

THE FUTURE OF SOUTH GROVE

Welcome

Welcome to this public exhibition about the future redevelopment of land at South Grove. It forms part of a public consultation process, organised by Hadley Property Group, ahead of the submission of a planning application for the site.

Waltham Forest Council has identified this site as part of a key town centre regeneration area. It is currently being used as a Council-run car park and truck stop, with a small number of offices and light industrial units.

Earlier this year Hadley Property Group, in a joint venture with Osprey Equity Partners, agreed with the Council that we would bring forward new development proposals for this important site.

We have therefore organised this consultation, at an early stage, so that you have an opportunity to:

- learn more about the site and our proposals
- understand the opportunities and constraints that will affect the site's redevelopment
- have your say and ask any questions you may have
- let us have your comments before we begin to work on detailed plans for a planning application

MEMBERS OF THE PROJECT TEAM ARE AVAILABLE TO ANSWER QUESTIONS
A comments card is available here today and online at

www.southgrove.co.uk



AERIAL PHOTO OF THE SITE WITHIN THE LOCAL AREA

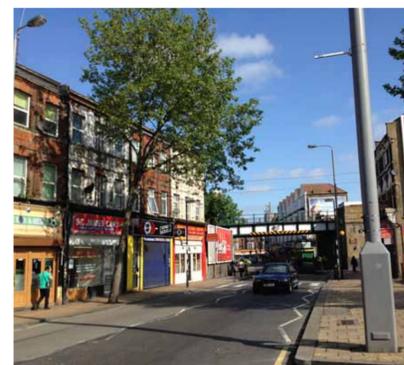
PHOTOS FROM AROUND THE SITE



Existing trees on South Grove



Alpha Business Centre



St James Street



Homes opposite on South Grove



Site viewed from Selborne Road



Workshops

THE FUTURE OF SOUTH GROVE

The Team



HADLEY PROPERTY GROUP

Hadley Property Group

is an experienced, residential-led property developer. Hadley is currently building around 1,200 new homes across London, with many more in the pipeline.

Pollard Thomas Edwards

Pollard Thomas Edwards

have an excellent track record creating award-winning developments in London and specialise in the creation of new neighbourhoods and the revitalisation of old ones. We know Waltham Forest well and have designed The Scene on the High Street as well as Blackhorse Lane, close to Blackhorse Road station.

The development team also includes:



TPS

Project management



Savills

Planning consultants



Outerspace

Landscape design



M&E/Sustainability

Environmental Services Design



Robert West

Transport consultant



Robert Bird

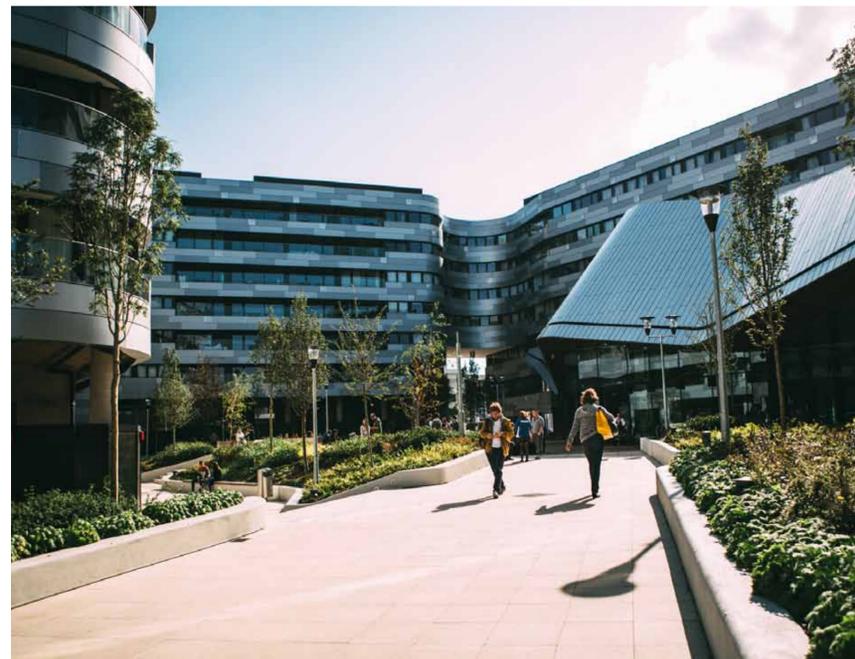
Civils /structural engineer



London Communications Agency

Community consultation

HADLEY SCHEMES



POLLARD THOMAS EDWARDS SCHEMES



THE FUTURE OF SOUTH GROVE

Land at South Grove

The South Grove area has long been identified as a significant regeneration opportunity in the town centre. It benefits from excellent transport links with regular bus services, two nearby Overground stations and Walthamstow Central station a short walk away.

