

GREENING FOREST ROAD

VISION PRESENTATION

15 JULY 2020



INTRODUCTION

Within this document the team has set out a vision for the transformation of the Homebase site in Walthamstow that contributes to Waltham Forest Council's aspirations for improvement and regeneration of the surrounding area.

THE TEAM



Hillingdon Gardens, Hillingdon



Cheshunt Lakeside, Broxbourne Borough Council



Cheshunt Lakeside, Broxbourne Borough Council



Hillingdon Gardens, Hillingdon

THE DESIGN TEAM



PLANNING BACKGROUND

INTEND TO PUBLISH – NEW LONDON PLAN (DECEMBER 2019)

HOUSING REQUIREMENT

Table 4.1: 10- year housing target for the whole of London is 523,000 dwellings. The requirement for Waltham Forest – 12,640 dwellings.

4.1.3 The Mayor recognises that development of this scale will require not just an increase in the number of homes approved but also a fundamental transformation in how new homes are delivered.

SOURCES FOR HOUSING

POLICY H1

2) optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:

b) mixed-use redevelopment of car parks and low-density retail parks and supermarkets

OPTIMISING SITE CAPACITY FOR HOUSING

POLICY D3

A) All development must make the best use of land by following a design led approach that optimises the capacity of sites, including site allocations

BUILDING INCLUSIVE COMMUNITIES

POLICY GG1

G) ensure that new buildings and the spaces they create are designed to reinforce or enhance the identity, legibility, permeability, and inclusivity of neighbourhoods, and are resilient and adaptable to changing community requirements

PUBLIC REALM & PLAY

POLICY D3

B 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

POLICY S4

2) for residential developments, incorporate good-quality, accessible play provision for all ages.

CLIMATE

POLICY GG6

To help London become a more efficient and resilient city, those involved in planning and development must:

A) seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050

B) ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts

PLANNING BACKGROUND

WALTHAM FOREST – DRAFT LOCAL PLAN (JULY 2019)

AMBITIONS

Five Golden Threads:

- 1) Increasing housing delivery, creating liveable places
- 2) Ensuring growth is sustainable and supported by infrastructure
- 3) Building on the unique strengths of the borough and carrying forward its cultural legacy
- 4) Ensuring land optimisation and driving investment
- 5) Promoting the economy to improve the life chances for all residents, students and workers

HOUSING SUPPLY TARGET

POLICY 2

Planning for 27,000 new homes through to 2035

Supporting physical, social and green infrastructure provision commensurate with the scale of growth.

LOCATIONS OF GROWTH

POLICY 3

- A. Focusing new development, regeneration and investment activities in the strategic locations
 - ii. Central Waltham Forest : 8,000 homes and 1,600 jobs in the strategic locations of Blackhorse Lane, Walthamstow Town Centre, Forest Road Corridor and Wood Street District Centre.

ENSURING GOOD GROWTH

POLICY 4

In ensuring good growth, development proposals will be expected to satisfy the following requirements:

- 1) Make efficient use of land through intensification and mixed use development
- 2) Contribute to improving and enabling healthier lifestyles
- 3) Provide a broad range of housing choice by size and tenure including affordable housing
- 4) Contribute to providing for a wide range of local employment
- 5) Support the creation of successful neighbourhood communities, the provision of adequate social and physical infrastructure
- 6) Incorporate high quality design solutions and contribute positively to the quality of the physical
- 7) Contribute to the response to climate change
- 8) Protect and enhance existing green and blue infrastructure, including open space and leisure facilities, biodiversity and nature
- 9) Create safe environments

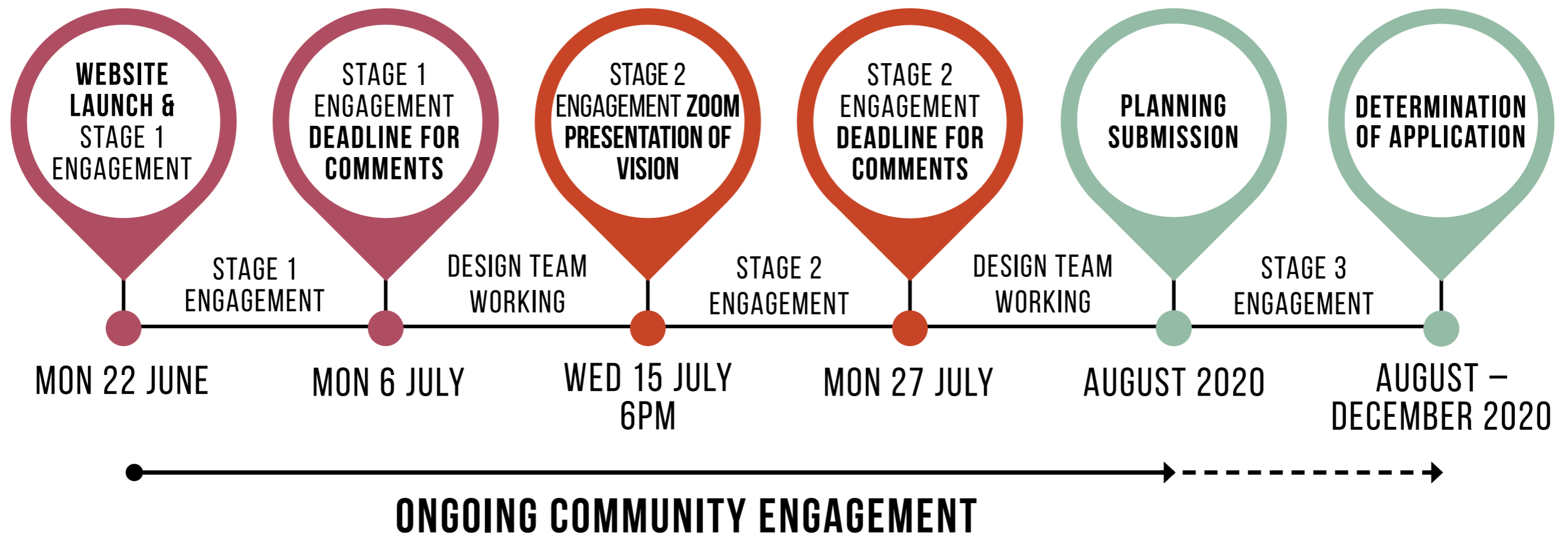
EMERGING SCHEME SUMMARY

What we are proposing is therefore the redevelopment of the site to provide:

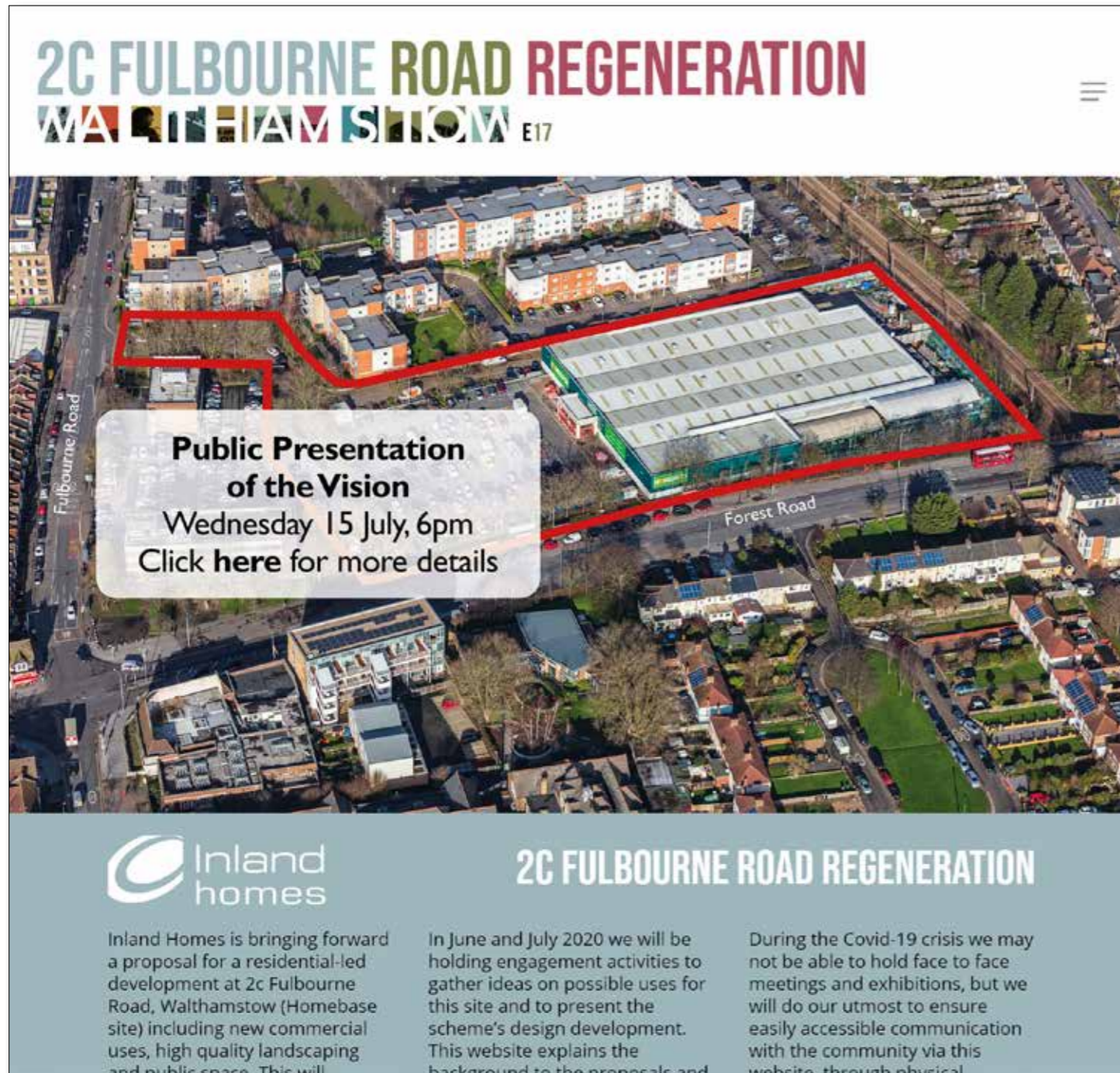
- A collection of **8 buildings**, ranging from 4 to potentially up to 20 stories
- Providing **c.650 dwellings**, 850 sqm of commercial, and 26 car parking spaces
- Subject to viability, providing policy compliant **affordable housing at 35%**, compliant dwelling mix, and type of tenure
- Provision of **9,500sqm open space**, including several formal, publicly accessible new urban squares, and the planting of 85 trees
- Incorporation of **SUDS and biodiversity corridors** within the design
- 5th generation **'Ambient Heat Loop'** energy system to align with GLA emerging guidance on energy requirements
- **Maintaining access from Fulbourne Road**
- Providing **c.£6 million in local and mayoral CIL**, that will be spent on locally defined and important community infrastructure
- Creating around **190 construction jobs** a year for c.4 years of the build
- Establishing around **40 permanent jobs** associated with the commercial ground floor units to be created as part of the scheme.



COMMUNITY ENGAGEMENT TIMELINE



WEBSITE & NEWSLETTER



2C FULBOURNE ROAD REGENERATION

WALTHAMSTOW E17

Public Presentation of the Vision
Wednesday 15 July, 6pm
Click [here](#) for more details

Inland homes

2C FULBOURNE ROAD REGENERATION

Inland Homes is bringing forward a proposal for a residential-led development at 2c Fulbourne Road, Walthamstow (Homebase site) including new commercial uses, high quality landscaping and public space. This will

In June and July 2020 we will be holding engagement activities to gather ideas on possible uses for this site and to present the scheme's design development. This website explains the background to the proposals and

During the Covid-19 crisis we may not be able to hold face to face meetings and exhibitions, but we will do our utmost to ensure easily accessible communication with the community via this website, through physical

WWW.FULBOURNEROADREGEN.CO.UK



Inland homes

2C FULBOURNE ROAD NEWSLETTER

JUNE 2020

FOR REGULAR UPDATES PLEASE VISIT
FULBOURNEROADREGEN.CO.UK

FULBOURNE ROAD PROPOSALS
Inland Homes is bringing forward a proposal for the residential-led development of 2c Fulbourne Road, Walthamstow (Homebase site), including new commercial uses and public space.

COMMUNITY ENGAGEMENT
During June and July we will be holding engagement activities to gather ideas on possible uses for this site and to present the scheme's design development. During the Covid-19 crisis we may not be able to hold face to face meetings and exhibitions, but we will do our utmost to ensure easily accessible communication with the community via our new website FulbourneRoadRegen.co.uk, through physical newsletters and a Freephone number. You can also sign up for the Council's email newsletter for this site at walthamforest.gov.uk/2cFulbourneRoad.

HAVE YOUR SAY!
As a first step we would like to hear your ideas about the regeneration of the Fulbourne Road site and its relationship with the surrounding area. You can do this either by visiting the website to view more background on the proposals and

completing the online form or by filling in the postcard form on this newsletter, detaching it and mailing it back to us by Freepost - no envelope or stamp required.

NEXT STEPS
Our design team will use your comments to help with creating the vision for the site, which will be shared with the community in mid July (see engagement timeline overleaf). We will ask for your comments on the vision before preparing the planning application design which should go to Waltham Forest Council later in the summer.

Homebase currently has a lease on the site. The scheme that is being prepared is a proposal that will come forward when Homebase vacates the site, which is due to take place in early 2021.

The 2C Fulbourne Road Community Planning process is being organised by JTP on behalf of Inland Homes. For more information please visit FulbourneRoadRegen.co.uk or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 012 6730.

jtp

NEWSLETTER, JUNE 2020

NEWSLETTER DISTRIBUTION AREA



4,954 ADDRESSES

NEWSLETTER



COMMUNITY MEETINGS & DISCUSSIONS

- Wood Street Business Forum
- Waltham Forest Civic Society
- Wood Street Walls
- Waltham Forest Cycling
- Frederick Bremer School



WOOD STREET BUSINESS FORUM

CONCERNS, DREAMS, SOLUTIONS

HAVE YOUR SAY!

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CONCERNS: What are the issues of concern about the Fulbourne Road site and the surrounding area, either now or in the future when it is regenerated? What challenges must it overcome if the residential-led regeneration is to succeed?

DREAMS: Imagine you returned to the area after many years away and were to view the completed residential-led development of the Fulbourne Road site. In a few words please describe what would be your 'dream description' of what you found there?

