting with the Design Council review on 18th September 2019
 - Discussions with the Council and the Secure by Design Officer
 - Discussions with the Council's Housing team
 - Discussion with the Council's Refuse officer
- 3.2. The result of the above collaboration with the LPA and other stakeholders has shaped an exemplary scheme. Several considerations were raised which have been addressed as part of this application. These are detailed below:

Principle of development

- 3.3. It was confirmed that the principle of a mixed-use development was acceptable, subject to further explanation about the nature of the exiting uses namely the derelict garage and disused space on the first and second floor of Central Parade.

Massing and design

- 3.4. It was confirmed in the first pre-application response that the height and bulk of the proposal were considered broadly acceptable. The proposal was considered, by the LPA, potentially bulky on top where the building meets Eastfield Road and the LPA requested that the design of the top floor be amended.
- 3.5. In response, the design has been amended to recess the fourth floor back from the front elevation and alter the material of the proposed top floor. It was confirmed at the subsequent pre-application meeting that these changes were welcomed. Subsequently this issue has been resolved further to address

points made by the officers and the design review. These issues are covered in the Design and Access Statement.

Amenity - Privacy and outlook

- 3.6. At the first pre-application, the issue of separation distances was raised by the LPA. Particularly the separation distance between the proposed new building to the windows on the eastern elevation of Central Parade, which was 10 metres and approximately seven metres to the balconies. It was considered that this could compromise the privacy and outlook of the proposed new block and Central Parade.
- 3.7. The design team responded to this issue by substantially increasing the width of the proposed mews and changing the design of the elevation to create a more angled building line which removed any direct overlooking and create a more oblique relationship.
- 3.8. The design changes were welcomed by the LPA in the second pre-application meeting. These changes were felt by the officer to create a far more comfortable space that will allow the space to function acceptably to allow service access, disabled parking, refuse storage and collection as well as an area for the proposed commercial unit to utilise which will assist in activating the space. Further changes have been made to the building line and elevation treatment to reduce further impact on the amenity of adjoining occupiers. This is detailed in the subsequent sections, the DAS and the Daylight/Sunlight report.

Single aspect units

- 3.9. Following the pre-application meeting, the design team has ensured that the proposed development does not include any single aspect units addressing the mews.

Affordable housing

- 3.10. It was confirmed that although the proposed development includes 50% affordable housing, officers would require a viability assessment with the planning application as the proposed tenure split does not meet the current requirement. A viability assessment has been provided as part of the planning application.

Waste & Recycling

- 3.11. The design team had extensive meetings with the LPA refuse team to determine an acceptable and optimum solution. This is detailed in the DAS and Transport Statement. As acknowledged by officers, although a relatively small project, it has a complex refuse requirement since as part of the development the refuse provision for Central Parade as a whole is being upgraded. This has resulted in the refuse store below the new building being disproportionately large.

Planning history

- 3.12. The site as a whole has a long planning history, much of which is not directly relevant to the present applications. Key planning applications/permissions are outlined below:
- 3.13. Outline planning permission was granted, on the 13th February 1953, for development described as: *'(Outline) Erect. Of shop, offices & dwellings'* (Reference: 530371).
- 3.14. Planning permission was granted, on the 7th May 1954, for development described as: *'(Details) Erect. Block of 16 shops & offices with maisonettes & flats over incl. council offices & lecture hall'* (Reference: 530372).

36-37 Central Parade

- 3.15. Planning permission was granted, on the 18th June 1998, for development described as: *'Change of use of second floor from office to form one self-contained two bed flat'* (Reference: 98/0436).

34-37 Central Parade

- 3.16. Planning permission was granted, on the 10th September 2000, for development described as: *'Retention of four bedsits on second floor'* (Reference: 990028)

6-10 Central Parade

- 3.17. Planning permission was granted, on the 1st March 2016, for development described as: *'Change of use of ground floor into mixed use (use class A1,A2 and A3) for the period of 5 years. Alteration to front elevation'* (Reference: 160116).

- 3.18. In 2015 an Initial Demolition Notice was issued by London Borough of Waltham Forest outlining their intention to demolish the following:
- 11-32 Central Parade, Hoe Street, Walthamstow, London E17 4RT
 - 38-46 Central Parade, Hoe Street, Walthamstow, London E17 4RT
- 3.19. The purpose of the demolition was to build on the wider Walthamstow Town Centre regeneration programme to support and enhance the town centre bringing new high quality and sustainable homes in addition to new retail and commercial space.
- 3.20. At the Council's Cabinet meeting on 12 July 2016, approval was granted to commence a two-stage design and build process to redevelop Central Parade, and to acquire back all interests including shops and flats where possible by agreement. During those discussions, The Twentieth Century Society applied for the building to be nationally listed. Historic England visited the site, and on 18 October 2017 placed Central Parade on their register as a Grade II listed building of special architectural or historic interest. As a result, the Council decided to reconsider the potential redevelopment of the building and revoke the demolition notice.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

4.1. The description of the proposed development is:

'Demolition of existing garages to the rear of Grade II listed Central Parade, redevelopment to provide part three, four and five storey mixed use building to provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), associated bicycle parking, plant and refuse storage, public realm improvements and relocation of electrical sub-station. Conversion of part of south western corner of Central Parade to provide two flats (use class C3). Works to Central Parade to include; consolidating ground floor services and improvements to ground floor elevations.'

4.2. A detailed schedule of areas and an explanation of the distribution of uses is included in the Design and Access Statement. A schedule of residential accommodation is included below.

Unit number	Floor	Type (number of bedrooms)	No. Habitable rooms	Size (SqM)(NIA)	Tenure
New Building					
Unit 01	Ground floor	1B2P M3	2	61	Intermediate Affordable Housing
Unit 02	First	1B2P	2	51	Intermediate Affordable Housing
Unit 03	First	2B4P	3	70	Intermediate Affordable Housing
Unit 04	First	1B2P	2	50	Intermediate Affordable Housing
Unit 05	First	2B4P	3	71	Intermediate Affordable Housing
Unit 06	First	1B2P	2	55	Intermediate Affordable Housing
Unit 07	Second	1B2P	2	51	Intermediate Affordable Housing

Unit 08	Second	2B4P	3	70	Intermediate Affordable Housing
Unit 09	Second	1B2P	2	50	Market
Unit 10	Second	2B4P	3	71	Market
Unit 11	Second	1B2P	2	55	Market
Unit 12	Third	1B2P	2	51	Market
Unit 13	Third	1B2P	2	51	Market
Unit 14	Third	2B4P	3	50	Market
Unit 15	Third	1B2P	2	71	Market
Unit 16	Third	1B2P	2	55	Market
Unit 17	Fourth	2B4P	3	77	Market
Unit 18	Fourth	1B2P	2	50	Market
Unit 19	Fourth	1B2P	2	51	Market
Central Parade - Conversion					
Unit 20	First	4B6P	6	123	Affordable Rented Housing
Unit 21	Second	4B5P	6	118	Affordable Rented Housing

- 4.3. Tenure split is included in the table below and assessed against policy in the following sections.