In 2013 the Council published a Walthamstow Town Centre Area Action Plan that allowed for a major retail superstore to come forward on the South Grove site. Under this, Morrisons secured consent for a new supermarket together with 245 new homes. These proposals never came forward.

In October 2014, a revised Walthamstow Town Centre Area Action Plan was adopted which proposed that the mixed-use regeneration of South Grove should be residential-led rather than retail-led.

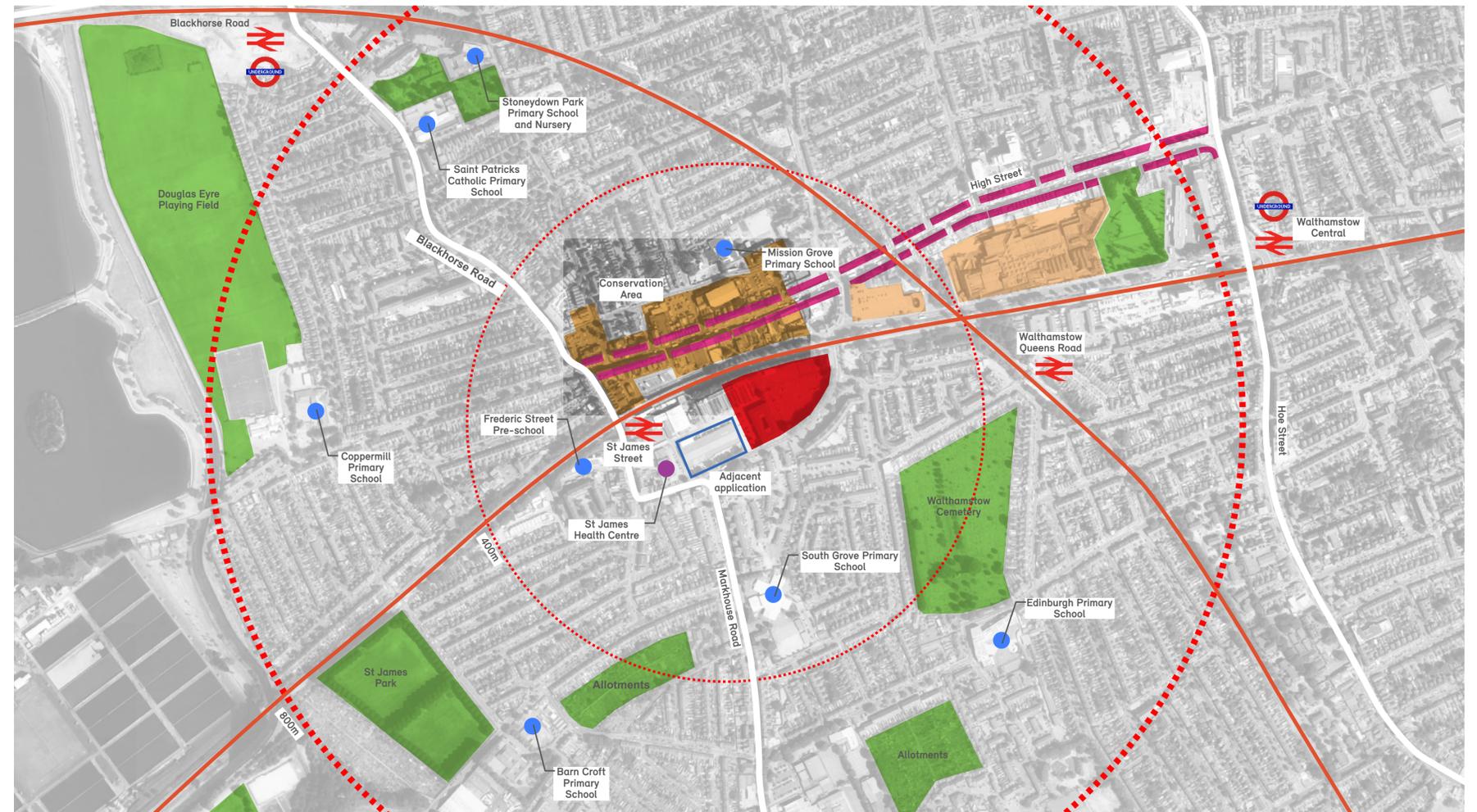
In 2015 the Council adopted the St James/South Grove Supplementary Planning Document to guide the development of the wider area (see images to the bottom right). The site is identified as being part of a new residential neighbourhood. The document sets out the Council's aspirations for the masterplanning of the area in terms of land uses and design principles.

