

**LONDON BOROUGH OF WALTHAM FOREST**

**PLANNING COMMITTEE**

DAY/DATE/TIME	VENUE:
Wednesday, 13 December 2017 7.00 pm	ASSEMBLY HALL, TOWN HALL COMPLEX Forest Road, E17 4JF
CONTACT:	TEL./E-MAIL:
Perminder Purewal Democratic Services <a href="mailto:perminder.purewal@walthamforest.gov.uk">@WFCouncil</a>	020 8496 4537 perminder.purewal@walthamforest.gov.uk

Dear Member,

This is formal notice advising you of the above meeting. The Agenda is set out below. Supplementary Items will be added only if the Chair considers them urgent.

**Martin Esom**  
**CHIEF EXECUTIVE**

**MEMBERSHIP:**

**Chair:** Councillor Jenny Gray  
**Vice-Chair** Councillor Keith Rayner  
**Councillors:** Councillor Marie Pye, Councillor Alan Siggers and Councillor Steve Terry

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# Waltham Forest Council *Information*

## Waltham Forest Council and Committee Meetings



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Contact officers listed on the agenda will be able to provide further information about the meeting and deal with any requests for special facilities.

Contact details for report authors are shown on individual reports. Report authors should be contacted prior to the meeting if further information on specific reports is needed or if background documents are required.

## Reporting on Proceedings at Meetings

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Full details of the Council's Protocol on the Reporting on Proceedings at Meetings by the Press and Public are available on the Council's website at <http://bit.ly/11gxSfT>.

**Disclosable Pecuniary Interests (DPI)** are prescribed by the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#) as follows:

Interest	Description
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain.
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by a member in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992
<b>Contracts</b>	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land</b>	Any beneficial interest in land which is within the area of the relevant authority.
<b>Licences</b>	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
<b>Corporate tenancies</b>	Any tenancy where (to the member's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
<b>Securities</b>	Any beneficial interest in securities of a body where— (a) that body (to the member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

A Member must disclose at meetings as a **non-pecuniary interest**:

- Appointments made by the authority to any outside bodies (excluding joint committees with other local authorities);
- Membership of charities;
- Membership of trade unions recognised by the authority;
- Membership of lobbying or campaign groups;
- Governorships at any educational institution in the borough;
- Membership of voluntary organisations operating in the borough.

## **Monitoring Officer's guidance on bias and pre-determination**

The Council often has to make controversial decisions that affect people adversely and this can place individual councillors in a difficult position. They are expected to represent the interests of their constituents and political party and have strong views but it is also a well-established legal principle that councillors who make these decisions must not be biased nor must they have pre-determined the outcome of the decision. This is especially so in "quasi-judicial" decisions in planning and licensing committees.

This Note seeks to provide guidance on what is legally permissible and when members may participate in decisions. It should be read alongside the Code of Conduct.

### **Predisposition**

Predisposition is lawful. The law is very clear that members may have strong views on a proposed decision, and indeed may have expressed those views in public, and still participate in a decision. This will include political views and manifesto commitments. The key issue is that the member ensures that their predisposition does not prevent them from consideration of all the other factors that are relevant to a decision, such as committee reports, supporting documents and the views of objectors. In other words, the member retains an "open mind".

Section 25 of the Localism Act 2011 confirms this position by providing that a decision will not be unlawful because of an allegation of bias or pre-determination "just because" a member has done anything that would indicate what view they may take in relation to a matter relevant to a decision. However, if a member has done something more than indicate a view on a decision, this may be unlawful bias or predetermination so it is important that advice is sought where this may be the case.

### **Pre-determination / Bias**

Pre-determination and bias are unlawful and can make a decision unlawful. Pre-determination means having a "closed mind". In other words, a member has made his/her mind up on a decision before considering or hearing all the relevant evidence.

Bias can also arise from a member's relationships or interests, as well as their state of mind. The Code of Conduct's requirement to declare interests and withdraw from meetings prevents most obvious forms of bias, e.g. not deciding your own planning application. However, members may also consider that a "non-pecuniary interest" under the Code also gives rise to a risk of what is called apparent bias. The legal test is: "whether the fair-minded and informed observer, having considered the facts, would conclude that there was a real possibility that the tribunal was biased".

A fair minded observer takes an objective and balanced view of the situation but Members who think that they have a relationship or interest that may raise a possibility of bias, should seek legal advice.

This is a complex area and this note should be read as general guidance only. Members who need advice on individual decisions, should contact the Monitoring Officer and / or the legal advisor for their committee.



# AGENDA

## 1. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS

## 2. DECLARATIONS OF INTEREST

Members are required to declare any pecuniary or non-pecuniary interests they or their spouse/partner may have in any matter which is to be considered at this meeting. Interests are defined on the inside cover of this agenda.

## 3. DEVELOPMENT MANAGEMENT

To **NOTE** the Chair has agreed to the submission of the Update Report of the Head of Development Management and Building Control at the meeting in accordance with the urgency provisions of Section 100 B (4) of the Local Government Act 1972 to ensure that Members have before them all the relevant facts and information about the planning applications set out on the agenda.

To **RESOLVE** that, in the event of recommendations being amended at Committee in the light of debate, other representations made by Members of the public, applicants or their agents, the task of formalising the wording of condition(s) and/or reasons for refusal be delegated to the Head of Development Management and Building Control along the broad lines indicated at the meeting.

### 3.1 THE MALL, 45 SELBORNE ROAD, WALTHAMSTOW, (Pages 9 - LONDON 186)

**PLEASE NOTE THAT THE AGENDA IS AVAILABLE IN ELECTRONIC FORMAT ON THE COUNCIL'S WEBSITE VIA THE FOLLOWING LINK:**

<http://democracy.walthamforest.gov.uk/>

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**LONDON BOROUGH OF WALTHAM FOREST**

Committee / Date:	Planning - 13 <sup>th</sup> December 2017
Application Reference:	171355
Applicant:	Selborne One Limited and Selborne Two Limited
Location:	The Mall, 45 Selborne Road, Walthamstow, London
Proposed development:	<p><b><u>Full Planning Permission is sought for:</u></b></p> <p>Part demolition of The Mall, and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2); Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum); Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting; Re-design of the access arrangements to The Mall; Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square; Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces; Re-design of the servicing arrangements for The Mall; Provision of new plant and renewable energy equipment; All associated and ancillary engineering works and operations.</p> <p><b><u>Outline Permission is sought for:</u></b></p> <p>Provision of residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD; Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings); Provision of associated services, including waste, refuse, cycle storage, and lighting; Creation of new entrance and servicing areas and associated works for residential buildings at ground floor.</p> <p><b>This application is a departure as it does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated (Town Square).</b></p>
Wards affected:	High Street, Markhouse, Hoe Street, William Morris
Appendices:	Appendix A: Employment and Training Clauses & Sustainability and Energy Clauses Appendix B: Equality Analysis

## **Executive Summary**

This application relates to the redevelopment of The Mall shopping centre in central Walthamstow. The application has been submitted as a hybrid planning application, which consists of a part full and part outline application. The full application proposes the extension to the existing Mall shopping centre, creation of 42 residential units along with the formation of a new Town Square. The outline application proposes the formation of four taller buildings on the site, creating up to 460 residential units along with associated landscaping, servicing, cycle parking and refuse.

The key issues are:

- Economic benefits of the scheme;
- Level of affordable housing;
- Impact on the Town Square;
- Quality of design, including height; and
- Environmental impacts.

### **Benefits of the Scheme**

The proposed application would deliver additional retail, restaurant and leisure uses within the proposed extended Mall shopping centre stimulating further growth and investment within the town centre. Enlarging the shopping centre and making it more attractive to prospective users within the catchment area by improving the range of uses available would also reduce the need for visitors to travel by car to alternative destinations, which would benefit this area of London generally.

The proposals would continue to extend the town centre economy into the evenings with a new food and leisure offer and would provide accessible parking outside of The Mall standard trading hours for public use by visitors to the Empire Cinema and restaurants in the town centre. The new high quality public realm would also provide a flexible events space within the town square, which in conjunction with the future plans to remodel the market, would facilitate the formation of a multi-cultural and inclusive programme of events, such as outdoor cinema, theatre, music, street performance and farmers markets, bringing further activity to the town square.

The proposals would introduce residential development on the site, deliver on-site affordable housing and capture any future value uplift of the site under a financial viability review mechanism which would deliver a payment in lieu for additional affordable housing elsewhere in the borough. It would result in a true 'mixed use' development which would assist in the viability and delivery of the scheme and provide additional impetus for continued delivery of the development objectives for the wider Walthamstow area.

The development seeks to respond to the aspirations for the site as set out within policy, at local, regional and national levels. The site is required to contribute to both strategic and local needs as designated within the London Plan and the development would enable the Walthamstow area to play a fuller role in London's economy.

The application would ensure Walthamstow residents and businesses can play a greater role in the local economy through a package of , construction and end use employment opportunities at the development, which local people would be able to access. It would contribute towards achieving the economic aspirations for the area as anticipated by the both the London Plan and the Adopted Walthamstow Town

Centre Area Action Plan for the site. In this respect, the implementation of the development would give rise not only to additional jobs in the borough but also contribute towards strategic growth objectives for London and the UK as a whole.

The applicant has worked positively with TfL in order to ensure that the benefits of future proofing the expansion capabilities of Walthamstow London Underground Tube Station are maximised in terms of delivering this scheme and bringing forward a potential new future passenger entrance to the station. TfL is currently working with the applicant to devise a workable solution that safeguards land and provides infrastructure that will enable a future entrance to Walthamstow Central at the point it is required by TfL/LUL. Based on the feasibility and engineering studies undertaken to date, the cost of delivering the necessary futureproofing works is estimated at £5 million. In this case a capped contribution of £1.5 million, as agreed with TfL/GLA, has been secured from the applicant to mitigate the impact that this scheme would have on TfL's ability to deliver the essential capacity upgrades required.

### **Affordable Housing**

The scheme viability is currently exceptionally challenging for the reasons set out in this report.

The scheme proposes 20% affordable housing which will be shared ownership and all provided on site, which will be secured through the Section 106 Agreement. The Section 106 will also include viability reviews at specified periods during the development process. There will be a post implementation viability review which would take place after 75% sales of the units within the development had been sold, taking into account actual build costs also , or 12 months following practical completion in the event of a Build to Rent development. Furthermore, an initial pre-implementation review would be secured unless the applicant demonstrates substantial implementation of the development within 2 years of grant of planning permission. This would ensure that early delivery of the development is incentivised.

### **Town Square**

The full application would bring forward a new Town Square. The existing Town Square is circa 1.35 ha in size; however, 32 % or 0.45 ha is proposed to be used for the extension of the shopping centre. Although the new Town Square would be reduced in size as a result of the scheme, the application proposals achieve a more usable space, better quality public realm, and through the redesign, introduces new and additional facilities and ways of using the space.

The proposed Town Square would function as a predominantly pedestrian space, which has been designed to provide an inclusive and accessible environment to meet the needs of all potential users. The proposed design would remove the varied levels in the current Town Square and provide in its place a step free environment that is fully accessible. All pedestrian routes are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. Provision for cycling across the square would be allowed to an extent, recognising that this use is to be subordinate to the primary use by pedestrians.

The maintenance of the new Town Square would be secured through a contribution of £500,000.00 which would be paid by the applicant to the Council who will continue to be responsible for the maintenance of this space.

## Quality of Design

This is a proposal of major significance for the town centre, which raises some challenging and critical design issues. Fundamentally, these include the impact of a significant reduction in the size of the existing Town Square and the consequent need for a convincing and sustainable redesign of the public space; the height and potential impact of the proposed residential towers on the town centre and wider area and, given the significance of the scheme, a clear need to secure the highest quality and standards of design throughout the development.

The development proposed by the full application would incorporate four- to six-storey perimeter buildings, which would frame the newly formed Town Square. The new entrance to The Mall would be from the Town Square. The entrance would be framed by the two retail / residential buildings framing creating a new retail street, similar in scale to the existing High Street. The extension to the existing Mall would become an integral extension to the public realm and external streetscape.

The outline application would bring forward a cluster of four buildings, which would have a maximum height of 132.5m AOD (above ordinance datum) (approximately 29 storeys from ground level). The design quality, height, massing and character would be controlled by the submitted Design Code and Development Parameters, which form part of the application. This part of the development would comprise up to 460 residential units, adding much-needed housing within the borough. The application has been subject to a series of CABE (Commission for Architecture and the Built Environment) reviews who have endorsed the Design Code and Development Parameters for the proposed development.

The overall form of development has been carefully considered against the backdrop of the local conservation areas along with the setting of the Grade II Listed Walthamstow Central Library and other local heritage assets. Officers do not consider that there would be any harm to heritage assets and the setting of listed, locally listed and conservation areas would be preserved. The proposed development would sustain the significance of the relevant heritage assets identified in this report (i.e. preserve the special interest and setting of the statutorily listed buildings, and the character or appearance of the conservation areas), in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, relevant policies of the Development Plan and other material considerations. Historic England has identified some less than substantial harm to the significance of the Walthamstow Village Conservation Area. If the Committee agree with Historic England in that regard, then the less than substantial harm they identify to this heritage asset would need to be considered against the public benefits delivered by the proposed development, having regard to the great weight and importance to be placed on the desirability of preserving the character or appearance of the conservation area.

The proposed development would be both energy efficient and constructed to the highest quality through the use of robust material for the detailed part of the development. However, the outline permission would be conditioned to allow the future reserved matter applications to deliver an energy efficient development within this part of the development. Furthermore, the development would be connection ready into a future energy centre, which could arise within the local area.

## **Environmental Impacts**

An Environment Impact Assessment has been undertaken and is reported in the submitted Environmental Statement (ES). The following subject areas have been included in the ES:

- Socio-Economic Effects;
- Townscape and Views;
- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Wind Microclimate; and
- Daylight, Sunlight and Overshadowing.

The ES has identified that the proposed development will result (inter alia) in the following beneficial residual effects:

- Beneficial effects on housing provision;
- Beneficial socio-economic effects following the provision of construction and completed development phase employment and generation of local expenditure; and

The ES has also identified a number of adverse residual effects, including:

- Adverse effects due to demolition and construction noise during the construction phase of the development; and
- Some minor adverse effects on daylight, sunlight and overshadowing for the construction and completed development phases.

Overall, officers have given careful consideration to the submitted ES and where impacts have arisen from the proposed development, adequate mitigation measures have been introduced to make the proposed development acceptable in planning terms. .

## **Agreement for Lease with Capital and Regional (C&R)**

The Council, in its capacity as landowner entered into an Agreement for Lease with Capital and Regional on 19th April 2016. This agreement provides that the Council, subject to various conditions being met, which includes the approval of Capital and Regional's intended development partner and further decision by Cabinet, will seek to dispose of part of the town square area that is required for the Mall shopping centre extension by way of lease together with a licence to build out the new Town Square proposals. This information is by way of background and this Agreement for Lease between Capital and Regional and the Council as landowner is not material to this planning recommendation.

## **Conclusion**

It is inevitable, given the objectives sought to be delivered at the site, that there will be some degree of local impact. Nevertheless, it is considered any local impacts would be outweighed by the significant public benefits of the scheme and are capable of mitigation where necessary by the imposition of conditions and a wide range of S106 obligations, securing benefits for the wider Walthamstow community as well as the Borough as a whole.

Overall, officers recommend that planning permission is granted for the proposal subject to the recommended conditions, S106 Heads of Terms, and referral to the GLA.

## 1.0 RECOMMENDATION

- 1.1 That both full and outline permission is GRANTED subject to conditions and informatives, Stage 2 Referral to the GLA and completion of a Section 106 Agreement with the following Heads of Terms:**
- 1.2 The applicant will deliver the new Town Square as part of the development and through the planning conditions and clause 1.6 below maintenance and upkeep of the Square would be secured for a period of 5 years.
- 1.3 The application will provide onsite affordable housing provision of 20%, based on habitable rooms. The proposed tenure would be all shared ownership.
- 1.4 Affordable Housing Review Mechanisms - This will take place after 75% sales of the units within the development with an updated build contract, or 12 months following practical completion in the event of Build to Rent development. Furthermore, an initial review would be secured unless the applicant demonstrates substantial implementation of the development within 2 years of grant of planning permission. This would incentivise early delivery of the development.
- 1.5 Air Quality – A sum of £50,000.00 will be paid to monitor air quality within the local area.
- 1.6 A sum of £500,000 will be paid by the applicants to the Council towards the future maintenance of the Town Square.
- 1.7 To progress with a Development Agreement with Transport for London to coordinate TfL's London Underground improvement works with the construction of the development scheme. Where a Development Agreement is agreed, to contribute no more than £1.5m to the costs of the TfL works if the works are to progress at the same time as the development.
- 1.8 In the event of no Development Agreement, or should TfL choose not to progress works at the same time as the development, to implement works that will safeguard the ability for TfL to undertake works into the future,
- 1.9 Employment and Training:
- The applicant will be required to enter in a Local Labour Agreement for construction and end use. Details of this are outlined below:
  - Throughout the build phase the Owner will make reasonable endeavours to ensure that 15% of all local labour on site is filled by residents from Waltham Forest.
  - Whereby the owner is unable to demonstrate reasonable endeavours to meet the local labour target a default payment of 1.5% of the total build cost [1] will be implemented.
  - The Council is committed to working with developers and contractors to ensure that these targets are met.
  - Developers will also be required to work with the Council's Business Growth, Investment and Employment service.
  - A paid apprenticeship programme should combine on the job training and academic instruction for those entering the work force, which lasts a

minimum of 40 weeks per apprentice post and includes a salary of at least the London Living Wage.

- Throughout the build and for five years following the completion of the build, the Owner agrees to provide the Council with access to employment and training opportunities arising from commercial tenants inhabiting the current Mall and the extension.

1.10 Further details of the Employment and Training clauses can be found under Appendix A of the Committee Report.

1.11 Sustainability:

1.12 An estimated sum of £688,000.00 will be paid towards the Carbon Offset Fund with the exact amount to be confirmed and triggered by submission of Reserved Matters for the residential element of the hybrid scheme.

1.13 Other requirements:

- The development would reduce carbon emission by 35%.
- A further Energy Report is submitted when the Reserve Matter applications are discharged.
- A further Energy Report is submitted prior to the occupation of the commercial element of the development.
- Energy Centre - To provide an on-site energy centre within the development capable of supporting the whole development, (both commercial and residential) through a site-wide de-centralised energy network, details which are to be agreed by the Council in writing.
- Prior to commencement of development to submit to the Council for its written approval the proposed details for the on-site energy centre
- To design and construct the whole development so that it is capable of connecting to the on-site energy centre and any future wider local de-centralised energy network

1.14 Further details of the sustainability and energy clauses can be found under Appendix A of the Committee Report.

1.15 Section 278 Works Highways:

- Removal of existing accesses in Selborne Road.
- Provision of new accesses in Selborne Road.
- Changes to bus stop arrangements in Selborne Road, subject to further discussion with, and approval by Transport for London.
- Relocation of existing crossings in Selborne Road if needed.
- Renewal of the existing footway on the Selborne Road frontage of the development site.
- The renewal of the carriageway in Selborne Road on completion of the site.
- Changes to waiting and loading restrictions, and traffic signs in Selborne Road.