Tenure	Units (no)	%	Habs (no)	%
Market	11	52%	25	45%
Affordable	10	48%	31	55%
Total	21		56	
Affordable housing split				
Social/affordable Rented Housing	2	20%	12	39%
Intermediate Affordable Housing	8	80%	19	61%
Total	10		31	

- 4.4. For clarity, we have outlined the proposed housing mix by size and tenure below. This is assessed against policy in the following sections:

No. Bed Rooms	1 bed (2 person)	2 bed (4 person)	3 bed (5/6 person)	4 bed + (7/8 person)	Total	%
Market	8	3	0	0	11	52%
Intermediate Affordable Housing	5	3	0	0	8	38%
Social/Affordable Rented Housing	0	0	0	2	2	10%
Total	13	6	0	2	21	

5. RELEVANT PLANNING POLICIES

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant Development Plan unless material planning considerations indicate otherwise. The Statutory Development Plan for the site comprises the London Plan (March 2016), the Waltham Forest Core Strategy (CS) (March 2012), The Development Management Policies Document (DMPD) adopted October 2013, and the Policies Map adopted (2013).
- 5.2. Further guidance at the regional level is provided in the London Plan Supplementary Planning Guidance (SPG). This includes Affordable Housing & Viability (2017), Housing (March 2016), Accessible London: achieving an Inclusive Environment (2014), Town Centres (July 2014), Character and Context (June 2014), Sustainable Design and Construction (April 2014), Play an informal Recreation (September 2012), Planning for Equality and Diversity in London (2007) and the Mayoral Community Infrastructure Levy.
- 5.3. Relevant national policy and guidance is included within the:
- The National Planning Policy Framework (2019)
 - The Natation Planning Practice Guidance
- 5.4. Further guidance is provided at the local level with adopted Supplementary Planning Documents (SPDs). These currently include:
- Walthamstow Town Centre Area Action Plan (WTC AAP) (Adopted 2014)
 - Inclusive Design SPD (Adopted May 2011)
 - Urban Design and Residential Extensions and Alterations SPD (Adopted February 2010)
 - Planning Obligations SPD (Adopted 2017)
 - CIL charging schedule (Adopted March 2014)
 - CIL draft charging schedule (Draft January 2019)
- 5.5. The draft New London Plan is now at an advanced stage, the Examination in Public on the London Plan was held between 15th January and 22nd May 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October. Where relevant we have referred to the inspectors' report.

- 5.6. The Mayor is currently considering the Panel report and recommendations and is preparing an Intend to Publish version of the London Plan which will be sent to the Secretary of State alongside a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to Publish version of the Plan will be sent to the Secretary of State and published online by the end of the year.
- 5.7. The relevant planning policies have been outlined below by policy level and theme, followed by a short evaluation of the proposed scheme against these policies. We consider the key planning policy issues to be:
- Principle of development
 - Housing (density, mix, standards, requirements, amenity)
 - Affordable housing
 - Design and townscape
 - Heritage and Archaeology
 - Neighbourly matters and Anti-social behaviour (ASB)
 - Sustainability & environmental
 - Transport and parking
 - Planning obligations

6. PRINCIPLE OF DEVELOPMENT

- 6.1. The proposed development includes the demolition of existing garages which sit to the rear of Grade II listed Central Parade (but outside of the listing) and redevelopment to provide part three, four and five storey mixed use building to provide 167 SqM of flexible commercial/communal floor area (use class A1, A3, B1(a) and D1) at ground level, 19 mixed tenure flats (use class C3), and associated ancillary space, public realm improvement and relocation of the existing electrical sub-station. In addition, the development includes the conversion of part of south western corner of Central Parade to provide two flats (use class C3) and works to Central Parade to include; consolidating ground floor services and improvements to ground floor elevations. Therefore, the principle of development can be seen as several interlinked issues:
- The acceptability of residential development
 - The acceptability of the loss of the existing garages and parking
 - The acceptability of flexible commercial development
 - The acceptability of the change of use of part of Central Parade to create two new affordable flats

The acceptability of residential development

- 6.2. The acceptability of residential development in this area of London is covered in the London Plan and the Core strategy; the proposal conforms to the overarching policy. At a national level, paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 6.3. The London Plan 2016 (Policies 3.3 and 3.4) clearly identifies the urgent need to increase housing supply in London to address the substantial population increase in the capital, with a priority on the use of brownfield sites. The London Plan identifies an annual target for the London Borough of Waltham Forest of 8,620 homes over the ten-year period, which equates to 862 homes per year. This target is substantially increased to 1794 in the emerging Draft London Plan 2019.
- 6.4. National, London and Local plan policies all seek to encourage sustainable housing development on appropriate sites in urban areas. In particular, policy CS2 of the Waltham Forest Local Plan Core Strategy identifies the need to prioritise development on previously developed or underused land, optimise

housing densities and focus development in key growth areas such as Walthamstow Town Centre, where the application site is located.

- 6.5. The proposed development would provide 21 new residential units, of which over half will be affordable meeting the identified need. As outlined below and in the subsequent sections the proposed development does not result in an unacceptable loss of other uses, is of high-quality design and the standards of accommodation are exemplary. Furthermore, the proposed development will form a vital component in a broader placemaking strategy and assist in overcoming serious Anti-Social Behaviour issues.

The acceptability of the loss of the existing garages and parking

- 6.6. The site to the rear of Central Parade is currently occupied by a small service route, 13 dilapidated garages and five parking bays which are used informally. The garages are underutilised and in a dilapidated state, as such their demolition and replacement will make a positive contribution to the setting of the listed Central Parade. Furthermore, as detailed later in the report, the area around the garages has a serious problem with anti-social behaviour.
- 6.7. As detailed in the transport section below and the accompanying Transport Statement, as relatively old garages they are not the sized appropriately for modern cars, which are too large, and as such they are not used for parking. The garages (except one) are all currently vacant and have been for some time. As such their demolition and change of use will have no adverse impact on the existing highways since it will not result in additional parking pressure.
- 6.8. The loss of the five parking spaces will have no adverse impact on surrounding area. As part of the Transport Statement a parking beat survey was undertaken which highlights that there is spare capacity available overnight on-street parking to accommodate this requirement if necessary. Please see the transport section below and the Transport Statement for further details.

The acceptability of flexible commercial development in this location

- 6.9. As part of the strategy to overcome the current ASB, regenerate the site and delivery and integrated building which sit harmoniously with the existing Central Parade, the proposed development includes a small amount (167

SqM) of flexible commercial/communal floor on the ground floor. This space will be primarily orientated to the newly created mews, with only a very limited frontage on the Eastfield Road.

