

# 2C FULBOURNE ROAD NEWSLETTER

## JULY 2020 / PRESENTATION OF THE VISION



### A VISION FOR 2C FULBOURNE ROAD

The Vision for 2C Fulbourne Road (Homebase site) will deliver high quality regeneration reflecting the heritage and culture of the area, providing new homes, including affordable housing, new commercial and community space, and attractive, welcoming gardens and play areas. The proposals will deliver a greener environment with energy efficient buildings, over 130 trees including 80 new trees planted and environmental improvements along Forest Road. This includes new cycle lanes extending the Council's "Enjoy Waltham Forest" network. New amenities, including a cycle hub, and welcoming pedestrian routes will support the residential and working community, integrating with existing assets and amenities in the area.

### COMMUNITY ENGAGEMENT

Inland Homes is bringing forward the residential-led development of the site in support of the aims of the Waltham Forest Draft Local Plan that identifies the Forest Road corridor and Wood Street area as a regeneration area. In late June and early July 2020, the community was asked to send in concerns, dreams and solutions for the future of the site and its relationship with the surrounding area. Over two hundred people responded via the [FulbourneRoadRegen.co.uk](http://FulbourneRoadRegen.co.uk) website and using Freepost postcards. Their views were shared with the design team who prepared a Vision for the site. This Vision was shared with the community on Wednesday 15 July using Zoom. The presentation is available to view on the website and is summarised in this newsletter.

While many community respondents appreciate the need for new homes key concerns included: the loss of Homebase, which is a valued local amenity; potential loss of trees on site; lack of decent, affordable housing in the area; concern over the height and density of the emerging proposals and the impact on the character of the area; impact on Wood Street businesses; impact on local traffic and parking, as well as pressure on community amenities and public transport.

Ideas for the site included: providing high quality, energy efficient, affordable housing for all age groups with balconies and access to green space; retaining trees and creating high quality, safe green space;

responding to existing homes with lower new build heights; providing workspace and community space to "design in community spirit!" to complement the Wood Street offer; providing sufficient car parking, walking and cycling provision with cycle stores. Respondents were also keen to maintain open and transparent community engagement.

During the Covid-19 crisis we are 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 [FulbourneRoadRegen.co.uk](http://FulbourneRoadRegen.co.uk) website, through physical newsletters, a Freepost address and a Freephone number. You can also sign up for the Council's email newsletter for this site at [walthamforest.gov.uk/2cFulbourneRoad](http://walthamforest.gov.uk/2cFulbourneRoad).

### HAVE YOUR SAY!

We would like to hear your comments on the Vision for 2c Fulbourne Road. You can do this either by visiting the [FulbourneRoadRegen.co.uk](http://FulbourneRoadRegen.co.uk) to view the presentation and submitting the online form or by writing to us at Freepost JTP – no stamp required. The deadline for comments is **Monday 27 July 2020**.

### NEXT STEPS

A summary of comments received will be passed to our design team as they finalise the design proposals and work towards the submission of a planning application to Waltham Forest Council. Around the time of the submission we will produce a third newsletter summarising the submitted proposals, and a more detailed version will also be available online. On validation of the planning application the Council will run its normal statutory consultation process.

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](http://FulbourneRoadRegen.co.uk) or contact the JTP community planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk) by writing to **Freepost JTP** (no stamp required) or on **Freephone 0800 012 6730**.





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This drawing (to the left) shows the indicative proposals for the Vision for 2c Fulbourne Road. Please see overleaf for the detailed layout of the ground floor mixed uses. All floors above ground are residential.

### KEY

1. Patchworks Walk - pedestrian and cyclist route
2. Arrival - vehicular access point and central deliveries location
3. The Lane - a new landscaped shared surface
4. Glade Garden - new community garden with playspaces and resting spaces
5. Existing trees and landscape – enhanced, protected and connected
6. Linear Garden - the second garden space for the community
7. Residents Podium Gardens on the first floor
8. Cycle and mobility hub
9. Cycle lane and environmental improvements along Forest Road



FULBOURNE ROAD      HAWKER PLACE      MOBILITY HUB      THE LANES      FOREST GATE

## THE LANE - SOUTH ELEVATION

“ 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. Local resident ”



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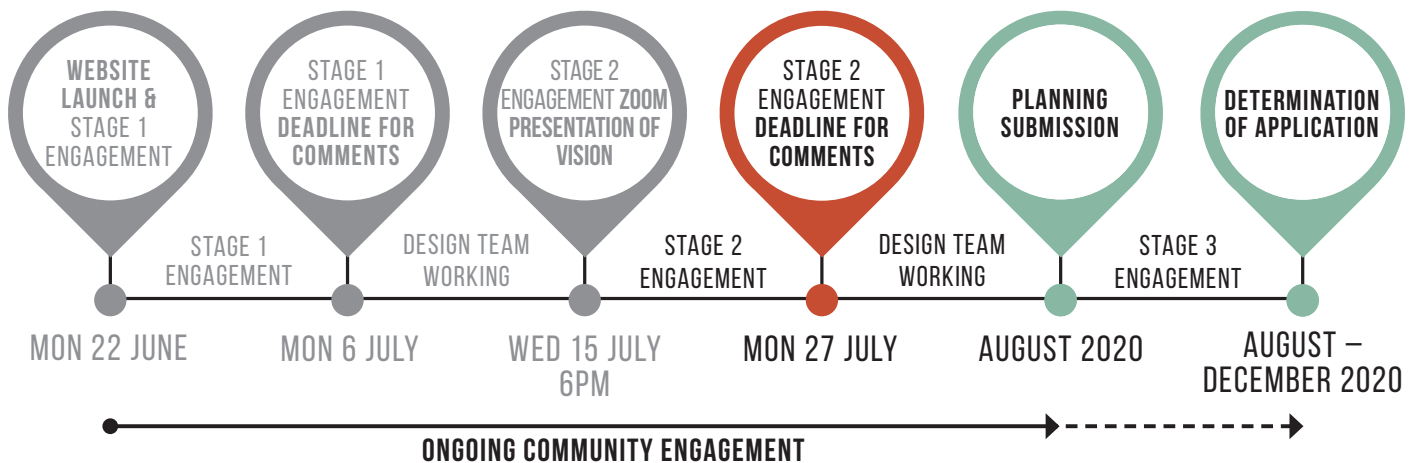
### GROUND FLOOR PLAN



### FOREST ROAD - SOUTH ELEVATION



### COMMUNITY ENGAGEMENT TIMELINE



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