- Changes to traffic arrangements in High Street E17 including traffic management orders, signs, markings, street furniture etc. to accommodate maintenance access to the Town Square.
  - Changes to signage, street lighting, road markings and traffic management orders in Selborne Road.
- 1.16 Once the works are approved by Highways and Transport for London, the cost of the Section 278 works will be estimated. Enabling works and any temporary traffic management arrangements required during the construction period will be subject to separate processes and approvals.
- 1.17 The site is to be car free except for disabled spaces; residents of the site will not be eligible for permits for any surrounding Controlled Parking Zone (CPZ).
- 1.18 That authority to be given to the Head of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the Section 106 Agreement on the terms set out above.
- 1.19 In the event that the Section 106 Agreement is not completed within sixteen (16) weeks following Planning Committee, the Head of Development Management and Building Control is hereby authorised to refuse the application or to grant a longer period to complete the Section 106 Agreement in conjunction with the Chair of Planning Committee. In the absence of this Section 106 Agreement, the scheme would be unacceptable as its impacts would not be sufficiently mitigated in respect of providing for mixed and balanced communities, safeguarding essential transport infrastructure, provision of public realm and highways improvements, air quality monitoring and securing the economic benefits of the scheme.

#### **REASONS REFERRED TO COMMITTEE**

- 1.20 Due to the public interest, the nature of the proposal and significant scale of development.
- 1.21 This application is a Departure as it does not accord with the provisions of the Development Plan in force in the area in which the land to which the application relates is situated (Town Square).

#### **2 SITE AND SURROUNDINGS**

- 2.1 The site extends to approximately 3.05 hectares (ha) and forms part of The Mall, a purpose-built shopping centre, which comprises a number of existing retail units, including Asda, Boots, WH Smith, Gokyuzu, The Gym, and with Lidl as a confirmed future tenant. Situated on the first level is the food court.
- 2.2 The use classes within The Mall are A1 (Retail) and A3 (Restaurants). The site also provides two levels of basement car parking. The existing maximum building height is two retail storeys. Walthamstow Town Square and Gardens (which will be known as the Town Square in the report) lie within the eastern part of the site. Existing access to the site is from Selborne Road. The existing gardens are currently defined by two distinct parts; the bus station with its bus waiting areas and the lawn and playspace.
- 2.3 The application site fronts on an existing Town Square, a hard landscaped public realm area containing a children's playground, a BBC 'Live' site and

trees. The Gardens comprises of landscaped green space mounding, which are interspersed with footpaths from Selborne Road, Walthamstow Bus Station and High Street.

- 2.4 The site is located in the heart of Walthamstow Town Centre. It is bound to the north by the High Street, which is partly pedestrianised with local shops, beyond which lie residential dwellings. It is bound to the west and south-west by the existing shopping centre (The Mall), which is proposed to be extended by this proposed development.
- 2.5 Beyond the site lies Vernon Road and a London Overground and National Rail train line, a Sainsbury's supermarket and further local shops. The site is bound to the south by Selborne Road, which lies adjacent to the Victoria line and National Rail line. Further south lies the Walthamstow Central Station car park and further residential areas. The site is bound to the east by Walthamstow Bus Station, and beyond that, further local shops on Hoe Street. The buildings surrounding the site vary in height, being typically around three storeys on the High Street, and taller to the east and south where more recent developments have occurred adjacent to the bus station and the Overground Station (up to approximately 14 storeys).
- 2.6 Walthamstow Central Library is located adjacent to the north eastern boundary and is a Grade II listed building. A NatWest Bank is also located adjacent to the north eastern boundary. Walthamstow Central Station lies south east of the site and Walthamstow Queens Road station is situated to the south-west of the site.
- 2.7 Walthamstow town centre is the largest shopping centre in the Borough offering a reasonably good range of retail and other service uses. The retail offer is focused along the High Street and within The Mall Shopping Centre although there are also concentrations around St James Street Station, at the western end of the town centre, and along Hoe Street at the eastern end.
- 2.8 A mix of small Victorian retail premises and larger more modern in-fill retail premises are located along the High Street. The Mall provides a modern indoor shopping centre with larger retail units. The Walthamstow Market provides an organic, historic public market which extends along the pedestrianised High Street. Walthamstow Market is a key attraction providing a range of food and grocery and non-food stalls.
- 2.9 The site forms part of the Walthamstow Town Centre Area Action Plan (WTCAAP), which designates The Mall as a 'Shopping Precinct' within a Primary Shopping Frontage. The application site is within the setting of the Grade II Listed Walthamstow Central Library and two conservation areas; Walthamstow St James and part of Leucha Road, located at the western end of Walthamstow town centre and the St Mary's Church / Walthamstow Village and Orford Road Conservation Areas approximately half a mile to the east.
- 2.10 In respect of transport links, the adjacent TfL bus station is served by circa 150 buses per hour from Selborne Road (16 routes). Hoe Street is part of the Strategic Road Network (SRN) and is currently undergoing improvements as part of Waltham Forest Council's 'Mini-Holland' scheme, also known as 'Enjoy Waltham Forest'. The nearest Transport for London Road Network (TLRN) is 2km to the north at the A406 Walthamstow Avenue.
- 2.11 Walthamstow Central Station is less than 100 metres to the east and provides access to Victoria line services, which operates a 24 hour service on Fridays and Saturdays (Night Tube). Overground services are also available from Walthamstow Central (Chingford to Liverpool Street line) and Walthamstow

Queens Road, 700m to the west (Gospel Oak to Barking Line). The site therefore records the highest possible Public Transport Accessibility Level (PTAL) of 6b (Excellent).

### **3 APPLICATION PROPOSAL**

- 3.1 The current proposals have been submitted as a hybrid application which is a part full and part outline application. The description of development as consulted on was:

#### **Full Planning Permission is sought for:**

Part demolition of The Mall, and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2); Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum); Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting; Re-design of the access arrangements to The Mall; Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square; Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces; Re-design of the servicing arrangements for The Mall; Provision of new plant and renewable energy equipment; All associated and ancillary engineering works and operations.

#### **Outline Permission is sought for:**

Provision of up to 460 residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD; Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings); Provision of associated services, including waste, refuse, cycle storage, and lighting; Creation of new entrance and servicing areas and associated works for residential buildings at ground floor

**This application is a departure as it does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated (Town Square).**

- 3.2 The applicant requested that the description of development is changed to:

Full planning and outline planning permission for the redevelopment of The Mall, Walthamstow, including changes to the adjoining Town Square, including:

#### **Full Planning Permission is sought for:**

Part demolition of The Mall, and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2); Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum); Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting; Re-design of the access arrangements to The Mall; Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square; Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces; Re-design of the servicing arrangements for The Mall; Provision of new plant and renewable energy equipment; All associated and ancillary engineering works and operations.

It should be noted that the Podium part of the development forms part of the detailed application.

**Outline Permission is sought for:**

Provision of residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD; Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings); Provision of associated services, including waste, refuse, cycle storage, and lighting; Creation of new entrance and servicing areas and associated works for residential buildings at ground floor.

**This application is a departure as it does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated (Town Square).**

- 3.3 The only change requested was to remove specific reference to the number of dwellings referred to in the outline planning application. The applicant has requested this change on the basis that reference to the number of dwellings is not required by virtue of **Condition 2** and that reference to number of dwellings would unnecessarily limit the applicant in the event the number of dwellings were sought to be amended.
- 3.4 **Condition 2** requires compliance with the development parameters and limits the number of dwellings that may be built pursuant to this permission to 502 dwellings in any event. If the number of dwellings were sought to be amended, this would require a separate planning application (likely to be by way of an application under Section 73 of the Town and Country Planning Act 1990), which would be fully consulted upon. All consultation letters for the detailed and outline application being considered have been summarised in the Committee report and included reference to the number of dwellings so the scale of the development applied for has been identified to the public and consultees. There was considered to be no need to re-consult because there is no material change to what is proposed by the scheme.
- 3.5 For the outline elements of the scheme, all Matters are to be reserved and would be subject to further planning applications for the approval of these Reserved Matters which include: Appearance; Means of Access; Landscaping; Layout and Scale.

Details of the Full Application:

**Retail Offer:**

- 3.6 The detailed element of the proposed development (Full Application) comprises the demolition of up to 2,427sqm gross internal area (GIA) and the re-provision of this floorspace in addition to the extension of 6,211 sqm (GIA) of Use Class A1 retail floorspace and 1,155sqm (GIA) of Use Class A3 retail floorspace, 543.6sqm (GIA) of Use Class D2 floorspace, as well as the provision of a reconfigured public square. The proposed extension to The Mall would provide potentially 14 retail units, 4 restaurants, 1 boutique outlet and a gym.

- 3.7 Anchor retail units could be accommodated within the proposed extension to The Mall. There would be an extension to the food offer, which is currently limited to all-day restaurants. The new entrance to The Mall would be located between the existing centre and the pedestrian entrance to the Town Square from the bus station. The entrance would be framed by the two retail / residential buildings framing a new retail street, similar in scale to the existing High Street. This design approach would be a Victorian grid-linear street pattern.
- 3.8 The proposed retail extension would be constructed through a varied mix of bricks with different coloured tones to provide interest to the external elevation of the building. This would also be replicated on the upper levels of the residential element for the proposed 42 residential units. Details of the bricks and materials are explained in full within the submitted Design and Access Statement.
- 3.9 It is proposed to remove the existing bridge link between Service Yards 2 and 3 and incorporate turning spaces within both yards. The existing 'access only' for servicing would be modified to become an entrance and exit for service vehicles accessing Service Yards 1 and 2. The smaller bridge between Service Yards 1 and 2 would be maintained and subject to signal control.
- 3.10 Service Yard 3 would act independently of Service Yards 1 and 2, with a new entrance and exit point onto Selborne Road. This service yard would be enlarged as part of the retail extension and vehicles within the yard would follow a one-way route to and from Selborne Road with clear delineation of servicing space, vehicle size / time restrictions and implementation of a servicing management strategy to ensure efficient operation.

**Proposed Standard of Residential Units and quantum of Affordable Housing:**

- 3.11 As part of the full application, the scheme proposes 42 residential units. These units would be located at second, third and fourth floors. The mix of units are outlined in the table below:

Mix of Units	Number of Units
Studio Unit	3
1 Bedroom Unit	9
2 Bedroom Unit	29
3 Bedroom Unit	1

- 3.12 The application proposes a podium level, which provides outdoor shared amenity space for these units. The podium level is conceived as a communal garden for residents. This would be a mix of different types of amenity spaces, including soft and hard landscaping, seating, informal and formal play areas for children of different ages.
- 3.13 Further, to the shared amenity space, the proposed units would have private balconies. Access to these units would be via the new Town Square.
- 3.14 Delivery and servicing activity associated with the proposed residential uses on-site would be confined to Service Yard 3 where three residential cores are located. Clear space would be delineated for residential servicing activity,

which would be limited to refuse collection, deliveries (food / parcels) and occasional removals activity.

- 3.15 The application proposes to provide in total 20% affordable housing on site (of the overall total of residential units within the detailed and outline applications) with all the units being shared ownership in tenure.

### **Proposed Private and Communal Amenity Space**

- 3.16 The application proposes individual amenity space in the form of private balconies for each of the units. In relation to the communal amenity space, the development proposes 610sqm. This would be located at roof and podium level and be in the form of green gardens with benches, hard and soft landscaping.

### **Town Square**

- 3.17 The full application would bring forward a new Town Square. The existing Town Square is circa 1.35 ha in size, however, 32 % or 0.45 ha is proposed to be used for the extension of the retail and leisure offer for the town. The new Town Square would be reduced in size as a result of the proposal. The proposed new Town Square would provide the following:

- Creation of step free space through reworking the gradients of the site;
- Consideration of how the Town Square's new layout and orientation would allow for easy integration of future expansion of the public realm through the possible redevelopment / changes to the bus station and to the library / bank sites;
- Introduction of new desire line routes across the space;
- Through the introduction of new units that replace the blank facades of the shopping centre, new activity and interaction is proposed;
- New hard landscaped areas linking to the High Street. The space could be used for a range of year-round gatherings such as winter carnivals, ice skating, art exhibitions, sports events, markets and festivals;
- The introduction of water jets located in between the hard and soft join in the Town Square;
- Introduction of an under-7s playspace, which would be better and equipped with new play equipment;
- Creation of new gardens;
- New plants would be planted, bird and bat boxes installed.

- 3.18 The proposed Town Square would function predominantly as pedestrian space, (cyclists can pass through cautiously) which has been designed to provide an inclusive and accessible environment to meet the needs of all future users. The proposed design would facilitate and allow the changes of different land levels to be overcome. All pedestrian routes are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. Cycling across the Square would be co-ordinated

and has been carefully considered and integrated with the main users being pedestrians.

- 3.19 The Town Square would provide cycle parking associated with the retail extension and residential proposals (short-stay) whilst re-providing the existing level of cycle parking within the space. The total volume of cycle parking within the Town Square would therefore total 78 cycle stands (storage for 156 cycles).
- 3.20 The Town Square would be accessible by both emergency and service vehicles and temporary access for event management. These would be facilitated through restricted access points using gates, removable bollards and through strategic arrangement of the proposed landscape elements (walls, trees and benches) and consideration of the market layout and liaison with traders.
- 3.21 A hierarchy of spaces is defined by a framework of landscape elements; water jets, playable areas, seating terraces that address the level change, wayfinding elements and feature lighting. The green infrastructure will consist of semi -mature trees, hedges, lawns, berrying and fragrant plants.
- 3.22 The new Town Square would be paved in stone.
- 3.23 The landscape areas would consist of a variety of permeable and impermeable surfaces which would be similar to the materials used at The Scene. A co-ordinated range of street furniture is proposed to add interest but maintain clarity of design. The use of signage will seek to ensure co-ordination of design, colour and location.
- 3.24 All areas would be lit through the use of uplighters, street lights, wall mounted lights and lighting within the paving to allow effective security within the Town Square area, this would be further enhanced by necessary lux levels to create a safe environment.
- 3.25 Due to the redesign of the Town Square, the development would remove a total of 81 trees out of the existing 135 trees onsite (none of these trees are subject to a Tree Preservation Order or Conservation Area protection). A total of 54 trees would be retained. The majority of the trees would be removed from Lime Tree Avenue, which is necessitated due to the desire to achieve level access through the site. However, in total 94 replacement trees would be planted, giving a net gain of 11 and increasing the overall tree cover within the Town Square. A varied species of trees would be planted within the new Town Square. Tree species would be agreed via the discharge of relevant conditions.

**Car Parking, delivery, servicing, cycle parking (Full Application):**

- 3.26 The proposed detailed application would bring forward 33 additional disabled car parking spaces; up to 25 of these spaces could be provided as disabled spaces associated with the residential scheme. A minimum of 5% of the residential units would be provided with a disabled parking space. These spaces would be provided in the basement of the scheme.
- 3.27 In total 20% of disabled resident parking bays would be provided with active electric vehicle charging points and a further 20% would be provided with passive charging facilities.
- 3.28 All servicing and deliveries would take place within the site as accessed from Selborne Road. All refuse facilities would be accommodated within the site.

Bin storage would be at the base of each of the residential blocks, accessed within a short distance of each residential core. A management regime would be put in place to facilitate moving of refuse from the podium level to street level, where operatives would access a holding bin store from Selborne Road. This arrangement allows for the minimum travel distance for both operatives and residents.

- 3.29 In respect of servicing and emergency vehicle access to the Town Square, it is proposed that access is gained via the adjacent bus station. A gated access is already in use at this location, principally for vehicles servicing the NatWest Bank, Post Office and Walthamstow Central Library buildings, fronting the High Street. Continued rights of access through the bus station will be subject to discussion with TfL Buses.
- 3.30 In addition, emergency vehicles would be able to gain access to the Town Square and The Mall frontage via the High Street, subject to agreement with Walthamstow Market. The Council facilitates an established Market Management Board, which includes market traders' representatives from various trading zones along the High Street. Consultation with the Market Management Board will be undertaken should any market pitches need to be relocated in order to provide access for maintenance and emergency vehicles as part of works to The Mall and Town Square. Servicing and maintenance vehicles accessing the Town Square itself will be low and infrequent in volume.
- 3.31 Cycle storage is integral to the design providing dedicated facilities that are easy to use and are not an "after thought". It is proposed that facilities would be accommodated at the mezzanine level above the retail, thus minimising the travel distance for cycle users.

Outline Planning Application:

- 3.32 All Matters are being reserved and would be subject to further planning applications at a later date.
- 3.33 The Reserved Matters Applications would have to comply with the submitted Development Parameter Plans, which include the following:
- The total minimum floorspace shall not be less than 25,000sqm GIA. The total maximum floorspace shall be 40,000sqm GIA.
  - The total residential apartments shall not be less than 350. The total maximum residential apartments shall not exceed 460.
  - The built development shall be divided into 4 zones shown on Development Parameter Plan 1. The maximum extent of building footprint for each zone is also shown on Development Parameter Plan 1. The minimum and maximum heights of buildings (including any plant or rooftop structures) within each zone and minimum and maximum residential apartments in each zone shall comply with the Table below:

ZONE	FIRST RESIDENTIAL FLOOR LEVEL AOD	MIN AOD HEIGHT (indicative storeys)	MAX AOD HEIGHT (indicative storeys)	MIN RESIDENTIAL UNITS	MAX RESIDENTIAL UNITS
1	33.830m	112.0m (24)	132.5m (29)	125	175
2	33.830m	90.0m (15)	103.5m (20)	85	120
3	33.830m	97.5m (17)	110.5m (24)	90	125
4	33.830m	70.0m (9)	85.0m (14)	50	80
TOTAL (not to be exceeded)	-	-	-	350	460

- 3.34 Development Parameter Plan 2 shows the zone in which balconies may be located opposite the low rise residential elements proposed in detail under this application and which face the public square.
- 3.35 The proposed distances of the residential accommodation within the taller buildings are outlined in the Table below:

Minimum Separate Distance Category	Zone 1 to Zone 3	Zone 2 to Zone 4
Window to Window	25m	25m
Balcony to Balcony	20m	20m
Balcony to Window	22.5m	22.5m

- 3.36 Development Parameter Plan 3 shows the zone(s) within which the residential building(s) connect vertically to lower levels, brought forward in detail under this application.
- 3.37 A minimum of 10% of all residential units shall be designed in accordance with Approved Document M of the Building Regulations 2010 Part M4 Category 3 (2015 edition incorporating 2016 amendments). The remainder shall be designed in accordance with Part M4 Category 2.
- 3.38 A minimum of 5% disabled parking associated with the residential units shall be provided in the basement to the shopping centre. A minimum of 10sqm of amenity space (private and communal) per bedroom will be provided, of which, at least 5sqm per unit shall be provided as private amenity space.

#### **Character, Appearance, Massing, Layout and Materials:**

- 3.39 The outline application would be brought forward in the form of four cluster buildings which would have varying heights of two upper and two lower buildings.
- 3.40 All buildings would fit wholly within the maximum and minimum height envelopes as set out by the Development Parameters. The four residential zones are intended to form a cluster or family of buildings that have a coherent and legible overarching design strategy. The buildings would seek to provide high quality living accommodation which is appropriate for the location. The adjacent residential zones would be visually separated by their massing, language, materiality and plan layout.
- 3.41 The layout, height and massing would allow each zone to read as distinct elements, essentially presenting themselves as two conjoined buildings as opposed to a single building mass. The principles of the step in height and

footprints determined by the Development Parameters would be expressed through the choice of materials and massing. The maximum height of the development would be 132.5m tall.