- 6.10. Policy CS14 of the Core Strategy (2012) seeks to provide successful and vibrant town centres within the borough. This encourages housing in and around town centres as part of mixed-use developments on the upper floors of commercial buildings. The proposed flexible uses include: shop, restaurant and café, business/office and non-residential institution (use class A1, A3, B1(a) and D1). It is envisaged that the space will be occupied by an organisation who can assist with the ongoing regeneration of Central Parade. Moreover, the space is designed to be subdivided if necessary, to attract a wider range of small businesses.
- 6.11. It is acknowledged that the proposed unit is outside of the primary or secondary frontages of the town centre. This has informed the proposed uses, in addition controls will be put in place to minimise any amenity issues, and the applicant is willing to accept reasonable planning conditions such as timing of operation.

The acceptability of the change of use of part of Central parade to create two new affordable flats

- 6.12. As part of the comprehensive strategy the proposed development includes the reuse of accommodation located on the first and second floor of 34-37 Central Parade. The space will be modified to include two large family affordable flats.
- 6.13. The space is accessed directly from Church Hill. Over the last 20 years it has been used for a variety of uses including an element of office (B1a), professional and financial services (A2) and Dwelling house (C2), it is also believed that at one time part of the second floor was used as a small HMO (please see planning history section). The last known use for at least part of the space was office (B1a), however, that was a number of years ago and the space is currently unused due to the physical quality; the interior of the space is in a poor state of repair and not suitable for modern office use.
- 6.14. As part of the comprehensive development, the space on the first and second floor will be refurbished and reconfigured to create two self-contained flats of

a modern standard. All of the flats will be affordable and social rent in terms of tenure.



Photograph: Interior of first floor.

- 6.15. It is acknowledged that the application site is on non-designated employment land. Policy CS8 of the WFLP Core Strategy (2012) states that there should be a *“Pragmatic approach to non-designated employment land and premises that that can clearly be demonstrated to be surplus to requirements and no longer fit for purpose so that it can be released for more productive uses. Priority will be given to mixed-use developments, especially those that incorporate social infrastructure”*.
- 6.16. The loss of this small amount of notional office space should be considered as part of the overall proposed development which includes the development of 167 SqM of new high quality and more accessible commercial space.
- 6.17. The existing floor space on the first and second floor is no longer suitable for commercial use due to the physical quality and accessibility. Moreover, it is arguable if all of the space is indeed lawfully B1a use due to the relatively ad hoc use in the past. The proposed development will allow the creation of genuine mixed-use development of high-quality commercial space and new large family affordable housing units.

7. HOUSING

- 7.1. Housing policies are covered in depth at both the London and Borough level and cover a variety of topics from housing density to specific design guidance. Where possible we have referred to other submission documents for the purposes of clarity and succinctness.
- 7.2. The London Plan covers housing in some breadth, below we examine first strategic issues relating to land optimisation and density, and secondly more specific housing standards and requirements.

Density

- 7.3. Policy 3.4 covers the issue of density and optimisation of housing land, it states:

“Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted”.

- 7.4. The Density Matrix (Table 3.2 LP) has been reproduced below.

Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare)

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha
3.8 - 4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1 - 3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7 - 3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
Urban	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha
3.8 - 4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1 - 3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7 - 3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
Central	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
3.8 - 4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1 - 3.7 hr / unit	40-100 u/ha	80-210 u/ha	175-335 u/ha
2.7 - 3.0 hr / unit	50-110 u/ha	100-240 u/ha	215-405 u/ha

- 7.5. The site is located in an area with a PTAL rating of 6a, the setting is somewhat subjective, but we believe it to be urban by assessing the sites

surrounding area as defined in paragraph 5.6.1 in the council's Urban Design SPD (2010). Furthermore, the SPD states that none of the Borough is considered to be located within the Central Area. Therefore, a density range of somewhere between 200-700 hab room / hectare would be acceptable to the Council.

- 7.6. Whilst the red line of the site includes Central Parade, for the purposes of density calculation we have used the notional site area of the project to the rear, which equates to 0.065 hectares. If the calculation were to include the Central Parade building it would create an artificial density calculation as the proposal only includes:

- upgrading works to the existing Central Parade building,
- change of use of two units to create two affordable family homes

The proposed development does not include the creation of additional floor area within the existing building.

- 7.7. The proposed new building includes 44 habitable rooms and the nett residential site area is approximately 0.058 hectares (taking into account the commercial units), this equates to approximately 758 hr/hectare. Whilst this is slightly over the density limit both the London plan and the Housing SPG acknowledge that density calculations are not a mechanical exercise and care needs to be applied when examining small sites. Moreover, the emerging London Plan acknowledges density calculations should not restrict otherwise acceptable projects, such as the proposed development.

Housing Mix

- 7.8. Policy DM5 - *Housing mix* states that the Council will seek all housing developments to provide a range of dwelling sizes and tenures particularly focusing on the provision of larger family-sized homes (three bed plus) in line with the Council's preferred housing mix table 6.1.

No. Bed Rooms	1 bed (2 person)	2 bed (4 person)	3 bed (5/6 person)	4 bed + (7/8 person)	Total	%
Market	8	3	0	0	11	52%
Intermediate Affordable Housing	5	3	0	0	8	38%
Social/Affordable Rented Housing	0	0	0	2	2	10%
Total	13	6	0	2	21	

- 7.9. Overall, the development provides a balance of housing types, including an appropriate amount of family housing for affordable rented, which is appropriate for the site's location. Although the proportion of one and two-bedroom units is somewhat higher than the stated breakdown for private, and intermediate units, in this instance it is considered acceptable. For this type of development, and this location, private flats in family sized units are unlikely to be in demand and would affect the overall viability of the development. Experience also shows that large intermediate units are too expensive for shared ownership and do not sell. As well as market considerations, this is also due to the physical constraints of the site, especially with regard to the limited footprint.

Housing standards

Minimum space standards

- 7.10. All proposed units have been designed to meet the Technical housing standards - nationally described space standards. Please see Design and Access Statement for further details.

External amenity space

- 7.11. The scheme has been designed to provide both private and shared amenity space. This includes the provision of balconies and terraces for the residential units located within the new building, and the creation of a landscaped area to the rear of the mews; the mews space will be accessible to residents of both buildings.