SOLUTIONS: What needs to happen, now or in the future, to overcome the concerns you've identified and / or to deliver your dreams and aspirations for the new residential-led development of the Fulbourne Road site.

NAME EMAIL

Thank you for taking time to complete this questionnaire. We will collate the answers received to use in our design process to help with creating the vision for the Fulbourne Road site. We will share this with you in mid July and ask for your feedback before finalising the planning submission for the site.

PERSONAL DATA PROTECTION

Full details of how we process, manage and retain your personal information can be found online in our Privacy Notice at jtp.co.uk/projects/community-planning

JTP will retain your details in order to communicate with you about the Fulbourne Road project up to and including the submission of the planning submission. We may share your personal details with the project team or with Waltham Forest Council but not with any other third parties.

To opt out of receiving future updates about the Fulbourne Road project, please email us at optout@jtp.co.uk.

2C FULBOURNE ROAD

JUNE 2020



return to
Freepost JTP



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ISSUES

“Fulbourne Road/ Wood Street crossroads isn't an attractive place, so I do welcome its rejuvenation.”

“I welcome the development of the area providing it is achieved in a way that is sympathetic to the ongoing regeneration/improvement of the local area.”

“I fully understand the need for more housing, but does it need to be 18 floors high?!”

“We live in Waltham Forest - not Waltham Concrete!”

“Regeneration should be about improving the life for existing residents, not just packing new residents in!”

“I sincerely hope you use this space wisely and not just think about profit - try and bring something back into this community.”

ISSUES

- **LOSS OF HOMEBASE — A VALUED LOCAL AMENITY**
- **POTENTIAL LOSS OF TREES ON SITE**
- **LACK OF DECENT, AFFORDABLE HOUSING**
- **HEIGHT AND DENSITY PROPOSED**
- **CHANGE IN CHARACTER OF THE AREA**
- **OVERLOOKING AND SHADING OF EXISTING PROPERTY**
- **IMPACT ON LOCAL TRAFFIC AND PARKING**
- **PRESSURE ON ALREADY STRETCHED COMMUNITY AMENITIES**
- **IMPACT ON EPPING FOREST**
- **TRUST IN THE PLANNING AND DEVELOPMENT PROCESS**
- **IMPACT OF COVID 19 — NEED DECENT HOUSING AND ACCESS TO QUALITY OPEN SPACE**

ACTIONS

“What is needed is social housing for the thousands of people unable to afford to buy their own home.”

“The pandemic has shown us how much we need outdoor space.”

“Design in a community focus... things that provide services for the existing community as well as the new residents.”

“Walthamstow has a very strong sense of community and everyone supports and welcomes small independent businesses.”

“I would expect some sort of openness, to be able to walk past the site, look into it and can see what’s going on.”

“Build from materials that won’t date, fade, become stained, and look terrible in a year’s time.”

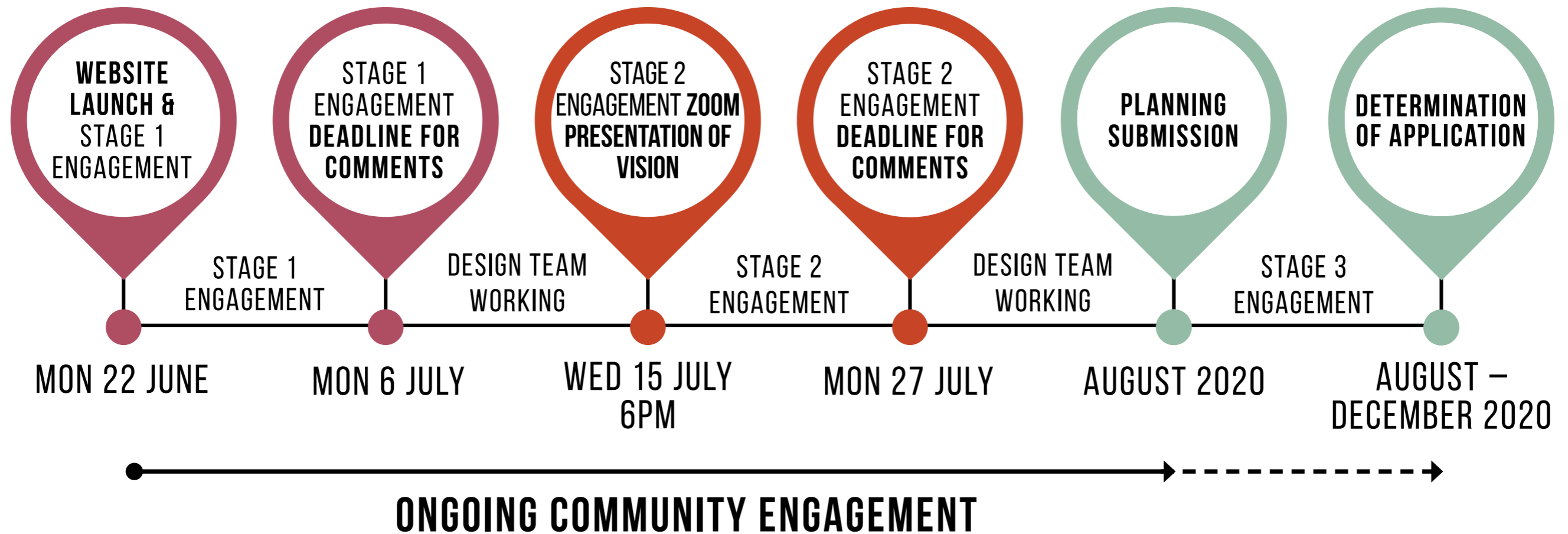
“Engage with the community to identify the most effective use of the development’s commercial units and communal outdoor spaces.”

“Ensure active involvement with local community including setting up an association to look after and maintain the area.”

ACTIONS

- **RETAIN TREES AND CREATE HIGH QUALITY, SAFE GREEN SPACE**
- **ENSURE GOOD MANAGEMENT AND MAINTENANCE OF OPEN SPACE**
- **PROVIDE HIGH QUALITY, AFFORDABLE HOUSING FOR ALL AGE GROUPS WITH BALCONIES AND ACCESS TO GREEN SPACE**
- **RESPOND TO EXISTING HOMES WITH LOWER HEIGHT OF NEW BUILD.**
- **CREATE WORKSHOPS AND UNITS FOR JOBS AND TRAINING**
- **PROVIDE COMMUNITY SPACE FOR HIRE AND TO SHARE AS A HUB - “DESIGN IN COMMUNITY SPIRIT!”**
- **CREATE A COMMUNITY MANAGEMENT ORGANIZATION FOR INTERNAL AND EXTERNAL SPACE**
- **CALM TRAFFIC AND CREATE SAFE ACCESS TO THE SITE WITH SUFFICIENT PARKING**
- **PROVIDE WALKING AND CYCLING PROVISION WITH CYCLE STORES**
- **BUILD SUSTAINABLE, ENERGY EFFICIENT HOUSING**
- **CONTINUED, TRANSPARENT COMMUNITY ENGAGEMENT**

COMMUNITY ENGAGEMENT TIMELINE



SITE AERIAL



SITE PHOTOS

SITE AERIAL



Homebase Carpark boundary with Forest Road



Adjacent railway lines



Forest Road view of Homebase



Homebase Car Park

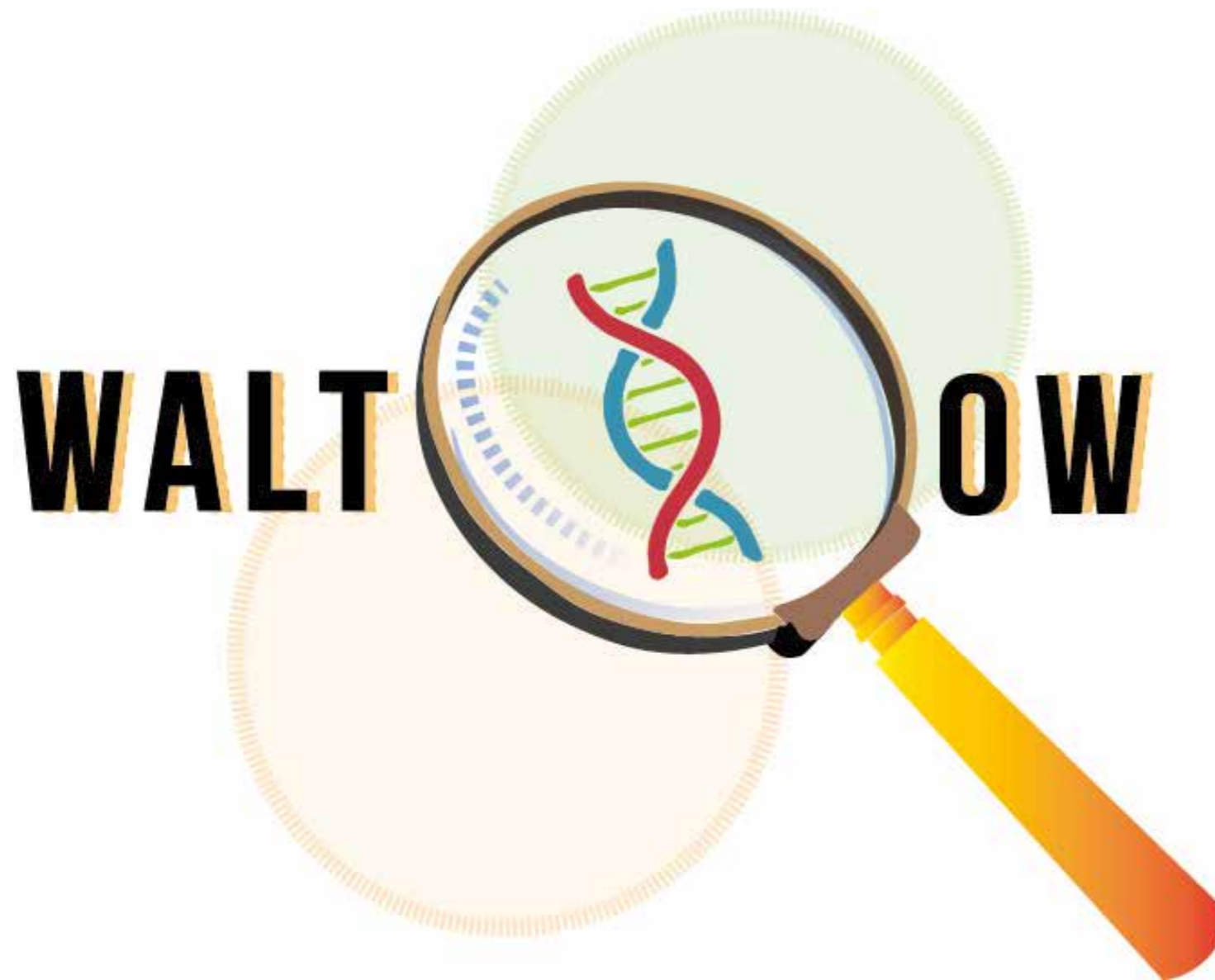


Boundary to the North

CONSTRAINTS AND OPPORTUNITIES



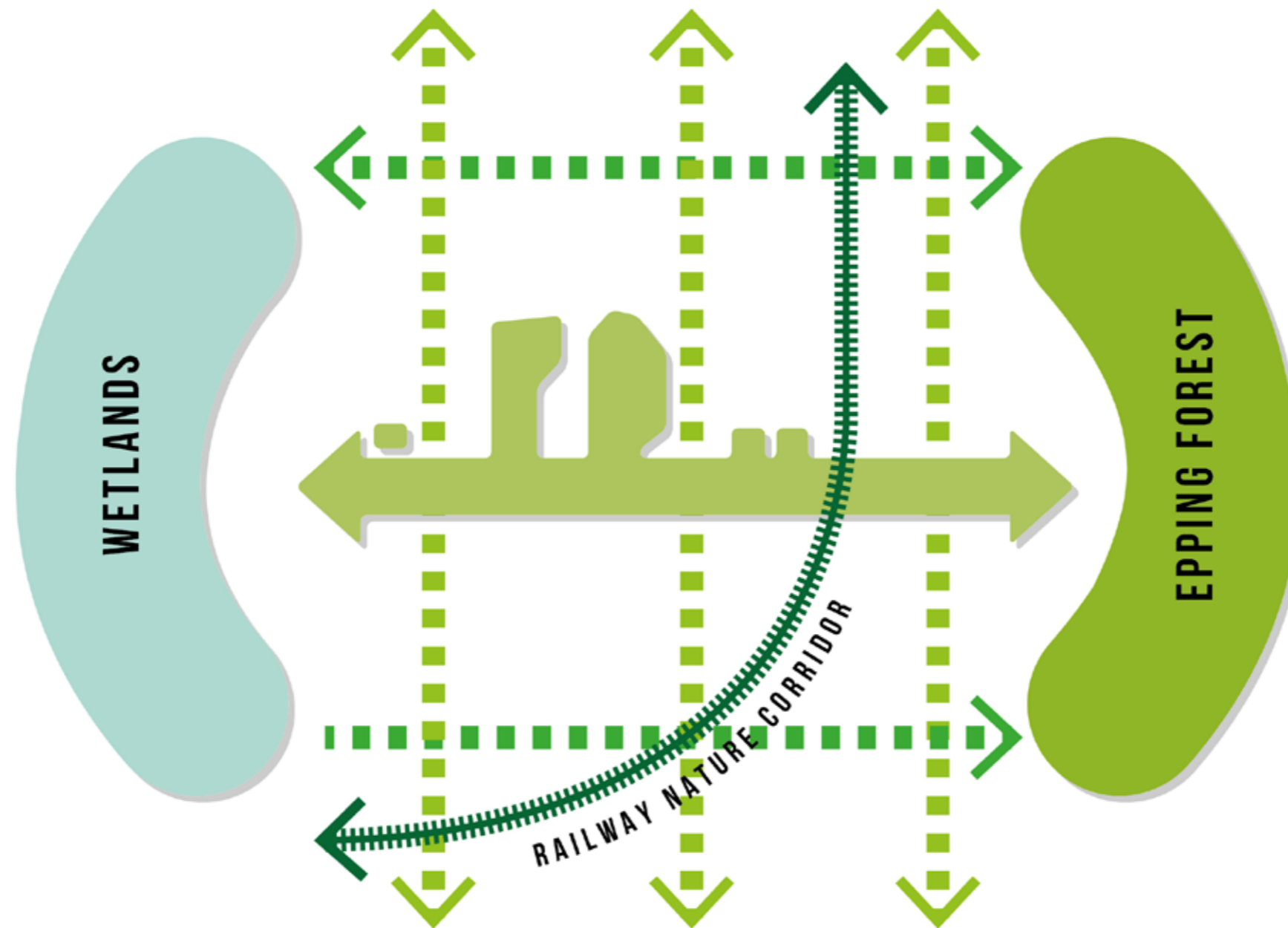
BUILD ON THE DNA OF WALTHAMSTOW



Understand the character of the borough and build on the spirit of the people and the uniqueness of the place.