- 3.42 The submitted Design Code restricts the appearance of the proposed four buildings within the outline application. Two options have been chosen in the form of a framed façades, which allows the development to be expressed with a frame around the windows, in either the same or a contrasting material. Each bay of the façade is expressed, either with a full opening or with elements of recessed brick, or metalwork. The second option would be a punched façade with window opening punched into the façade, with a regular rhythm to be maintained in the elevational treatment but not each bay would be fully expressed.
- 3.43 Each residential zone shall be expressed as a distinct form. Between 2 and 3 architectural languages shall be used to create distinguishable building forms. These languages shall have reference to the detailed element of the proposals. A glazed link would be considered in between adjacent residential zones to reinforce their expression as distinct buildings.
- 3.44 The development will not include any north facing, single aspect units. At least 50% of the units should be dual aspect. Opportunities for corner dual aspect units and through-dual-aspect units are indicated on the illustrative masterplan. The possible building form outlined by the Development Parameters avoids north facing, single aspect apartments. Where single aspect apartments are unavoidable these should generally be the smaller unit types.
- 3.45 The residential entrance to the outline element would be located on the podium and would be accessed across the communal podium gardens. The shared lobby is accessed from the redeveloped Town Square Gardens and forms part of the detailed submission. Active frontage to the podium will be maximised in the form of residential use at podium level with doors and windows to habitable rooms overlooking the communal space. These residential units would have defensible space adjoining the podium gardens and habitable rooms overlooking the communal space. Building entrances would also address the communal space.
- 3.46 The proposed building would have at least two differing brick types. Adjacent buildings (Zones 1 and 2, 3 and 4) would use contrasting bricks. If more brick types are proposed, then consideration should be given to the overall composition of the residential zones. Brick tones would be considered to be complimentary to create a family of brick types. Other materials would be used to add further depth and richness to the facades. These materials would be made up of the following palette: Masonry; Reconstituted or natural stone; Precast Concrete Elements Anodised or metallic powder-coated aluminium and glass.
- 3.47 A part of the building would be constructed of light materials and set back from the main body of the building. In Zones 1 and 3 this should form 10-15% of the building. In Zones 2 and 4 it should form 5-10% of the building. The tops would be integrated with the overall building language and materiality. The proposed windows would be aluminium or composite. The windows sizes would be a minimum of 2m in height and shall be portrait in orientation.
- 3.48 The submitted Design Code would make entrances clearly legible and shall be safe and welcoming. Double height entrances would be encouraged.

**Standard of residential accommodation, communal and private amenity space:**

- 3.49 The outline application proposes up to 460 residential units. As this part of the application is outline, no specified mix of units are proposed, however, these are controlled through the Development Parameters. In respect of housing mix on aggregate across Zones 1-4, the following shall apply:
- **A minimum of 20% studio and 1 bedroom apartments;**
  - **A maximum of 65% studio and 1 bedroom apartments, within which, a minimum of 20% studios and 65% 1 bedroom apartments shall be delivered; and**
  - **A maximum of 80% 2+ bedroom apartments shall be provided.**
- 3.50 The proposed size of units would comply both with DCLG's Technical Housing Standards – Nationally Described Space Standard (2015) and the housing quality would be compliant with the Mayor's Housing SPG (2016).
- 3.51 The proposed private amenity spaces would be provided in the form of balconies, Juliet balconies and winter gardens. Projecting balconies would be avoided above 20 storeys.
- 3.52 In terms of communal amenity space, these spaces would be in the form of podium roof gardens, providing both 'extensive' and 'intensive' green roofs, composed of layers of vegetation, trees, shrubs and hedgerows. There would be areas of hard landscaping introduced in the form paving being a granite slab finish, resin bonded gravel, Swiss Gneiss stone and concrete paving. Lighting would be provided within these areas and incorporated within the furniture in these spaces.
- 3.53 There would be a minimum requirement of 2.5m for floor to ceiling heights within all habitable rooms, however, 2.6m would be encouraged. The outline application would bring forward a minimum of 10% of all residential units to be compliant with Document M of the Building Regulations 2010 (Part M4 Category 3 (2016)) which are wheelchair accessible. The remainder shall be designed in accordance with Part M4 Category 2, which are equivalent to the Lifetime Homes standard.
- 3.54 Access to the residential units would be designed in accordance with Secured by Design requirements.

**Cycle, Parking, Refuse and Servicing provisions (Outline Application):**

- 3.55 Based on the maximum scale of residential development proposed, long stay cycle parking will provide storage for up to 904 cycles (based on an upper limit with 80% of units providing 2 bedrooms or more). Mezzanine level cycle storage would be secure, well-lit and accessible. It is currently proposed that this storage would take the form of two-tier stands, the specification of which, would be subject to discussion at Reserved Matters Applications stage. Long stay residential cycle parking would be provided within an area of mezzanine storage accessed from the southern service cores to the residential blocks. Storage volume would be in accordance with the London Plan (2016) standards.
- 3.56 Delivery and servicing activity associated with the proposed residential uses on site would be confined to Service Yard 3 where three residential cores are located. Clear space would be delineated for residential servicing activity and

be limited to refuse collection, deliveries (food / parcels) and occasional removals activity.

#### **Proposed London Underground Works:**

- 3.57 The proposed works to Walthamstow Central London Underground Station do not form part of this application. However, TfL and London Underground have stated that upgrade works to the current station entrance are proposed in the next few years. The upgrade works would involve adding in an additional escalator in between the current pair of escalators, plus a passenger lift to platform level to provide level access. These undertakings would then trigger the requirement for a second means of escape from platforms located under The Mall and adjacent land.
- 3.58 TfL consider that the effect of further growth in the Walthamstow area will put additional pressure on the current London Underground station entrance, which at times is at full capacity. They advise that a new access (lift or escalator) would potentially be required to address this. As such, the applicants of The Mall have engaged with London Underground and TfL to consider a solution that would see a new 'access shaft' brought up to the lower level of The Mall, with transfer to street level.
- 3.59 The agreed S106 Heads of Terms commit the applicants and TfL to seek to enter into a Development Agreement to secure the delivery of future enhancement works at Walthamstow Central, should TfL be in a position to deliver these concurrently with the ground works for the new development. Should TfL not be in a position to proceed concurrently then the S106 will ensure that the applicants deliver safeguarding works to enable TfL to deliver the tube station enhancements under the shopping centre extension at a later stage.

#### **4 RELEVANT SITE HISTORY**

- 4.1 Application Number 84/994 – Shopping centre including large stores and shop units (30,227sqm), pedestrian ways, ancillary facilities, service areas and car parking [Granted 6<sup>th</sup> February 1985].
- 4.2 Application Number 162886 - Change of use at first floor from retail unit (class A1) to Class D2 use. External alterations including roof reconfiguration, new external fire escape doors and new glazed shop front [Granted 8<sup>th</sup> November 2016].
- 4.3 Application Number 170369 - Sub-division to part of former BHS unit to create three A1 units & one A3 unit. Extension at first floor level and new facade. Alterations to front elevation to widen entrance door [Granted 6<sup>th</sup> April 2017].

#### **5 PUBLIC CONSULTATIONS**

- 5.1 The Local Planning Authority (LPA) have undertaken extensive consultation of the proposed development, which are set out below:
- A first round of consultation was undertaken on the 13<sup>th</sup> June 2017 where a total of 10,008 consultation letters with supporting information of the proposed scheme were sent out to local residents within the Walthamstow area. This round of consultation lasted six weeks in total.

- The application was also advertised via a press advert in Waltham Forest News on 24<sup>th</sup> July 2017 and 10 site notices dated 19<sup>th</sup> June 2017 were also displayed.
- This consultation was accompanied with two drop-in sessions at Walthamstow Central Library which were held on the 3<sup>rd</sup> and 6<sup>th</sup> July 2017.
- A second round of consultation was undertaken on the 10<sup>th</sup> October 2017 as further information was submitted in support of the application. This included updates to the Environmental Statement (ES) and Transport Statement. Furthermore, a Heritage Statement was submitted.
- It should be noted that the application was also advertised as a departure from the Walthamstow Town Centre Area Action Plan (WTCAAP) due to the reduction of the Town Square being greater than the policy allowance. As a result, the application was advertised via a further press advert in Waltham Forest News on 18<sup>th</sup> September 2017 and a further three site notices dated 27<sup>th</sup> September 2017.

5.2 The applicant has also headed-up a programme of public / stakeholder engagements, which are outlined in detail below:

- In April 2016, when the proposals were presented for the first time, over 2,300 people attended over a three-day period. Over 2,400 people visited in February 2017 when the evolved proposals were displayed over a two-day period.
- A series of meetings with local elected representatives and key stakeholders before, between and after the exhibitions played an important role in understanding local feeling towards the scheme and revising the proposals. These meetings with Elective Members took place on the following dates:
  - 4 April 2016 – Pre-exhibition briefing forward and closest neighbouring ward councillors
  - 19 May 2016 – Post-exhibition update meeting for ward and closest neighbouring ward councillors
  - 24 & 25 February 2017 – Second public exhibition (ward and closest neighbouring ward councillors invited)
  - 22 June 2017 – Briefing for Waltham Forest Council councillors
  - 12 October 2017 – Presentation to Planning Committee Members
- Across both phases of public exhibitions, over 850 people have completed feedback forms and over 35 have provided feedback by email and telephone.
- As a result of consultation, changes have been made by the Applicant to the proposed development.
- Public consultation by the applicant was broken down into three phases. Phase 1 (From March 2016 onwards): consultation with local stakeholders and public exhibition. Phase 2 (From February 2017 onwards): consultation with local stakeholders and public exhibition and Phase 3 (March 2017 onwards): further stakeholder meetings and Kids Committee.

- Full details and feedback of the public consultation are outlined in full in the submitted 'Statement of Community Statement', which accompanies the planning application.

5.3 The following internal consultees were consulted:

<b><u>Consultees</u></b>	<b><u>Comments Raised</u></b>
Refuse	No objection raised subject to conditions being imposed as part of the application.
Environmental Health (Air Quality and Noise)	No objection raised subject to the conditions and mitigation measures imposed as part of the development. Further analysis of these matters are outlined within the committee report.
Community Protection Services	No objection raised subject to conditions being imposed.
Park and Leisure	No objection raised subject conditions and contributions made towards the new Town Square.
Planning Policy	No objection raised towards the proposed development.
Conservation and Design	The proposed application is supported in design and conservation. No objection has been raised subject to conditions being imposed as part of the application. A thorough assessment of the application has carried out under the design section of the application.
Urban Design	The proposed application is supported in design and conservation. No objection has been raised subject to conditions being imposed as part of the application. A thorough assessment of the application has been carried out under the design section of the application.
Trees	A thorough assessment of the application has been undertaken under the design section of the application. Overall officers are supportive of the redesign of the proposed new Town Square, subject to conditions being imposed regarding the hard and soft landscaping in particular the replacement trees to be planted.
Transport Highways	Overall the application is supported in terms of highways. A thorough assessment of the application has been made under the highways section in the report. The application would subject to conditions and the proposed s278 Agreement for the application.
Transport Policy	The development shall provide a maximum of 5% disabled parking spaces to be allocated to the residential units. This would result in a maximum of 25 disabled car parking spaces for 502 residential units.
Land Contamination	No objection raised subject to conditions being imposed.

Housing	It is acknowledged that the proposed development is financially challenged and that the proposed policy position of 50% affordable housing is not achievable due to the viability position of the current scheme. Furthermore, the accessibility of the proposed development has been carefully considered and it is confirmed that the development would accord with adopted policy for ambulant and non-ambulant persons in this regard.
Sustainability	No objection subject to Section 106 obligations and conditions to secure energy and sustainability commitments including provision of an on-site energy centre as part of the development.
Employment and Training	No objection being raised subject to work placements and apprentice placements being secured as part of the development.
Arts and Culture	No objections raised towards the proposed application.

5.4 The following external consultees were consulted:

<b>Consultees</b>	<b>Comments Raised</b>
London Fire Brigade	No objection has been raised towards the proposed application.
Design out Crime (Metropolitan Police)	No objection raised subject to conditions being imposed.
Historic England (Heritage)	Following submission of additional verified views from within St Mary's Church / Walthamstow Village Conservation Area, the proposed development would affect the setting of this conservation area. However, it is recommended to the Council to weigh this harm against the public benefits of the proposals, in line with Para 134 of the NPPF. This is addressed in the Heritage section of this report.
Historic England (Archaeology)	No objection has been raised subject conditions being imposed.
Environment Agency	Comments received raising no specific objection to the proposed development subject to conditions being imposed as part of the application.
Epping Forest District Council	No comments received to date.
Greater London Authority (GLA)	Principle of development: The proposed 32% loss of open space necessary to enable the proposal would be outweighed by significant qualitative open space enhancements, and the wider regenerative benefits of the scheme. Moreover, the proposed uplift in retail and leisure space, and delivery of new homes, is strongly supported in accordance with London Plan policies

	<p>2.14, 2.15, 3.3 and 4.7.</p> <p>Open space: The proposed enhancements to Walthamstow Town Square and Gardens would support the sustainable rejuvenation of this space, and enhance the civic function of this public amenity for the significant benefit of the wider town centre. Having regard to this, and the wider regenerative benefits of the scheme, the proposed loss of public open space would be outweighed, and the application accords with London Plan Policy 7.18.</p> <p>Retail: The proposed uplift in retail space is supported, and would reinforce the role and function of Walthamstow town centre in line with London Plan policies 2.14, 2.15 and 4.7.</p> <p>Housing: The proposed high density residential approach is strongly supported in line with London Plan Policy 3.3. Whilst a 20% affordable housing offer would typically be considered to be wholly unacceptable, noting the exceptional transport safeguarding and futureproofing costs; and, the baseline viability position, the offer is an acceptable minimum in this case; subject to appropriate upward review mechanisms and investigation of opportunities for grant funding.</p> <p>Transport: The applicant must address issues associated with: safeguarding transport infrastructure; delivering necessary station capacity; highway impact and buses; and, construction to ensure accordance with London Plan policies 6.1, 6.2, 6.3, 6.7 and 6.14.</p> <p>Urban design: The proposed design is supported and would deliver significant enhancement to the activation and definition of public space within Walthamstow Town Square and Gardens. The Council is, nevertheless, expected to include planning conditions to ensure that the residential accesses and retail unit along Selborne Road are delivered as glazed and activated frontages.</p> <p>Inclusive access: The approach to access and inclusion is supported in line with London Plan Policy 7.2.</p> <p>Sustainable development: In line with London Plan Policy 5.2 the applicant must address energy strategy issues related to: anticipated carbon dioxide emissions figures for the outline scheme component; futureproofed site-wide networking; and, engagement on district networking potential. Once these issues are</p>
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	<p>addressed, the energy strategy must be secured along with appropriate measures to address: climate change adaptation; tree planting and protection; and, air quality mitigation in line with London Plan policies 5.2, 5.10, 5.11, 5.12, 5.13, 7.14 and 7.21.</p> <p>London Plan policies on: town centres; open space; retail; housing; urban design; inclusive access; sustainable development; and, transport are relevant to this application. The application complies with some London Plan policies, but not with others, for the reasons set out above.</p>
Transport for London (TfL)	The applicant must continue to work with TfL to safeguard transport infrastructure and deliver necessary station capacity enhancement, through s106 obligations. Highways impact, buses and construction must also be addressed through appropriate conditions.
London Borough of Hackney	No comments raised on the application.
London Borough of Redbridge	No comments raised on the application.
London Borough of Enfield	No comments raised on the application.
London Borough of Haringey	No comments raised on the application.
London Borough of Newham	No comments raised on the application.
Thames Water	No comments received to date.

5.5 In total the application received 948 letters of objection along with a petition of 2,015 signatures, opposing the application.

5.6 The table below outlines the objections received to the proposed planning application. The table also outlines officers' assessment of these matters, which are set out in the summary responses below, and in more detail in the later parts of this report.

Objection received	Response
1. The height of the proposed buildings contains too many storeys.	The application site has been designated in the London Plan as being in the tier that has the best public transport accessibility across London, is within a metropolitan town centre, and where housing development should be focused. The London Plan does not identify the site as falling within any visually sensitive zones, zones of heritage sensitivity, or any other restrictions in terms of building heights. Therefore from a strategic planning perspective, the application site represents an ideal location to place

	<p>high density taller residential buildings.</p> <p>At the local level, LBWF have an adopted Local Plan and an adopted Walthamstow Town Centre Area Action Plan (AAP). Both documents explain the importance of the development in the town centre, and in particular the application site, has for the future of the Borough and Walthamstow in particular. Policy WTCOS9 anticipates the application site as having potential to deliver up to 600 homes in tall buildings. Policy is not prescriptive on height and is deliberately flexible to enable appropriate scheme proposals to come forward. Like strategic policy, local policy does not identify the site as within any sensitive locally important viewing corridors.</p> <p>On the basis of local and strategic adopted planning policy, officers have to consider that there is no policy objection for proposing tall buildings. The height of the towers, controlled by the 'Development Parameters' applied for, reflect the anticipated maximum height. As set out above, the application for the residential towers is made in outline. Therefore the acceptability of the detailed design of the towers, their massing, height, external appearance and so on, which must all ultimately comply with the 'rules' set out in the Development Parameters and Design Code will be determined as part of the Reserved Matters Application.</p> <p>The outline element of this application proposes four residential towers sitting above podium level and accessed via the new Town Square. The two lower towers would be between 70m and 103.5m AOD approximately (9 and 20 storeys) high and the two higher towers between 97.5m and 132.5m AOD (approximately 17 and 29 storeys) high. Given this outline form, officers have been mindful to negotiate a robust design framework to ensure the highest design quality as and when this important part of the scheme comes forward.</p> <p>The principle of height and tall buildings has already been established in the town centre with the 13-storey Travelodge building on Hoe Street. A 13-storey residential building is also being constructed adjacent to Walthamstow overground and tube station and planning permission was also recently granted for a 16-storey tower on the South Grove site adjacent to the town centre to the west. In planning policy terms, Walthamstow town centre is also a suitable location for tall buildings in accordance with both local and regional (London Plan) policy.</p> <p>Notwithstanding the policy context, the tallest proposed towers here would be by far the tallest</p>
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	<p>buildings in Waltham Forest and therefore need to meet the key tests set out in planning policy in terms of their location, their potential impact and relationship to context and their architectural and urban design quality.</p> <p>In assessing potential impact, officers have given detailed consideration to a number of verified views provided by the applicant as part of their submission. These are technically accurate views taken from a range of locations both close to the town centre and from further distances. These verified views are complemented by a number of computer-generated images (CGI) from viewpoints in and around the new town square. Taken together, the analysis of those views establish no significant impact on residential amenity or on established heritage assets.</p> <p>In relation to context, it is indisputable that the height of the towers, particularly the two tallest buildings, would result in a significant contextual change to the built environment in this part of Walthamstow town centre. However, taking into account the supportive policy context and the appropriateness of tall buildings in this central location, the question of precisely how high is appropriate is to a large extent arguably a matter of judgement. The scale of the towers would clearly result in visible change but, subject to an exemplary quality of architectural design, have the potential to provide a positive and significant contribution to the image and identity of the town centre. In their design and access statement, the applicant has further argued that “the scheme will, by reputation and by physical presence, promote Walthamstow in the wider London context and mark the location of the town centre”.</p> <p>It has been noted that Historic England have raised some concern in relation to the height and the possible impact the development could have upon views out from the Walthamstow Village Conservation Area.</p> <p>Officers do not consider that there would be any harm to heritage assets and the setting of listed, locally listed and conservation areas would be preserved. Having Walthamstow Library and other local heritage assets, it is considered that the development would give rise to much-needed regeneration benefits with the added public benefits the application would bring forward as part of the long-term future for Walthamstow town centre but also for the borough as a whole. Furthermore, this would enable the area to play a fuller role in London’s economy. The proposed development</p>
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	<p>would sustain the significance of the relevant heritage assets identified in this report (i.e. preserve the special interest and setting of the statutorily listed buildings, and the character or appearance of the conservation areas), in accordance with the statutory duties of the Planning (Listed Buildings &amp; Conservation Areas) Act 1990, relevant policies of the Development Plan and other material considerations.</p>
<p>2. Lack of visual impact assessment.</p>	<p>The largest topic of objection appears to relate to a perceived failure to assess the visual impact of the development, in contrast to the appropriateness of the height proposed (which is addressed below). The planning application includes an assessment of the visual impact of the proposed scheme which is contained in the Environmental Statement (ES), which accompanies the application. Officers agreed the Visual Impact Assessment (VIA) methodology, including the locations from which to assess the visual impact of the proposals.</p> <p>The formal Visual Impact Assessment submitted within the planning application, which can be found in Chapter 7 of the Environmental Statement, accords with the requirements of the Council.</p> <p>This means that the final appearance, height, layout, massing etc. are not fixed at this stage, and will be subject to the submission for approval of Reserved Matters Applications before the towers can be built. Nevertheless, through the Development Parameters and Design Code it is possible to understand the maximum and minimum size that the towers could be built to, the broad composition of the elevations and the palette of materials that will be used. Other matters such as internal layout principles are also established through these Development Parameters and Design Code. Accordingly, far more detail is provided here than with a standard outline application where all matters are reserved. The “Development Parameters’ and ‘Design Code’, are application documents that would be conditioned on any planning permission. The towers being proposed in outline mean that the VIA cannot assess the impact of specifically designed towers, since these do not exist presently. Therefore the assessment considers the likely visual impact of the maximum scheme that could be built whilst according with the Development Parameters. The visual impact assessment therefore assesses the wirelines/’Parameter Boxes’ (a series of red lines on images in the assessment, rather than a final scheme design). In this instance sufficient information has been submitted to address this objection.</p>