The area's regeneration is already starting and a planning application by Metropolitan & Suburban for new homes on the adjacent Brunner Road site has been submitted.

CONSENTED MORRISONS SCHEME



PROPOSAL FOR ADJACENT SITE BY METROPOLITAN AND SUBURBAN



OUR SITE WITHIN THE CONTEXT OF WALTHAMSTOW



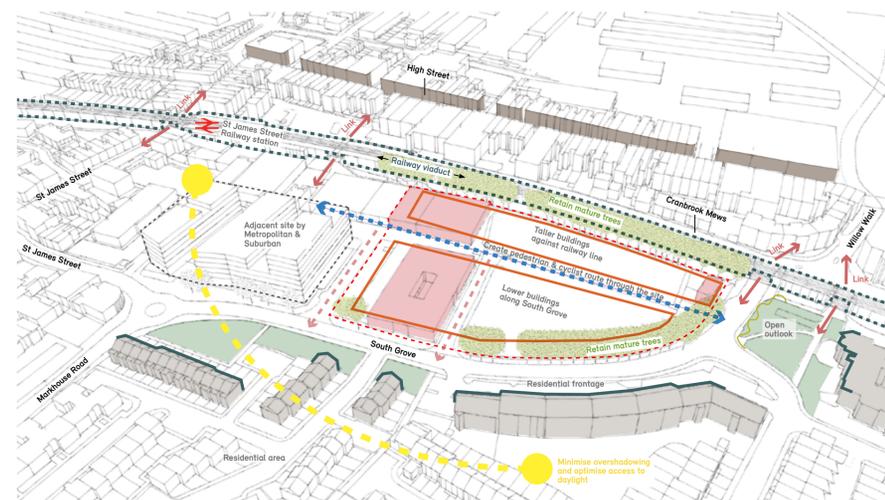
WALTHAM FOREST COUNCIL'S MASTERPLAN FOR THE SOUTH GROVE AREA

THE FUTURE OF SOUTH GROVE

Our Proposals

We are proposing to transform the land at South Grove into high quality new homes for Londoners and also deliver a number of other benefits for local people.

Our initial proposals, set out on this display, demonstrate our early stage thinking on how the buildings, new routes and public realm could be arranged across the site.



SITE OPPORTUNITIES DIAGRAM

A new health centre for South Grove

The Council's Supplementary Planning Document for the South Grove area was adopted in September 2015 and sets out the aspirations and potential delivery of a new health centre as part of the wider regeneration of the area between South Grove, St James Street and the railway embankment. This would be a replacement for the existing St James Street health centre.

At the moment, the Council, alongside the NHS are working on the most effective way to deliver a new health centre and where this would be most suitably located. Once there is more certainty on these points, we hope to be able to deliver a new health centre for South Grove.

OUR EARLY STAGE PROPOSALS FOR THE SOUTH GROVE SITE



THE FUTURE OF SOUTH GROVE

New homes for Londoners

We would like to build around 450 new homes on the site, including affordable housing. Many of the homes will be aimed at first time buyers, and also specifically for private renters.

There will be a mix of homes on the site ranging in size between studios and family-sized homes, all with communal courtyard space and many with their own private balconies.

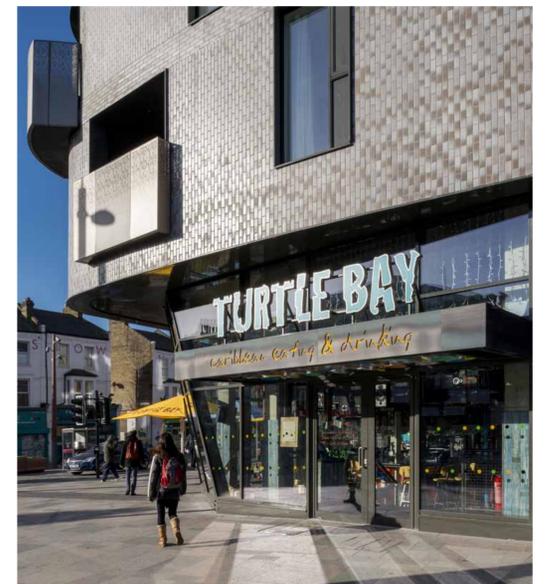
We understand the chronic housing crisis in London, and are focussed on building a significant number of homes for Londoners. We build in great locations with excellent transport links, that appeal to first time buyers and private renters.