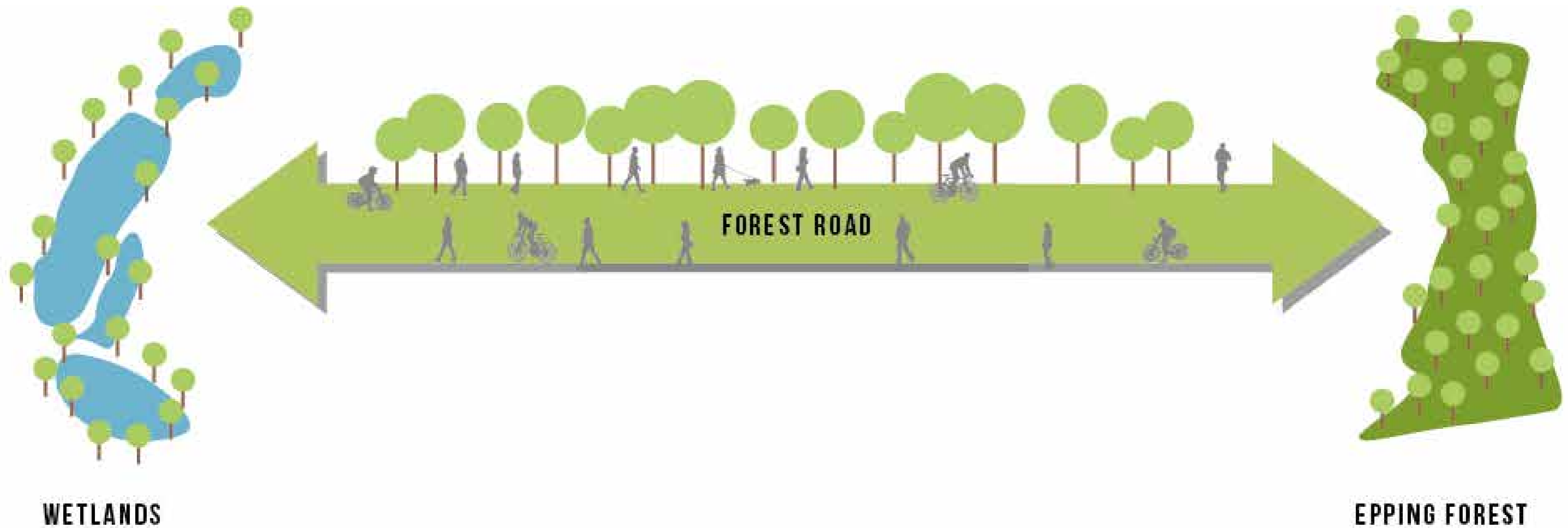
Undertake a place review and identify key assets and opportunities.

PROTECT, ENHANCE, CONNECT - THE WILDLIFE CORRIDOR



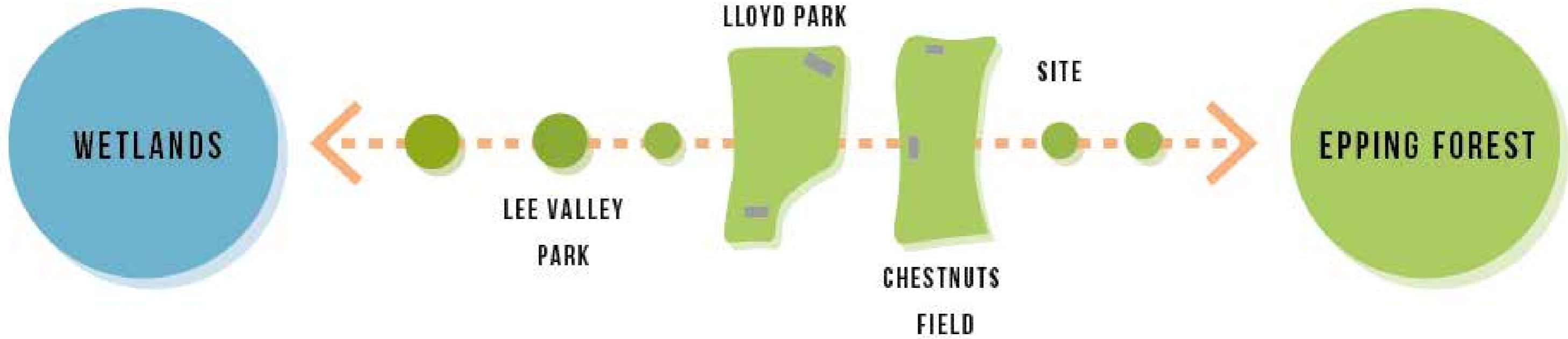
Promote wider aspiration to “connect” the Forest and Wetlands.
Build on the existing assets by connecting the railway verges and selected existing trees.

GREENING OF FOREST ROAD



As part of the Borough's wider aspirations for the route.
To reinforce the identity and legibility of one of borough's key arteries.
To improve the pedestrian and cycle experience.
Improve the visual amenity of the road.
Improve air quality along the route.

NEW GREEN STEPPING STONES



Look to connect into Forest Road’s network of on-street green spaces by creating new landscaped spaces.

MINI HOLLAND - ENJOY WALTHAM FOREST



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.

SUMMARY OF SCHEME ASPIRATIONS



Residential Led Mixed Use
Development



Landscape Led Proposal



Supporting Culture Network of
Walthamstow



Promoting Active Travel



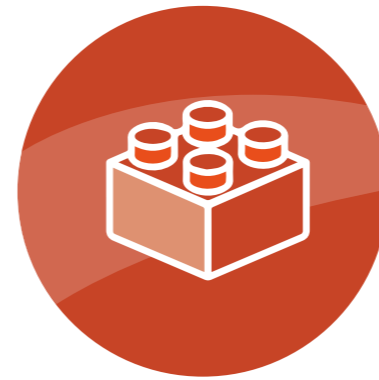
Spaces for Community and
Child Friendly Design



Protecting, Enhancing,
Connecting Natural Assets



Responding to
Climate Change



New Spaces
for Creatives



Social Value - Local Training
Programme and Jobs

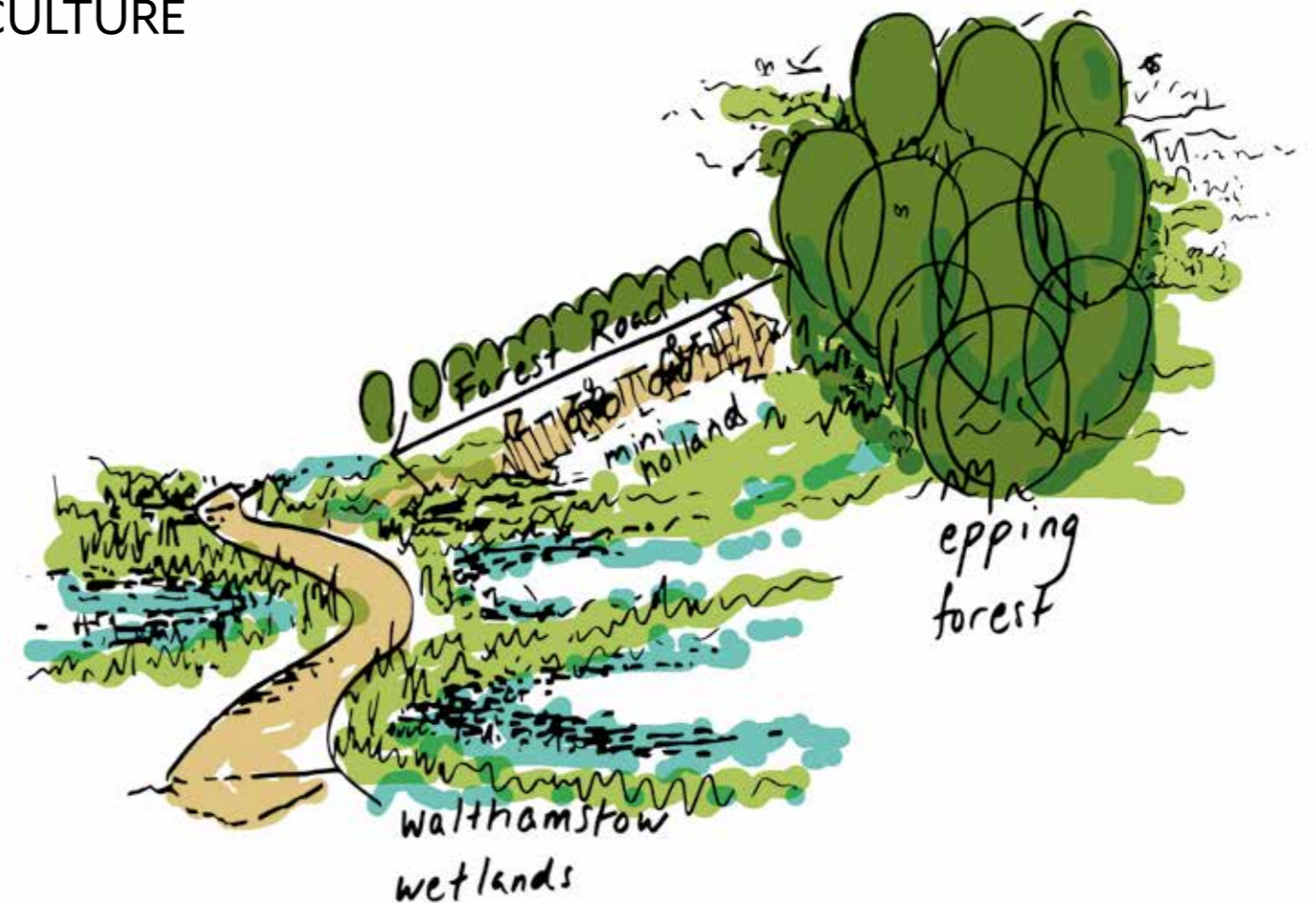
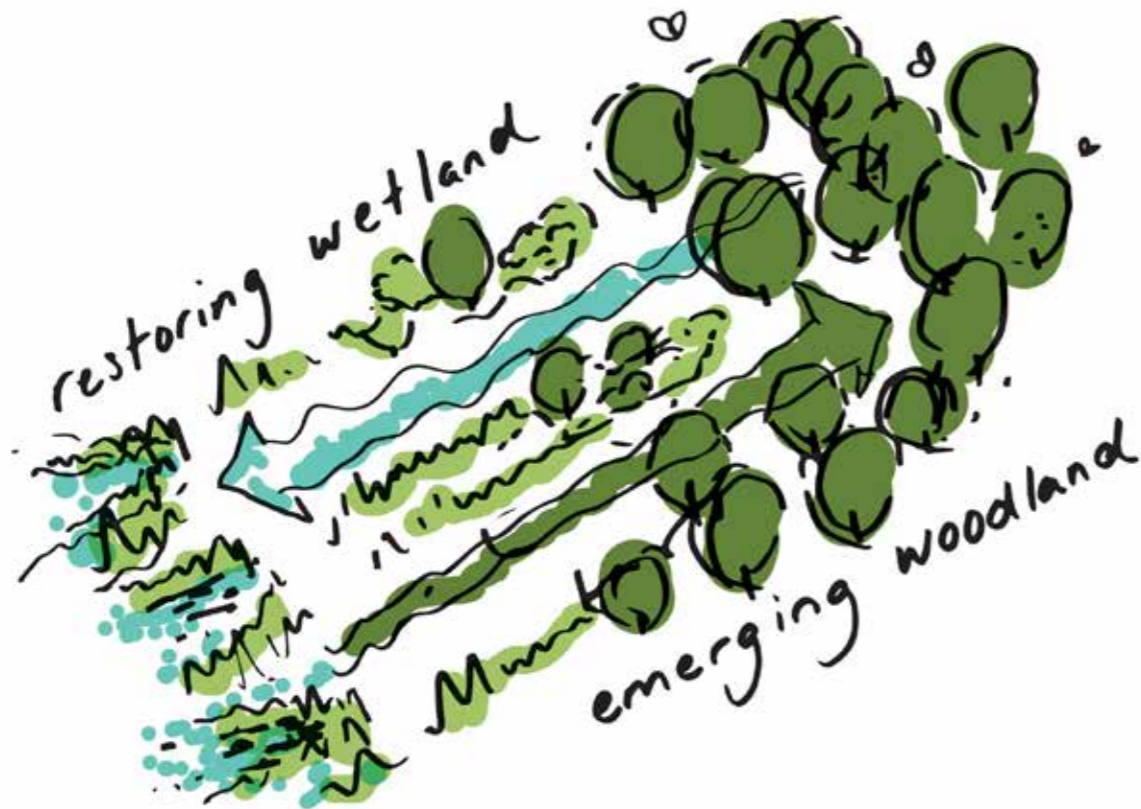
WALTHAMSTOW PATCHWORK