<p>3. Inadequate information regarding daylight, sunlight and overshadowing or microclimate/ wind assessment.</p>	<p>The application has been submitted with a robust set of documents which include detailed documents relating to daylight, sunlight, overshadowing, microclimate and wind assessment. These documents form part of the detailed chapters to the ES. A full assessment has been undertaken by relevant specialists, and a full rationale for the acceptability of the scheme in these matters are outlined within the main body of the committee report.</p> <p>The application has been accompanied with a daylight, sunlight and overshadowing assessment which has been compiled by Point 2 Surveyors. The submitted daylight and sunlight assessment has been independently assessed by GL Hearn on behalf of the Council and as a result their findings are noted within this section of the report. The assessment has reviewed the following key areas:</p> <ul style="list-style-type: none"> <li>• Daylight and sunlight amenity to the residential properties which surround the Site;</li> <li>• Overshadowing to gardens, amenity areas and open space around and within the Site; and</li> <li>• Daylight and sunlight amenity within the residential elements of the Development.</li> </ul> <p>A thorough assessment of the above is provided in the later part of this report and as result officers consider that adequate provisions have been undertaken to assess such potential impacts.</p>
<p>4. Lack of verified views or townscape analysis.</p>	<p>Verified views is a technique that ensures any graphic or photo depiction of an application scene from different viewpoints are realistic. The methodology involves taking and applying Ordnance Datum measurements. This means that any views with the proposed development shown are realistic and 'verified'. As part of the VIA the applicant has prepared and used 'verified' views, which have been agreed with Council officers. Within the VIA more detail can be found on this topic at Chapter 7 of the Environmental Statement. Furthermore, this report has fully assessed the potential impacts the development would give rise to. In this instance an adequate level of analysis has been undertaken to address this objection.</p>
<p>5. The reduction of a well-used children's play area.</p>	<p>The proposal would result in a better quantitative and qualitative experience for children and parents. The revised design of the town square, including the relocation of the play area, will also result in positive gains for how the overall space can be laid out and used for all in society. The layout of the square has been extensively informed by public consultation</p>

	<p>prior to the submission of the planning application. This included workshop sessions where local residents contributed ideas regarding the design of the reconfigured square.</p> <p>New children's play equipment will be provided, which better align with and caters for a wider range of ages. The children's play area has been located within the best area for quality of air that can be achieved. In addition, the relocation of the play area also affords the opportunity to create an enhanced relationship between the play area, natural surveillance points, security, and newly created active frontages with seating.</p>
<p>6. Loss of public open space; Loss of green space and mature trees.</p>	<p>Whilst the reduction in the size of the existing town square is clearly a key consideration, officers have focused particular attention in their planning assessment on how the proposed re-design seeks to achieve a high quality, usable and welcoming public space that addresses the criteria set out above. Importantly therefore, whilst the size of the town square is clearly of relevance, the quality and usability of the space is of equal, if not greater significance. In seeking to address this issue, the applicant has for example included a number of other public space precedents in their design and access statement to illustrate the fact that successful and vibrant public spaces can be created which are not overly dependent on the actual size of the space itself. This view is in principle supported by officers.</p> <p>The proposed new Town Square includes a number of key pedestrian routes across the area, linking the High Street and market, the bus station, the new Mall entrance and the proposed "town garden" to the north-east. These routes are well-considered and provide clear, legible and convenient "desire lines" across the new square to and from key points of arrival and departure. Importantly, the redesigned square also incorporates level access across the area, allowing inclusive and unencumbered access for wheelchairs, users and pushchairs.</p> <p>A key benefit of the proposal is in locating new retail uses around the western and southern perimeter of the square. Whilst obviously reducing the size of the existing Town Square this has the important and positive advantage of introducing "active frontages" around the square, in contrast to the current design where blank walls run along much of the western side of the square providing little benefit to enlivening the space. Café uses are also proposed within the square allowing people to potentially spill out onto the space further increasing activity and interest. This is seen as introducing a positive benefit in terms of increasing activity and safety around the</p>

	<p>square, both during the day and into the evening.</p> <p>Officers have given detailed consideration to the design proposals for the new Town Square and are confident that, whilst reduced in size, the new square provides a well-considered range and mix of spaces which can potentially support a wide choice of activities and experiences, ultimately creating a successful and vibrant new public space in the heart of the town centre. Whilst long-term management will be key to the success of the new square, officers are of the view that the proposed design meets the criteria set out above and provides a strong basis for the provision of an active and welcoming new civic space for residents, the wider community and visitors to the town centre.</p> <p>While the existing trees make a positive contribution to the space in its current form, they are a major constraint in the ability to re-design the space and to optimise its success. The applicant has tested the options extensively through public consultation exercises. The recent submission of additional information and amendments to the planning application, include changes to the design of the square. In recognition of the desire to retain more of the existing tree coverage, whilst not substantially compromising the usability of the new layout, the revised proposals seek to preserve more of the existing trees. Please refer to the design section which outlines mitigation measures which have been provided within the report.</p>
<p>7. Impact upon Walthamstow St James Conservation Area and listed building adjacent (Walthamstow Central Library).</p>	<p>The site is located between a number of Conservation Areas. Of these, a number are subject to Conservation Area Appraisals which set out characteristics, including identified views, which have been considered in the Visual Appraisal exercise, where relevant. Although the Development will not affect these Conservation Areas directly, the appraisals provide detail on townscape characteristics in wider areas of the townscape on which the Development may have an indirect influence.</p> <p>This is also addressed in Section 7 in the under Heritage Considerations. The proposed development will be partially visible from within this conservation area, where the upper storeys of the tall residential buildings will appear behind the southern building line of the High Street. However, in views into and out of the conservation area along the High Street, it is noted that there are already existing contrasts in scale and form between the conservation area and 20<sup>th</sup> / 21<sup>st</sup> century development behind the building line; particularly that now exists along Selborne Road around Walthamstow Central Station. In this</p>

	<p>regard, the proposed development will be consistent with this existing contrast in scale, character and materiality. The proposed mix of uses contained within the new development is consistent and complementary to those located within the conservation area. In addition, by ensuring and improving the architectural and environmental quality on the site, it is considered this element of the conservation area's setting will be enhanced.</p>
<p>8. Lack of detail regarding affordable housing.</p>	<p>The application was originally submitted without an affordable housing offer being detailed at the outset as the viability appraisal needed to be assessed by Waltham Forest and the GLA. Following rigorous independent review of the applicant's submitted viability assessment it was identified that there are a number of exceptional costs associated with developing this site. These exceptional costs relate to: the need for complex foundation works to avoid potential impacts on London Underground infrastructure; and, the requirement for the development to make a proportionate contribution to the safeguarding of future underground station enhancement at Walthamstow Central. The scheme will also be constructed whilst the majority of the shopping centre remains in operation. These factors have been verified as presenting a genuine constraint on overall scheme viability. Nevertheless, through joint scrutiny and negotiation by the GLA and the Council, an offer of affordable has been made.</p> <p>Following further joint negotiation, the applicant has agreed to deliver a 20% level of on-site affordable housing. This will be 100% intermediate in tenure, and will be secured via the Section 106 legal agreement. The shared ownership intermediate products secured will have eligibility capped at incomes of £90,000 per year, in line with the definition of affordable housing set out within Policy 3.10 of the London Plan. In so far as Local Plan and London Plan Policy 3.11 is concerned, it is recognised that a wholly intermediate affordable housing offer would represent a localised departure from the plans' 60/40 (affordable rent/intermediate) affordable housing tenure split. However, it is important to note that this is a strategic approach, rather than a site specific target. At the local level, the Waltham Forest Core Strategy applies a flexible site by site approach to tenure split, stating that a balance should be provided (without citing a specific target). London Plan Policy 3.11 and supporting paragraphs 3.65 to 3.66 make clear that the affordable rent tenure is intended to prioritise the need for affordable family sized homes, whilst intermediate provision is designed to focus on</p>

	<p>smaller units for first time buyers. In this case, having regard to the town centre location and high density characteristics of the scheme, officers are satisfied that the proposal to provide 100% intermediate tenure is acceptable.</p>
<p>9. Increased traffic congestion and pressures on parking.</p>	<p>In terms of traffic impact, LBWF (as Highway Authority) and TfL are progressing improvements to the town centre gyratory system. It is understood that the changes under consideration will improve journey times for public transport into and out of the town centre and thereby increase the attractiveness of public transport when visiting the town centre and improve traffic flow. The application proposals facilitate the continuation of improvement work made to Selborne Road in terms of walking and cycling facilities and network. The development would only provide wheelchair accessible spaces for the scheme. The development would restrict future residents from gaining parking permits within the local area and this would be secured through the Section 106 Agreement.</p>
<p>10. There would be construction disruption, noise, dust and traffic caused by the proposed development</p>	<p>The applicant has a Framework Construction Logistics Plan (CLP). This strategy has been adapted to incorporate a construction layby predominantly within land under client ownership, and which importantly, would not impact on the operation of Selborne Road as a bus route.</p> <p>Furthermore, the CLP includes additional detail and commitment on lorry routing, site access arrangements, flexible delivery programming and the prioritisation of users of non-car modes of transport along the Selborne Road corridor.</p> <p>The applicant should help mitigate the operation and construction impact on buses through their Travel Plan, Delivery and Servicing Plan, Construction Logistics Plan. The relocation of the bus stop on Selborne Road will need to be agreed with TfL colleagues and assessed against TfL Bus Stop Accessibility Guidance, including safety and level of comfort assessment. TfL will work with the developers and their contractors to minimise disruption to buses during construction, and would only seek financial compensation where delays to buses cannot be removed by design or management methods.</p> <p>In relation to potential noise and dust associated with the proposed development, the application has been submitted with an ES which has effectively assessed these two elements and has been considered by officers, where it has been concluded that the development would give rise to minimal impact. Furthermore, associated conditions shall be imposed</p>

	<p>to control these elements of the development. It should be noted that the application will provide safeguards so that the accessibility and continued operation of The Mall is fully functional during the construction phase of the development.</p>
<p>11. An Increase in N02 Concentration at the playground.</p>	<p>As part of the Development, the existing play area at the site will be demolished and a new 'play garden' is proposed at a location 24m from the nearest sensitive receptors (SR). The application has been submitted with a robust air quality assessment which forms part of the ES, which has been assessed by Council's Environmental Health officer who has concluded that the development would not be detrimentally effected by air pollution due to mechanisms being put in place to reduce potential effects of pollution, which include:</p> <p>Provision of a Framework Residential Travel Plan and a Framework Workplace Travel Plan</p> <p>Additional Planting and Landscaping to include plants that would reduce air pollution levels.</p> <p>Further detailed design and operation of the development to consider the following (in discussion with TfL, LBWF, GLA and future tenants):</p> <ul style="list-style-type: none"> <li>• area wide coordination of servicing movement to minimise servicing traffic;</li> <li>• electric hub of servicing (use of electric vehicles for last leg of journey);</li> <li>• restricted loading bays (only for low or zero emission commercial vehicles); and</li> <li>• Latest electric charging infrastructure – such as wireless charging plates or rapid chargers.</li> </ul>
<p>12. Strain on public services.</p>	<p>It is anticipated that the child yield from the proposed development would be fairly low given the mix of the units and the quantum of larger family size units being proposed as part of the development. The education department have been consulted and they have advised that there would be a sufficient number of school places within the local Walthamstow area to serve the additional child population that would arise due to the scheme.</p> <p>Further to this the CCG have been consulted and have advised that there are sufficient doctors' surgeries within the local area to cater for future residents within the Mall development. In these respects, there would not be a strain on public services.</p>
<p>13. No need for more commercial.</p>	<p>The WTCAAP identifies the potential for a further 6000-10,000sqm net amount of commercial floorspace on this site, which recognises the demand</p>

	<p>for more commercial floorspace in the town centre. The reconfigured and additional floorspace will enable presently absent retailers to operate out of Walthamstow. This has the potential to complement the existing provision in the town centre and increase the overall attractiveness for people to wish to visit the town. The new floorspace also provides the opportunity to increase the presence of restaurants and leisure facilities that work in tandem with retail shopping to make town centres attractive, popular, more resilient to competition from other locations.</p> <p>Catalyst for wider regeneration – The scheme should create confidence and interest in the borough for continued investment and transformational physical change. It should be an exemplar to point to for other projects that follow to at least match or better. The scheme will enable a greater retention of retail and leisure expenditure, rather than being spent outside the borough, boosting the local economy, local businesses, and jobs.</p>
<p>14. The development is not sufficiently sustainable</p>	<p>The proposed development has been designed to be sustainable and energy efficient through the use of robust construction materials and various technologies, which have been outlined within the submitted energy documents and assessed by officers within the Council. No objection has been raised to this part of the application, subject to conditions and heads of terms which have been imposed as part of the application in order to ensure full compliance with sustainability policies at Reserved Matters stage.</p>
<p>15. Lack of jobs created by the proposed development.</p>	<p>The proposed development could potentially sustain in the region of 590 workers per month, during construction, generating a significant work source for the existing construction labour force living locally and within the wider region. Once the shopping centre extension is operational, the development could generate in the region of between 240 – 350 additional Full Time Equivalent jobs within the retail sector. These additional job opportunities are a significant benefit of this development.</p>
<p>16. Too many restaurants and commercial units which form part of the development. What will happen to the</p>	<p>The proposed increase in the commercial offer provides a fundamental part of the ongoing regeneration of the town centre, building upon the success of projects like The Scene, which has delivered high quality public realm and a mix of restaurant, cinema and residential uses. The application proposal would stimulate further growth and investment within the town centre. The proposals would continue to extend the economy into the evenings with an enhanced food and leisure offer and would provide accessible parking outside</p>

market	of The Mall trading hours for public use for visitors to the cinema and restaurants. The integral design of the buildings with the new high quality public realm also provides a flexible events space, which in conjunction with the future plans to remodel the market, would facilitate the forum for a multi-cultural and inclusive events programme, such as outdoor cinema, theatre, music, street performance and farmers' markets. In this regard the development is supported.
17. Too much empty housing within the borough. There is no requirement for further housing.	The London Plan allocates the London Borough of Waltham Forest a target to supply 8,260 new homes by 2025. The Borough's key growth areas are crucial to delivering this growth, and the Waltham Forest Core Strategy identifies Walthamstow as having potential to accommodate 2,000 new homes over the plan period. Further to this, the Walthamstow Town Centre AAP allocates this particular site as suitable to provide between 300 to 600 units. Having regard to this context the proposed provision of up to 502 new homes (25% of the Local Plan target for Walthamstow up to 2026) is strongly supported in accordance with London Plan Policy 3.3 and local policies.
18. Capacity issues at Walthamstow Tube Station.	The applicant has worked positively with TfL in order to ensure that future enhancement of Walthamstow Central Underground Station will be assisted through this development. This will be either through a Development Agreement being secured between the applicants and TfL to enable enhancements to the station whilst the development is being constructed, or through the applicants constructing safeguarding works to enable TfL to come back at a later stage to construct their station enhancements.
19. Overcrowding and emergency access and safety. Public Safety.	The application has been assessed by emergency services and the Metropolitan Police, where no objection has been raised subject to planning conditions being imposed as part of the application.
20. Lack of engagement undertaken in relation to the proposed application.	Both the applicant and the Council have undertaken a comprehensive consultation exercise for the proposed development which has been outlined under section 5 of this report. This objection has been addressed in full under this section.
21. The proposed development would give rise to further crime within the local area.	The Metropolitan Police have been consulted in relation to the proposed application where no objection has been raised in relation to crime. Conditions have been imposed to make sure the development is 'Secure by Design'. These are included as part of the recommendation.

<p>22. Overlooking and invasion of privacy by the proposed development.</p>	<p>The Housing SPG states that within developments there should be adequate levels of privacy in relation to neighbouring properties, the street and other public places. The SPG states the development should maintain a distance of about 18-21m between habitable windows, back to back elevations. This can be a useful yardstick for visual privacy.</p> <p>A detailed analysis has been undertaken upon both parts of the hybrid application. Firstly, the detailed application would bring forward 42 residential units which would be situated at second, third and fourth floors (above 2 floors of retail). The nearest residential properties would be those situated on Edison Close (approximately 90m distant) and The High Street (approximately 84m distant). Given these significant separation distances, well in exceedance of the Housing SPG, there will be negligible privacy impact from the low rise development upon neighbouring residents. In this instance no objection would be raised regarding the detailed part of the planning application.</p> <p>In relation to the outline permission, the closest distance between existing neighbouring properties would be to those situated on Edison Close at a distance of approximately 50m. Furthermore, the proposed development would be approximately 45m from the under construction development at Solum 2. Given the distances between the development and these neighbouring properties, there will not be a material impact upon privacy.</p>
<p>23. The applicant has dismissed the London Borough of Waltham Forest Design Review Panel (WFDRP) advice. There is no consideration that the existing bank should be removed from the scheme.</p>	<p>The development has been carefully considered in accordance with advice given by WFDRP. The bank falls outside the applicant's ownership and outside of the red line boundary of this application. Officers have noted WFDRP's comments in their letter following design review where they state they cannot support the proposed scheme with the Nat West Bank retained. Officers have given careful consideration to this view but are satisfied that the redesign of Town Square, and the new façade of the shopping centre extension are of such quality that the reduction in space at this point will be outweighed by the enhancements to the design and landscaping that will result and the increased vibrancy that will occur in this location as a result of these changes. Whilst it is accepted that the potential removal of the Nat West Bank building would provide a larger area of space at the northern edge of the square adjacent to the High Street, its retention is not considered detrimental to the successful functioning of the redesigned Town</p>

	<p>Square due to the significant improvements in the design of the public realm and façade animation that will occur on the new eastern side of the shopping centre. In particular, it should be noted there will be approximately 25 metres distance between buildings at the narrowest point here which is considered more than sufficient for the anticipated pedestrian movements within the Town Square at this point. . Further assessment of the London Borough of Waltham Forest Design Review Panel (WFDRP) advice is provided below. It is also important to note that the GLA also agree with officers' assessment that the scheme will be acceptable with the Nat West building remaining in situ, for the reasons set out above.</p>
<p>24. The proposed development gives rise to accessibility issues caused by the development.</p>	<p>The proposed development has been designed to enhance accessibility within the Town Square and the extended shopping centre and the wider area. The redesigned Town Square has been designed to provide step free access with gradual gradients which avoid the sharper changes in levels (which fall from east to west and north to south currently). The shops and restaurants within The Mall extension are designed to meet modern accessibility standards and the residential accommodation will be accessible for wheelchair users, with dedicated wheelchair accessible units within the scheme. The proposed development has been assessed by the Council's Occupation Therapist for Housing, where no objection has been raised subject to conditions being imposed as part of the application.</p>

5.7 The application received in total 79 supporting letters. The spread of comments are outlined below:

- Welcome the redevelopment of The Mall shopping centre;
- Supportive of the extra retail space provided by the proposed development;
- Will provide much needed housing and
- Improvement to the local area.
- The consultation process for the development has been positive.