ARTIST'S IMPRESSION OF PROPOSED NEW HOMES AND PUBLIC ROUTE



A new retail / café / restaurant space

We are proposing to create a small scale convenience retail space or café / restaurant on the site, which would serve new residents as well as existing communities. This could be located in the north-east corner of the site.



THE FUTURE OF SOUTH GROVE

New routes and public realm

It is important to us that we create a well-designed development and a place where people want to live. Our proposals will include new landscaped public spaces as well as pedestrian and cycle-friendly routes through the site that new residents and the existing community can enjoy.

The new routes will include:

- an important new landscaped east-west pedestrian and cycle link
- new north-south routes through the site

Key features of the public realm will include:

- retaining and maintaining the existing trees around the site
- new trees and planting along the new routes
- high quality publicly accessible green spaces around the site
- benches along the main east-west route
- appropriate lighting along the new routes
- bicycle parking facilities

TREE LINED FOOTPATHS

PUBLIC SQUARE AND NEW RETAIL / CAFE

NEW LANDSCAPED PUBLIC ROUTE



GREEN OPEN SPACE FOR PLAY AND LEISURE

ARTIST'S IMPRESSION OF THE NEW LANDSCAPED PUBLIC ROUTE



PRECEDENTS



THE FUTURE OF SOUTH GROVE

The new buildings

We have started to design a series of courtyard buildings set around new routes and complemented by attractive new public green spaces.

To the north of the site, along the railway line, we are proposing buildings of around 8-12 storeys, which will step down in height towards South Grove.

Opposite our neighbours to the south, we expect that our buildings will be around 4-7 storeys in height. We believe that the north-east corner of the site is appropriate for a taller building of around 12 storeys to mark this entrance to the development.

Sustainability will be an important part of our proposals.

We aim to:

- include on-site renewable energy generation
- achieve a BREEAM Very Good rating for sustainable design, minimising the use of energy and water across the site
- achieve Level 4 (out of 6) in the Code for Sustainable Homes design guidelines

AERIAL VIEW OF HOW THE BUILDINGS COULD BE ARRANGED ON THE SITE



CONSENTED MORRISONS SCHEME



OUR EARLY PROPOSALS FOR THE SITE

THE FUTURE OF SOUTH GROVE

Access and connections

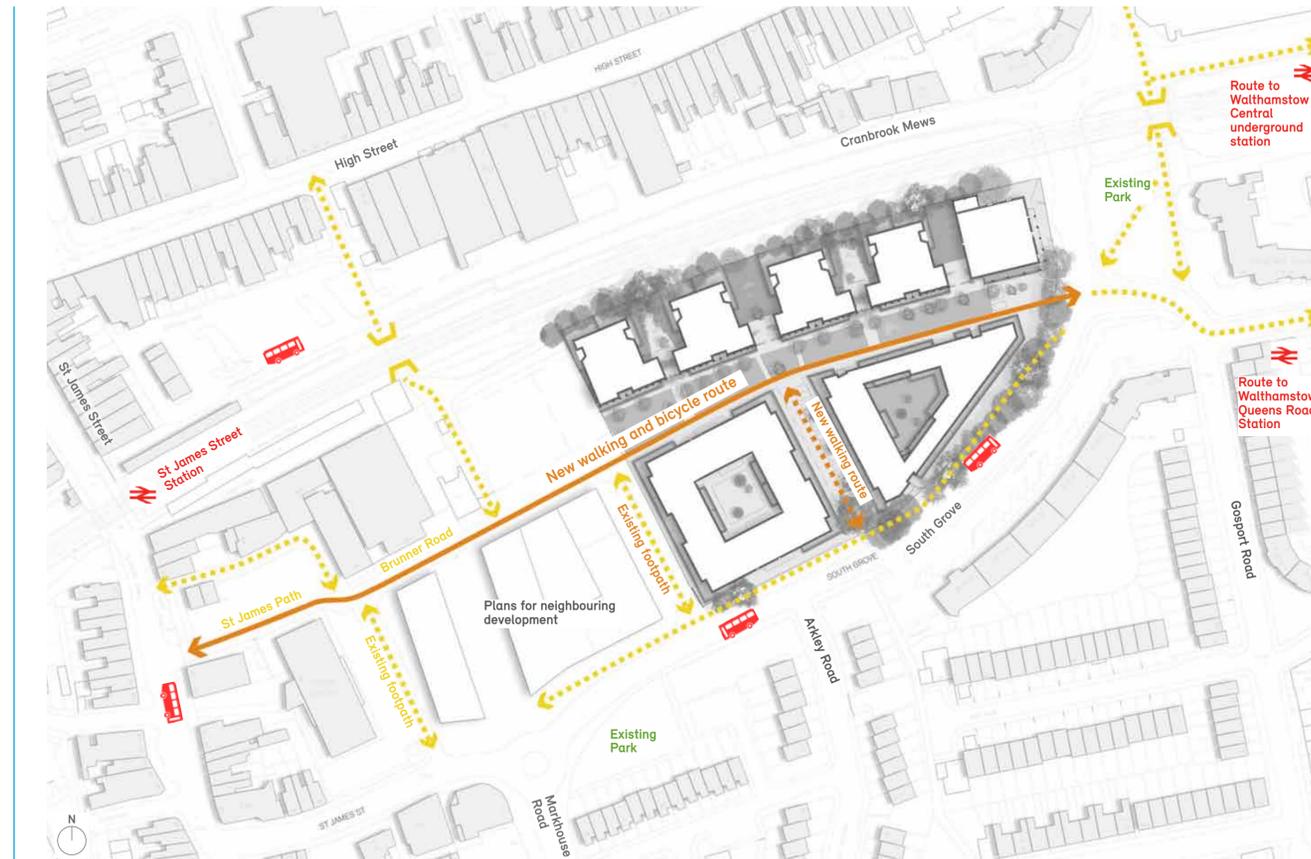
The development seeks to promote sustainable modes of transport, therefore this will be a car-free scheme, except for a proportion of parking spaces for disabled residents.