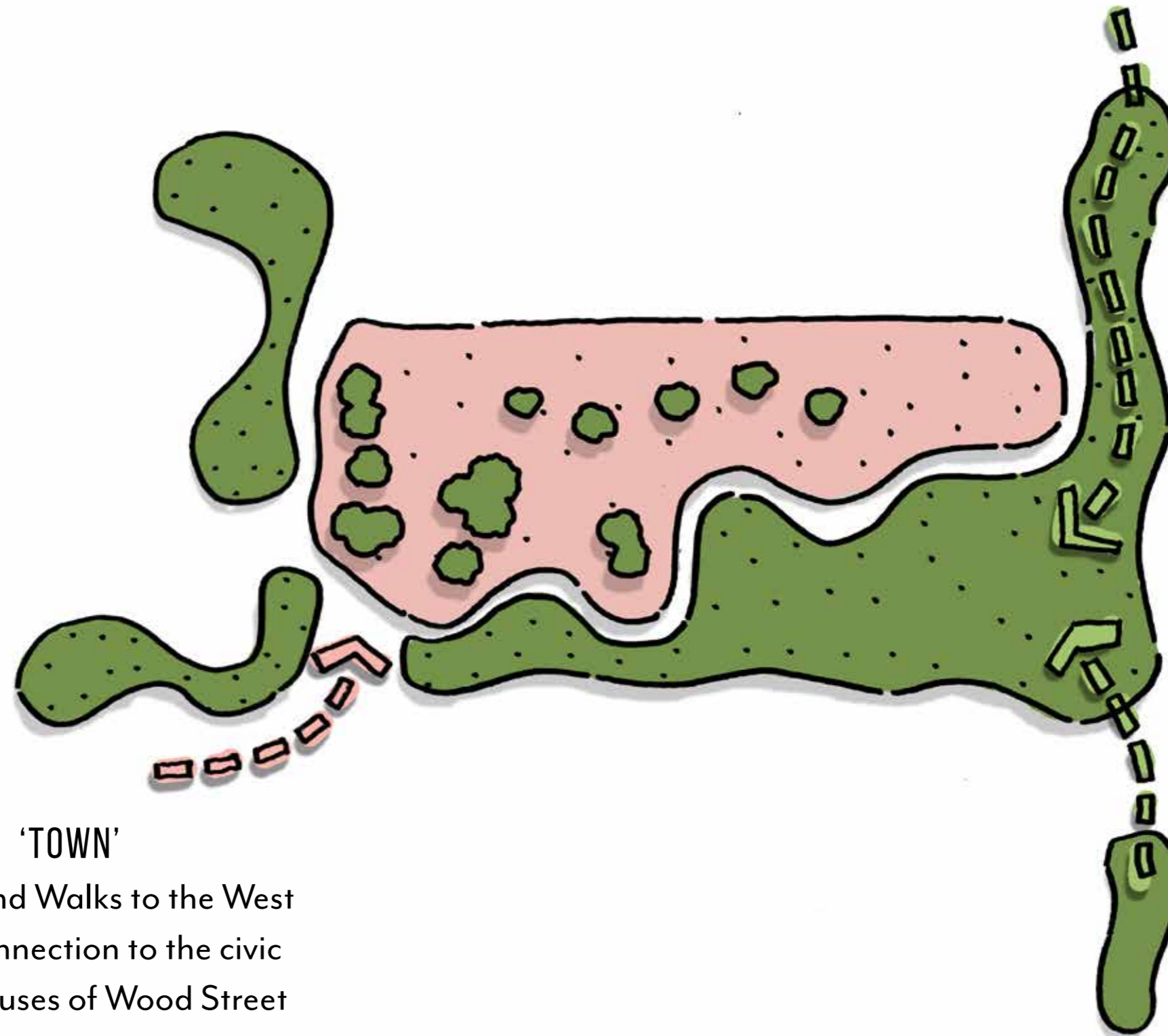
LONDON WILDLIFE TRUST WORKSHOP

KEY THEMES:

- PROTECT - EXISTING NATURAL ASSETS ALONG EDGE
- ENHANCE - BY PLANTING NATIVE AND SUPPORTIVE SPECIES
 - CONNECT - THROUGH PERMEABLE DESIGN
 - NATURAL DRAINAGE
 - EMERGING WOODLAND
 - LANDSCAPE PERMEABILITY -
 - ROOFSCAPE
 - MINI HOLLAND
 - NATURE AND CULTURE



DESIGN STRATEGY



'TOWN'

Squares and Walks to the West makes connection to the civic and retail uses of Wood Street

'NATURE'

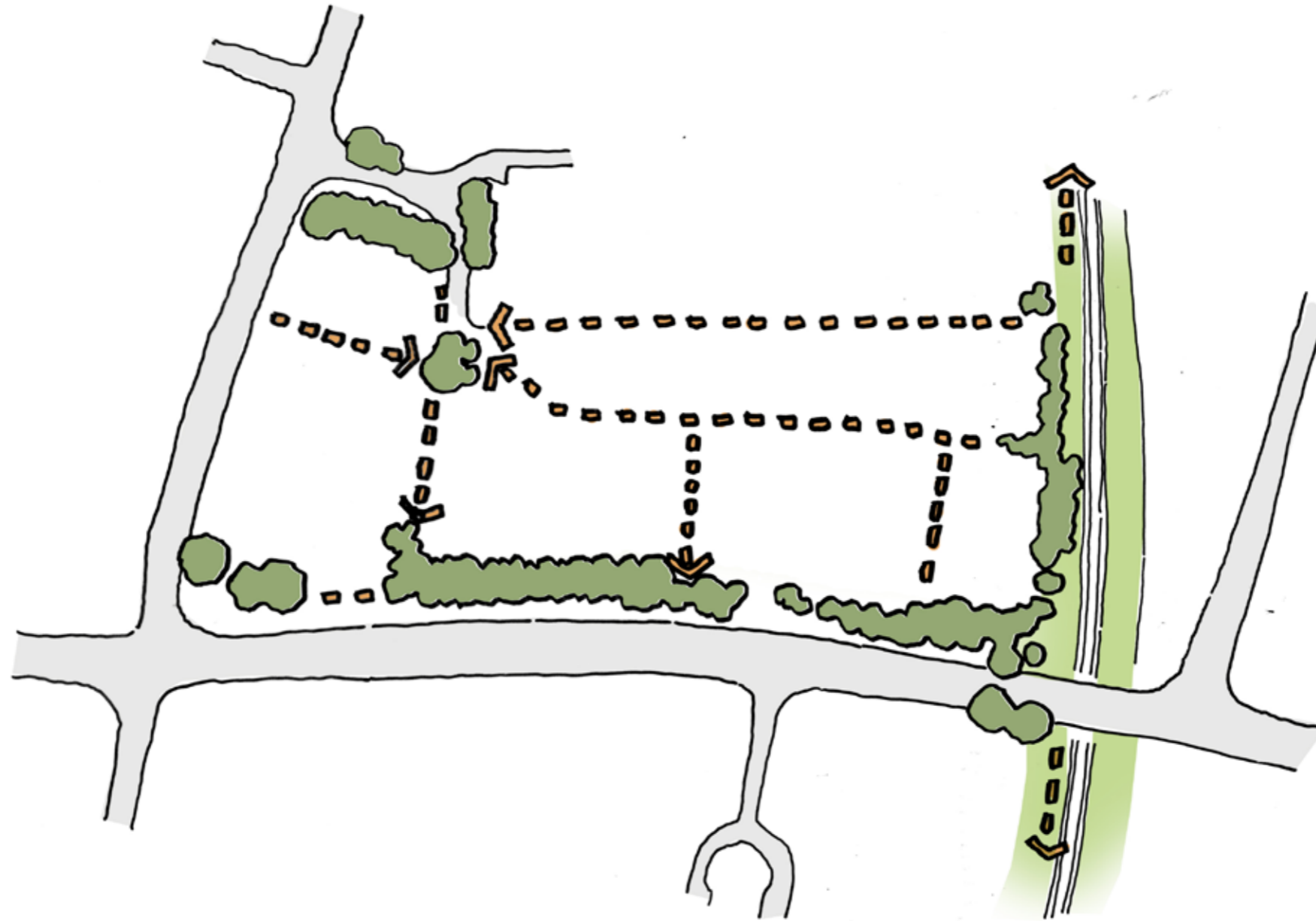
cascading gardens sweep down into the site from the east presenting a welcoming entrance from Forest Road

