

FULBOURNE ROAD REGEN WELCOME



Inland Homes are committed to engaging with the local community in drawing up the proposals and have appointed JTP to facilitate a community planning process. During June and July JTP will be holding engagement activities to gather ideas and suggestions on possible uses for this site and present the scheme's design development.

Unfortunately, the Covid 19 situation means that we have had to adapt our normal community engagement progress but that doesn't mean we don't want feedback. Far from it. To this end, we are distributing information to homes and have created a dedicated website for regular updates, to share designs as they are progressed and as a place to give feedback.

As a first step JTP would like to hear from the local community about the issues of concern and ideas for the regeneration of the site and its relationship with the surrounding area. JTP will be sending a newsletter and postcard to homes for residents to complete, detach and mail back via Freepost. Alternatively, residents will be able to fill in an online form.

JTP will feed comments into an initial design process and create a Vision for the site which will be fed back to the community in mid July. JTP will ask for further comments on the Vision before the final design is prepared for planning submission to Waltham Forest Council later in the summer.

**For more information please visit FulbourneRoadRegen.co.uk
or contact the Community Planning team at community@jtp.co.uk or
on Freephone 0800 0126 730.**



FULBOURNE ROAD REGEN

THE TEAM



WHO ARE INLAND HOMES?

Inland Homes is an established local brownfield regeneration specialist based in Beaconsfield, Buckinghamshire. We are devoted to providing high quality residential and mixed-use developments.

Our in-house construction capabilities ensure that we fully understand building regulations and are able to utilise modern construction techniques to successfully deliver our proposals.

We understand the value of placemaking and as such invest heavily in high quality landscaping and public realm, which we believe helps create vibrant communities.

With our developments in West Drayton, Hillingdon and Uxbridge, we are committed to delivering high-quality sustainable homes to the local communities of Hillingdon.

This can be evidenced through our now completed Drayton Garden Village development, a thriving new sustainable garden suburb located in West Drayton.



Cheshunt Lakeside, Broxbourne Borough Council



Randall's Department Store Uxbridge Town Centre



Hillingdon Gardens, Hillingdon



Hillingdon Gardens, Hillingdon



Cheshunt Lakeside, Broxbourne Borough Council



Cheshunt, Broxbourne

THE DESIGN TEAM



JTP is an award-winning international placemaking practice of architects and masterplanners with extensive experience of delivering successful projects for both private and public sectors throughout the UK, Europe, China, Russia and the Middle East.

From our studios in London and Edinburgh we undertake placemaking projects at every scale, from cities and towns, to neighbourhoods, streets and the design of individual buildings; creating new places and breathing life into old ones.

We approach all our projects through a process of understanding, engaging, and creating, which together we call 'Collaborative Placemaking'.



Founded in 1961 on an ethos of collaboration and people focused design, BDP is now the largest interdisciplinary designed firm in Europe. Our award winning Landscape Team sits at the heart of the practice and works across a variety of sectors including residential and mixed use projects in towns and cities on a national and international basis, including projects within Waltham Forest.



WSP is one of the world's leading professional services consulting firms. We are technical experts and strategic advisors including engineers, technicians, scientists, project managers, planners, surveyors and environmental specialists, as well as other design and program management professionals. We design and deliver lasting solutions in the Buildings, Transportation, Infrastructure, Environment, Geomatics, Energy, Resources and Industry sectors as well as project delivery and strategic consulting services.



FULBOURNE ROAD REGEN

THE LOCAL AREA

PLANNING POLICY CONTEXT

The emerging London Plan requires London to meet its own development needs (including delivering sufficient housing) within its administrative boundary. This means a substantial increase in density is required. This will need to optimise development capacity, sometimes resulting in different density and heights to its surroundings.

The emerging Waltham Forest Local Plan looks to put the London Plan vision into operation in Waltham Forest Borough.

Ambitious housing targets are proposed and parts of the borough have been identified as locations where substantial regeneration will take place in the plan period at higher densities with taller buildings.

The emerging plan, includes a vision to build upon the strengths of the borough and to development the opportunities available form a key part of the strategy.

This includes maximising and drawing out the local distinctiveness of different parts of the borough, improving the public realm, greening corridors, further expanding the facilities for use of public transport and cycling, and delivering new development that positively adds to the borough.