## 6 DEVELOPMENT PLAN

### The London Plan (2016)

6.1 The London Plan is the overall strategic plan for London, and sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. The London Plan was formally amended in 2016 incorporating alterations, since initial adoption in 2011. The policies relevant to this application are considered to include but not limited to:

- 3.1 Ensuring Equal Life Chances for All
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People’s Play and Informal Recreation Facilities
- 3.8 Housing Choice
- 3.10 Definition of Affordable Housing
- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 3.16 Protection and Enhancement of Social Infrastructure
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 5.17 Waste Capacity
- 5.18 Construction, Excavation and Demolition Waste
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving Air Quality

- 7.15 Reducing and Managing Noise
- 7.21 Trees and Woodlands
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy
- London Housing Supplementary Planning Guidance (SPG) (2016)
- Affordable Housing and Viability Supplementary Planning Guidance (SPG) (2017)
- The London Plan – The Spatial Development Strategy for Greater London (Draft for publication consultation – December 2017)
  - The draft London Plan has little weight, however a number of changes are being proposed as part of the new plan which are outlined below:
    - Build 65,000 homes a year;
    - Retention of an architect for delivery of schemes for schemes which have been granted consent;
    - Removal of the density matrix from the London Plan;
    - Developments should be design led and located within sustainable locations.

**Waltham Forest Local Plan Core Strategy (2012)**

- 6.2 The Waltham Forest Local Plan Core Strategy (2012) was adopted on 1<sup>st</sup> March 2012. The Core Strategy contains 16 policies designed to deliver the Council's vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity up to 2026.
- 6.3 The policies considered relevant to this application are as follows:
- CS1: Location and Management of Growth
  - CS2: Improving Housing Quality and Choice
  - CS3: Providing Infrastructure
  - CS4: Minimising and Adapting to Climate Change
  - CS5: Enhancing Green Infrastructure and Biodiversity
  - CS6: Promoting Sustainable Waste Management and Recycling
  - CS7: Developing Sustainable Transport
  - CS10: Creating More Jobs and Reducing Worklessness
  - CS12: Protecting and Enhancing Heritage Assets
  - CS13: Promoting Health and Well Being
  - CS14 - Attractive and Vibrant Town Centres
  - CS15: Well Designed Buildings, Places and Spaces
  - CS16: Making Waltham Forest Safer

**Waltham Forest Local Plan Development Management Policies (2013)**

- 6.4 The document was adopted on 1<sup>st</sup> November 2013. Relevant policies:
- DM1 Sustainable Development and Mixed Use Development
  - DM2 Meeting Housing Targets
  - DM3 Affordable Housing Provision
  - DM5 Housing Mix
  - DM7 External Amenity and Internal Space Standards
  - DM10 Resource Efficiency and High Environmental Standards
  - DM11 Decentralised and Renewable Energy
  - DM12 Open Space, Sports and Recreation
  - DM13 Co-ordinating Land Use and Transport
  - DM14 Sustainable Transport Network
  - DM16 Parking
  - DM17 Social and Physical Infrastructure
  - DM21 Improving Job Access and Training
  - DM22 Tourist Development and Visitor Attractions
  - DM24 Environmental Protection
  - DM26 New Retail, Office and Leisure Developments
  - DM27 Night Time Economy Uses
  - DM28 Heritage Assets
  - DM29 Design Principles, Standards and Local Distinctiveness
  - DM30 Inclusive Design and the Built Environment
  - DM31 Tall Buildings
  - DM32 Managing Impact of Development on Occupiers and Neighbours
  - DM33 Improving Community Safety
  - DM34 Water
  - DM35 Biodiversity and Geodiversity
  - DM36 Working with Partners and Infrastructure
  - Appendix 2 - Policies Map Changes
  - Appendix 4 – Parking Standards
  - Schedule 7 - Neighbourhood Centres
  - Schedule 11 - Strategic Road Network

**Walthamstow Town Centre Area Action Plan (WTCAAP) (2015):**

- 6.5 The WTCAAP is a comprehensive spatial strategy for coordinated development, regeneration and growth of the town centre. The WTCAAP sets out the vision for the centre together with objectives, policies and site proposals to shape and guide how the centre develops in the future over the next 15 years. The WTCAAP also integrates other wider policies and programmes which influence the nature of Walthamstow Town Centre and how it functions. The proposals included reflect local aspirations for the future of the area, helps to guide development and provides confidence and certainty to developers and other public sector bodies. This WTCAAP has a strong focus on implementation and delivery to ensure the comprehensive revitalisation and regeneration of the centre is achieved. The WTCAAP puts in place a long term strategy which aims to deliver a high quality shopping and visitor destination, establishing a pan London high-time economy and a sustainable neighbourhood which celebrates its past and moves forward making the most of the unique development opportunities.

**The WTCAAP allows the following to occur on the site:**

- 6.6 The Mall shopping centre is designated within the WTCAAP as 'Selbourne Walk Shopping Centre' which designates as the site as being able to expand the shopping centre by 6000-10,000sqm. net, and create between 300-600 new homes. The designation for the site also allows there to be a loss of the public space.
- 6.7 Housing would also be supported on the upper floors of the shopping centre. Given the sites town centre location it is consider an appropriate site for residential use. The impact of the existing retail use should be compliment the proposed residential use and not have any adverse impacts in terms of noise and disturbance.
- 6.8 Encourage larger retail units (400 sq.m and above) within the 'shopping precinct', particularly within any extension of the Selborne Walk Shopping Centre. In addition, to further support the development of larger units the combination of units will be supported whilst the sub-division of larger units will be resisted within the 'shopping precinct'.

**OTHER MATERIAL CONSIDERATIONS**

**National Planning Policy Framework (2012)**

- 6.9 The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as "*a golden thread running through both plan-making and decision-taking*".
- 6.10 For decision-taking the NPPF (2012) states that the presumption means "*approving development proposals that accord with the development plan without delay*" and where the Development Plan is "*absent, silent or relevant policies are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole*".
- 6.11 The whole of the NPPF (2012) is potentially material to this application, but the specific policy areas considered directly relevant are as follows:

- Delivering sustainable development
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

### **GLA Affordable Housing and Viability SPG**

#### **Aims of the SPG:**

- To increase the amount of affordable housing delivered through the planning system.
  - Embed the requirement for affordable housing into land values
  - To make the viability process more consistent and transparent

#### **Adopted Waltham Forest Supplementary Planning Documents (SPDs)**

##### **Waltham Forest Sustainable Community Strategy (2008):**

- 6.12 The Waltham Forest Sustainable Community Strategy (2008) is a collective, long standing set of ambitions and priorities for the Borough and its position within London. The strategy identifies what the Council and partner organisations, such as the Police and health services would build as a more sustainable, prosperous and integrated community. Various priorities and commitments are identified including improving housing quality and choice with the right kind of homes in the right places.

##### **Urban Design SPD (2010):**

- 6.13 This document has the aim of raising the quality of design within the Borough.

##### **Planning Obligations SPD (2017):**

- 6.14 This document seeks to provide transparent, clear and consistent information for the negotiation of planning contributions.

##### **Local Finance Considerations:**

- 6.15 Local finance considerations are a material consideration in the determination of all planning applications. Local finance considerations can include either a grant that has been or would be given to the Council from central government or money that the Council has received or would or could receive in terms of the Community Infrastructure Levy (CIL).

**Draft Affordable Housing and Viability Supplementary Planning Documents (SPD)**

6.16 This Supplementary Planning Document (SPD) has been prepared to provide detailed guidance on affordable housing and viability. The document provides further details on how the Council will take viability into account when considering planning applications and what supporting information applicants will be required to produce. This document is currently undergoing consultation and therefore has limited weight at this time.

**7 ASSESSMENT OF PROPOSAL**

7.1 The main issues relate to the following:

- The delivery of regeneration benefits brought forward by the proposed development;
- The proposed expansion to both the retail (Use Class A1), restaurant (Use Class A3) and leisure (Use Class D2) uses proposed to the existing Mall Shopping Centre;
- The proposed loss and reduction of the size of the existing Town Square and the acceptability of this in a policy context;
- The acceptability of delivering housing on the site;
- The provision of affordable housing on the site;
- The standard, mix and quality of the proposed residential accommodation being brought forward;
- The quality of private, communal and playspace provision provided by the development;
- The acceptability of the proposed character, design, massing, height and overall form of development which are proposed by the hybrid application;
- The amenity impact the development would give rise to in relation to daylight, sunlight, privacy, sense of enclosure (outlook), noise and the acceptability of the scheme in terms of Secured by Design;
- The quality, character and design of the replacement Town Square;
- The potential impact on heritage assets;
- The acceptability of the scheme in terms of the environmental impacts;
- The transport implications the development may give rise to in relation to the local highway network surrounding the site;
- The level of car and cycle parking along with wheelchair spaces being provided within the development;
- Access for servicing, deliveries and emergency vehicles within the development;

- The safeguarding provision for Walthamstow Central London Underground Station;
- The acceptability of the scheme in terms of sustainable design and construction;
- The level of both s106 and CIL contributions being secured as part of the development.

## **PRINCIPLE OF DEVELOPMENT AND LAND USE**

### **Land Use – Proposed Mixed Use Development on The Mall**

#### Proposed Retail Offer:

- 7.2 The NPPF states that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including but not limited to: making it easier for jobs to be created in cities, towns and villages; moving from a net loss of bio-diversity to achieving net gains for nature; replacing poor design with better design; improving the conditions in which people live, work, travel, and take leisure; and widening the choice of high quality homes.
- 7.3 There are 12 principles, which include: proactively drive and support sustainable economic development to deliver the homes, businesses, infrastructure and places the country needs; promoting the vitality of our main urban areas; promote mixed use developments, and encourage multiple benefits from the use of land; actively manage patterns of growth to make the fullest use of public transport and focus significant development in locations which are or can be made sustainable; take account of and support local strategies to improve health, social and cultural wellbeing.
- 7.4 Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. Allocate a range of suitable sites to meet the scale and type of retail, leisure, cultural, community and residential development needed in towns. The NPPF recognises it is important that needs for retail, leisure and other main town centre uses are met in full and are not compromised by limited site availability.
- 7.5 The London Plan appreciates that it is in the outer London Boroughs and on end of life industrial sites, and sites where the full potential of locational benefits have not been maximised, such as locations where public transport is set to be improved (Crossrail for example), that will be the next focus for accommodating the ever increasing housing needs of Greater London. The London Plan sets an annual minimum housing requirement of 862 dwellings for Waltham Forest. In line with the above, the London Plan encourages large residential development, including complementary non-residential uses, in areas of high public transport accessibility. Walthamstow Town Centre fits into this category and, additionally, is identified as a Major Centre in the London Plan, where LPAs are required to take a proactive approach to planning for retailing and related facilities.
- 7.6 Policy CS1: Location and Management of Growth of the Waltham Forest Local Plan Core Strategy relates to the location and management of growth and identifies Walthamstow Town Centre as a key growth area, where regeneration activities should be focused. The policy also seeks to maximise residential opportunities in town centres and identifies Walthamstow Town

Centre for up to 2,000 new homes in the Plan period. The application scheme can assist in meeting these objectives.

- 7.7 Policy CS10: Creating More Jobs and Reducing Worklessness includes the Council's intention to seek to maximise employment opportunities for residents by supporting infrastructure improvements that enhance residents' access to employment areas via public transport, foot and bicycle.
- 7.8 Policy CS14: Attractive and Vibrant Town Centres relates to attractive and vibrant town centres. In relation to Walthamstow Town Centre, specifically the policy confirms that the town centre is the main destination for comparison goods shopping, and states that the majority of additional growth in retail and other town centres uses should be located here. The policy confirms the support for housing in Walthamstow Town Centre.
- 7.9 Policy DM26: New Retail, Office and Leisure Developments states that 'the Council will encourage the development of new town centre uses that support and enhance the viability, vitality and function of the Borough's designated centres and parades' with the aim of Strategic Objective 14 being to ensure that Walthamstow Town Centre continues to develop as a vibrant, attractive, distinctive, safe and welcoming place.
- 7.10 The WTCAAP builds on this and confirms (Site 8 - Town Square and Garden / Site 9 - Selborne Walk Shopping Centre) that an extension of the shopping centre into the Town Square and Garden is acceptable in principle, as is the allocation of the shopping centre for an increase in retail floorspace (6,000-10,000sqm) with housing on upper floors (300-600 new homes), subject to certain provisions, including the following:
- Remodelling the remaining open space / public realm including re-providing, enhancing and enlarging the children's play area;
  - Provision of active frontages onto the square/gardens to include café and seating areas;
  - No negative impact on amenity value due to overshadowing;
  - Provision of a landmark entrance to the shopping centre at the junction with Selborne Road;
  - Reactivate Selborne Road frontage;
  - Mix of uses including retail, restaurant, residential and leisure;
  - Larger units 400sqm+ encouraged within extension area; and
  - Publicly accessible space, including roof space and green roof, if technically feasible and viable.
- 7.11 The WTCAAP's vision for Walthamstow Town Centre is to create a vibrant social, economic and environmentally sustainable urban town centre, providing a range of quality retail and commercial opportunities and a good mix of residential tenures supported with robust physical and social infrastructure. WTCAAP Walthamstow Town Centre Objective 2 states that the Council will improve the quality of Walthamstow's retail offer by providing new retail floorspace, with Walthamstow Town Centre Objective 04 setting an objective to create and establish a sustainable neighbourhood by providing a range of quality new homes in terms of tenure, size and affordability to meet the housing needs of the local community. Walthamstow Town Centre Objective 04 reiterates the Core Strategy target of delivering approximately 2,000 homes within the AAP area, which would represent 18% of the borough's total housing capacity.

- 7.12 Within the adopted WTCAAP, there is a desire and encouragement for larger retail units (400sqm and above) within the 'shopping precinct' particularly within any extension of the shopping centre. Further the WTCAAP states that there is a need for a hard edge building line to frame and define the new Town Square. Active commercial frontages should be fronting the Town Square and High Street. This would result in an enhancement in the relationship / linkages to the Town Square, the High Street and Walthamstow Market. A mix of uses including retail, restaurant, residential and leisure will activate this space throughout the day and evening.
- 7.13 Walthamstow Town Centre Objective 05 states that, in order to develop a strong, balanced and diverse local economic centre, the Council will develop Opportunity Sites (which includes parts of the Site) which are designated for employment and commercial use. In total, approximately 10,000sqm of new employment and commercial floorspace could be provided across these sites.
- 7.14 There is a strong retail demand within The Mall and the surrounding town centre for large scale high street retailers and smaller independent boutique retailers, cafes and restaurants. The current configuration of The Mall does not provide sufficient accommodation for these potential tenants, thus demand cannot be met. The arrangement of the existing shopping centre, servicing strategy and lack of active frontage creates a series of Design Parameters and opportunities within which the development proposals have evolved.
- 7.15 The current proposals under the full application would expand the existing shopping centre to create an additional 8,769 sqm GEA of retail and leisure floorspace that would strengthen the attractiveness of the town centre as a shopping and leisure destination and also respond to operator demands for space. Enlarging the scheme and making it more attractive to the catchment by improving the range of products available will also reduce the need for the catchment to travel by car to alternative destinations, which would benefit this area of London generally.
- 7.16 In the recent past, The Mall has lost fashion anchors and the aim of the refurbishment and extension is to reverse this trend and secure new fashion anchors for Walthamstow in space that is not readily available elsewhere within the town centre. Enlarging the scheme and making it more attractive to the catchment by improving the range of products available will also reduce the need for the catchment to travel by car to alternative destinations, which would benefit this area of London generally.
- 7.17 In terms of the restaurant / leisure / retail mix, there is no hard and fast rule other than leisure is firmly established as complimentary to retail having the advantage over retail in that you have to actually be in a restaurant to eat whereas you can purchase from a retailer online. All day restaurant offers are therefore to be encouraged as they not only extend customer dwell time, but also extend the hours of operation of a shopping centre ensuring the town centre remains vibrant well beyond the traditional 9am until 6pm shopping hours.
- 7.18 The building form, arrangement and architectural expression have been designed to create a clear legibility of component parts, direction and entrances to each different use, clearly identifying restaurant, retail, and residential entrances. The scheme design promotes active frontage to the Town Square enhancing use throughout the day and evening and providing passive surveillance and enhanced security and safety within the public realm.

- 7.19 The scheme proposals form a fundamental part on the ongoing regeneration of the town centre, building upon the success of projects like The Scene, which has delivered high quality public realm and a mix of restaurant, cinema and residential uses. The application proposal would stimulate further growth and investment within the town centre. The proposals would continue to extend the economy into the evenings with food and leisure offers and would provide accessible parking outside of The Mall trading hours for public use of visitors to cinema and restaurants. The integral design of the buildings with the new high quality public realm also provides a flexible events space, which in conjunction with the future plans to remodel the market, would facilitate the forum for a multi-cultural and inclusive events programme, such as outdoor cinema, theatre, music, street performance and farmers' markets.
- 7.20 In conclusion the proposed expansion to The Mall would be beneficial to the ongoing regeneration of the town centre and further expansion of the shopping centre on the site. This would allow further growth and regeneration to be created, benefiting the wider Waltham Forest Borough. In this instance the proposed application would comply with policies CS1, CS10, CS14 of the Core Strategy and DM26 of the Local Plan along with the broad aspirations set out in the Walthamstow Town Centre Area Action Plan.

Socio-Economic Benefits from the Proposed Development:

- 7.21 The submitted application has been accompanied with a 'Socio-Economics' chapter which forms part of the Environmental Statement.
- 7.22 Better shopping and leisure facilities – The reconfigured and additional floorspace within the proposals would provide space suitable for absent retailers to operate out of Walthamstow. This has the potential to complement the existing provision in the town centre and increase the overall draw for people to visit the town. The new floorspace also provides the opportunity to increase the presence of restaurants and leisure facilities that work in tandem with retail shopping to make town centres attractive, popular, and competitive with offers from other locations.
- 7.23 New Town Square and wider public realm improvements – In association with providing the increase in retail and leisure floor space, the revitalised and reconfigured Town Square (c. £4m) and wider town public realm works will enhance the visual appearance and quality of the physical environment, resulting in a new active frontage to the Town Square and an overall enhancement of experience when visiting the town centre and a wider appeal to attract visitors and shoppers.
- 7.24 Investment of c. £120m – The scheme, involving the improved shopping centre and public realm, represents an investment of approximately £120m in the physical fabric of the town centre and its wider facilities.
- 7.25 Profile - When complete, the scheme will raise the profile of the Borough and the town centre as it will make a "statement" visually through its prominence on the London skyline, its design quality, and the willingness for the property industry to invest heavily in the future success of the borough. It will be an exciting scheme with a revitalised Town Square for all.
- 7.26 Catalyst for wider regeneration – The scheme should create confidence and interest in the Borough for continued investment and transformational physical change. It should set an exemplar benchmark for other projects that follow to inform and inspire them.