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

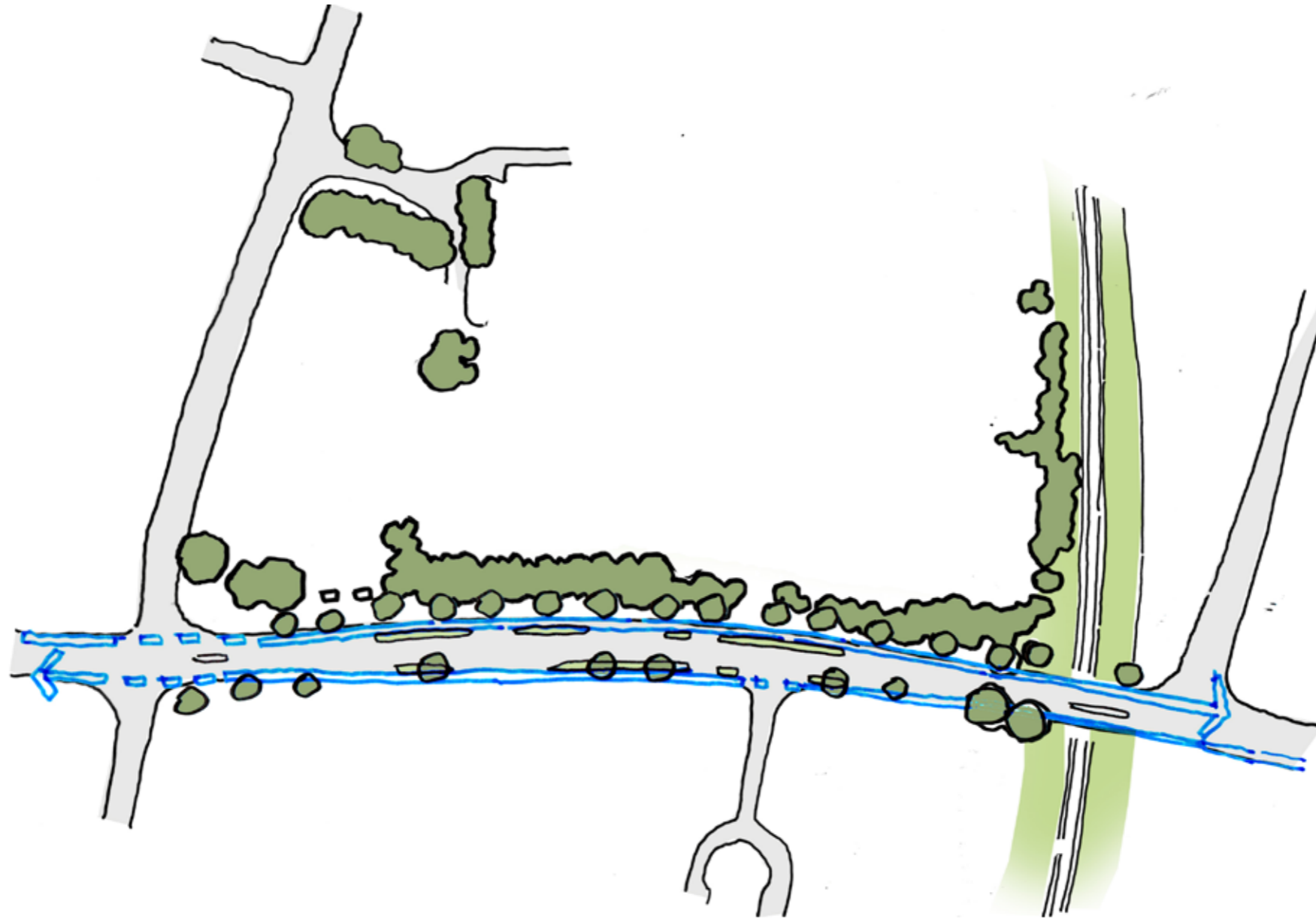
SITE PLAN



1. LANDSCAPE LEAD - PROTECTING, ENHANCING, CONNECTING



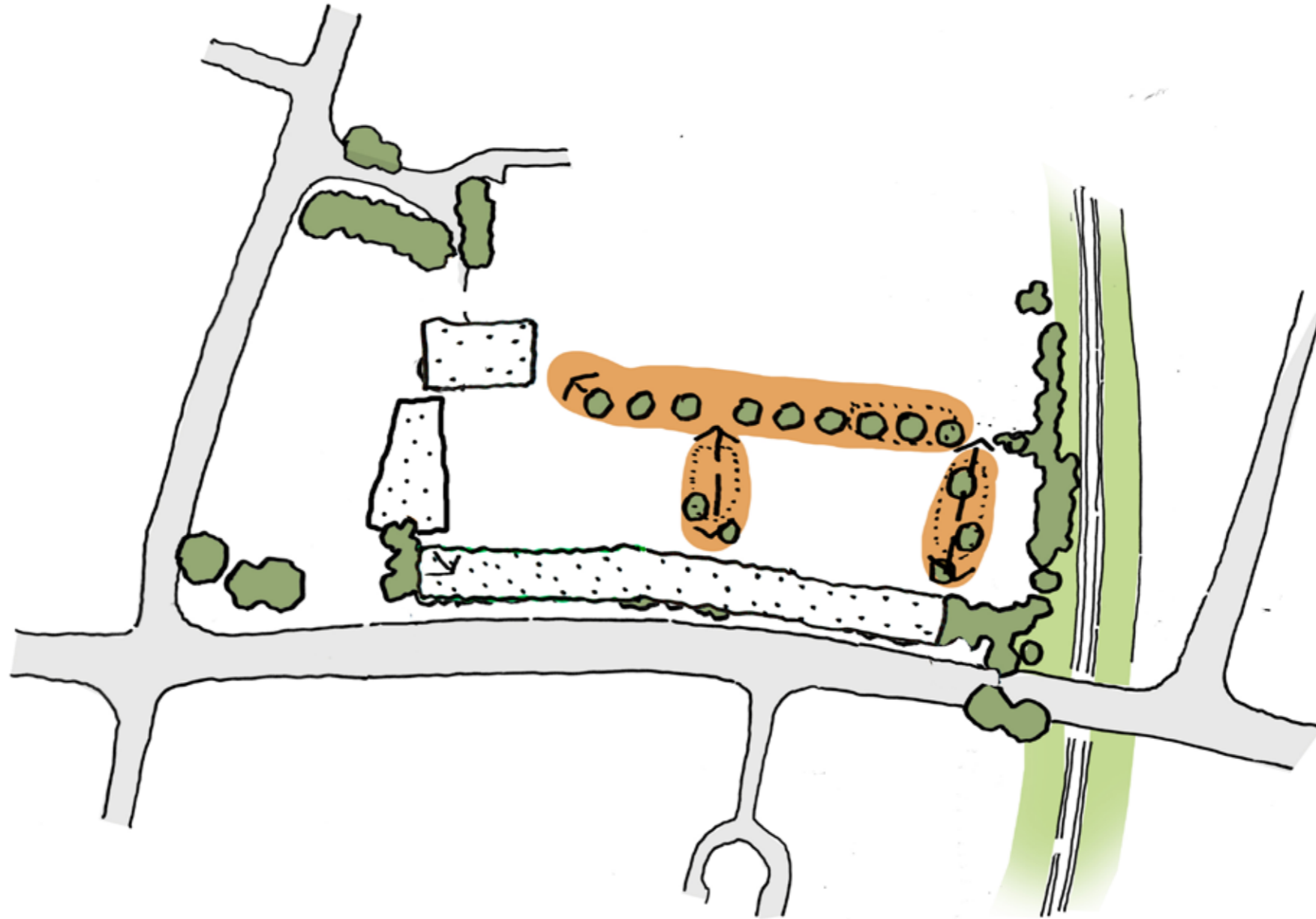
2. GREENING FOREST ROAD



3. WELCOMING SPACES



4. CONNECTING SPACES



5. PRIVATE GARDENS



SITE PLAN



TOWNSCAPE CHARACTER - TODAY AND FUTURE

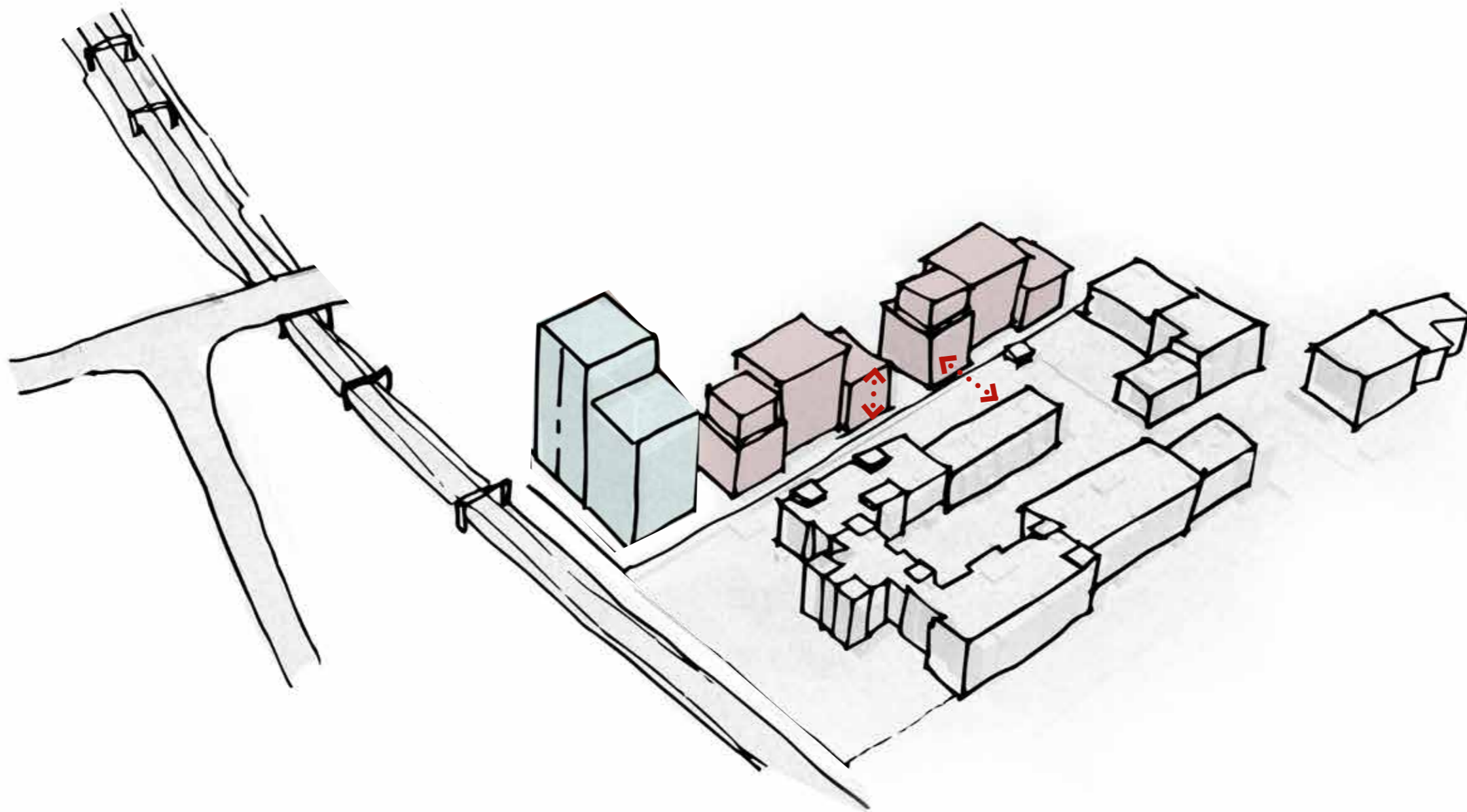


TODAY

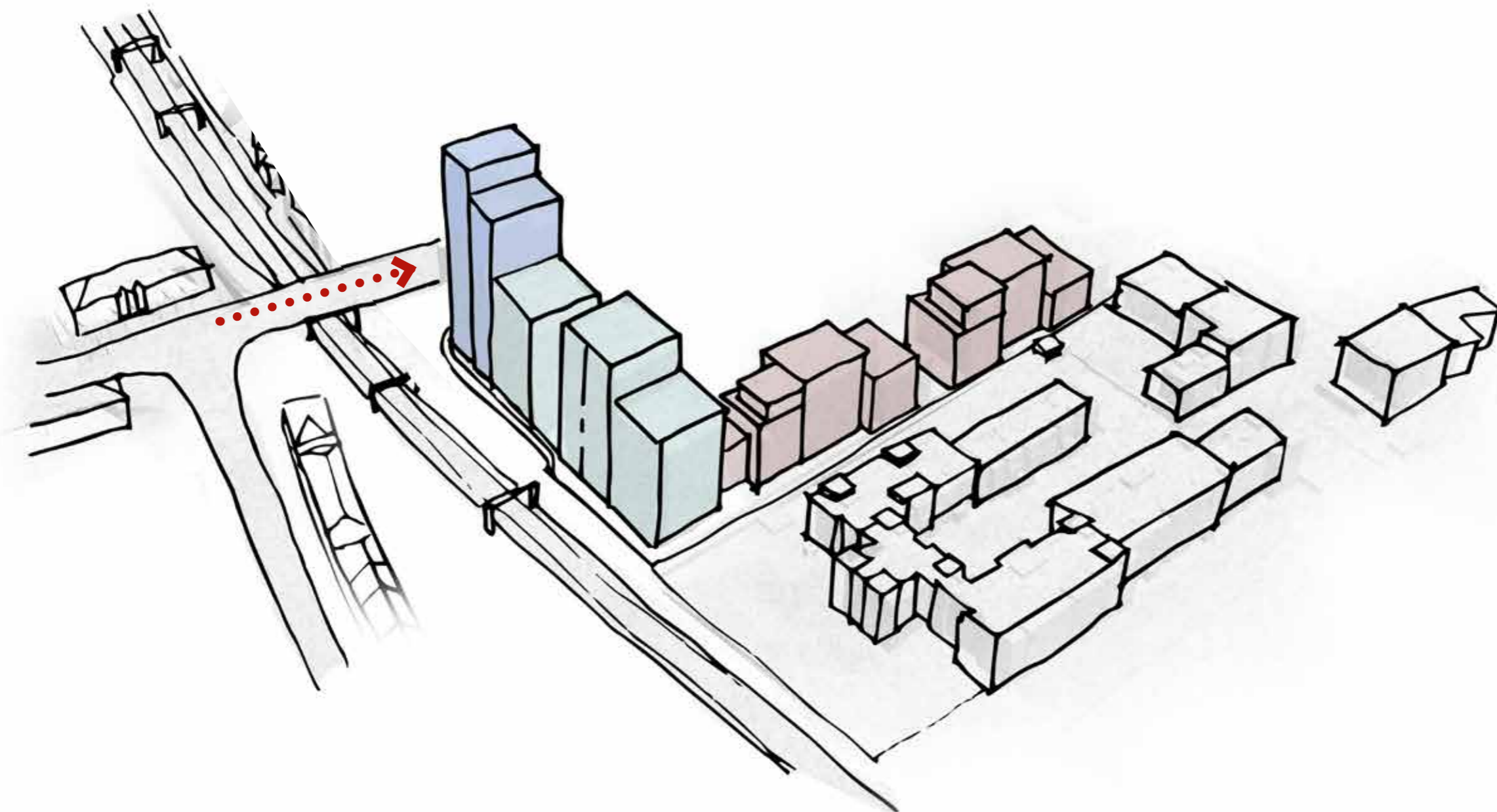


FUTURE

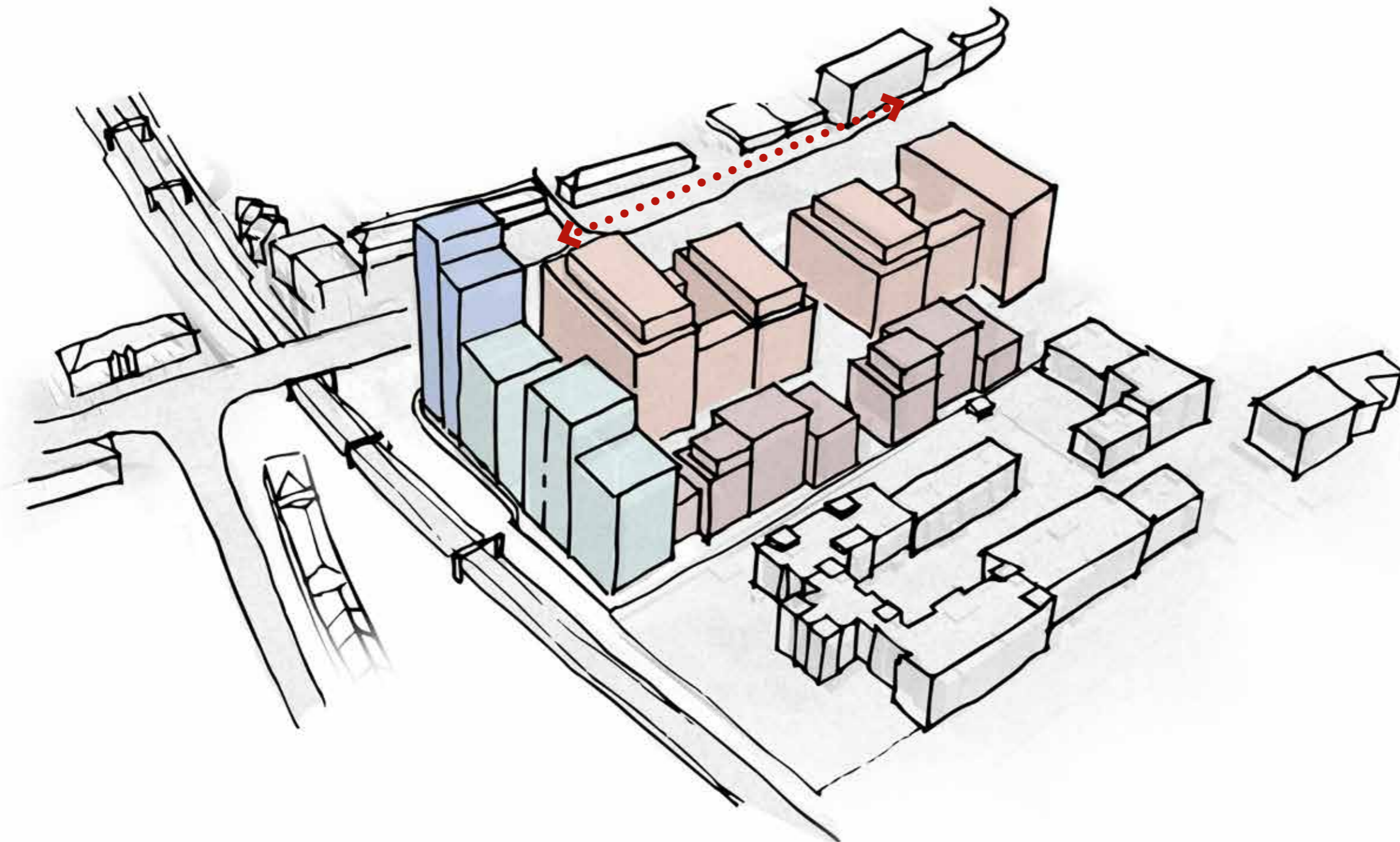
MASSING PRINCIPLES - RESPONDING TO THE NEIGHBOURS



MASSING PRINCIPLES - GATEWAY FROM THE EAST



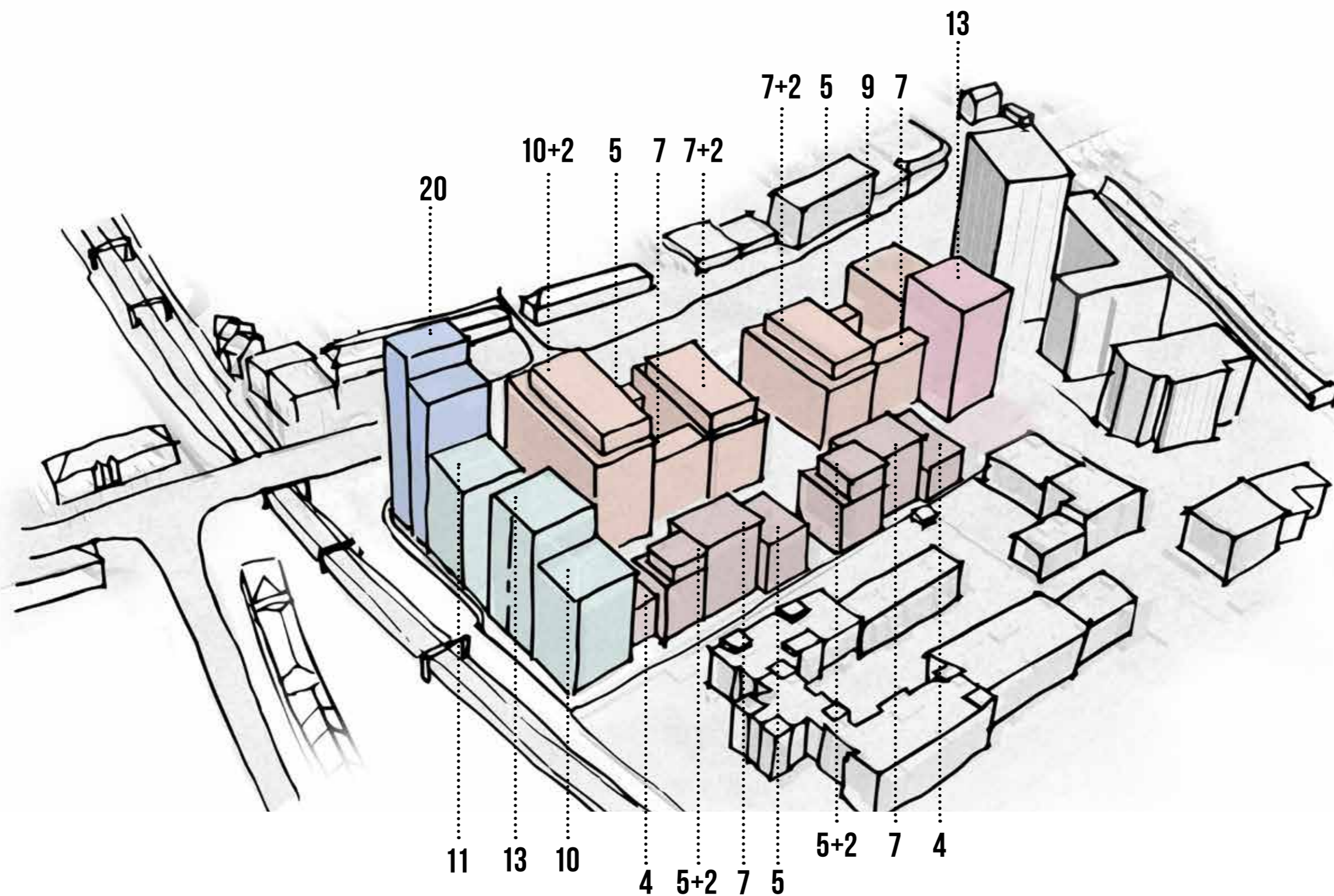
MASSING PRINCIPLES - ADDRESSING FOREST ROAD