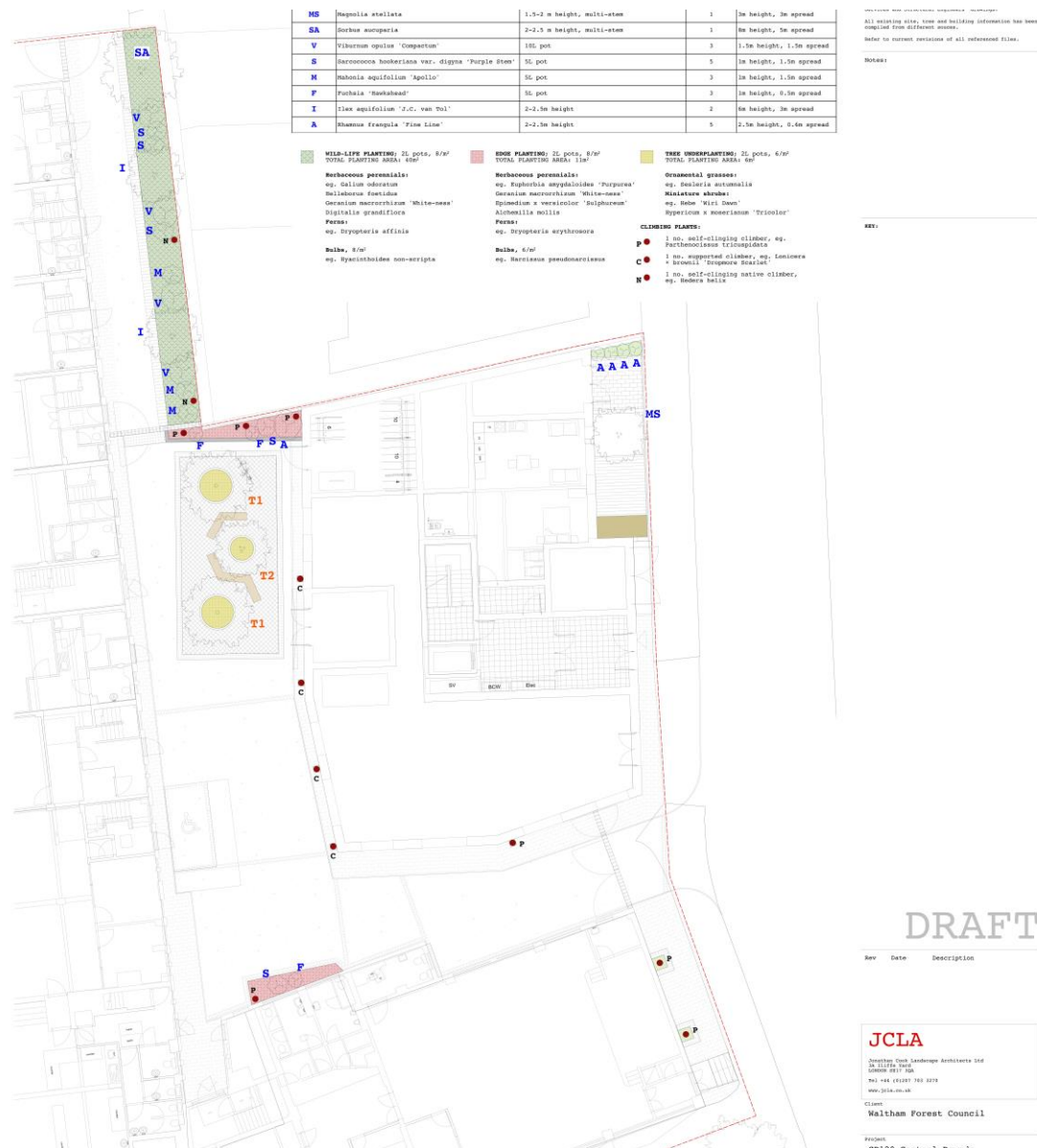


Image: Landscape design of proposed mews

7.12. Policy DM7 - External Amenity and Internal Space Standards requires flatted development to provide 10sqm of amenity space per bedroom, provided in a mix of private and communal amenity space, with a minimum of 5sqm private amenity space to be provided per unit via balconies or terraces.

7.13. The council do however acknowledge within the implementation section of Policy DM7 that a flexible case by case approach should be taken in relation to external amenity space. It states that the character of the area and access

to parks and green spaces should be considered, alongside site constraints and viability.

- 7.14. During pre-application engagement the width of the mews was increased from seven to nine meters. The design team also tested several options to provide further shared amenity space. However due to the constrained nature of the site additional provision at ground level would result in the loss of a significant number of units. The option of roof level amenity was explored; however, this raised several issues, principally regarding overlooking, noise and the overall increase in height.
- 7.15. The shared mews space has been designed to be inclusive for all ages, providing both an informal area for children to enjoy, as well as a place to relax, as illustrated in the image above. The landscape design will also provide visual interest both within the mews and from within the homes themselves.
- 7.16. Whilst we acknowledge that the mews will have multiple functions, it has been carefully articulated to ensure that all users will be able to use and enjoy the space. Further, to ensure safety the mews will include two sets of gates, one securing the Eastfield Road entrance and the other securing the northern part of the mews. Residents and commercial tenants will have a key/fob to unlock the pedestrian gates. Vehicular gates will require a different key/fob/code to permit access for deliveries. Hours and frequency of deliveries to the commercial spaces will be controlled.

8. AFFORDABLE HOUSING STATEMENT

8.1. The proposed development has been designed to maximise the amount of affordable housing. Overall, the proposed development will include 10 new affordable homes, including two large four-bedroom family homes. This mix, which exceed the policy requirement, equates to 55% of the proposed housing (by habitable room). The proposed tenure mix is 61% shared ownership and 39% London Affordable Rent.

8.2. A schedule of residential accommodation is included below, this allocates specific flats and is summarised in the second table.

Unit number	Floor	Type (number of bedrooms)	No. Habitable rooms	Size (SqM)(NIA)	Tenure
New Building					
Unit 01	Ground floor	1B2P M3	2	61	Intermediate Affordable Housing
Unit 02	First	1B2P	2	51	Intermediate Affordable Housing
Unit 03	First	2B4P	3	70	Intermediate Affordable Housing
Unit 04	First	1B2P	2	50	Intermediate Affordable Housing
Unit 05	First	2B4P	3	71	Intermediate Affordable Housing
Unit 06	First	1B2P	2	55	Intermediate Affordable Housing
Unit 07	Second	1B2P	2	51	Intermediate Affordable Housing
Unit 08	Second	2B4P	3	70	Intermediate Affordable Housing
Unit 09	Second	1B2P	2	50	Market
Unit 10	Second	2B4P	3	71	Market
Unit 11	Second	1B2P	2	55	Market

Unit 12	Third	1B2P	2	51	Market
Unit 13	Third	1B2P	2	51	Market
Unit 14	Third	2B4P	3	50	Market
Unit 15	Third	1B2P	2	71	Market
Unit 16	Third	1B2P	2	55	Market
Unit 17	Fourth	2B4P	3	77	Market
Unit 18	Fourth	1B2P	2	50	Market
Unit 19	Fourth	1B2P	2	51	Market
Central Parade - Conversion					
Unit 20	First	4B6P	6	123	Affordable Rented Housing
Unit 21	Second	4B5P	6	118	Affordable Rented Housing