- 7.27 Employment – Development of the overall site could sustain in the region of 590 workers per month, generating a significant work source for the existing construction labour force living locally and within the wider region. Once operational phase is achieved, the development could generate in the region of between 240 - 350 Full Time Equivalent jobs within the retail sector (which acknowledges the level of existing employment on-site).
- 7.28 The application would ensure Walthamstow residents and businesses can play a greater role in the local economy through a package of local labour, construction and end use employment opportunities at the development, which local people would be able to access. It would contribute towards achieving the economic aspirations for the area as anticipated by the both the London Plan and the Adopted Walthamstow Town Centre Area Action Plan for the site. In this respect, the implementation of the development would give rise not only to additional jobs in the Borough but also contribute towards strategic growth objectives for London and the UK as a whole.
- 7.29 Council Tax, CIL & Business Rates – The scheme will contribute c. £2.5m annually through Business Rates and Council Tax. There will also be up to c. £5m of CIL contribution. Business rates receipts are now retained by the borough and combined with Council Tax and the CIL payment, can be used within the Borough to the benefit of local residents and to those throughout the Borough.
- 7.30 It should be noted that the applicant may consider making an application for CIL Exceptional Circumstances Relief. Exceptional Circumstances Relief is available in this Borough pursuant to the Exceptional Circumstances Relief protocol published on 15th May 2014. Exceptional Circumstances Relief cannot be applied for until after the grant of any planning permission. For the avoidance of doubt, any such application would be subject to the applicable legal tests and to further decision by the Council at a later stage.
- 7.31 Growing the local economy – The scheme will enable a greater retention of retail and leisure expenditure, rather than being spent outside the borough, boosting the local economy, local businesses, and jobs. The proposals also extend offer of the retail, restaurant and leisure facilities to enhance the evening economy within Walthamstow.
- 7.32 Increased housing provision – The scheme will provide up to 502 much needed additional homes, which is a London-wide as well as borough-wide priority. The scheme would make a contribution of approximately a quarter of the 2,000 new homes anticipated to be delivered in Walthamstow town centre, and will assist Waltham Forest in achieving the minimum annual requirement of 862 dwellings per annum in the borough, as required by the London Plan. Within this quantum of housing, the scheme would deliver 20% affordable housing.
- 7.33 Facilitating public transport – The scheme will facilitate future tube and bus station improvements. In forming two sides of the Town Square and in re-purposing and re-providing the Town Square, the scheme will act as a catalyst for further redevelopment of the area.
- 7.34 Improved customer facilities – This will include evening offer of restaurants and leisure and family-friendly car parking in the area to be provided into the late evening to assist those travelling with young children, and will benefit access to the evening economy of the whole town centre.
- 7.35 In addition to jobs created as a direct effect of the construction and management of the detailed element of the development, further indirect

employment and economic benefit will be experienced as a result of the spin-off and multiplier effects. These include supply chain expenditure from potential purchase of building supplies to local provision of meals, refreshments, fuel and potential temporary accommodation (e.g. Bed & Breakfast) for the construction workforce. Potential exists for further enhancements to be derived through the provision of a range of construction related apprenticeships.

- 7.36 In conclusion above socio-economic benefits would accrue due to the proposed development and that the development (comprising detailed and outline elements) will have a beneficial impact on socio-economic conditions within the borough. In this instance the proposed development would accord with policies DM2, DM3, DM5, DM12, DM14, DM21, DM24, DM25, DM26, DM27 and DM29 of the Local Plan.

Town Square:

- 7.37 The application has been advertised as a Departure from the Development Plan as the proposed Town Square would be reduced by rather more in area than that anticipated in the adopted AAP resulting in 0.45ha being lost as opposed to the adopted figure of 0.32ha. This section explains the rationale for this Departure and officers' assessment of the matter.
- 7.38 The Adopted WTCAAP Design and Place Making states that new development should 'improve the key 'arrival' points into the centre for residents and visitors, particularly at Walthamstow Station...', new development must respond to its context, and new development will 'be sympathetic in scale to the predominant 2-3 storey context, whilst focusing taller buildings on key gateway sites near Walthamstow Station...'. The policy goes on to note further requirements including:
- 'g. Incorporate "active building frontages" in all new development to provide increased vitality, interest and safety at ground floor level for shoppers and visitors;
- i. Improve the external articulation of the Shopping Centre and its permeability and integration in the town centre.'
- 7.39 Policy WTCOS8 - Town Square and Gardens states that: 'Although reasonably well used, and in an excellent location close to transport links and the major retail centre, the Gardens suffer from poor interfaces on all sides particularly with the bus station. The pedestrian environment is not of as high quality as you would expect from a gateway into the town centre and crossings, especially around the gyratory and Selborne Road, are convoluted and confusing. The Gardens lack a coherent character and definition.'
- 7.40 Policy WTCOS9: Selborne Walk Shopping Centre notes that: 'There is potential for a hard edge building line to frame and define the Town Square and Gardens. Active commercial frontages should be fronting the Town Square and Gardens and High Street. This will enhance the relationship / linkages to the Town Square, the High Street and Walthamstow Market. A mix of uses including retail, restaurant, residential and leisure will activate this new space throughout the day and evening. In addition, Selborne Road is inactive and unappealing and the need to reactivate this frontage.
- 7.41 With regard to the potential for loss of the green space, the WTCAAP notes requirements including the following of particular relevance to landscape and visual considerations: 'Demonstrate ...how the remaining Town Square will

be re-modelled and re-configured to make best use of the space and add value from the proposed development...

...Active frontages will be required onto the Town Square, as well as onto Selborne Road. Frontages to include cafe and seating areas to animate the Town Square.'

- 7.42 The space currently lacks clear purpose and legibility, routes and zones no longer relate to pedestrian desire lines and there is a strong disconnect between areas encouraging antisocial behaviour, crime and poor safety. The Town Square and community realm should be the heart of the town centre and the existing spaces have been unsuccessful in creating such a platform. The carefully considered redesign of this 'place' is fundamental to the success of the entire town centre and the development proposals making up this application.
- 7.43 The eastern part of the Square and the interface with the bus station to the east lack coherence with the rest of the space to the west, partly as a result of the structural division imposed by the Lime avenue; partly owing to the deteriorated state of the soft landscaping in this area, which removes the intended coherence with the grassed area to the west; and partly as a result of the perception that the rear façades of the bank / library extension building, including service ramps and large-scale wheeled bins, do not provide a positive frontage to this area, notwithstanding the windows of the older part of the library, which are attractive and clearly contain considerable human interest and activity. Owing to these factors, this area has a vacant, transient character.
- 7.44 Developing a positive relationship with the existing townscape by providing a coherent street-level podium that creates an appropriate level of containment, visual interest and activity to complement the existing Town Square and High Street is required. The existing Town Square is circa 1.35 ha in size, however, 32% or 0.45 ha is proposed to be used for the extension of the retail and leisure offer for the town. The new Town Square would be reduced in size as a result of the scheme.
- 7.45 At present, the public space is dated and underutilised; there is a lack of seating and desire lines that are not designed effectively into the landscape. There is currently also a lack of active frontage which discourages the public to spend more time in the space.
- 7.46 The proposal creates a space that is flexible and will continue to be the heart of the community. The landscape design strategy creates a simple, robust and elegant space that will contribute positively to the surrounding streetscape and also provide an outdoor setting for markets, relaxation, reflection, play and social interaction by existing residents, office workers and visitors. A hierarchy of spaces is defined by a framework of landscape elements; water jets, playable areas, seating terraces that address the level change, wayfinding elements and feature lighting. The green infrastructure will consist of semi-mature trees, hedges, lawns, berrying and fragrant plants which will be selected to maximise environmental benefits, improving biodiversity.
- 7.47 As a consequence, the redesign and refresh of the Town Square itself needs to fit into this Council-led wider vision and continue to materially enhance the improvements secured. Therefore considerable time has been spent by the applicant, liaising with Council officers how to redesign the Town Square and achieve a material benefit despite the overall size of the space decreasing.

- 7.48 Proposals for the Town Square should be seen in the context of the Council's wider aspirations for the town centre. The Council has already secured public realm improvements around The Scene and is considering its overall vision for the town, including all the public realm changes, alongside the redevelopment and densification of parts of the town centre, which would be delivered broadly in accordance with the approach set out in the WTCAAP. In terms of this application, although there would be a quantitative loss of open space, the proposals for the Town Square would constitute a significant enhancement in terms of quality of space. The proposed scheme would therefore contribute to and complement the wider programme of public realm improvements undertaken and planned in the town centre.
- 7.49 It has also partly been achieved through the introduction of an active retail and leisure frontage and through giving shoppers and visitors a space, which will create activity and a more usable public realm. The connections to the transport systems, shopping mall, and to the High Street, will be enhanced through careful landscape detailing.
- 7.50 The proposal creates a space that is flexible and will continue to be the heart of the community. The site currently experiences a series of level changes, through the use of gentle ramps and steps. For the proposed Town Square, the areas will be freely accessible. The approximate 2m level change between the retail frontage and the upper events space is dealt with through careful detailed design, in the shape of seating steps, and gentle ramps, avoiding the need for steps and affording greater accessibility for all.
- 7.51 The outdoor dining / café spill out along the proposed building elevation will receive uninterrupted sunlight in the morning and afternoon. The more sheltered inner spaces will also benefit from good sunlight, particularly in the morning and the middle of the day. A localised area of shade is predicted at the southern end of building facade, but this is compatible with the events spill out space in this location. Proposed trees will provide a choice of shady or sunny areas throughout the public realm. Further analysis on sunlight and daylight is provided later in the report.
- 7.52 Taking into account these factors, although the Town Square would be smaller in area, the replacement design, and resultant character and quality of the space that will be achieved accords with the aspirations of the adopted WTCAAP and justifies the fairly modest Departure from the building footprint indicated in the AAP. Further analysis of the proposed Town Square is provided within the Design section of this report.
- 7.53 In conclusion this section has considered the proposed redesign of the Town Square in terms of the reduction of the area, the introduction of level access through the town square, the re-landscaping of the area, increased permeability and desire lines along with creating a better frontage to the new expanded Mall. As such the proposed new Town Square would function as a predominantly pedestrian space, which has been designed to provide an inclusive and accessible environment to meet the needs of all potential users. The proposed design would facilitate and allow the changes of different land levels to be overcome. All pedestrian routes are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. Cycling across the square would be co-ordinated and has been carefully considered and integrated with the main users being pedestrians. As such the development would accord with the policies of DM29, DM30, and DM33 of the Local Plan along with the aspirations of the Walthamstow Town Centre Area Action Plan.

**HOUSING PROVISION AND DENSITY**

- 7.54 The proposed delivery of housing would come forward in two parts, in that 42 residential units would be provided as part of the detailed part of the application with potentially up to 460 residential units brought forward as part of the outline element.

**Housing Mix**

- 7.55 Paragraph 9 of the NPPF states that sustainable development involves seeking positive improvements in the quality of the built environment including widening the choice of high quality homes. The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic trends, market trends and the needs of different groups should be provided.
- 7.56 At the regional level, London Plan Policy 3.8 states that Boroughs should seek to ensure that new developments offer a range of housing choices in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups.
- 7.57 London Plan Policy 3.9 further seeks a more balanced mix of tenures in all parts of London. This is emphasised within the Mayor's Housing SPG which provides further guidance to aid the delivery of a wide choice of quality homes and a mix of housing that meets local and strategic demand.
- 7.58 At the local level, the Council's Core Strategy Policy CS2 requires mixed and balanced communities and sets out the Council's priority for larger homes (3 bedrooms or more) in new developments. Policy DM5 reiterates Core Strategy Policy CS2 and sets out the Council's preferred housing mix for mainstream market housing schemes which states that there should be a varied mix of units across the development, with the preferred percentage being as follows: 20% 1 bedroom units, 30% 2 bedroom units, 40% 3 bedroom units and 10% 4 bedroom units.
- 7.59 In addition, in respect of smaller dwellings (studios and 1-bedroom flats), the Mayor's Housing SPG considers these within the Council's preferred housing mix and the Council recognises that these units can increase affordability. It is stated that such units would only be acceptable as part of a wider housing mix and where the units would meet high design and quality standards which is the case within the proposed development.
- 7.60 The detailed application proposes to create in total 42 residential units. The mix of units is outlined below:

<b>Mix of Units</b>	<b>Number of Units</b>
Studio Unit	3
1 Bedroom Unit	9
2 Bedroom Unit	29
3 Bedroom Unit	1

- 7.61 All of the proposed units would be constructed to a high standard internally and would comply with the requirements of DCLG's Technical Housing Standards – Nationally Described Space Standard document. Whilst the percentage of three-bedroom family units is not wholly consistent with policy

requirements, these policies are drafted in the context of mainstream market housing schemes. The Mayor's Housing SPG encourages flexibility in applying such policies in higher density accessible locations such as this.

- 7.62 In-depth daylight studies of the detailed, residential, parts of the proposed development have been undertaken. The analysis has been undertaken using the Average Daylight Factor (ADF) assessment. The analysis shows that the majority of rooms would comply with the BRE Report recommendations. As discussed in Point 2 Surveyors' letter, where restrictions occur they are predominantly attributable to the provision of balcony amenity space and / or overlooking of the tower element of the development. In this instance, the application would result in good levels of daylight and sunlight providing a high standard of living accommodation within the development. The daylight and sunlight impact has been assessed by GL Hearn on behalf of the Council who have concluded that the development would be acceptable in this regard.
- 7.63 In relation to the outline proposal, the proposed mix of units are secured by the submitted Development Parameters for the site. The mix of units are outlined again below for reference:
- **A minimum of 20% studio and 1 bedroom apartments;**
  - **A maximum of 65% studio and 1 bedroom apartments, within which, a minimum of 20% studios and 65% 1 bedroom apartments shall be delivered; and**
  - **A maximum of 80% 2+ bedroom apartments shall be provided.**
- 7.64 Although these parameters would potentially allow a scheme to come forward at Reserved Matters Application stage which would have more studio, one and two bedroom units than would normally be sought through the local policy DM5; as explained above, the Mayor's Housing SPG advises greater flexibility is required when dealing with high density developments in highly accessible locations such as here.
- 7.65 As this part of the application would be outline, the layout would be subject to further application at Reserved Matters stage, where a detailed review of individual rooms and units would be carefully considered and assessed against the requirements of DCLG's Technical Housing Standards – Nationally Described Space Standard document and the Mayor's housing standards.
- 7.66 Façade studies of the outline aspect of the development have been undertaken to show the potential daylight and sunlight amenity occurring on the face of the proposed outline mass. Detailed analysis of a representative proportion in the full application has also been undertaken.
- 7.67 The façade studies show that the outward facing surfaces of the proposed towers would see good daylight and sunlight values, dependent on orientation. Where the towers face each other and at lower levels, there will be some restriction in natural light amenity as would be expected in a development of this type. The studies show that careful detailed design of units within the towers will be required but that there is the potential for very good natural light amenity to be provided within the residential accommodation in this part of the development. The daylight and sunlight impact has been assessed by GL Hearn on behalf of the Council who have concluded that the development would be acceptable also in this regard.
- 7.68 The separation distance between the proposed residential units would range between 19m to 25m. The norm between window-to-window distances

should measure 18-21m in terms of the London Plan Housing SPG. The proposed distances between the lower residential development and the four taller buildings would be 19m. It is considered given that the site has been earmarked to be intensified and that taller buildings would be acceptable in principle in such a location, that such distances are acceptable and would result in only limited amenity impact. Furthermore, there would be no direct overlooking between these units within the proposed development.

In relation to the cluster of the four taller elements, the distance would be 25m, greater than the norm set out in the London Plan Housing SPG. This is taken from Table 2 of the Development Parameters Schedule, for which planning permission is sought:

<b>Minimum Separate Distance Category</b>	<b>Zone 1 to Zone 3</b>	<b>Zone 2 to Zone 4</b>
Window to Window	25m	25m
Balcony to Balcony	20m	20m
Balcony to Window	22.5m	22.5m

- 7.69 The separation distances would be strictly controlled through the submitted Design Parameters, resulting in the proposed development maintaining an acceptable level of privacy between the units.
- 7.70 In conclusion the standard of accommodation proposed within both the detailed and outline parts of the application would be of a good standard. The proposed development would provide a varied mix of units; daylight and sunlight matters have been carefully considered along with privacy. Furthermore, the submitted Design Code would control and protect amenity for the future occupants within the proposed development. As such the proposed development would accord with policies DM2, DM4, DM5, DM30 and DM31 of the Local Plan.

#### Affordable Housing

- 7.71 Policy 3.11 of the London Plan states that boroughs should set an overall target for the amount of affordable housing provision in their area based on an assessment of all housing needs and a realistic assessment of supply. In setting targets, boroughs are to take account of regional and local need assessment.
- 7.72 Policy 3.12 notes that Boroughs should seek the “maximum reasonable amount of affordable housing” when negotiating on individual private residential and mixed use schemes, having regard to their affordable housing targets, and the need to encourage rather than restrain residential development, and the individual circumstances of the site. The policy notes that targets should be applied flexibly taking account of:
- Development viability;
  - Availability of public subsidy; and
  - Other scheme requirements.
- 7.73 Policy 3.12 also reaffirms that boroughs should seek the maximum reasonable amount having regard to issues including:
- The need to encourage rather than restrain development (Policy 3.3);

- The size and type of affordable housing needed in particular locations; and
  - The specific circumstances of the site.
- 7.74 The London Plan policies are taken through into the adopted LBWF Local Plan Core Strategy, with Policy CS2 seeking to secure a provision of 50% affordable housing on all new residential schemes coming forward within the Borough (subject to viability if below 50%), with a split of 40% shared ownership and 60% affordable rented.
- 7.75 The application was initially submitted without an affordable housing offer but supported by a detailed viability appraisal. Following rigorous independent review of the applicant's submitted viability assessment, it was identified that there are a number of exceptional costs associated with developing this site. The scheme is currently exceptionally challenging for the reasons as set out in this report and the current viability of the scheme is achieving a low level of affordable housing, in the region of less than 10%. These exceptional costs relate to: the need for complex foundation works to avoid potential impacts on London Underground infrastructure; and, the requirement for the development to make a proportionate contribution to the safeguarding of future underground station enhancement at Walthamstow Central. The delivery of the scheme is also made more complex by the commercial and economic requirement to keep most of the shopping centre open during the construction period and the fact that the site is situated within the heart of the town centre. These factors have been verified and accepted through the viability appraisal process as presenting genuine constraints on overall scheme viability.
- 7.76 Following further joint negotiation between LBWF and the GLA, the applicant has taken a view on their profit and is exploring a number of funding mechanisms and through so doing has agreed to deliver 20% on-site affordable housing. This will be 100% intermediate in tenure, and will be secured via the Section 106 Legal Agreement. The shared ownership intermediate products secured will have eligibility capped at incomes of £90,000 per year, in line with the definition of affordable housing set in Policy 3.10 of the London Plan. In so far as the Local Plan and London Plan Policy 3.11 is concerned, it is recognised that a wholly intermediate affordable housing offer would represent a localised departure from the Plans' 60 / 40 (affordable rent / intermediate) affordable housing tenure split. However, it is important to note that this is a strategic approach, rather than a site-specific target.
- 7.77 At the local level, the Waltham Forest Local Plan Core Strategy applies a flexible site-by-site approach to tenure split, stating that a balance should be provided (without citing a specific target). London Plan Policy 3.11 and supporting paragraphs 3.65 to 3.66 make clear that the affordable rent tenure is intended to prioritise the need for affordable family sized homes, whilst intermediate provision is designed to focus on smaller units for first time buyers. In this case, having regard to the town centre location and high density characteristics of the scheme, officers are satisfied that the proposal to provide 100% of the affordable housing as intermediate tenure is acceptable in planning terms.
- 7.78 The delivery of 20% affordable housing will be secured through the Section 106 Agreement, which will include a detailed viability review mechanism to be triggered prior to implementation (if sufficient progress has not been made within a specified period) and post implementation (triggered at 75% sales of market units or one year following practical completion in the event of a Build

to Rent development). This will capture actual costs and account for any additional funding streams to potentially enable the affordable housing levels to be increased.

