

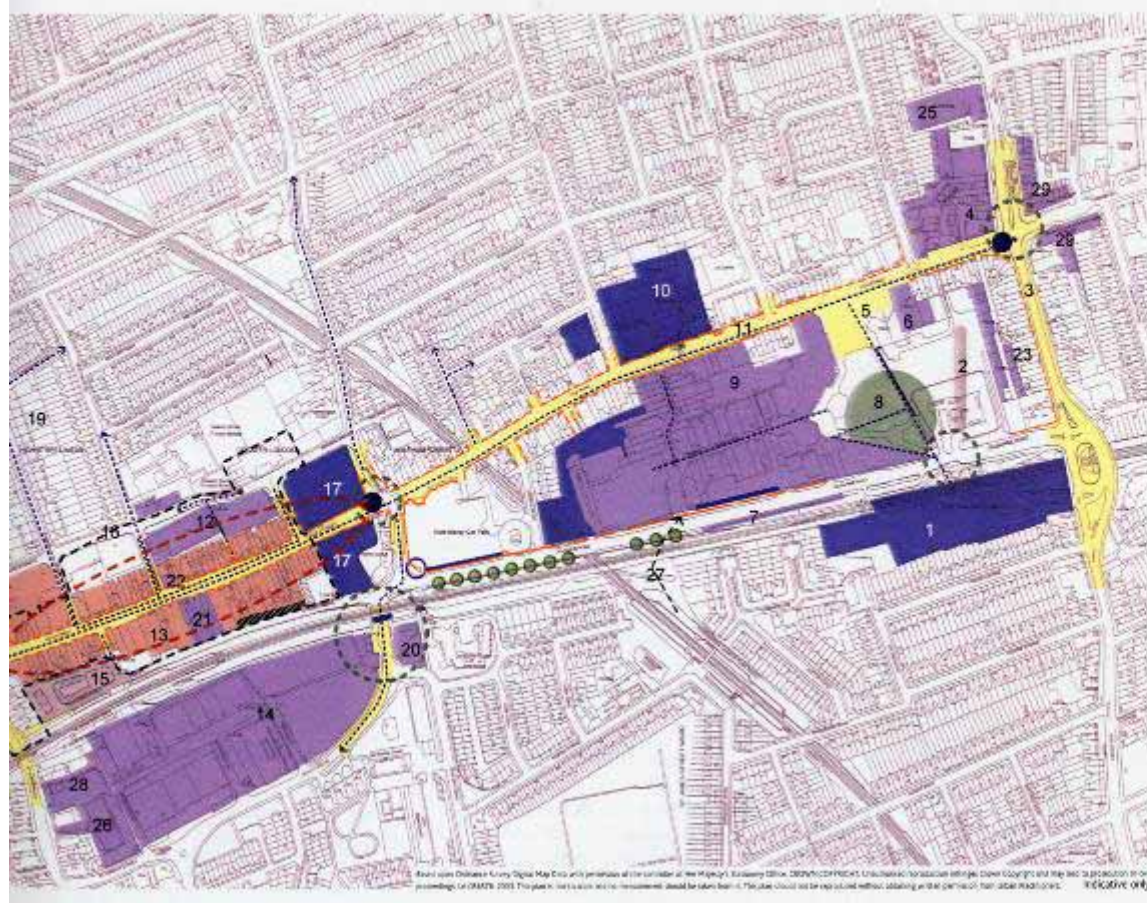
Walthamstow Town Centre Update



September 2005

The Draft Plan for Walthamstow 2003-2010

Walthamstow Urban Framework 2003-2010



- Improved streetscape
 - Major project opportunities 2003-2006
 - Major project opportunities 2007-2010
 - Key gateway
 - Gateway features
 - Improved frontage
 - Green space
 - Transport interchange
 - Living over the shop
 - Food/drink quarter
 - Primary pedestrian connection
 - Tacodes analysed with signage, imagery and uplighting
 - Vehicle access reintroduced in evenings to provide activity and surveillance
 - New pedestrian space with evening economy / A3 uses
 - Opportunity for narrow development providing new active frontages
 - New entrances created
 - Tree planting along railway embankment
 - Enhanced nodes with pedestrian crossing improvements
 - Newly designated St James conservation area
1. New Walthamstow Central Station with mixed uses
 2. New bus station and transport interchange
 3. New environmental improvements in Hoe Street and Central Parade
 4. New public library and mixed use development to replace Arcade
 5. New Town Square and improved entrance to High Street and market
 6. New Arts Centre
 7. New active edge
 8. Existing green space remodelled to create new Town Gardens
 9. Delbene Walk shopping - extension and diversification of CPO
 10. Peace Mews retail development opportunity
 11. New environmental improvements to High Street and new look market
 12. High quality residential-led development on vacant site
 13. Environmental improvements and remodelling of the western end of the High Street to include increased residential, cafe and restaurant uses
 14. New business park and mixed-use development
 15. New secondary bus station and stand linked to St James Street station
 16. Walthamstow St James conservation area
 17. High density mixed-use developments forming gateway to St James
 18. Environmental improvements to St James Street to reinforce link between the station and the High Street
 19. Stronger links to surrounding neighbourhoods
 20. Willow Walk Gate - landscape improvement, fostering gateway solutions and lighting
 21. New retail development opportunity to intensify activity on High Street
 22. Re-establishment of Cock Tavern
 23. Tower Mews mixed-use development provides active edge to bus station
 24. Re-establishment of the Clock House
 25. Delbene opportunity in former OMD Cinema
 26. Re-establishment of St James Health Centre
 27. New pedestrian link from Queens Road station to town centre
 28. Mixed development opportunity
 29. Mixed uses with activity at ground level

Plan for Walthamstow

- 2003 Draft Plan was a position statement pulling together existing NOW projects, previous consultations, and aspirations of major town centre interests in context of existing policies
- New planning framework now needed to guide development of the town centre between now and 2012, in light of anticipated development proposals