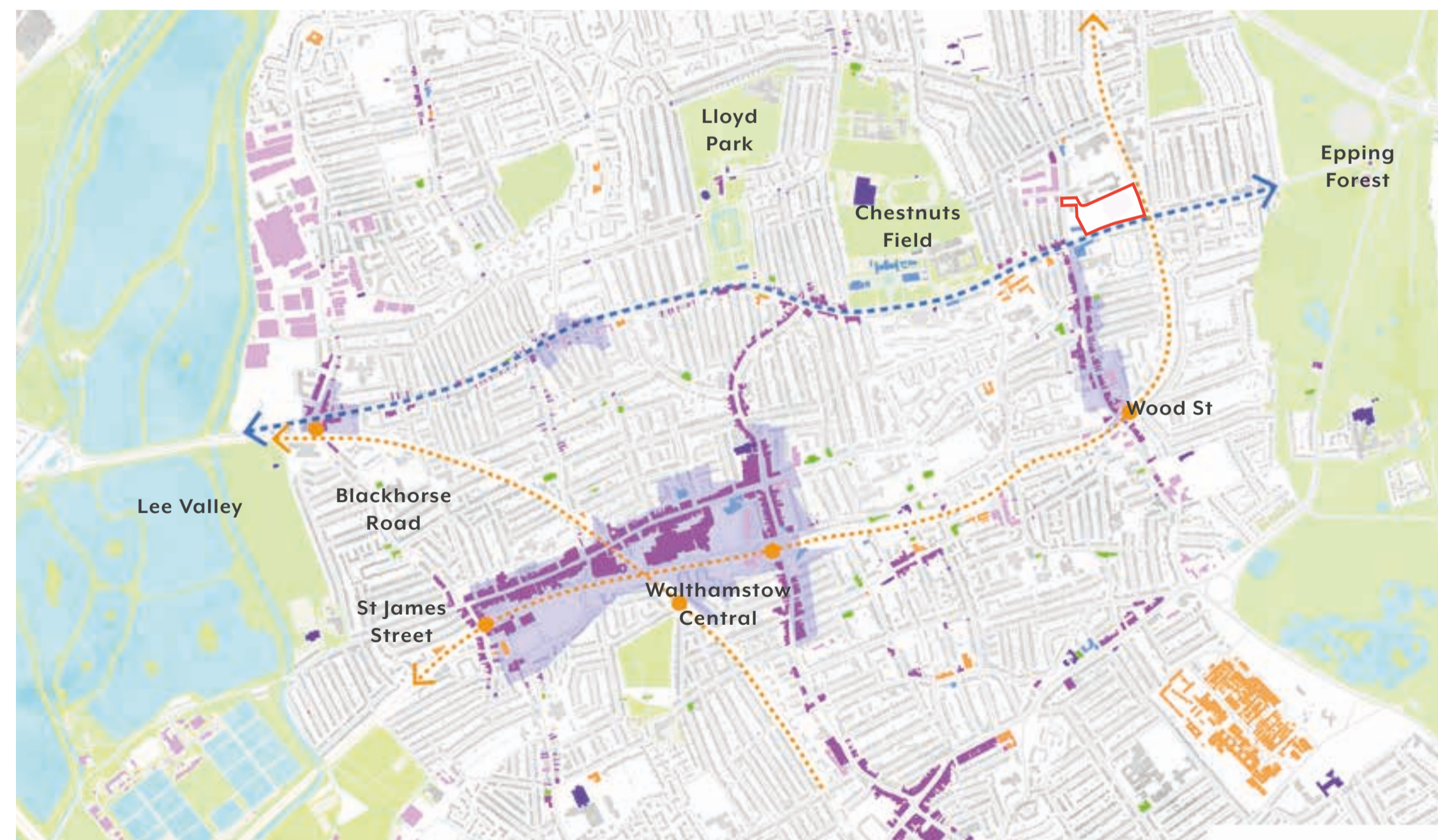
The Forest Road corridor and the Wood Street area have been specifically identified as opportunities in the emerging Local Plan where change is to be encouraged and redevelopment supported.

The Forest Road corridor presents the opportunity, through reconfiguration and investment, to substantially improve its appearance, functioning, and its relationship to existing and new development. The aspiration to extend the Council's "mini-Holland" cycleway network though the corridor is identified.

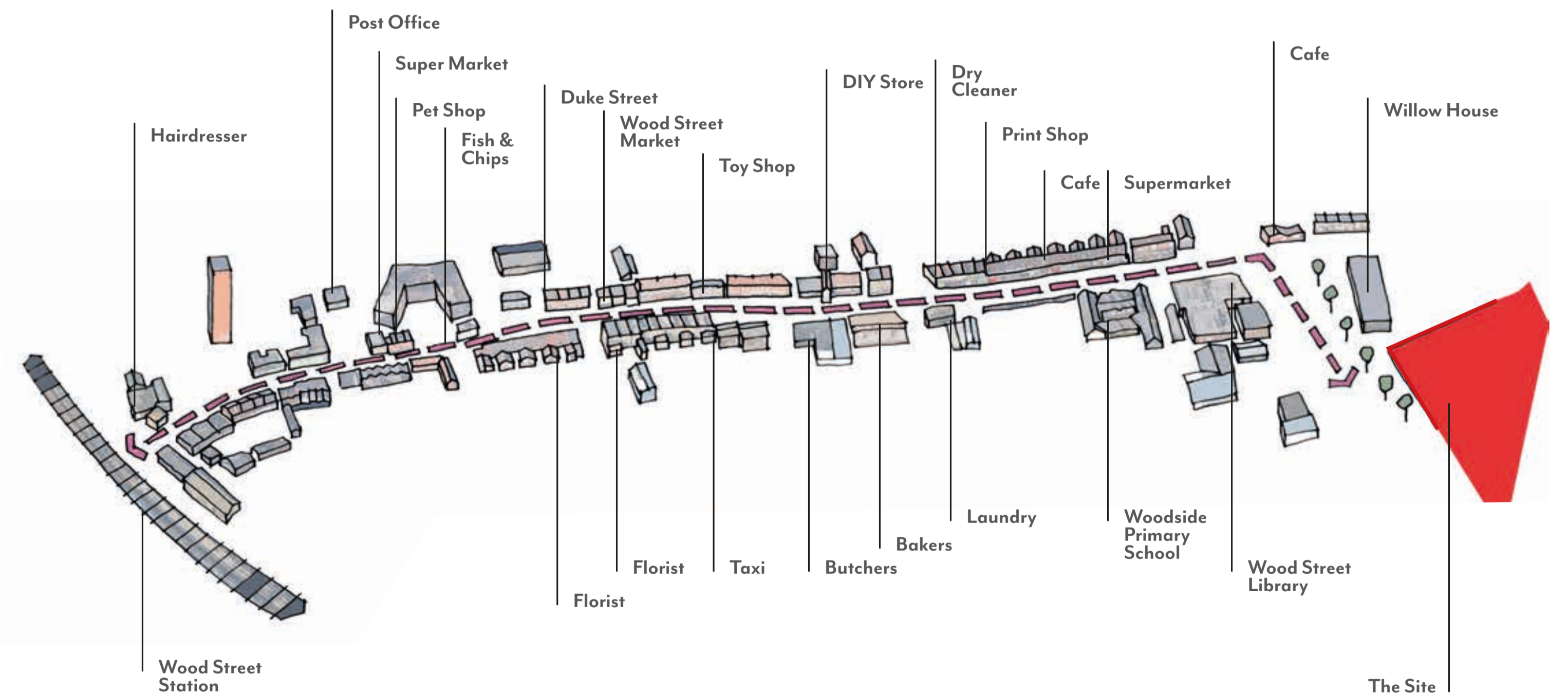
As part of the redevelopment proposals for the Homebase site, the Inland team have sought to explore how they can further the aims of the emerging Local Plan positively.

WALTHAMSTOW HEAT MAP

A framework is created by the neighbourhood centres of Blackhorse Road, Walthamstow Central, Wood Street and the civic centres of Forest Road. The site is situated on a key corner of that framework.