Tenure	Units (no)	%	Habs (no)	%
Market	11	52%	25	45%
Affordable	10	48%	31	55%
Total	21		56	
Affordable housing split				
Social/affordable Rented Housing	2	20%	12	39%
Intermediate Affordable Housing	8	80%	19	61%
Total	10		31	

- 8.3. In addition to affordable housing, the proposed development includes other planning benefits discussed earlier in the statement, including; an improved public realm for Central Parade residents, improved and expanded refuse facilities, physical works to the elevation of the listed buildings, improvements to the setting of the heritage asset and substantial planning obligations and CIL payment.
- 8.4. It is acknowledged that the proposed tenure split of the affordable housing deviates from the Council's policy, but on balance when considered against the broader planning benefits of the proposed development it is considered acceptable. Moreover, a viability report undertaken by Newsteer and submitted as part of the application illustrates that the proposed development

cannot viably accommodate a greater proportion of affordable housing or a different mix of tenures.

London Plan

Adopted London Plan

- 8.5. Affordable housing in relation to individual sites is managed in the London Plan through Policy 3.12, which states that the maximum reasonable amount of affordable housing should be provided, having regard to criteria set out in a-h. Part B identifies that negotiations regarding affordable housing should take account of individual circumstances including development viability.

Emerging London Plan

- 8.6. Part A of draft policy H5 - *Delivering affordable housing* states that the strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:
- 1) requiring major developments which trigger affordable housing requirements 41H to provide affordable housing through the threshold approach (Policy H6 Threshold approach to applications)*
 - 4) public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio*
- 8.7. Part B of Policy H6 - *Threshold approach to applications* outlines that the threshold level of affordable housing on gross residential development is initially set at 50 per cent for public sector land where there is no portfolio agreement with the Mayor.

Borough

- 8.8. Policy DM3 - *Affordable Housing Provision* requires 50 percent of affordable housing to be delivered on developments capable of providing ten units or more. Part C of policy DM3 requires the affordable housing provision to include 60 percent social/affordable rented, and 40 percent to be intermediate / shared ownership.
- 8.9. In line with planning policy the proposal will exceed the 50% threshold required for onsite affordable housing provision on public section land. However, the proposal cannot viably meet the tenure mix required by policy

DM3. As such, as part of this application a detailed viability study has been prepared by Newsteer. The conclusion of which outlined:

Based upon the findings herein the proposed scheme contained within the application produces a Residual Land Value below what is considered an appropriate Benchmark Land Value for this type of development whilst adopting an appropriate developer return in accordance with published guidance on the financial viability in planning process. This is on the assumption of the following planning contributions: -

- MCIL2 payment of £65,954.
- Local CIL payment of £104,041.
- 55% provision of affordable housing by hab room split 61% shared ownership and 39% London Affordable Rent.
- Other benefits delivered by the scheme including the improved public realm for Central Parade residents.

8.10. The viability study assesses whether a development scheme can be regarded as being economically viable to provide affordable housing, it compares the Residual Land Value (RLV) of the proposed development (incorporating affordable housing) against a benchmark land value. If the proposed development generates an RLV that is higher than the benchmark it can be regarded as being economically viable and therefore capable of providing additional affordable housing. However, if the development generates an RLV that is lower than the benchmark it should be deemed economically unviable and the quantum of affordable housing and payments should be reduced until viability is achieved.

8.11. Due to several factors including: existing use value, relatively low sales values, and moderately high construction values due to the constrained site, as well as the expanded public realm and works to a listed building the proposed development cannot viably meet the 60:40 tenure split. All levels of policy acknowledge the varying viability of different areas and the site-specific nature of residential development. As such the proposed development includes the maximum reasonable amount of affordable housing. Moreover, it must be examined as a project that includes in excess of 50% affordable housing and has many other planning benefits.

9. DESIGN AND TOWNSCAPE

- 9.1. The client and design team have an aspiration to deliver a development of an excellent design quality. The proposal has incorporated best practice of both architecture and urban design. Specific housing design issues are covered in the preceding section, and a detailed examination of the design is included within the Design and Access Statement.
- 9.2. Paragraph 124 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 9.3. Part A of London Plan (2015) policy 3.5 - *Quality and Design of Housing Developments* states that Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.
- 9.4. Part B goes on to further state that the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.
- 9.5. At the borough level housing is managed through a number of policies at the Core Strategy Level and in the Development Management Document. Policy DM29, Design Principles, Standards and Local Distinctiveness, sets out in detail the councils' expectations regarding urban and architectural design. Part A and B of DM29 state that proposals should:

i) be supported by a clear and robust design rationale based on a sound understanding and analysis of local context and character;

- ii) reinforce and/or enhance local character and distinctiveness, taking account of patterns of development, urban form, building typology, detailing and materials, trees and landscaping etc and other features of local and historic significance;*
- iii) provide appropriate physical, legible and safe connections with surrounding streets, paths and neighbouring development;*
- iv) respond to their context in terms of scale, height, and massing;*
- v) provide a coherent layout and block structure with active street frontages fronting the public realm;*
- vi) have a clear distinction between public and private space;*
- vii) be visually attractive, with architecture that respects its context without unduly restricting style;*
- viii) include high quality materials which are attractive and durable;*
- ix) take a design-led, integrated approach to car parking which is appropriately sited, not over-dominant and supports the street scene;*
- x) where relevant, provide an appropriate level of well-designed, located and usable amenity space in accordance with the standards set out in Policy DM6*
- xi) incorporate high quality landscaping and tree planting where appropriate;*
- xii) maximise energy efficiency and usage of renewable resources, in accordance with the principles set out in policies DM10 and DM11;*
- xiii) for residential schemes, address the CABI/HBF “Building for Life” criteria.*
- xiv) where appropriate, exploit the potential for mixed-use where this can add benefit to wider sustainability objectives in accordance with the principles set out in policy DM1 B.*
- xv) address the potential impact of new development on neighbouring amenity in accordance with Policy DM32.*

9.6. The height and massing of the proposed development complies with the above policies and achieves the underlying objectives. As explained in greater detail within the Design and Access Statement the proposed building is configured as three distinct elements, unified as a faceted façade.

9.7. Although the proposed development is taller than some of the supporting context the proposal complies with policy since it is of an exemplary design.

The recessed story is envisaged as delicate pavilion sitting on top of the main mass of the building and set back from the building line. The design has been influenced by the wavy canopy and clock tower of the existing Central Parade. The upper element is made of pre-cast concrete with White/light glazed brick to match, giving it a lighter quality.