- Issues to be addressed will include pressures for new housing, challenge of tall buildings, and responses to 2012 Olympics and Stratford City



Public consultation for the new Plan for Walthamstow

- Consultation planned for October/ November, including presentations to Community Councils, a marquee in the town square and workshops with hard-to-reach sectors of the community
- Formal statutory consultation process will be undertaken as part of the Interim Planning Guidance adoption process



Progress on current developments

- Central Station canopies – hoardings in place, complete before Christmas
- Rosebank Villas – paving complete, lighting features being manufactured
- High Street/Palmerston Road junction – complete, new traffic signals to be connected late October
- Link from bus station to underground station – fit-out contract at last let by LUL, completion 2007



Tower Mews

- Replaces former workshops and garages with new frontage to the bus station
- Includes new café/restaurant use on the corner of the bus station and Selborne Road
- Demolition complete, piling underway, scheme programmed to open by Christmas 2006



Selborne Walk

- Owners planning major new investment, following car park improvements and fire damage reinstatement
- Want to provide a wider range of uses including bars, restaurants and leisure facilities
- Trying to develop a closer relationship with the Town Square and Gardens



Buxton Road

- Redevelopment of a former Bingo Hall site
- Significant opportunity for mixed use housing-led development behind the High Street
- Ownership of the site is close to being resolved which will enable development to proceed



Central Station car-park

- Network Rail in discussions with major developers
- Opportunity for mixed use development with housing, hotel etc
- In parallel, LDA have funded study to identify regeneration benefits of reinstating Hall Farm Curve rail link to Stratford



South Grove

- Major development opportunity for new jobs and homes, helping to support town centre businesses
- ODPM funding secured to engage architects Allies and Morrison to investigate development potential of area
- Have been invited to submit a bid for ODPM funding (by end November 2005) for new infrastructure, including improved links to High Street



EMD Cinema

- Work continuing on options for bringing cinema back to the town centre
- Report to Cabinet now in preparation



Arcade site

- Council withdrew from previous scheme because all parties agreed it was not the best value way of providing high quality library provision for the Borough
- Now finalising agreement to sell site to Henry Boot Developments for a high quality mixed use development including new shops, cafés, leisure uses and flats
- Planning application now submitted for major improvements to existing Central Library building