WOOD STREET NEIGHBOURHOOD CENTRE



FULBOURNE ROAD REGEN THE SITE

SITE AERIAL



CONSTRAINTS & OPPORTUNITIES



Homebase Site sits at the junction of Forest Road and Wood Street - a key node for the local area.

The Southern boundary of the site is Forest Road, a busy East-West road. TPO-ed trees are screening the site from the road and presenting a landscape buffer.

Eastern boundary is a railway corridor as well as a nature corridor along the tracks.

Delamere Court and Hawker Place are the neighbours to the North of the site.

Willow and Sterling House sites border the site along the Western boundary.

There is a significant level change along the boundary with Forest Road which increases towards East and is at it's maximum on the South-Eastern corner of the site.



Forest Road view of Homebase



Homebase Carpark boundary with Forest Road



Homebase Car Park



Adjacent railway lines



Boundary to the North

FULBOURNE ROAD REGEN DISCOVERY REPORT

LINKS TO THE PAST...

18 85 Dating from 1885, the Walthamstow market is the **longest outdoor street market in Europe** and spans roughly a km of Walthamstow High Street.

19 00 The population of Waltham Forest trebled between 1890-1941 resulting in the proliferation of industry in the Lea Valley. Walthamstow used to be the home of **manufacturing industries as disparate as buses and bedroom furniture.**

19 09 In Walthamstow, **Edwin Alliot Verdon-Roe** assembled the **first ever all-British plane**, named the Avro no.1 triplane. In July 1909 it made its debut flight on Walthamstow Marsh.

19 30 In the 1930s a **new civic centre** was formed along **Forest Road** by the siting of the technical college (1938), Town Hall(1941), Assembly Hall(1943), and Court House (1971).

19 09 Grayson Perry's **'The Walthamstow Tapestry'** explores the emotional resonance of brand names in our lives and our quasi-religious relationship to consumerism, inspired by Walthamstow as the birthplace of socialist and artist William Morris.

20 17 A **£10.6 million Walthamstow Wetlands project** has opened up to the public 10 Victorian reservoirs, making up **London's largest man-made body of water**, as a 520-acre wetland nature reserve threaded with nature trails and dotted with play areas and wildlife habitats, open to the public since October 2017.

20 19 In 2019 Waltham Forest was named the **first ever London Borough of Culture**. It was awarded £1.35m of funding to deliver a programme of ambitious cultural activities **celebrating the unique character of its local people and places.**

18 34 **William Morris** the English designer, craftsman, poet, and early socialist was born in Walthamstow in 1834. His designs for furniture, fabrics, wallpaper, and other decorative arts began the **Arts and Crafts movement** in England and revolutionized Victorian taste.

19 08 In 1908, **Frederick Bremer** built the **first British four-wheeled motor car** with an internal combustion engine. He lived in Walthamstow and put the car together in a workshop behind the family's home on Connaught Road.

19 36 In 1936 the **BBC** made the **first ever public television transmissions** from Alexandra Palace in Walthamstow. **Alexandra Palace** is known globally as the birthplace of television.

19 91 The **pop boy band East 17** began in 1991, who named themselves after the area's postal code E17, and titled their **debut album Walthamstow.**

19 94 The artwork for **Blur's Parklife album** featured photos of the **band at Walthamstow Stadium**, released in April 1994. Certified four times platinum in the United Kingdom, in the year following its release the album came to define the emerging Britpop scene.

20 16 Walthamstow is home to **London's only denim jeans manufacturer**, Blackhorse Lane Ateliers. Based in London's first denim factory it is now producing jeans again.