MASSING PRINCIPLES - SENSE OF ARRIVAL



PROPOSED BUILDING HEIGHTS



STREET ELEVATIONS



FOREST ROAD - SOUTH ELEVATION



THE LANE - SOUTH ELEVATION



VIEW ALONG FOREST ROAD LOOKING EAST



VIEW ALONG FOREST ROAD LOOKING WEST





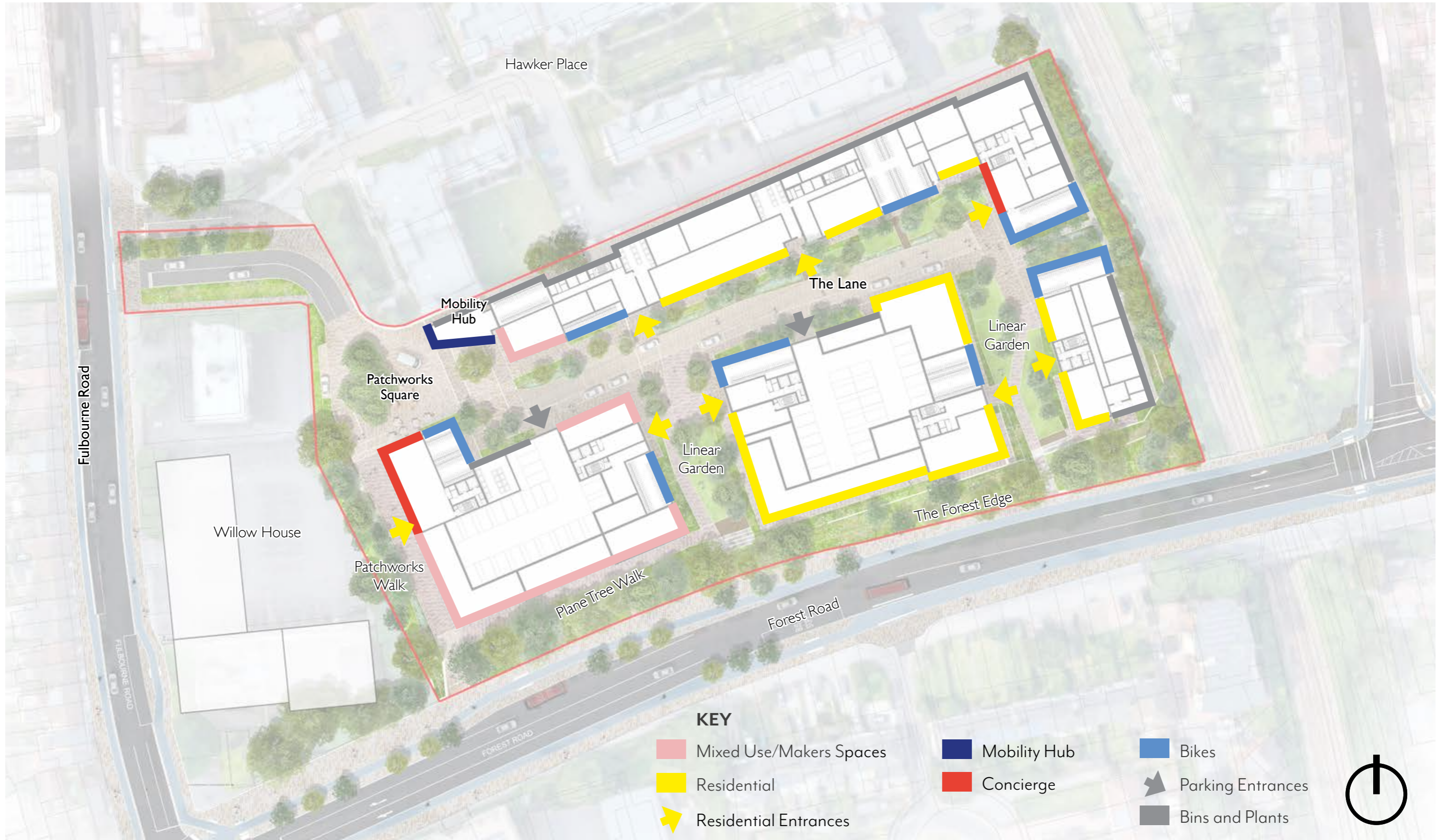
PATCHWORKS PLACE VIEW



GROUND FLOOR PLAN

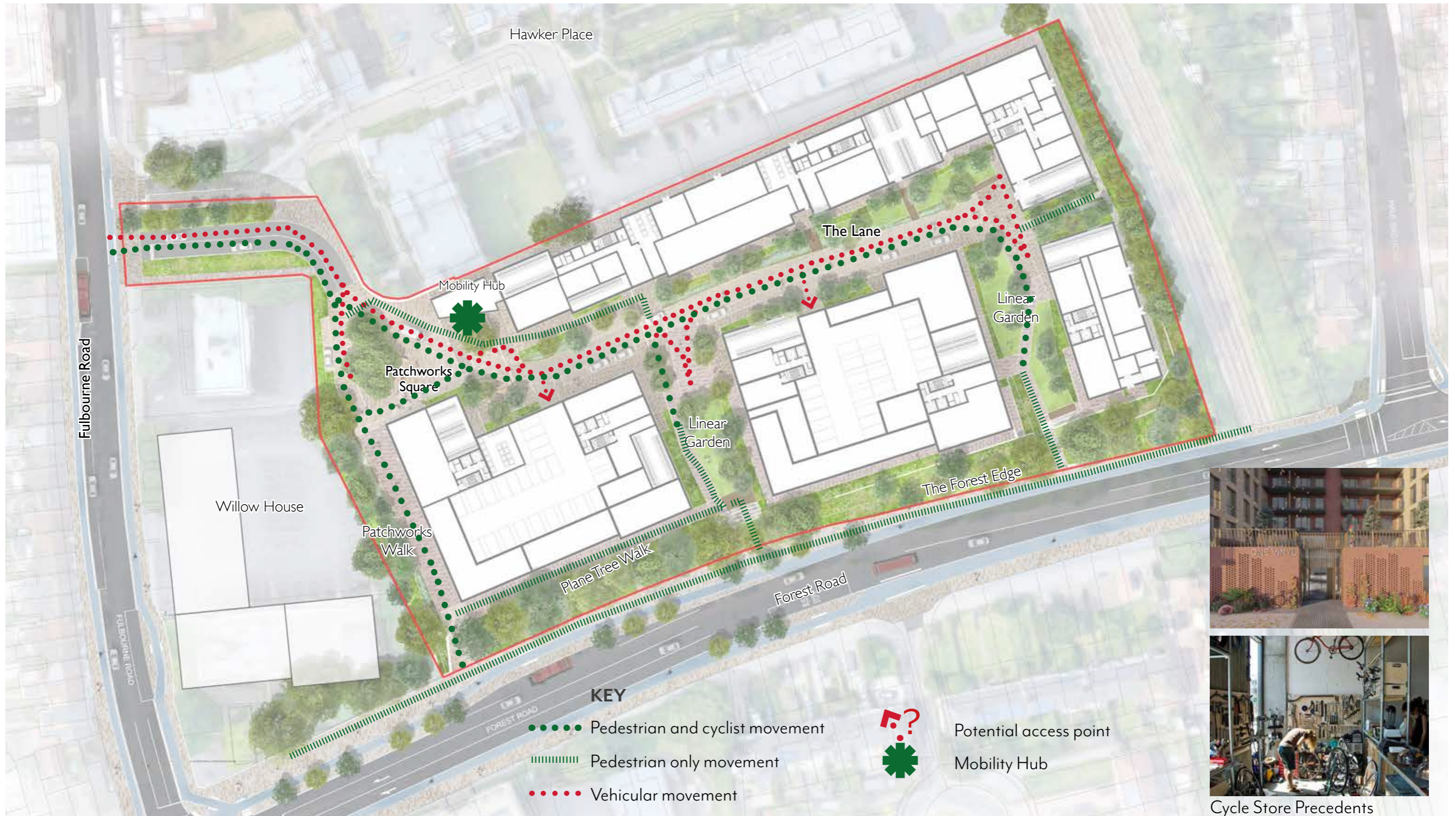


PUBLIC REALM AND ACTIVE FRONTAGE



ACCESS, MOVEMENT AND MOBILITY HUB

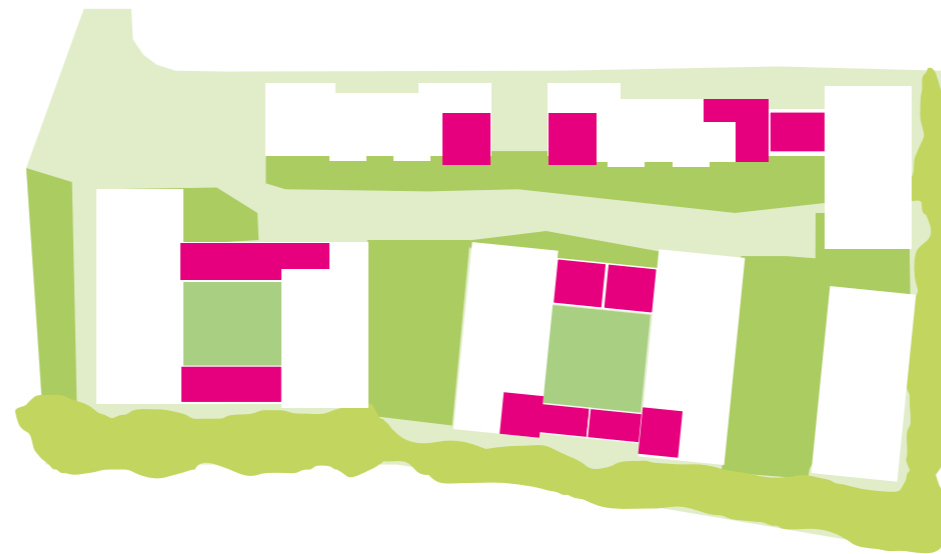
The mobility hub will contain a set of facilities for the residents and users of the development site, incorporating the following: cycle hire scheme, cycle surgery area, car club bays, EV charging points, 'Amazon' lockers, digital screens for real-time travel planning, Wi-Fi.