9.8. This view looking north up Eastfield Road from Church Street is significant as it is the main approach to the building and reveals its relationship with the Eastfield Road context. With the differing contexts in mind the proposal has been designed to include a base, middle and top. The base is a plinth to the building. The central portion is in a solid red brick. The top floor has a lighter quality; influenced by the wavy canopy and clock tower of the existing Central Parade.

9.9. To provide continuation between Central Parade the proposal includes several design features to respond directly to the 'Festive Style' embodied by the existing building. Whilst these have been fully detailed within the DAS for completeness these include:

- Top row: Central Parade tiles, wavy canopy, brick, stone and tiles, contemporary use of ceramic brick.
- Mid row from left: Central Parade tiles, contemporary red brick building.
- Lowest row from left: contemporary use of ceramic brick vertical, Central Parade red-brown brick, pre-cast top floor and brick, contemporary vertical brick coursing
- Carefully designed graphic to the side of the building

9.10. The proposal also includes the creation of a vibrant mews space between the two buildings, with the long-term vision to open the rear of Central Parade onto the mews. The mews yard has been designed to provide a multiplicity of functions for all users, these include:

- Service access for commercial units
- A disabled parking spaces
- Refuse storage/collection
- Active overlooking from the new commercial space
- Enjoyable external space to encourage use and activity.
- A substation directly on Eastfield Road

- Refuse storage for existing residents
- Refuse storage for new residents
- Bulky item refuse storage
- Residential access

9.11. Please see section 5 of the Design and Access statement which provides a detailed account as to how these key features have been incorporated into the design.

10. HERITAGE AND ARCHAEOLOGY

Heritage

Statutory provisions

- 10.1. Section 66(1) of the Planning (Listed Buildings and Conservation) Act 1990 requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning policy

National Planning Policy Framework (NPPF) 2019

- 10.2. Chapter 16 of the National Planning Policy Framework (NPPF) (2019) seeks to conserve and enhance the historic environment. Paragraph 189 of the NPPF states that "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 10.3. Paragraph 194 identifies that any harm to, or loss of, the significance of a designated heritage asset is acceptable, subject to a formal assessment and clear and convincing justification. Paragraph 197 states that in determining an application a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Borough

- 10.4. Policy DM28, Heritage Assets, sets out the council's requirements to ensure that development proposals will protect, conserve and where appropriate, enhance designated heritage assets
- 10.5. With regard to statutory listed buildings, part C of policy DM28 sets out that the Council will permit uses, alterations or extensions that would not be detrimental to the significance of the assets including fabric, appearance, historic interest or setting of these buildings: and it will encourage proposals which seek their rehabilitation, maintenance repair and enhancement. Part D states that wherever possible consideration should be given to improving

access for people with disabilities to all listed buildings open to the public or where people are employed.

- 10.6. A heritage appraisal has been undertaken by Portico Heritage Ltd and has been submitted as part of this application. Section 5 of the report describes the proposed scheme and its effect on the heritage assets engaged. Section 6 of the report provides a description and analysis of the significance of the site and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework.
- 10.7. The report concludes that the proposals will preserve and enhance the special interest of the listed building, its setting and the setting of nearby listed buildings. The proposed new building will also make a high-quality contribution to the wider townscape, in particular on Eastfield Road and improvements to the rear elevation of Central Parade as well as provision of high-standard accommodation within will further enhance the listed building.
- 10.8. This will be achieved by the quality of design, materials and form – which has been demonstrated through both this report and the Design and Access Statement. It is therefore considered that the proposals should be acceptable to the Council in heritage terms.

Archaeology

- 10.9. Part G of Policy DM28 – *Archaeological Heritage* states that the council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough (See Schedule 23 and the Policies Map). Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.
- 10.10. The site is located within an Archaeological Priority Zone (Map reference APZ13). Schedule 23 - *Archaeological Priority Zones* of the DMLP identifies this zone to comprise:

'Walthamstow: The medieval settlement dates back to at least the 11th century, and was probably centered around the church "Village". Settlement expanded along the High Street during the Post-Medieval period'.

- 10.11. As part of the application an Archaeological Desk-Based Assessment has been undertaken by NPS Group (Archaeology). It concludes that site has been occupied since at least the 19th century, initially by a large individual building, with possible out-buildings and from the later 19th century by two rows of terraced housing, one fronting Hoe Street and the other onto the High Street/Church Hill.
- 10.12. Although this assessment has discovered no direct evidence of any pre-19th-century use of the site, it is considered likely, from both the GLHER and the current research that there may be a post-medieval aspect to the archaeological resource within the PDS. Medieval remains are less likely, but still have a moderate chance of being present. The focus for earlier periods (Roman and prehistoric) lay to the south and the west, and it is considered a more remote possibility that remains of these periods would be present. They cannot be discounted however.
- 10.13. Any unknown non-designated heritage assets such as archaeological features situated in the footprint of Central Parade are likely to have endured a degree of truncation, but elsewhere on the PDS any remains are likely to be largely intact.
- 10.14. Overall, the proposals will have a Moderate effect on any potential archaeological assets present within the proposed development area.

11. NEIGHBOURLY MATTERS

11.1. The proposed development has been designed so as to not have any undue impact on neighbouring amenity. The massing of the building has been informed in consultation with multiple specialist consultants to ensure that occupiers of adjoining properties are not unduly impacted as a result of the development. Specialist supporting reports include:

- Daylight and sunlight (including neighbouring, proposed development and overshadowing)
- Noise Assessment
- Air Quality Assessment

11.2. A full sunlight and daylight report has been submitted as part of this application. This concludes that the impact of the proposed development on the properties neighbouring the development site will be acceptable.

11.3. The daylight and sunlight studies illustrate that the effects on neighbouring properties adjacent to the site are generally negligible with only very limited impacts on Eastfield Road and Church Hill properties. It is acknowledged that there are some more noticeable effects on the existing Central Parade flats but as illustrated this is largely due to the existing presence of external walkways/balconies at each floor. As detailed in the report when the effects of these existing obstructions are discounted the amount of retained light will remain is considered acceptable for an urban location such as this.

11.4. The assessment concludes that proposed development is consistent with the Council's local planning policy on daylight and sunlight, given the flexible application of the BRE Guidelines and particularly having regard to paragraph 123(c) of the National Planning Policy Framework and paragraphs 1.3.45 and 1.3.46 of the Mayor of London's Housing SPG.