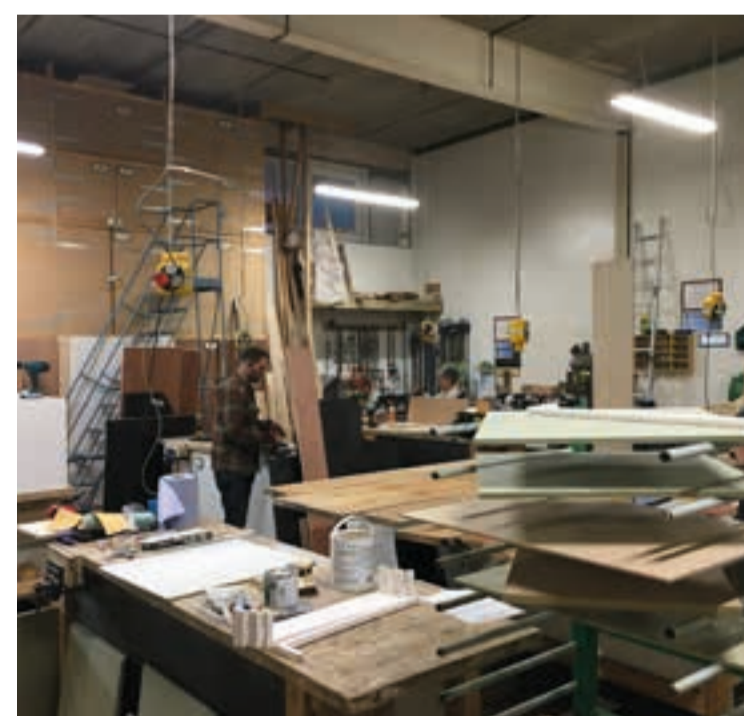
...A PLACE OF FIRSTS

WALTHAMSTOW

EAST LONDON

FULBOURNE ROAD REGEN CULTURAL ASSETS

1. ART & CRAFT



2. NATURE



3. ACTIVE TRAVEL



4. MARKETS



5. A WELCOMING COMMUNITY



6. THE ART OF SHOP KEEPING



7. STREET LIFE



FULBOURNE ROAD REGEN SCHEME ASPIRATIONS



Residential Led Mixed Use Development



Landscape Led Proposal