- 7.79 In conclusion, this section of the report has considered the quantum of affordable housing which is being secured as part of the development. The scheme's viability is currently exceptionally challenging for the reasons set out in this report and the 20% affordable housing offer with this development is considered by the GLA and by Waltham Forest officers as the maximum achievable taking into account viability. In this instance the proposed development would accord with the aspirations of policies DM2 and DM3 of the Local Plan, policies 3.11 and 3.12 of the London Plan along with the Affordable Housing and Viability Supplementary Planning Guidance (SPG) (2017)

#### Wheelchair Housing

- 7.80 A minimum of 10% of all residential units shall be designed in accordance with Approved Document M of the Building Regulations 2010 Part M4 Category 3 (2015 edition incorporating 2016 amendments). The remainder shall be designed in accordance with Part M4 Category 2.
- 7.81 The application proposes 10% of the proposed residential units to be accessible to wheelchair users. The proposed development aims to deliver an environment where everyone can access and benefit from the full range of opportunities available, removing barriers to undue effort, separate or special treatment.
- 7.82 The location of the wheelchair accessible units will be determined once a residential partner is in place to deliver the scheme and will be secured at the Reserved Matters stage. To cover all options, the applicant has set out the access routes to both elements of the scheme, and also indicated these on the submitted plans. Additionally, the applicant has confirmed that where there is a need for doors, for fire regulation purposes etc. on the routes below, these would be provided with a minimum 850mm clear opening width / single leaf with appropriate nibs as requested, and be fully automated.
- 7.83 Detailed scheme - From the allocated parking space, the resident would use the passenger lift within the residential core to access the podium level. The resident would cross the podium gardens via a covered walkway and enter Block D residential (detailed scheme) and enter any allocated wheelchair accessible units on the same level. The total horizontal distance from parking bay to apartment is circa 70m dependant on the exact location of the parking bay and residential unit.
- 7.84 Outline scheme - From the allocated parking space, the resident will use the passenger lift within the residential core to access the podium level. At podium level the resident will either transition horizontally directly into the allocated disabled unit on the same level or into the residential core to upper levels within the block. Total horizontal distance from parking bay to apartment is circa 30m dependent on the exact location of the parking bay and residential unit.
- 7.85 The proposed application has been assessed by the Councils Occupational Therapist in Housing, where the proposed layout of the units together with travel distances to the apartments are considered to be acceptable. Conditions have been attached requesting further information prior to the implementation of the development. It should be further noted that the GLA support the proposed accessibility arrangements for the development.

- 7.86 In conclusion the proposed development would provide appropriate accessibility for wheelchair users and in respect of other residents and visitors, helping to support mixed and balanced communities. As such the proposed development would accord with policy CS15 of the Adopted Core Strategy; policy DM30 of the Local Plan along with policy 3.5 of the London Plan.

Density

- 7.87 In accordance with Waltham Forest Local Plan Core Strategy Policy CS2, efficient and effective use of centrally located sites in sustainable locations is required, which should seek to optimise housing densities in accordance with the London Plan density matrix. Given the location's excellent transport links, Walthamstow town centre is a location where higher housing densities are considered to be acceptable. Housing densities should be appropriate to the character and context of the Walthamstow area and should protect the amenity of occupiers and surrounding properties. As a general rule, higher density development should be focused around the Walthamstow Central transport hub.
- 7.88 The Mayor recognises the pressing need for more homes in London. The GLA appreciate that it is in the outer London boroughs and on the end-of-life industrial sites and sites where the full potential of locational benefits have not been maximised, such as locations where public transport is set to be improved (Crossrail for example), that will be the next focus for accommodating the ever increasing housing needs of Greater London.
- 7.89 The London Plan sets an annual minimum housing requirement of 862 for Waltham Forest. In line with the above, the London Plan encourages large residential development, including complementary non-residential uses, in areas of high public transport accessibility. Walthamstow Town Centre fits into this category and, additionally, is identified as a Major Centre in the London Plan, where LPAs are required to take a proactive approach to planning for retailing and related facilities. Reflecting the excellent transport connectivity, the London Plan density matrix defines the site as having a PTAL rating of 6 (the best possible). The housing density ranges below are considered in principle acceptable in PTAL locations 4-6. Since the application site is rated PTAL 6, the highest range is most appropriate.
- 7.90 In assessing the density of development on-site and the optimisation of housing potential, the GLA Sustainable Residential Quality Density Matrix cited within Policy 3.4 of the London Plan considers the appropriateness of residential density based on its location, accessibility to public transport, local building typology and proposed unit type and size.
- 7.91 Policy 3.4 of the London Plan seeks to optimise housing output for different types of location having regard to local context and character, the design principles and public transport capacity. The policy states that boroughs should promote densities in line with this policy and adopt the residential density ranges set out in Table 3.2 of the London Plan and which are compatible with sustainable residential quality.

- 7.92 Sustainable Residential Quality [SRQ] Density Matrix [Habitable Rooms and Dwellings per Hectare] table outlined below:

Setting	Public Transport Accessibility Level [PTAL]		
	0 to 1	2 to 3	4 to 6
<b>Suburban</b>	<b>150-200 hr/ha</b>	<b>150-250 hr/ha</b>	<b>200-350 hr/ha</b>
3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
<b>Urban</b>	<b>150-250 hr/ha</b>	<b>200-450 hr/ha</b>	<b>200-700 hr/ha</b>
3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
<b>Central</b>	<b>150-300 hr/ha</b>	<b>300-650 hr/ha</b>	<b>650-1100 hr/ha</b>
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha

- 7.93 The site has a 'Central' character with a PTAL 6 rating. This has been confirmed by the GLA in their Stage 1 response.
- 7.94 Accordingly, Table 3.2 of the London Plan suggests that any proposal on the site should fall within an indicative density range of 650-1,100 habitable rooms per hectare [HRH].
- 7.95 As this is a hybrid application, with the majority of the residential units proposed in outline, it is not possible to provide an exact density figure. The following indicative scheme densities are provided to give an indication of scheme density by habitable room:
- 332.1 hr/ha – Based on the illustrative 471-unit scheme contained in the Design & Access Statement
  - 281.3 hr/ha – Based on a 392-unit scheme comprising the smallest unit mix allowed for in the Development Parameters
  - 358.0 hr/ha – Based on a 502-unit scheme comprising the smallest unit mix allowed for in the Development Parameters.
- 7.96 All of the above densities do not exceed the London Plan density range of 650-1,100 HRH for Central areas in PTAL 4-6 locations.
- 7.97 The GLA have calculated the density solely based on the area the four taller buildings would occupy. In this case the scheme would achieve a density of approximately 1,000 units per hectare based on net residential area. Whilst this would exceed the typical range identified by the Table in paragraph 7.90, it is noted that the proposed housing provision is in line with the allocation of this site for 300 to 600 new homes within the Walthamstow Town Centre AAP. Therefore, having regard to the AAP; the town centre context; the proposed qualitative enhancements to public open space; and, the design

and residential quality of the scheme (discussed below), GLA officers strongly support the proposed high density housing approach in line with London Plan Policy 3.4.

- 7.98 It should be noted that the new draft London Plan (2017) is currently out for consultation. As part of the key changes to the policies, the Mayor has deleted the density matrix within the current draft. For London to accommodate growth in an inclusive and responsible way every new development needs to make the most efficient use of land. This will mean developing at densities above those of the surrounding area on most sites. The design of the development must optimise housing density. A design-led approach to optimising density should be based on an evaluation of the site's attributes, its surrounding context and capacity for growth and the most appropriate development form, which are determined by following the process set out delivering good design.
- 7.99 Having regard to the above paragraph, it is clear that the direction of travel with the new emerging London Plan is away from the rather arbitrary ranges provided by the density matrix and towards a design led approach which is informed by the particular site circumstances and the nature and quality of the proposed scheme. Furthermore, as highlighted in paragraph 7.96, the GLA are in support of optimising sites within central locations, which are located in the vicinity of strategic transport nodes such as Walthamstow Underground Station. In this regard the density of the proposed development would be acceptable.
- 7.100 Density is only part of the assessment of acceptability of any scheme and should be considered in conjunction with other factors including layout, scale, bulk and massing.
- 7.101 The London Plan confirms, in section 7.7, that tall (and large) buildings should: Generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport. The application site lies within Walthamstow Town Centre where the PTAL rating is at its maximum level of 6, thus excellent access to public transport. The central point of a town centre can often logically be the focus for tall buildings. The application site is in the heart of the town centre. The proposed tall buildings have been arranged to minimise impact from a heritage and character perspective.
- 7.102 The form relates to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level. The proposals take their lead from the WTCAAP. Local planning policy seeks to make the town centre the focus for development and to transform the town. The proposals have been developed to provide the regeneration of the town centre with carefully considered integrated building and public realm designs. The development should be considered in terms of the emerging context and the site is located within a key growth area identified by LBWF, where new development should be focused.
- 7.103 In conclusion, the density of the proposed development, when measured conventionally, would not exceed the London Plan density matrix. The density of development is considered to be acceptable when considered against other material considerations including:
- London's pressing housing need;
  - The highly accessible nature of the site;

- The emerging scale of development proposed for this area;
- The residential design quality offered by the scheme; and
- Significant public realm enhancements.
- Proposed changes to the emerging London Plan that development should be design led.

7.104 The majority of units would be served by a core shared amongst six units or less per floor, which would accord with the Mayor's Housing Design Guide. Overall therefore the proposed quantum and density of development is considered to be acceptable.

### **DESIGN**

7.105 This is a proposal of major significance for the town centre, which raises some important and challenging design issues. Fundamentally, these include the impact of a fairly significant reduction in the size of the existing Town Square and the consequent need for a convincing and sustainable redesign of the public space; the height and potential impact of the proposed towers on the town centre and wider area and, given the significance of the scheme, a clear need to secure the highest quality and standards of design throughout the development.

#### Dual Aspect Units

7.106 The proposed development would not include any north facing, single aspect units. At least 50% of the units are recommended to be dual aspect. Opportunities for corner dual aspect units and through-dual-aspect units are indicated on the illustrative masterplan.

7.107 Opportunities for corner dual aspect units and through-dual-aspect units are indicated on the submitted plans. The possible building form outlined by the Development Parameters allow for the avoidance of north facing single aspect apartments. The scheme achieves at least 50% of apartments on a typical floor as dual aspect and avoids any north facing apartments. Where single aspect apartments are unavoidable these should generally be the smaller unit types.

7.108 It should be noted that the applicant has maximised the level of daylight and separation distances between the single aspect units to provide a higher quality of living accommodation internally within these units. On balance the development would be acceptable in this regard.

7.109 Furthermore, the outline permission would be controlled by the Design Code, which states that a minimum provision of 50% of the units have to be dual aspect. Where possible these should be maximised.

#### Bulk, Height, Scale and Design of the Proposed Building within the Full Application

7.110 The application proposes the demolition of the units to the south of The Mall up to and including the current servicing bridge, maintaining and remodelling the basement car park. Thus facilitating a simple rational footprint for the new proposed development. The existing Mall shall remain fully operational and trading throughout construction.

- 7.111 The extension to The Mall shall maximise new rational / flexible net floor area for both medium and smaller retailers, designing the scheme to facilitate a variety of unit splits to accommodate specific retailer demand. The provision of space is to be provided over two levels with flexibility to link ground and first floor trading or provide access-only points to isolated first floor space in the case of leisure provision.
- 7.112 The development seeks the creation of a clearly defined edge to the reconfigured public square to the immediate east of The Mall with active frontage to the public space through the provision of new retail units in front of what was a blank, unattractive elevation to this end of The Mall. The proposals seek to utilise the reconstructed elevation to the east of The Mall to radically improve the architecture of the centre. To instigate a strong rhythm to the elevations, building into taller structures behind (stepping away from the public space).
- 7.113 The design approach to the Town Square architecture has been carefully considered, with the design brief required to fulfil a number of roles. The existing Mall exterior is tired and dated with little active frontage to the street and a detrimental impact to the community realm, sterilising the western perimeter of the site. The opportunity therefore exists to create an exciting new mixed use proposal which redefines the gateway to the town centre and reinvents the current community realm.
- 7.114 The creation of a clearly defined edge to the reconfigured public square to the immediate east of The Mall would create active frontage to the public space with the provision of new retail & restaurant units in front of what is currently a blank, unattractive elevation. A clearly defined, relatively low-scale new built perimeter to the eastern end of The Mall would not only strengthen the edges of the Town Square but layers the new architecture between the streetscape buildings and the scale of the proposed taller buildings beyond. The creation of active pedestrian frontage - as retail units and cafes and will substantially benefit this visually and neglected east end of The Mall, making it a safer and more enjoyable space to spend time.
- 7.115 During the design process, minor adjustments were made to the proposed blocks forming the new Town Square edge to assist in the layering of new built form towards the taller buildings set back from the square. The design approach aims to evoke a feeling of a cluster of independent buildings which would sit cohesively as one piece of townscape, a fragment of a city.
- 7.116 The proposal would meet the demand for new homes within the town centre, in a highly sustainable location adjacent to the PTAL 6 transport interchange. The addition of this residential frontage would also assist in discouraging anti-social behaviour and improve safety later in the evenings long after the restaurants have closed through passive surveillance.

#### Town Square

- 7.117 The traditional heart of civic life is centred on the Town Square and high street elements of the public realm around which community life revolves. The redeveloped Walthamstow Town Centre would become one such place connected to the thriving High Street. The Town Square is an important public space within the Borough and primary outdoor space for the increasing number of residents in the area is required. Hence it is important that it becomes a space for all people, of all backgrounds, abilities and ages.

7.118 The new Town Square has been designed with flexibility in mind and seeks to be occupied by markets or other planned events that currently take place in this location. Proposals seek to find a balance between formal and informal activities. Key formal activities are likely to include festivals, busking, visiting markets, film screenings, performances, concerts and family fun days. The Town Square area will include a water jets (that could reference the site's former use as a Public Swimming Baths), and the existing London Plane trees to the north. The water jets would have the capacity to be turned on or off to allow for a larger gathering space whenever required. This would be a lively space bound by the High Street, buzz of marketplace activities and sound of children playing in the water jets. The square would be paved in high quality stone to form a carpet that unifies the space between the High Street, the bank building, the redeveloped Mall and the entire town centre.

7.119 The detailed full application would bring forward a new Town Square. The existing Town Square is circa 1.35 ha in size, however, 32% or 0.45 ha is proposed to be used for the extension of the retail and leisure offer for the town. The new Town Square would be reduced in size as a result of the scheme, however, the application proposals achieve a more usable space, and, through the redesign, introduces new and additional facilities and ways of using the space which are outlined in detail below:

- Creation of step free space through reworking the gradients of the site;
- Consideration of how the Town Square's new layout and orientation would allow for easy integration of future expansion of the public realm through the possible redevelopment/changes to the bus station and to the library / bank sites;
- Introduction of improved desire line routes across the space;
- Through the introduction of new units that replace the blank facades of the shopping centre, new activity and interaction is facilitated;
- Establishment of a new hard landscaped area linking to the High Street that is better suited to be used for a formal gathering etc. The space can be used for a range of year round gatherings such as winter carnivals, ice skating, art exhibitions, sports events, markets, festivals;
- The introduction of water jets located in between the hard and soft join in the Town Square, referencing back to the site's specific and former use as swimming baths;
- Introduction of an under 7s playspace, which is better and more extensively equipped in a safer environment with maximum site surveillance through moving its location and through the introduction of active frontages looking out over the square;
- Creation of new gardens, not just grass, that will provide a rich variety of planting for the visual, smell and touch senses;
- The insertion of objects of delight in the hard and soft areas of the Town Square – specifics to be agreed with LBWF, but for example – talking tubes, table tennis, trampolines, outdoor gym equipment;
- Improved ecological and biodiversity in the replanted and imagined gardens – to include locally native species, grasses, new tree planting, taking into account the desire to improve opportunities to forage and nest, native berry and seed producing species to enhance the site for

birds, along with introduction of bird and bat boxes and habitats for invertebrates; and

- Interpretation of the history of the site and Walthamstow woven into the new Town Square through the detailing of the paving and interpretation boards

7.120 The proposed development would result in the loss of approximately one-third of the space within the existing Town Square and gardens as a result of the proposed retail and upper-floor residential uses along the western and southern perimeter of the site. The loss of such a significant amount of public space is an important issue which has to be considered against an assessment of the potential benefits of the current proposal and the redesign of the town square, albeit with a reduced area. In assessing the redesign of the square, officers have taken account of a number of key design principles in seeking to achieve a successful and vibrant public space;

- Access & connectivity – how the Town Square is connected to the surrounding area with convenient, safe and inclusive pedestrian routes to and from key points.
- Uses and activities – the range of uses and activities within the square and their contribution to the space.
- The quality of the new square – the image, quality and attractiveness of the space, its safety and comfort, the quality of materials, landscaping and lighting, etc.
- A place for people – the need for a welcoming and flexible space which supports a variety of uses for the whole community and people of all backgrounds, ages and abilities, with places to sit and linger, and space for events, etc.

7.121 Whilst the reduction in the size of the existing Town Square is clearly a key consideration, officers have focused particular attention in their planning assessment on how the proposed re-design seeks to achieve a high quality, usable and welcoming public space that addresses the criteria set out above. Importantly therefore, whilst the size of the Town Square is clearly of relevance, the quality and usability of the space is of equal, if not greater significance. In seeking to address this issue, the applicant has for example included a number of other public space precedents in their design and access statement to illustrate the fact that successful and vibrant public spaces can be created which are not overly dependent on the actual size of the space itself. This view is in principle supported by officers.

7.122 The proposed new square includes a number of key pedestrian routes across the area, linking the High Street and market, the bus station, the new Mall entrance and the proposed “town garden” to the north-east. These routes are well-considered and provide clear, legible and convenient “desire lines” across the new square to and from key points of arrival and departure. Importantly, the redesigned square also incorporates level access across the area, allowing inclusive and unencumbered access for wheelchairs and pushchairs etc.

7.123 These key routes then effectively define the spaces within and around the square. A variety of spaces or “character areas” are proposed which include terraced lawns with small raised walls incorporating both informal and fixed bench-type seating, a relocated under-7s play area adjacent to the new Mall entrance and to the eastern edge of the square, a quieter, greener and more

heavily landscaped new “town gardens” area. To the north of the new space a harder landscaped paved area is proposed including a water feature, flexible events space and additional tree planting and seating.

- 7.124 A key benefit of the proposal is in locating new retail uses around the western and southern perimeter of the square. Whilst obviously reducing the size of the existing square this has the important and positive advantage of introducing “active frontages” around the square, in contrast to the current design where blank walls run along much of the western side of the square providing little benefit to enlivening the space. Café uses are also proposed within the square allowing people to potentially spill out onto the space further increasing activity and interest. This is seen as introducing a positive benefit in terms of increasing activity and safety around the square, both during the day and into the evening.
- 7.125 The spaces and character areas within the square would be complemented with high quality materials, landscaping and street furniture along with a bespoke lighting strategy including uplighting, of trees and key features, new street lighting and other feature lighting.
- 7.126 Officers have given detailed consideration to the design proposals for the new square and are confident that, whilst reduced in size, the new square provides a well-considered range and mix of spaces which can potentially support a wide choice of activities and experiences, ultimately creating a successful and vibrant new public space in the heart of the town centre. Whilst long-term management will be key to the success of the new square, and the S106 agreement will secure a significant financial contribution from the applicants towards the ongoing maintenance of the area, officers are of the view that the proposed design meets the criteria set out above and provides a strong basis for the provision of an active and welcoming new civic space for residents, the wider community and visitors to the town centre.