Our focus will be on providing better cycling infrastructure on and around the site linking into the Council's mini-Holland proposals for the town centre, as well as on-site secure cycle parking. We are also exploring the potential of launching a cycle café, within the retail space we are proposing on the site, and a reduced-rate rental programme for bike hire.

We will also be providing easy access to car club spaces for residents. Our experience has shown that these options are proving far more popular than traditional car ownership in London, particularly for new homes that have easy access to public transport links.

We will also work with the Council to ensure that new residents with cars will not be able to park in nearby residential streets.

These initiatives will ensure that the development does not put pressure on local roads. Far fewer car trips will be generated than the consented Morrisons scheme.



PEDESTRIANS / CYCLES / PUBLIC TRANSPORT



SERVICING / PARKING

THE FUTURE OF SOUTH GROVE

Next Steps

Thank you for attending our consultation event today.

We want to ensure local people genuinely benefit from the transformation of this site and will aim to deliver new services, job opportunities and investment in the local community.

We want to hear your views.

In summary, our proposals aim to deliver:

- **around 450 new homes for Londoners, including affordable housing**
- **a small scale convenience retail space or café / restaurant for the entire community**
- **important new pedestrian and cycle routes through the site**
- **a well-designed set of buildings surrounded by new landscaped public spaces**
- **significant contributions to local health and education services, and to fund any immediate transport upgrades that are required**
- **a car-free development, except for blue badge holders, and better cycling infrastructure on and around the site**
- **a large number of new jobs during construction as well as further jobs in managing the development and in the new retail or café / restaurant space**
- **additional spending in the local area from the new residents who will live here**
- **reduction in crime in the local area through new use of the site and high quality design**
- **significant investment by Hadley in the local area**

Have your say

Please do let us know what you think of our proposals. You can leave your feedback by:

- **speaking to the project team today**
- **filling out a comments card and leaving it with us or sending it back via our Freepost address (the details for which are on the comments card)**
- **emailing us at southgrove@londoncommunications.co.uk**
- **leaving us a voicemail message, which we will respond to, on 0800 307 7589**
- **visiting our website – www.southgrove.co.uk – and completing an online feedback form**

We will listen to your feedback and take this into account, where possible, as we evolve our plans over the coming months.

We will return with our detailed plans in the Spring, before we submit a planning application to the London Borough of Waltham Forest. If our planning application is successful, we could start construction in early 2017 and complete the development by the end of 2019.

We hope you found this information useful today.

Project timetable

Submit planning application
– Early 2016

Achieve planning consent
– Mid 2016

Start construction
– Early 2017

Complete development
– Late 2019