Supporting Culture Network of Walthamstow



Promoting Sustainable Modes of Transport



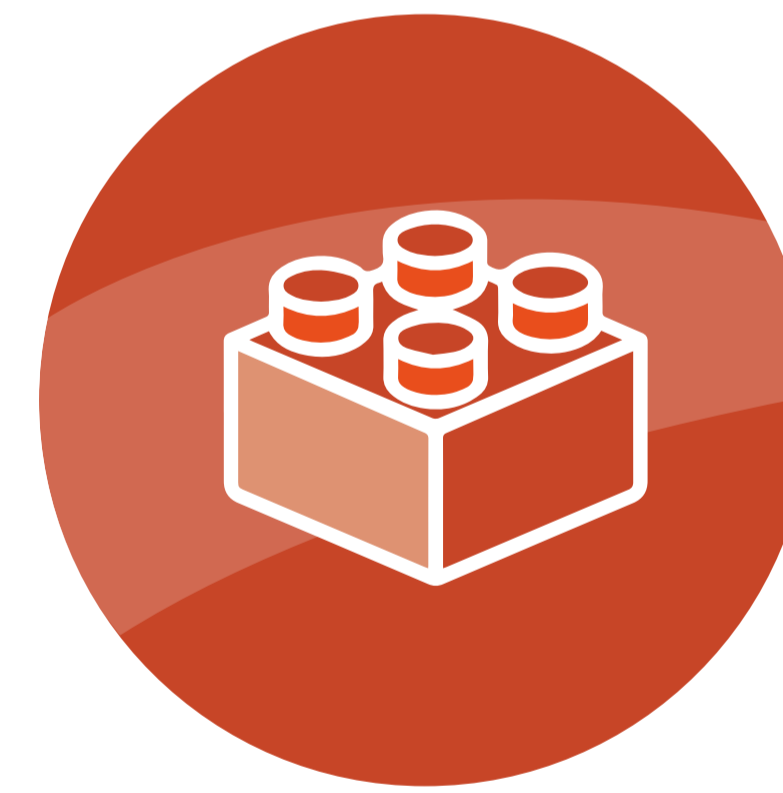
Spaces for Community and Child Friendly Design



Protecting, Enhancing, Connecting Natural Assets



Responding to Climate Change



New Spaces for Creatives

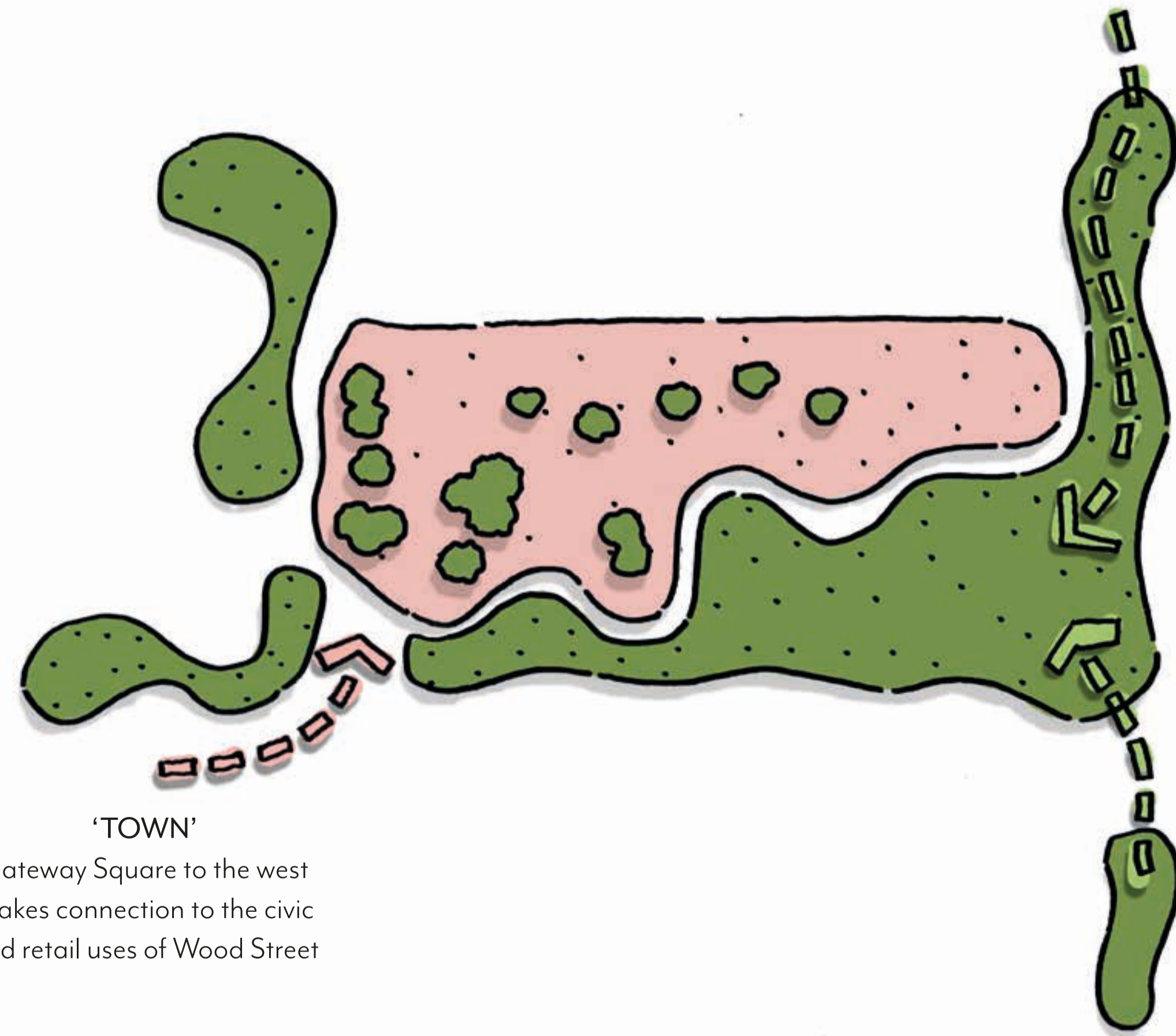
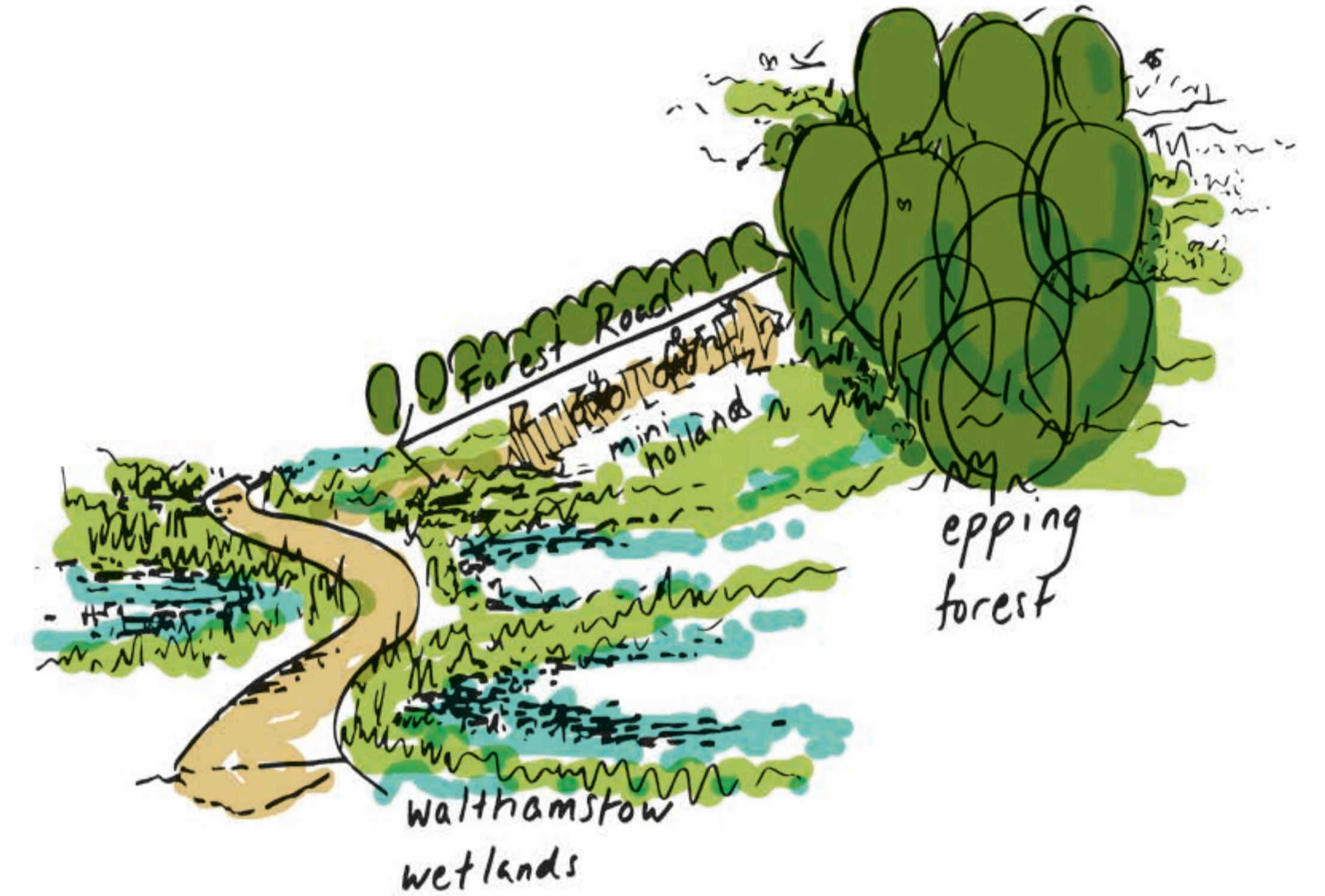