12. SUSTAINABILITY & ENVIRONMENTAL

- 12.1. The proposed mixed-use development has been designed to meet high environmental and sustainability standards. A Sustainability Statement and Energy Assessment have been submitted as part of the application.
- 12.2. This Sustainability Statement demonstrates that the proposed development meets a range of local sustainability objectives, as defined by the Development Plan and guidance. The proposed development will be characterised by design features and objectives that are in line with the chapters of the Sustainable Design and Construction SPG for the London Plan.
- 12.3. As outlined in the Energy Assessment the proposal includes exhaust air heat pumps (EAHP's) located in each dwelling to produce heat which can be used to supply domestic hot water and space heating. Exhaust air heat pumps (EAHP's) utilise the dwellings extract ventilation system to produce heat. The dwelling exhaust air flow, which is commonly at a temperature of 18-21°C, passes through the EAHP as it is extracted from the residence. As the air passes through the heat pump, heat held in the air is exchanged into a refrigerant circuit and this is subsequently transferred into the water circuit for use within the dwelling. If the heat stored in the extract flow is insufficient to meet the heating and hot water demand, outdoor air can be used as a supplement to increase the yield of the system.
- 12.4. Part B of policy DM35 - *Biodiversity and Geodiversity* requires biodiversity resources on-site or in the vicinity of a development site, the developer must provide measures for their retention, the integration of existing wildlife habitats and features, and their restoration and enhancement where appropriate. Where retention, restoration or enhancement measures are not considered possible, mitigation and compensation measures should be clearly set out with supporting evidence for their effectiveness and relevance in relation to supporting the specific biodiversity value of the borough and its key international sites.
- 12.5. A Preliminary Roost Assessment Survey for was undertaken by Arbtech regarding the existing garages on site. The executive summary of the report provides a table of conclusions and recommendations required for the

development to be considered acceptable in ecological and biodiversity terms. The conclusions outline that the garages both have a negligible habitat value for supporting roosting bats or nesting birds. Recommendations are limited to a precautionary method of working.

13. TRANSPORT AND PARKING

- 13.1. The proposed development, which is car free, other than one disabled parking space, has been conceived and designed to reduce private transport usage. The site is located in an area of high public transport accessibility, including bus, overland train and tube. Furthermore, the development includes substantial secure cycle storage. A Transport Statement and Construction Logistic Plan have been submitted as part of this application, refuse details are included in the Design and Access Statement.
- 13.2. Overarching objectives of the proposed development are to manage the way the space to the rear of the Cantal Parade is currently used, which includes ad hoc parking, which detracts from the heritage asset and diminishes the enjoyment of residents. Furthermore, the project will expand and improve refuse and recycling facilities for the existing residents of Central Parade.
- 13.3. Transport is covered in depth at both the national and local policy level. The Core Strategy contains several policies relating to transport issues. Policy DM14 (Sustainable Transport Network) states that the Council will actively encourage sustainable travel. Major developments should be developed and contribute to a well-connected network of streets that optimises permeability and legibility. Policy DM16, Parking, states that the Council encourages car-free and car-capped development in locations that are highly accessible by public transport, are accessible to opportunities and services, and/or have high levels of parking stress.
- 13.4. The proposed development has been designed to meet these principles, it is car free and includes ample cycle parking. The central location, which has a PTAL rating of 6a allows future residents to use alternative modes of transport. The site is located with CPZ (Controlled Parking Zone). One wheelchair parking bay is to be provided in the proposed mews, near the wheelchair unit.

Cycle parking

- 13.5. Local Plan Policy DM16 sets the minimum requirements for cycle parking for new developments at one cycle-space/one-bedroom dwellings and two cycle-spaces/two-bedrooms or above. Accordingly, the proposal would be required to provide a minimum of thirty-five cycle spaces for future residents.

- 13.6. The proposed development would provide forty-eight cycle parking spaces together with space provided to accommodate a large cargo bike if required, thereby exceeding the minimum standards. The proposed cycle stores would provide secure, sheltered storage that would be easily accessible and provides sufficient turning space allowing users to park and remove their cycles without difficulty.
- 13.7. A further four spaces are provided in Sheffield stands for visitor parking, positioned along Pretoria Avenue, to the front of Block B which is considered appropriate and further encourages sustainable transportation.
- 13.8. Local Plan Policy DM32 states that in managing the impact of new developments on neighbouring amenity, new developments should ensure the provision of facilities for the storage, collection and disposal of refuse.
- 13.9. The proposal includes two dedicated refuse stores for each block accessed via occupier-only access doors for the future residents of the site. Both refuse stores whilst preferred to be internal due to the site constraints are sited outside of the development. However, they are positioned in secure, sheltered stores that are conveniently and appropriately located near each block, which is considered acceptable for future residents use and refuse operatives collecting waste.
- 13.10. Whilst both refuse stores would be external, they would be of a design that is considered to appropriately relate to the main development and would not give rise to any smells that would impact upon the occupiers or neighbouring amenity.

14. PLANNING OBLIGATIONS

- 14.1. The proposed development includes a range of benefits including the delivery of much needed housing of which over 50% is affordable, with large family and wheelchair acceptable units, physical improvements to the exterior of an important heritage asset and the creation of a new mews which will assist in overcoming issues of Anti-Social Behaviour.
- 14.2. Furthermore, the proposed development will be liable for Community Infrastructure Levy (CIL) at both Borough and Mayoral levels of approximately £160,000.
- 14.3. It is acknowledged that the development may require additional site-specific planning obligations. Although a Council led project, it is important to ensure that these are genuinely “necessary” and “directly related to the development”. As such the proposed initial Heads of Terms are as follows:
- Provision of affordable housing, as set out in the Affordable Housing Statement above.
 - Reinstatement of footway adjacent to the boundary of the site
 - Carbon off-setting payment
 - A financial contribution towards the Air Quality Action Plan
 - A financial contribution towards mitigation measures on the Epping Forest SAC and the Strategic Access Management Measures
 - Measures to secure car free development
- 14.4. The above are put forward to aid discussion with the Local Planning Authority and other stakeholders.

15. STATEMENT OF COMMUNITY INVOLVEMENT

- 15.1. In addition to two formal pre-application meetings with the Council's Planning team and design review panel, there has been ongoing public engagement and exhibitions as well as meeting with stakeholders. The proposed development has been informed, where possible, by a careful and proactive programme of engagement.
- 15.2. The engagement that was undertaken responded to the advice laid out in the National Planning Policy Framework (NPPF) and the published guidance in the Councils Statement of Community Involvement.
- 15.3. The project team undertook a robust programme of public engagement in 2019, relating directly to this application. Prior to these events, there have been specific events related to Central Parade more generally.
- 15.4. A public exhibition was held on 11th July (evening) and on 31st October (evening). The events were advertised by leaflet and the Council's central parade consultation website. Members of the design team and the broader Council client group were in attendance to brief the members of public and local business owners and to collect feedback which is summarised below.
- 15.5. In addition to the above, two meetings were held specifically for residents of central parade on the 15th March 2018 and 13th March 2019 respectively. Both meetings were to bring the residents up to date with the current position and to discuss how some of the immediate concerns with the property can be addressed, for example, anti-social behaviour, parking management and waste collection.
- 15.6. To keep residents and the wider community up to date, the council have provided annual newsletters to those possibly affected by the redevelopment. This is detailed on the council's project website for Central Parade (<https://walthamforest.gov.uk/content/regeneration-central-parade-walthamstow>) , which includes:
- Option to sign up for Central Parade email newsletters
 - Electronic copies of the newsletters located on the council's website
 - Engagement event leaflets;
 - Recent consultation boards
 - Online feedback surveys

15.7. The feedback from the public engagement outlined above has greatly assisted with the project and its design development. Below we have outlined key themes, alongside verbal or written feedback from the consultation events.