RESIDENTIAL AMENITY & INCLUSIVE DESIGN



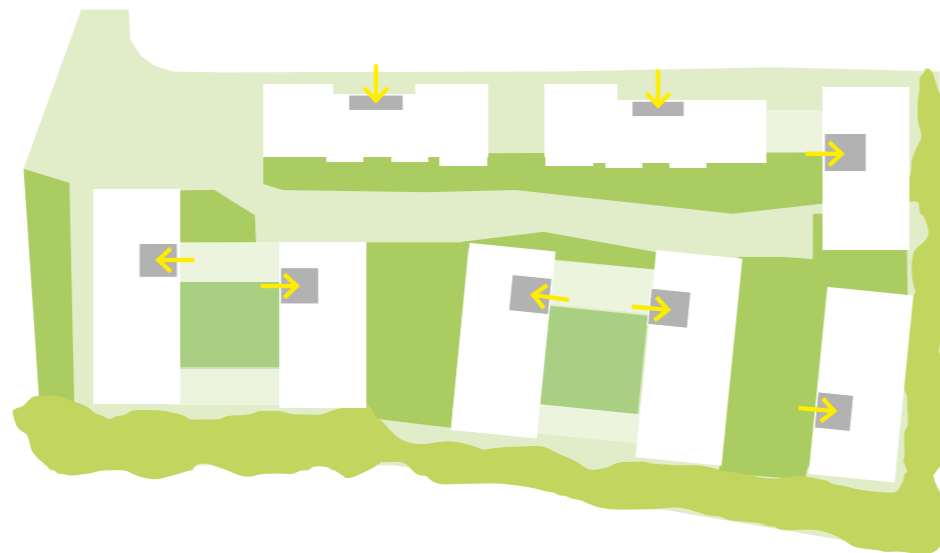
ALL BUILDINGS SPACED 18-21M



FAMILY UNITS ALL DUAL ASPECT, SITUATED ON LOWER FLOORS AND WITH VISUAL LINKS TO AMENITY SPACES



ACCESS TO BIKES, BINS AND PARKING FROM CORES

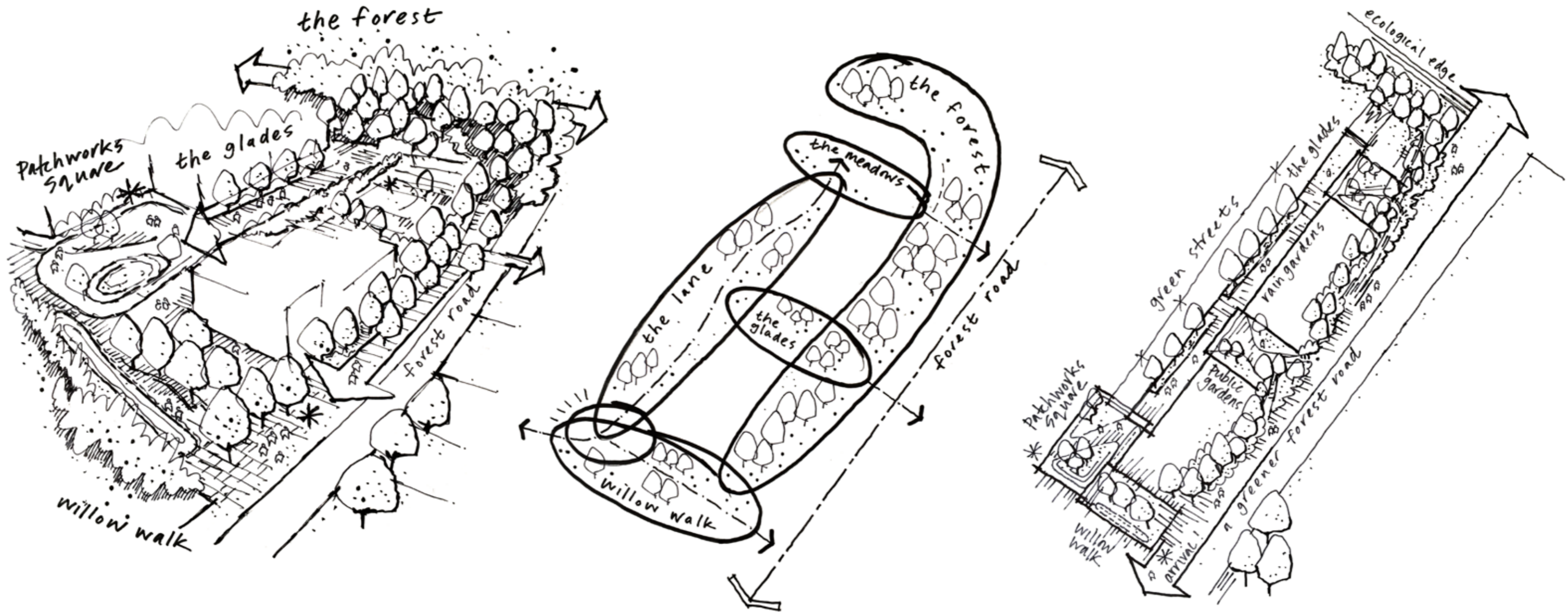


NATURAL DAYLIGHT INTO ALL CORES



HIGH PERCENTAGE OF DUAL ASPECT UNITS

LANDSCAPE STRATEGY



LANDSCAPE STRATEGY



LINEAR GARDEN VIEW

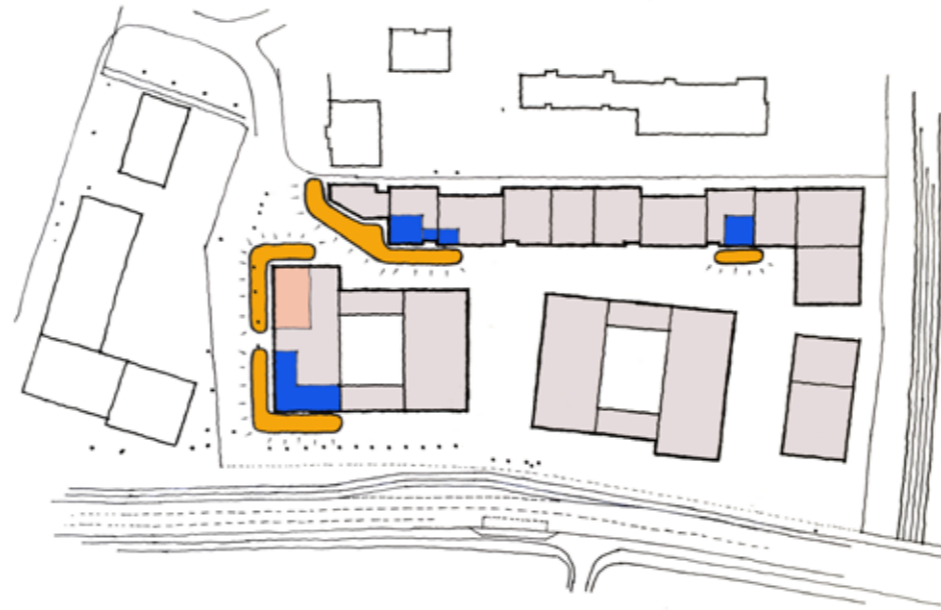


LANDSCAPE STRATEGY



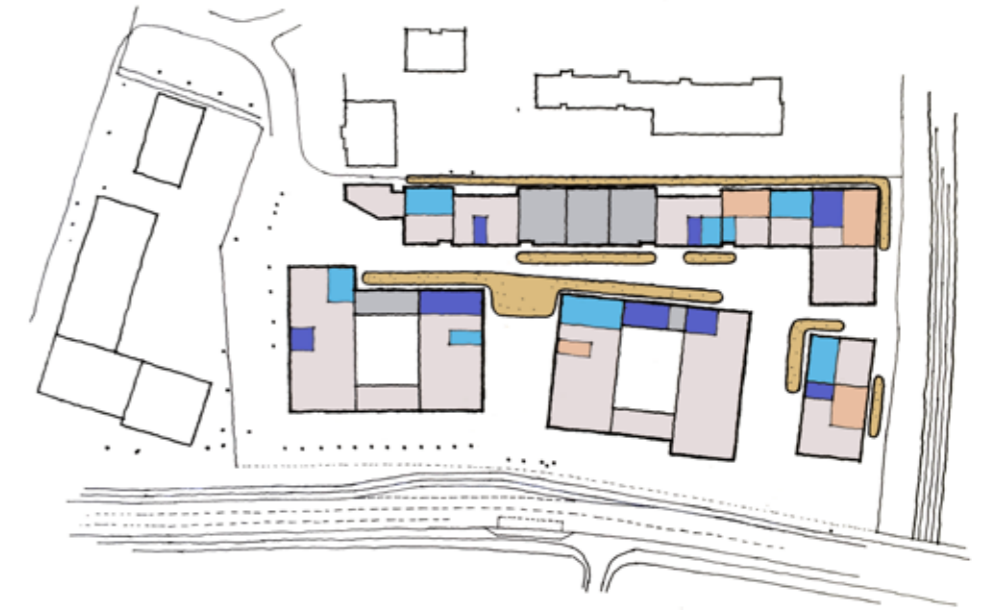
Ground floor Residential

Promote a strong garden relationship to these facades



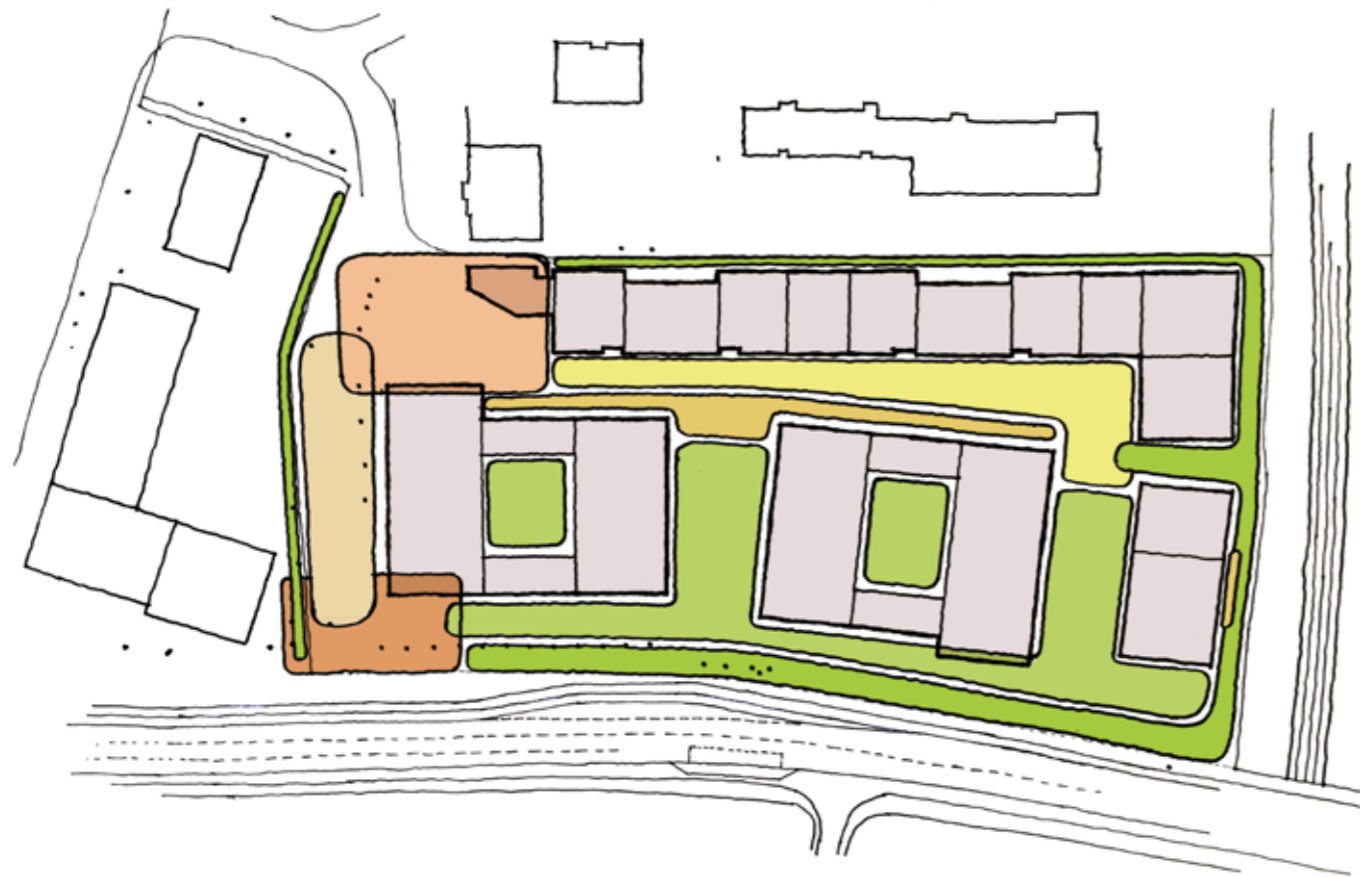
Ground floor Commercial & Concierge

Provide sufficient hard landscape for access, circulation and spill out



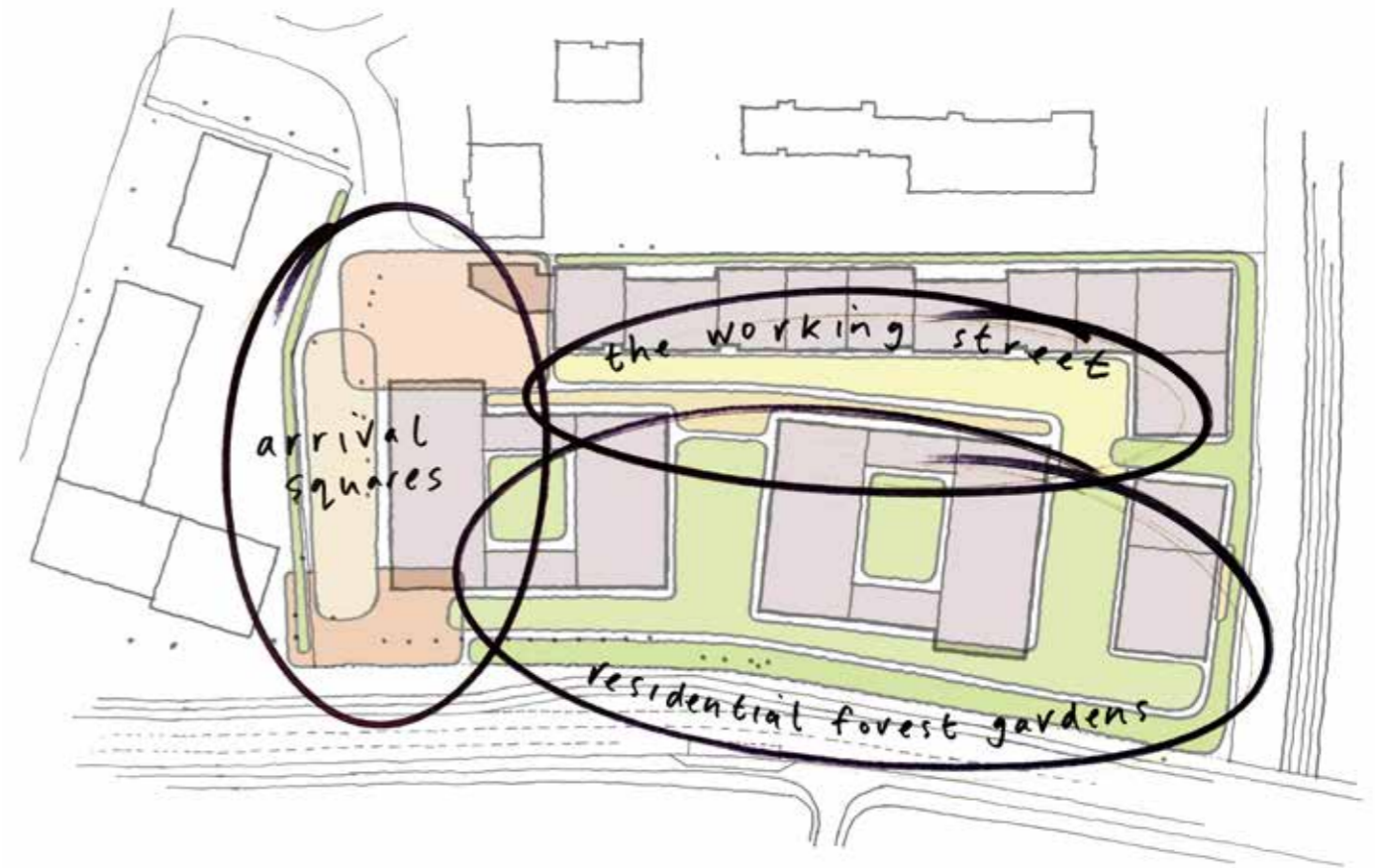
Ground floor Bike stores / Bin store / Car Parks / Plantroom

Balance functional accessibility with integration into the public realm



Combined Spatial Arrangement

A sequence of connected hard and soft landscape spaces working together and responding to the buildings