Social Value - Local Training Programme and Jobs

FULBOURNE ROAD REGEN LONDON WILDLIFE TRUST

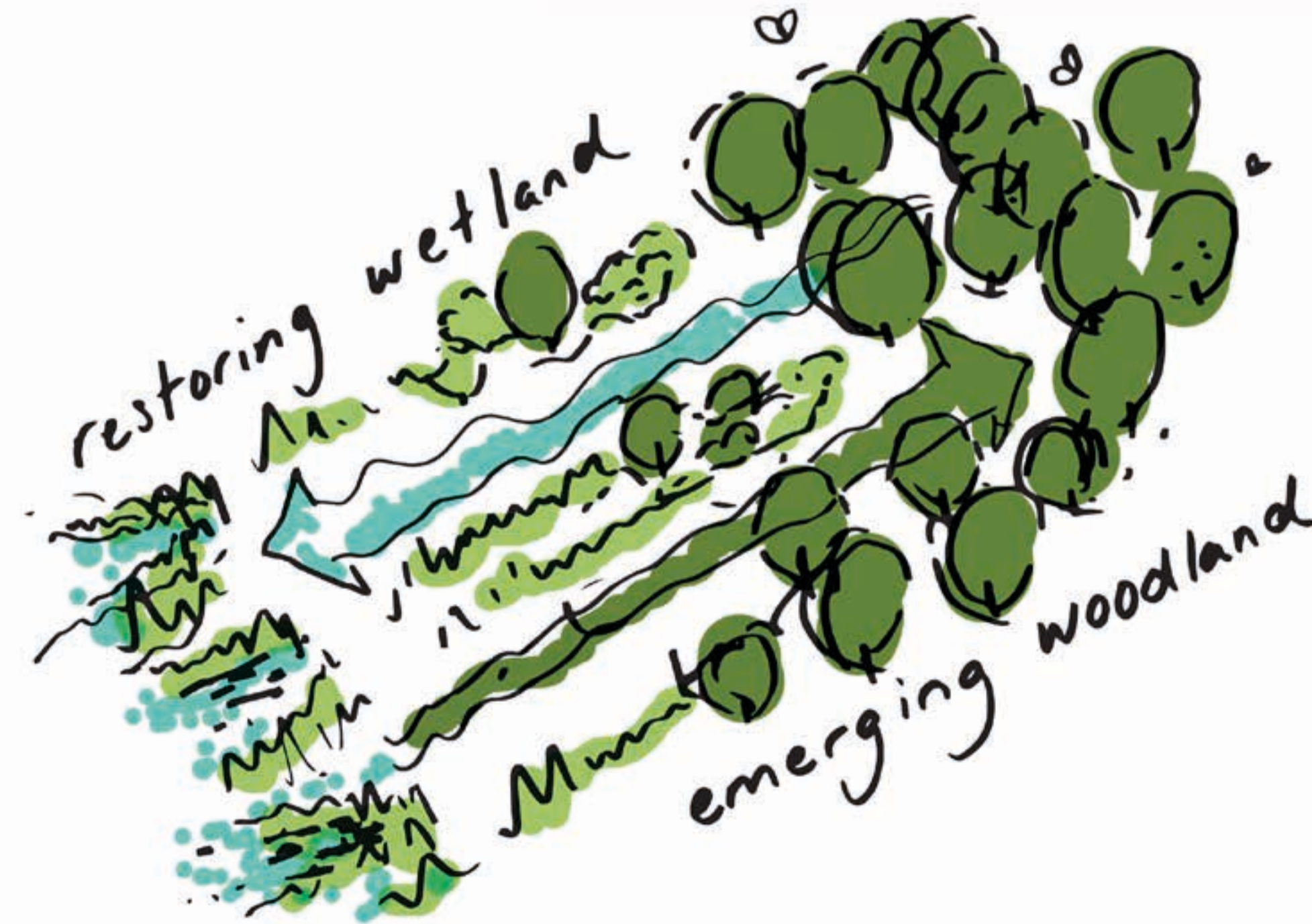
KEY THEMES:

- PROTECT - EXISTING NATURAL ASSETS ALONG EDGE
- ENHANCE - BY PLANTING NATIVE AND SUPPORTIVE SPECIES
- CONNECT - THROUGH PERMEABLE DESIGN
- NATURAL DRAINAGE - DIRECT SWALES AND SUDS TOWARDS WETLANDS
- EMERGING WOODLAND - LINK LANDSCAPE TO FOREST
- LANDSCAPE PERMEABILITY - NORTH/ SOUTH AND EAST/WEST
- ROOFSCAPE - MOSAIC AND BLUE ROOFS
- MINI HOLLAND - CYCLING FRIENDLY LANDSCAPE
- NATURE AND CULTURE - REFERENCE THROUGH MATERIALS, TIE INTO WETLANDS DESIGN AND MORRIS GALLERY, ART FEATURES THAT CHANGE



'TOWN'
Gateway Square to the west makes connection to the civic and retail uses of Wood Street

'NATURE'
The soft landscaped areas create permeability for ecology from the train tracks too



FULBOURNE ROAD REGEN

DESIGN PRINCIPLES

1. PROTECTING ENHANCING CONNECTING



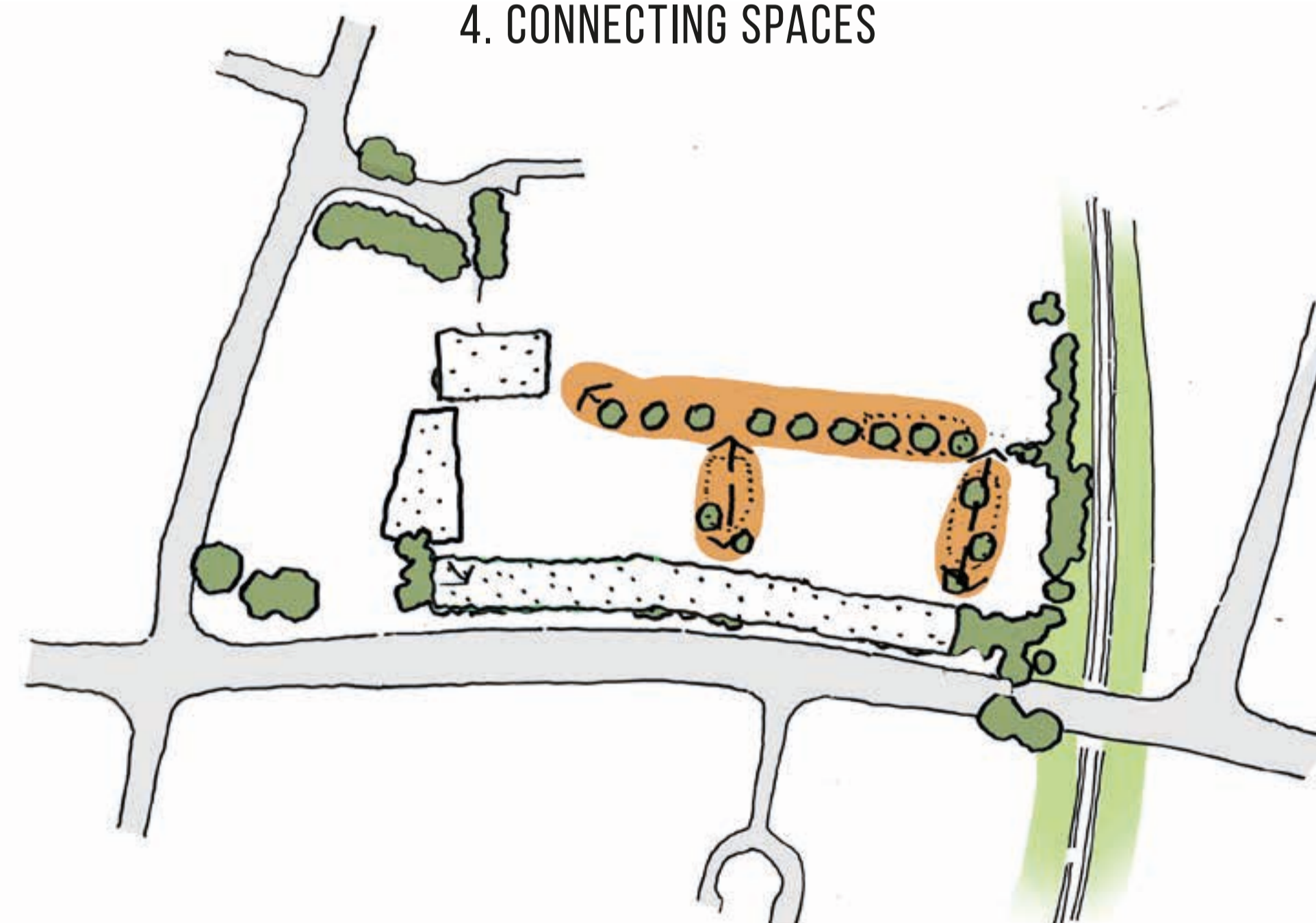
2. GREENING FOREST ROAD



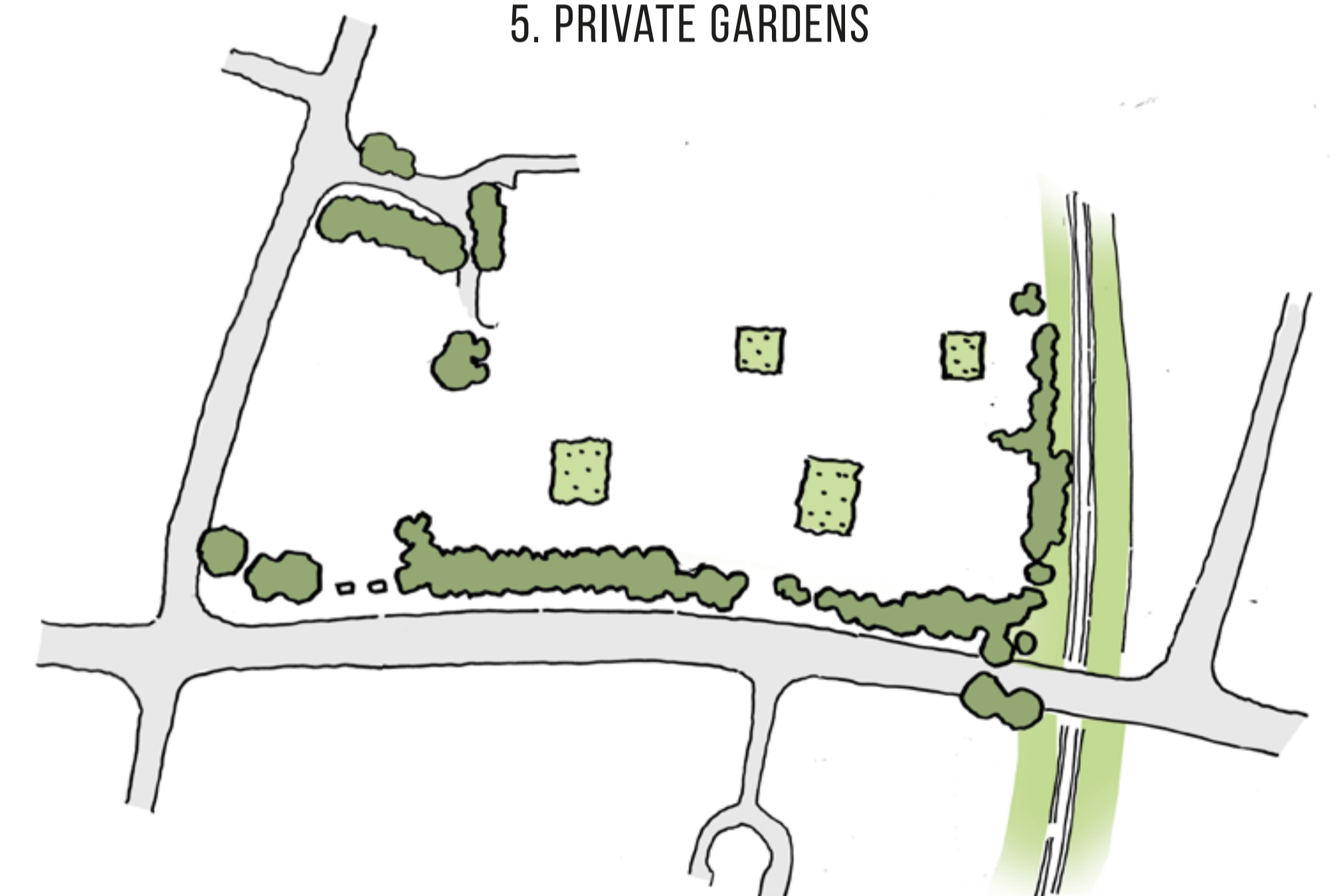
3. WELCOMING SPACES



4. CONNECTING SPACES



5. PRIVATE GARDENS



FULBOURNE ROAD REGEN LANDSCAPE APPROACH

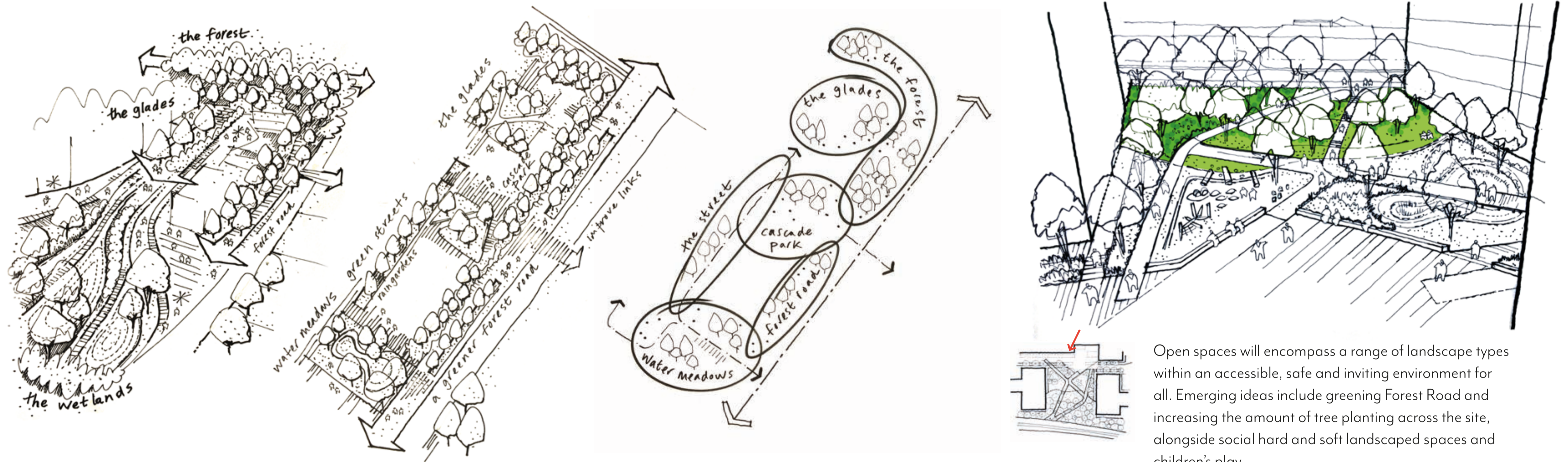
CONCEPT APPROACH

The larger context and nature of Walthamstow is a main influence to the landscape and public realm within the development. There is an opportunity to explore the natural landscape of Epping Forest and Walthamstow Wetlands and draw these characters through the site, leading to a range of green open spaces.