Responses

Theme	Detail
Design, architecture and appearance (Inc. public realm) Height, scale and massing.	<p>Request for high-quality landscaping and planting</p> <p>The existing Central parade should be refurbished</p> <p>Rather than developing the site, the council should tidy the area up, with some parking and green space.</p> <p>Enthusiasm for Ross Wyld Hall to be opened up at the rear and brought into wider use.</p> <p>Building massing and height considered excessive by attendees; one also felt the building line to the front elevation should be set back.</p> <p>Nothing should be higher than the clock tower; development should be of a low level</p>
Affordable housing	One of the attendees queried why all the proposed flats were not affordable housing
The use of the ground floor unit	<p>Several attendees outlined that there were already shops in the parade; there does not need to be anymore.</p> <p>Attendees also outlined that the ground floor unit could be used as a community room or Dr Surgery.</p>
Anti-social behaviour (ASB)	There was strong support for development as a means to reduce ASB. There were feelings that the existing block should have better access

	<p>security, CCTV and lighting to reduce ASB inside and outside the flats.</p> <p>Several attendees stated that there should be no public access to the mews.</p> <p>Close the mews at night, lots of people coming in. Access to the rear will give rise to burglaries and break-ins, as it would be a secluded environment</p>
Sustainability	<p>One attendee mentioned why the scheme was not trying to achieve 'Passivhaus' credentials.</p> <p>Attendees requested that the project would be highly sustainable / energy efficient.</p>
Other Local Employment Social inclusion	<p>Commitments sought on delivery of targets for employment of local labour / apprentices (note for Adam: We have the Sustainable Procurement Document, but have Hill provided firm commitments / targets / schemes which can be measured against with KPI's? Assume this would have been on the initial brief and / or Hill offer).</p> <p>Emphasis on the need to integrate new residents with existing.</p>

Response

15.8. The feedback that was left at the pre-application workshops and exhibitions was useful for understanding the concerns of the local community. This section details the project team's responses to these concerns.

Design, architecture and appearance (Inc. public realm)

15.9. The rear of Central Parade has for some time been affected by Anti-Social Behaviour; any redevelopment would require combating this and removing the ability for such behaviour to continue. By redeveloping the site and creating a semi-private mews will greatly aid in combating this long-standing

issue, whilst also aiding in the creation of much-needed housing, with a focus on affordable housing.

15.10. The proposal includes a detailed landscaping plan. The client is committed to creating an environment that will be inviting, user-friendly and appreciated by all.

Height, scale and massing.

15.11. The proposed fourth storey has been set back from the front elevation; this includes a revised stepping. This will reduce the perception of bulk from Eastfield Road.

15.12. Relationship between the proposed building and the existing building has been key, design amendments have included increasing the width of the mews from 7 – 9 meters, and façade angled to create more oblique relationship.

Affordable housing

15.13. The affordable housing offer is 55% by habitable room, which is supported by a viability appraisal and affordable housing statement (included in the planning statement) taking into account affordable unit types and tenures needed in the borough.

The use of the ground floor unit

15.14. The proposal includes a flexible approach to the use of the ground floor unit, this includes potentially being occupied by an A1, A3, B1(a) or D1 unit. The design team have deliberately picked these uses as we consider them to appropriate for the location of the mews, avoiding potentially disruptive uses.

Anti-social behaviour (ASB)

15.15. The proposed development has been designed to discourage anti-social behaviour through several means. Including:

- Introducing activity at the ground floor level and provided active overlooking; from both the proposed ground floor commercial unit.
- Creating an enjoyable external space to encourage use. Including an area. There will also be no 'hiding places' within the space.

- Passive surveillance to the mews from both existing and proposed residents.
- Two sets of gates, one securing the Eastfield Road entrance and the other securing the northern part of the mews. Residents and commercial tenants will have a key/fob to unlock the pedestrian gates. Vehicular gates will require a different key/fob/code to permit access for deliveries. Hours and frequency of deliveries to the commercial spaces will be controlled

Sustainability

15.16. Both sustainability and energy considerations have formed a key component when considering the proposal, especially considering the setting of the Grade II Listed Central Parade. Please see sustainability statement and energy assessment submitted as part of this application.

Other Local Employment

15.17. As part of the proposed development the client will identify, through the draft heads of terms, a commitment to appropriate planning obligations for employment and training initiatives as required by the council's Planning Obligations SPD (2017).

Social inclusion

15.18. The proposal has been designed with social awareness and inclusivity at its core. The proposed residential units within the new block will be tenure blind; further, the new mews space has been created for use by both the existing and proposed residents of Central Parade, promoting social coherence.

16. CONCLUSION

- 16.1. This statement assesses the proposed development in the context of planning policy at the national, regional and local level, as well as other relevant and best practice guidance and material considerations. As outlined the proposed development is in accordance with and will deliver the objectives of, all relevant development plan policies and the Councils broader regeneration objectives.
- 16.2. The proposal makes efficient use of this well connected, but underutilised site by providing an appropriate mix of land uses and open space in order to increase the vitality and vibrancy of this part of Walthamstow, whilst respecting the existing character and the amenity of neighbouring residential occupiers.
- 16.3. The scale, massing, materials and architectural style of the proposed development responds to the nature and character of the surrounding context, whilst repairing the existing urban form.
- 16.4. The introduction of a relatively substantial component of new high-quality residential accommodation in this location will benefit the continued physical regeneration of Walthamstow. The development will deliver much-needed housing, including a large component of affordable housing including large family flats.
- 16.5. The proposed flexible commercial floor space has been designed to reflect the secondary and residential nature of Eastfield Road whilst integrating with the existing commercial space on the base of Central Parade. This small expansion of commercial activity combined with the creation of a small mews will benefit Central Parade itself and allow its continued evolution whilst assisting in mitigating ASB.
- 16.6. The proposed development has been designed to exacting environmental and sustainability standards and configured to reduce any negative impact on the surrounding context or neighbouring properties' amenity.
- 16.7. As such, the proposed development is in accordance with and will deliver the objectives of all relevant development plan policies.