Re-Establishing Character Areas

Spaces distilled into 3 main themes interconnected and overlapping with each other

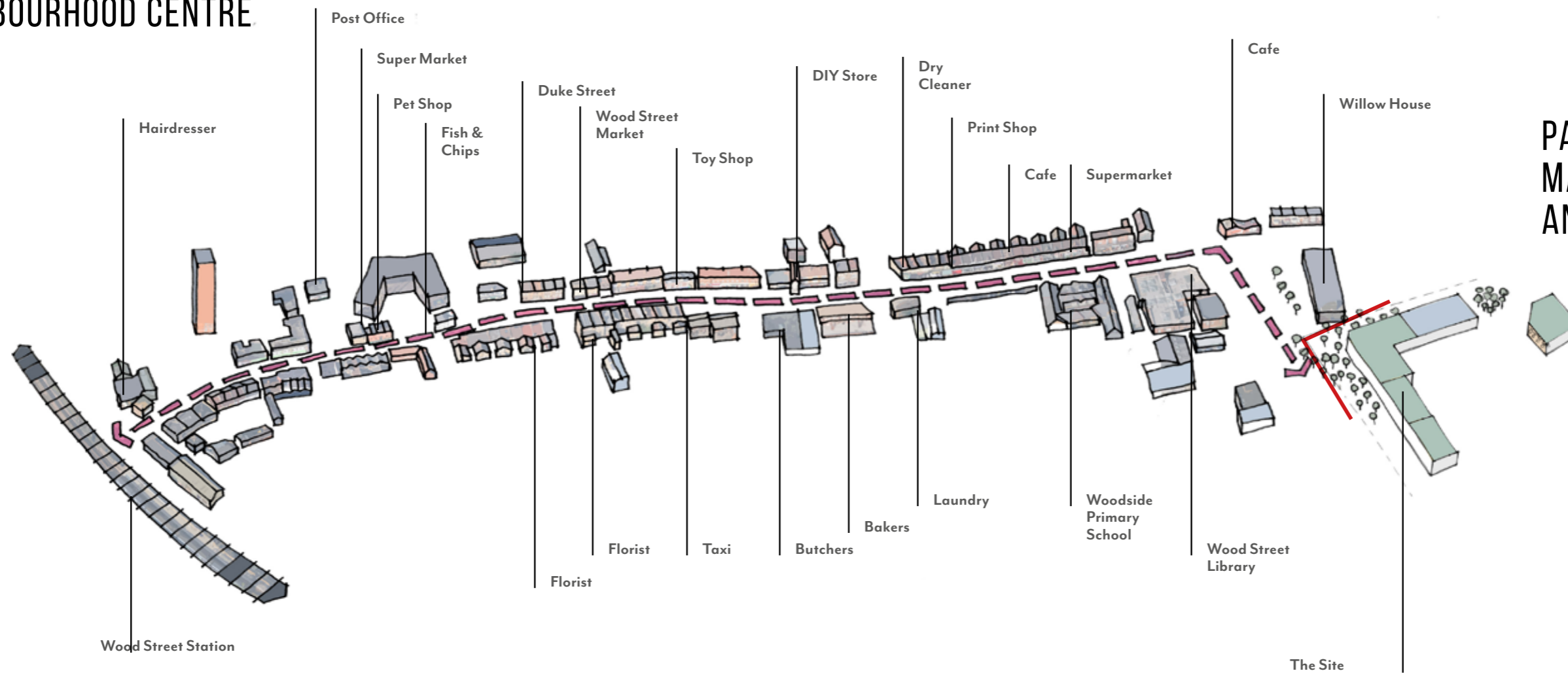
LINEAR GARDEN VIEW



TYING IN WITH WOOD STREET AND LOCAL COMMUNITY

WOOD STREET NEIGHBOURHOOD CENTRE

PATCHWORKS MAKERS SPACES AND MOBILITY HUB



PLACEMAKING PALETTE

PLACEMAKING WORKSHOP THEMES

WORKSHOP THEMES:

Renewed Green Spirit

- Restoring mind, body, soul
- social opportunities to meet people
- playroom for adults & kids - indoors and outdoors
- Green Guardian
- Green indoor lobbies and gardens
- Protect, enhance, connect nature and community
- bold and bright planting

NATURAL WORLD



WORKSHOP THEMES:

Rich Cultural Encounters

- Beautiful mismatch of styles and architecture
- 'family' of buildings creates variety and fun
- Cultural 'hub' creates energy
- Richness of different curation

PROGRAMME



WORKSHOP THEMES:

Art of the Everyday

- making mundane something to celebrate
- design the journey home
- take celebration to your front door
- generous spaces

SCALE



WORKSHOP THEMES:

Open to the World

- step up space not just start up
- curating studios for an eclectic mix
- open to big scales, room to breathe
- rooftop garden and party shed
- public art that recognises and connects
- cycle cafe & workshop

ETHOS



WORKSHOP THEMES:

Independent Spirit

- change as part of design
- evolving design / pattern
- studio spaces tucked away
- colour pops: clash not complement
- scaleshift: oversize
- proportions in architecture
- creating harmony from difference - materiality, colour etc.

ETHOS



PLACEMAKING PALETTE OVERVIEW



Planting and Landscaping

Juxtaposition of Town/Nature, ordered / wild, rugged / precious colourful, varied and multicultural!



Signage and Graphics

Street art inspired, William Morris, neon, ad-hoc hand painted signage Bold, bright, playful, unique, hand crafted



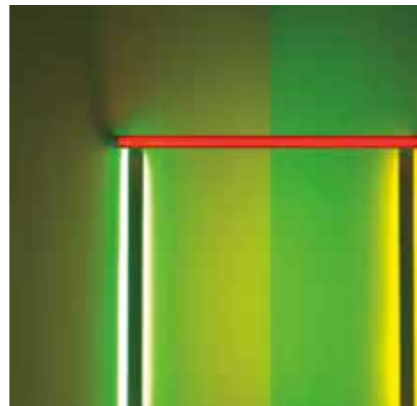
Street Furniture & Landmarks

Informality, convivial, simple but clever



Materials

Predominance of brick with painted features providing colour, contrast and interest



Lighting

Neon!, colourful and expressive



Colour

Distinctive palette of bright colourful street art and signage colours, multicoloured but vintage tones of William Morris creating highlights from the greys and browns of the surroundings



Water Features

Making reference to Walthamstow Wetlands, SUDS and swales help mitigate run off on the site

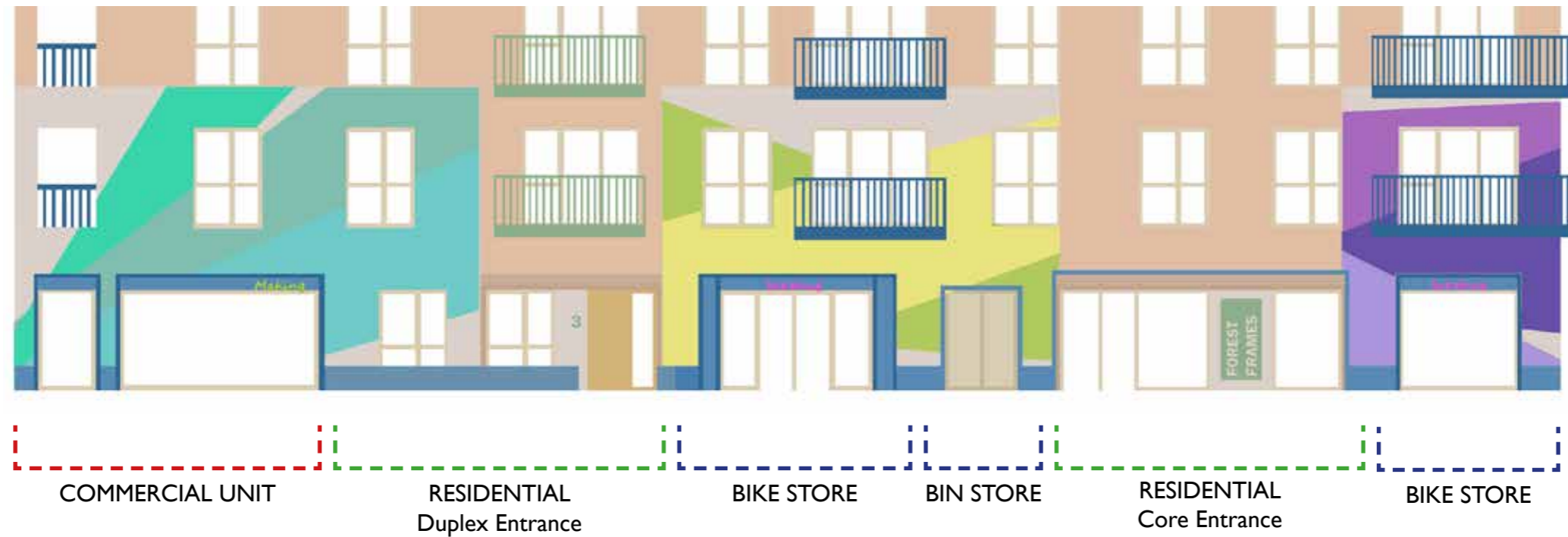


Playscape

Informal play for all ages, informal, welcoming and bright

Unexpected Joy

GROUND FLOOR STRATEGY AND WOOD STREET WALLS



GROUND FLOOR STUDY

BUILDING TYPOLOGIES



PATCHWORKS PLACE - Feature tall building



THE LANES - Homes addressing the Lane and neighbours to the North



FOREST FRAMES - Buildings shaping key open spaces and the Linear Park



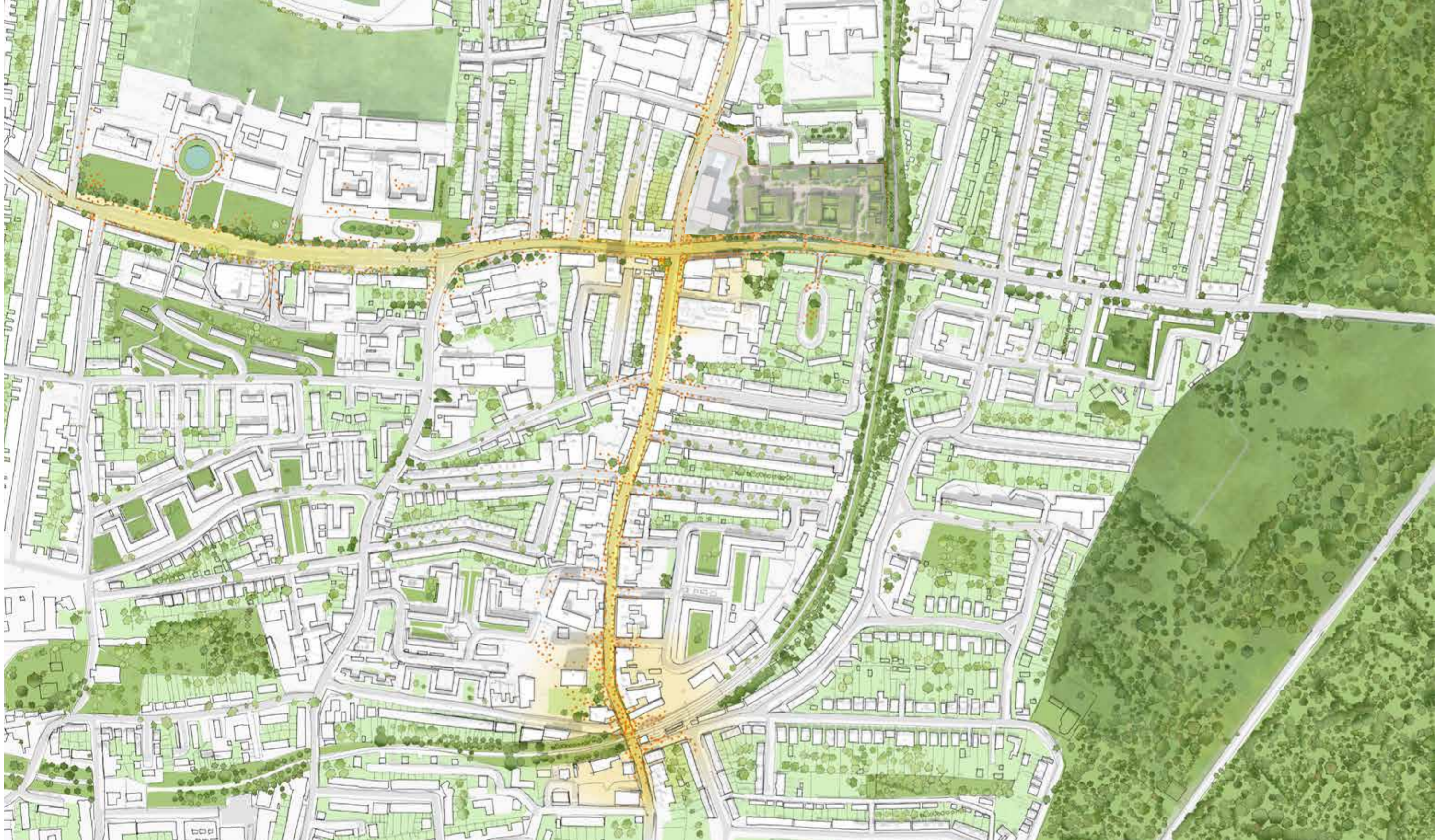
FOREST GATE - Epping Forest gateway building



PATCHWORKS PLACE VIEW



WIDER MASTERPLAN



SUMMARY OF SCHEME BENEFITS

- **A collection of 8 buildings, ranging from 4 to 20 stories**
- **Providing c.650 dwellings, 850 sqm of commercial, and 26 car parking spaces**
- **Subject to viability, providing policy compliant affordable housing at 35%, compliant dwelling mix, and type of tenure**
- **Provision of 9,500sqm open space, including several formal, publicly accessible new urban squares, and the planting of 85 trees**
- **Incorporation of SUDS and biodiversity corridors within the design**
- **5th generation ‘Ambient Heap Loop’ energy system to align with GLA emerging guidance on energy requirements**
- **Maintaining access from Fulbourne Road**
- **Providing c.£6 million in local and mayoral CIL, that will be spent on locally defined and important community infrastructure**
- **Creating around 190 construction jobs a year for c.4 years of the build**
- **Establishing around 40 permanent jobs associated with the commercial ground floor units to be created as part of the scheme.**



SITE PLAN



THANK YOU