DESIGN PRINCIPLES

A number of character spaces are proposed to maximize the amount and variety of spaces outside the buildings. The larger context and nature of Walthamstow is a main influence to the spaces within the development.

Understanding these roles and how the spaces could perform helps establish a framework for concept development.



Open spaces will encompass a range of landscape types within an accessible, safe and inviting environment for all. Emerging ideas include greening Forest Road and increasing the amount of tree planting across the site, alongside social hard and soft landscaped spaces and children's play.



Entrance Space



Wetlands



Woodlands



Play & Amenity



Streets & Lanes



Podium Gardens



Communal Gardens

FULBOURNE ROAD REGEN

MINI HOLLAND TO ENJOY WALTHAMSTOW

ENJOY WALTHAM FOREST

“Mini-Holland” is one of many projects underway to make Waltham Forest safer for walking and cycling, and is made up of a total of 13 separate schemes across the Borough.

There is an opportunity to integrate the proposals for the Patchworks with the wider Mini-Holland aspirations for the area, and in doing so for the development to complement and strengthen LBWF’s vision.

Current proposals are to extend the Mini-Holland scheme immediately adjacent to the Patchworks site, with improvements along Forest Road up to its junction with Hale End Road. LBWF’s proposals allow for segregated cycle lanes and new landscaping elements along both sides of Forest Road, which would further enhance cycling facilities along this strategic east-west corridor. It would also help to alter the street environment by reducing car dominance and creating an enhanced experience for active travel modes.



FULBOURNE ROAD REGEN CLIMATE EMERGENCY RESPONSE



Sustainability

WALTHAM FOREST DRAFT LOCAL PLAN 2019 & LONDON PLAN (DECEMBER 2019) REQUIREMENTS

Both documents list a number of planning legislations to promote sustainable development and to achieve relevant environmental, economic and social objectives in order to attain the vision and plan for the future of the borough.



Energy

WALTHAM FOREST DRAFT LOCAL PLAN 2019 REQUIREMENTS

All new major residential and non-residential development to meet the zero-carbon emissions target in line with the London Plan.

Requiring carbon offset contributions for all major developments where it is demonstrated that carbon emissions targets cannot be met through on-site measures.

New developments to maximise use of decentralised energy systems. Major developments to be enabled for district energy connection.



Certification

WALTHAM FOREST DRAFT LOCAL PLAN 2019 REQUIREMENTS

To ensure that non-residential developments greater than 100m² achieves BREEAM 'Very Good' or equivalent standards, and to encourage major non-residential developments to achieve 'Excellent' or equivalent. To ensure that residential developments target higher standards of sustainability including the Home Quality Mark.



Embodied carbon

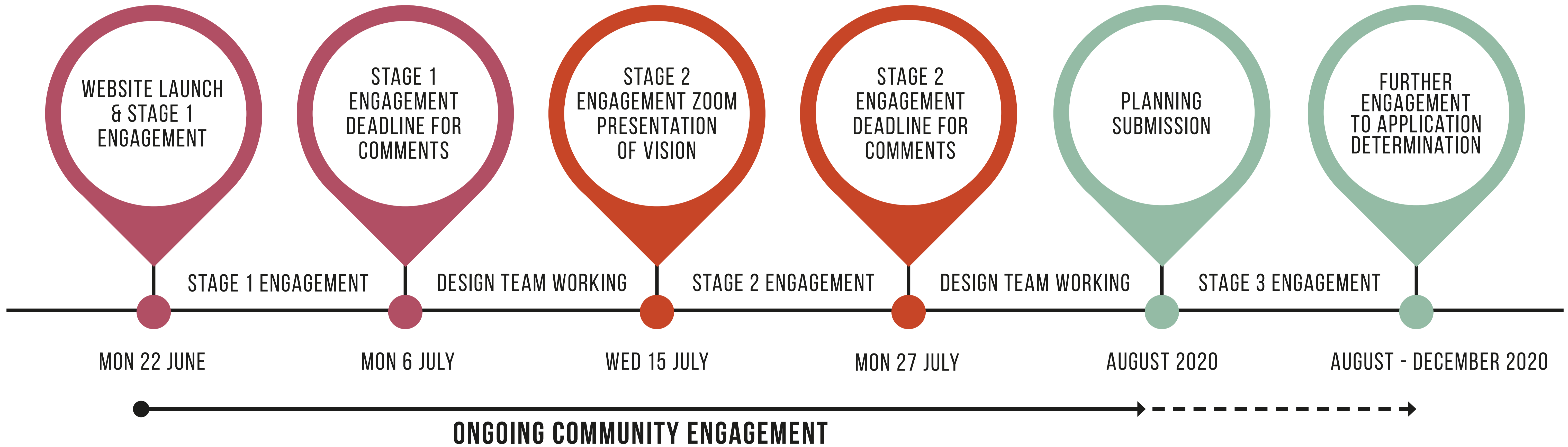
LONDON PLAN (DECEMBER 2019) REQUIREMENTS

Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

FULBOURNE ROAD REGEN

NEXT STEPS

COMMUNITY ENGAGEMENT TIMELINE



PLEASE LET US KNOW YOUR THOUGHTS BY GETTING IN TOUCH VIA THE DETAILS BELOW:

FOR MORE INFORMATION AND TO COMPLETE THE ONLINE FORM VISIT FULBOURNEROADREGEN.CO.UK
 OR CONTACT THE COMMUNITY PLANNING TEAM AT COMMUNITY@JTP.CO.UK OR ON FREEPHONE 0800 0126 730.