#### Private Amenity, Communal Space and Playspace

- 7.127 Policy DM7 of the Waltham Forest Local Plan Development Management Policies (2013) requires all new residential development to be of the highest quality internally and externally, by meeting minimum internal and external space standards, and by ensuring that all homes have access to an element of private space, including balconies, and that this is well-designed and useable. Communal external amenity space should be easily accessible by all residents.
- 7.128 Policy DM12 requires all major new developments to provide high quality and useable open spaces and/or landscape infrastructure. Proposals for new areas of open space and landscaping should be accompanied by a maintenance plan to ensure their long-term successful establishment. Residential and mixed use proposals should contribute to the provision of high quality and accessible exercise, play and recreational facilities, either on or off site, based on child yields. The provision of play space should be in accordance with the Mayor’s Play and Informal Recreation SPG.
- 7.129 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation. Further detail is provided in the Mayor’s SPG ‘Shaping Neighbourhoods: Play and Informal Recreation’, which sets a benchmark of 10sqm of useable child play space to be provided per child, with under-fives play space provided on-site as a minimum. All of the residential units would have access to private amenity space, through the use of balcony spaces, a minimum of 5sqm would be provided per unit. This

would accord to the aspirations as set out within Policy DM7 of the Waltham Forest Local Plan.

- 7.130 The outline application includes both podium and roof level private communal amenity spaces. These can only be accessed by residents or their visitors, who have first passed through the concierge or key fob areas into the residential cores.
- 7.131 As these proposals form part of the outline scheme, the details will come forward as Reserved Matters submissions.
- 7.132 Further amenity space will be provided in the form of roof gardens on the residential buildings. These spaces will be spaces that offer contemplative and quiet outdoor amenity. They will be composed of a mixture of extensive and intensive green roofs.
- 7.133 Extensive green roofs are composed of lightweight layers of free-draining material that support low-growing, tough, drought resistant plants. Extensive green roofs are often not designed to be walked on and are therefore isolated from people, providing a very good undisturbed habitat for plants, birds and insects.
- 7.134 Intensive green roofs can support a wide range of vegetation; including trees, shrubs, groundcover plants and hedgerows. They are suitable where people would require access (i.e. a roof garden) and where the structure is able to support larger loads. Supporting an array of vegetation, this type of green roof requires a moderate amount of maintenance (e.g. fortnightly visits throughout the growing season) and either an integrated attenuation and irrigation system (where structural loadings permit); or a mains fed automated irrigation system. The most expensive to implement, an intensive roof garden provides a good habitat resource to encourage wildlife alongside visual interest and a useable space for the residents throughout the year.
- 7.135 As the majority of the scheme is submitted in outline with the number of units/bedrooms to be determined at a later stage, set out below is the minimum amenity / play space required to be provided for the smallest scheme envisaged by the outline Development Parameters. Officers also provide an indication of the amount of amenity space and play space that might be required to be delivered as part of a scheme comprising the maximum 502 residential units, for illustrative purposes only. As the amenity and play spaces requirements relate to the number of bedrooms, and the final housing mix is yet to be determined, the actual amenity and play space areas will need to be determined as part of the Reserved Matters submissions. The proposed development will comply with these requirements as a minimum.

	<b>Amenity Space (sqm)</b>	<b>Play Space (sqm)</b>
Detailed Scheme	610	34.5
Outline Scheme (Min)	4,850	148.9
Outline Scheme (502 unit illustration)	6,340	198.3
Total (minimum requirement)	5,460	183.4

- 7.136 The amenity space standards are supported, and it is noted that the submitted design code verifies that the spatial requirements of London Plan Policy 3.6 and The Mayor's Shaping Neighbourhoods: Play and Informal

Recreation SPG 2012 would be met. Furthermore, the development would comply with the Development Management Local Plan Policy DM7.

### **Design of the Town Square**

- 7.137 The proposal includes the removal of 81 trees in total, 31 of which would be from the current avenue of Lime trees, which currently run from north to south partially retaining some of the current avenue in three segmented parts. Generally, the Lime trees which currently form the avenue, are early mature and growing in a stressful environment, probably on shrinkable clay soil that is easily compacted by pedestrian foot fall. Many are in moderate or poor condition and have historically been managed by pollarding.
- 7.138 A total of 94 new trees are proposed, comprising 31 “avenue” style trees along new tree lined avenues from east to west, and enhancements to the northern part of the existing avenue and fronting the High Street, also the proposals include 24 boundary trees and 24 ornamental trees and associated soft landscaping. The proposed scheme will therefore encompass 148 trees (54 retained and 94 new) which will provide a net gain of 13 trees.
- 7.139 Even without the proposals to develop the Town Square an arboricultural management plan would need to be developed, by the Council, to look at the long term management of the avenue of Lime trees. This would require a conditions report and it is likely that if the avenue of trees were to be maintained as present, some of the trees would require removal and replacement due to poor condition, potentially with the removal and replacement of every alternate tree in each row i.e. every other tree, being required to rejuvenate the avenue. Thus, even if redevelopment of The Mall did not propose some works to the avenue of trees this assessment would be required in the interests of good management.
- 7.140 As the majority of the trees forming the avenue are Common Limes, (*Tilia x europaea*), which produce prolific sucker growth and suffer from honey dew, it would be preferential to replace any removed trees with a more modern cultivar which does not suffer from such problems such as *Tilia cordata* ‘Greenspire’ better suited to a publicly accessible area where there is a paved surfaces under the canopies. In essence the longevity of the remaining linear lime tree walk would have needed work in the form of some felling and replacements to secure its future anyway. The redevelopment of the area generally gives an opportunity to improve and rejuvenate the soft landscaping with a more diverse species better for amenity and biodiversity.
- 7.141 Generally the current green space and plant species are rather standard with little diversity or what would be considered good habitat for wildlife, except for the lime trees.
- 7.142 Although there is a (significant) reduction in public amenity space it would appear that in essence the concept of the new planting scheme appears to be more diverse, better in both amenity and support for biodiversity proposing to using native and naturalistic planting with a sensory aspect, with a reference to the palette which influenced William Morris’ work.
- 7.143 The lawns are to be situated on the site of the original bowling green picking up the site history with a network of planting for biodiversity. Wildflower grasses adjacent to the trees will create a softer edge and naturalised bulb planting. Generally, the proposed ecological and associated soft landscaping proposals within the Design and Access Statement appear to be good in principle.

- 7.144 Planting proposals are aligned with “Secured By Design” principles in that the majority of trees will have 2 metre clear stems to ensure visibility and planting will be limited to 1m in height were it would otherwise obstruct views and compromise safety. Tree planting in general will include a mix of semi-mature trees and multi- stemmed trees in order to provide structure, sense of scale and enhance green infrastructure network. No dig construction will be used in root protection zones of existing retained trees where paving is proposed. Ecological recommendations e.g. bird and bat boxes will be carefully incorporated into the framework of trees with particular reference to species.
- 7.145 Hedges and ornamental shrubs and perennials evergreen hedging in combination with ornamental shrubs and perennials will define the edges of the public realm creating an attractive back drop to the town centre and the buildings. Planting design will ensure clear visibility within the public realm. Ornamental grasses will be used to provide movement and texture. Water tolerant plants will be incorporated within rain gardens. The proposed Town Gardens will provide strolling and seating opportunities for people while offering a significant habitat for wildlife. Wildflower and meadow grasses adjacent to the trees will create a softer edge and will include naturalised bulb planting for seasonal interest
- 7.146 Overall the removal of the trees proposed is considered to be reasonable on the provision that the replacement trees are of good quality and this has been conditioned as part of the application. On balance the removal of the trees would be acceptable given the factors described above and the wider landscaping improvements that will be secured.

Proposed Soft and Hard Landscaping / Permeability

- 7.147 Soft landscaping across the site will be selected to provide interest and vibrancy to the development; to meet the specific site conditions; and to optimise wildlife benefits and the potential for habitat creation in an urban setting. Careful consideration has been given to design for high plant species diversity and year-round flowering with a wide variety of flowering types. This gives considerable scope for biodiversity provision by promoting the use of native species and ecologically appropriate planting for localised growth conditions. The final soft landscape palette will be agreed with the Waltham Forest Council.
- 7.148 The design should create a high quality amenity space through the use of a restrained palette of complementary materials implemented with a high level of workmanship. The use of materials would be consistent throughout the gardens. Paving arrangements would be simple and would avoid over complex designs with lots of differing unit sizes and colours. Materials would be durable and require minimum maintenance. All paving would be slip-resistant and compliant with relevant British and European Standards. Paving material paving types include (but are not limited to):
- Silver grey granite (Flame finish)
  - Smokey grey granite (Flame finish)
  - Resin bonded gravel
  - Swiss Gneiss stone
  - Concrete paving

- 7.149 The soft landscaping would help to ensure that the amenity spaces are coordinated, consistent, high quality and designed with maintenance and management in mind. Soft landscaping works would include the following:
- Tree planting
  - Shrubs
  - Hedge
  - Biodiversity planting
- 7.150 Tree and shrub planting would enhance the design and definition of the spaces and circulation routes. Tree species should be selected for their tolerance to growing conditions. Shrub, hedge and ground cover where included would be selected for appropriateness to context, function, wildlife and biodiversity value.
- 7.151 The proposals would provide active uses, such as restaurants and retail at ground and would further enhance the streetscape through carefully designed public realm. They would contribute to improving the permeability of the site and the wider area, where possible. This forms an integral part of the proposals in that the improvements that can be made to the Town Square as part of the scheme will improve permeability, wayfinding and pedestrian and cycle routes. They would also incorporate publicly accessible areas on the upper floors, where appropriate. This has been assessed but due to security and crime prevention, is not deemed appropriate.
- 7.152 The new landscape spaces of the town centre would be logical, simple, and straightforward to use and are designed to read with a high degree of legibility and permeability. All pedestrian routes are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. Vehicular movement, access and parking the square is a pedestrian space with vehicular access limited to emergency or service vehicles and temporary access for event management.
- 7.153 Vehicle access is to be facilitated through restricted access points using gates, removal bollards and through the strategic arrangement of other landscape elements (walls, trees and benches). Several access points are able to facilitate this vehicle access as there are six points with width greater than 4 metres. All street furniture has been placed in a logical and consistent manner to prevent restriction to these routes, and ensure that the visual clarity of the scheme is maintained. Lighting within this environment would be designed to ensure a safe and secure environment at night, with lighting well distributed without extreme shadow, sudden change, glare or reflection.
- 7.154 In this instance the development would provide a high quality of hard and soft landscaping along with enhanced desire lines and permeability within the Town Square and adjoining areas.

#### **DESIGN CONSIDERATIONS WITH THE OUTLINE PROPOSALS**

- 7.155 The application also sets the parameters for the residential towers proposed in the outline part of the application through the Development Parameters and Design Code.
- 7.156 Residential Zones 1 and 2, and Zones 3 and 4 area are adjacent to each other. The layout, height and massing should allow each zone to read as a distinct element, essentially presenting themselves as two conjoined buildings as opposed to a single building mass. The principles of the step in height and

footprints determined by the Development Parameters should be emphasised through choice of materials and architectural expression.

- 7.157 A minimum of two and a maximum of three differing architectural languages would be applied to the cluster of buildings. This would ensure that adjacent buildings read as distinct elements in the overall composition. These architectural languages would be coherent and complimentary to one another, with a balance struck between similarity and distinctiveness through consideration of detailing, fenestration patterns and materiality. At least two of the non-adjacent buildings would read as a pair, with the same architectural language. The overall composition of the cluster would read as a family of buildings, as opposed to four completely different objects.
- 7.158 The residential towers element of the scheme is proposed to be progressed in 'outline through the planning process, with subsequent submission and approval of Reserved Matters being required. Given the scheme's importance to the town centre and wider borough, it is understood that well-crafted Development Parameters and a design code will be critical to a successful outcome.
- 7.159 Historic England and CABI have published 'Guidance on Tall Buildings' (2007) providing twelve criteria by which tall buildings should be considered and assessed. These are considered in respect of the proposed scheme as follows:
- The relationship to context - The underlying policy context encourages the delivery of tall buildings in sustainable town centre locations such as this. The design responds to the immediate urban townscape, without seeking to compete with local Conservation Areas, nor Listed Buildings.
  - The effect on the historic context - This is covered under Heritage section of the Committee report.
  - The effect on World Heritage sites (this is not applicable in this regard).
  - The relationship to transport infrastructure - The site achieves the highest possible PTAL rating of 6b and as such accords with the London Plan policy for the provision of tall buildings. The development would improve the public realm from the station through varying routes on the town square, the High Street and Selborne Road and beyond. S106 monies are to be sought to improve the local public realm, cycle network and pedestrian footpaths leading to and from the site, along with improvements to Walthamstow Central London Underground station.
  - The architectural quality of the building - CABI supports the applicant's approach in terms of built form and design detailing, which has been discussed in the body of the Committee report.
  - The sustainable design and construction - The proposed development would be sustainably construction in accordance with policies. Mitigation measures would be incorporated into this to facilitate such mechanism to occur.
  - The credibility of the design - The design has progressed following extensive discussions with the Council officers, GLA and presentation to CABI. Furthermore, the outline permission would be subject to further assessment when the Reserved Matters applications are

considered. It should also be noted that the submitted Design Code would control the credibility of the design of the taller buildings.

- The contribution to public space and facilities - The scheme would benefit and improve the existing public realm surrounding the site. The improvements would also enable a greater permeability and accessibility from the Town Square towards the High Street.
- The effect on the local environment - The applicant has submitted an Environmental Statement to assess the proposal's impact on the environment which is discussed below in this report. Overall, the development is envisaged to result in no significant impacts subject to appropriate mitigation secured by condition.
- The contribution made permeability - This is discussed in more detail below, but the development would create new access routes through the site providing greater permeability towards the Walthamstow Town Centre and immediate context as well as improved legibility of the site itself.
- The provision of a well-designed environment - This is discussed further elsewhere in this section.

7.160 The Design Code sets out criteria for the development of the taller residential element of the proposals. The criteria have been carefully considered in discussion with officers in order to ensure that any proposal brought forward is of a high quality and is in keeping with the overall proposals for the town centre.

7.161 As set out in the massing development diagrams, the relocation of the cores and the splitting of the building forms have enabled four individually distinguishable elements to emerge. The composition of elements creates a 'family' of different forms when viewed from the open space to the east of the proposal and from other key views to the site. The two taller elements are set back from the edge of the public space, making the shorter residential element to the square the more perceptible. This massing provides: A cluster of elements that introduce a more suitable scale that is slender and elegant. Retaining these principles and heightening it through materials, detailing and a potential visual separation between the buildings must be the starting point for the detailed design of the proposals.

7.162 The outline element of this application proposes four residential towers sitting above podium level and accessed via the new Town Square. The two lower towers would be between 9 and 17 storeys high and the two higher towers between 15 and 29 storeys high. Given this outline form, officers have been mindful to negotiate a robust design framework to ensure the highest design quality as and when this important part of the scheme comes forward.

7.163 The principle of height and tall buildings has already been established in the town centre with the 13-storey Travelodge building on Hoe Street. A 13-storey residential building is also being constructed adjacent to Walthamstow Overground and planning permission was also recently granted for a 16-storey tower on the South Grove site adjacent to the town centre to the west. In planning policy terms, Walthamstow town centre is also a suitable location for tall buildings in accordance with both local and regional (London Plan) policy.

7.164 Notwithstanding the policy context, the tallest proposed towers here would be by far the tallest buildings in Waltham Forest and therefore need to meet the

key tests set out in planning policy in terms of their location, their potential impact and relationship to context and their architectural and urban design quality,

- 7.165 In assessing potential impact, officers have given detailed consideration to a number of verified views provided by the applicant as part of their submission. These are technically accurate views taken from a range of locations both close to the town centre and from further distance. These verified views are complemented by a number of computer-generated images (CGIs) from viewpoints in and around the new Town Square. In overall terms, the proposed development would sustain the significance of the relevant heritage assets identified in this report (i.e. preserve the special interest and setting of the statutorily listed buildings, and the character or appearance of the conservation areas), in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, relevant policies of the Development Plan and other material considerations.
- 7.166 In relation to context, it is indisputable that the height of the towers, particularly the two tallest buildings, would result in a significant contextual change to the built environment in this part of Walthamstow Town Centre. However, taking into account the supportive policy context and the appropriateness of tall buildings in this central location, the question of precisely how high is appropriate is to a large extent arguably a matter of judgement. The scale of the towers would clearly result in visible change but, subject to an exemplary quality of architectural design, have the potential to provide a positive and significant contribution to the image and identity of the town centre. In their design and access statement, the applicant has further stated that “the scheme will, by reputation and by physical presence, promote Walthamstow in the wider London context and mark the location of the town centre”.
- 7.167 As part of their submission of the scheme, the applicant has included a Design Code and Development Parameters which together provide a clear and unambiguous framework for a future Reserved Matters application for the residential towers. The Development Parameters set out criteria for both the height of each individual building and importantly the composition and relationship between them. A degree of flexibility is built into the parameters to allow for technical and construction factors at Reserved Matters application stage but which does not fundamentally impact on the concept of the scheme.
- 7.168 The Design Code sets out a range of mandatory requirements for the towers which include a wide scope of detailed design criteria. The document covers building massing, layout, internal space standards, amenity space, access and security and at the more detailed level includes codes on materials, window proportions, entrances, architectural expression and detailing. Officers are confident that the Code provides a robust set of design criteria to ensure the highest standards of design as and when any reserved matters application comes forward. Members should also note that a Reserved Matters Application for the towers would be subject to additional detailed design scrutiny by the authority’s Design and Conservation team, the GLA and the Council’s CABE design review panel.
- 7.169 Selection of materials would have regard to the overall composition of the scheme and seek to complement its existing and planned neighbours, as appropriate. Consideration would be given to both the existing context and the detailed design element of the proposal to arrive at a coherent palette of materials which is specific to the proposal. The materiality and detailing would

express the residential character of the buildings. A limited palette of finishes must be selected for all architectural metalwork elements. Robust and long lasting materials, i.e. painted steel and glass, must be used for details such as rainwater canopies, railings, balustrades, louvres and visible rainwater systems. Architectural metalwork elements such as balustrades and handrails must be simply detailed and coordinated with all other metal elements in the buildings. The predominant facade material would be a good quality brick or masonry product.

7.170 Brick mixes can be used to achieve a variation in colour and tone. The selection of mortar must be considered concurrently with the selection of any brick. The buildings must have at least two differing brick types. Adjacent buildings (Zones 1 and 2, 3 and 4) must use contrasting bricks. If more brick types are proposed then consideration should be given to the overall composition of the residential zones. Brick tones would be complimentary to create a family of brick types. Other materials can be used to add further depth and richness to the facades. These materials should be selected from the following palette: Masonry; Reconstituted or natural stone; Precast Concrete Elements; Anodised or metallic powder-coated aluminium; Glass; Architectural metalwork. Adjoining residential zones would use differing brick tones to aid their reading as separate elements.

7.171 The principal east and west facing facades would be predominantly brick. Other materials, such as metal curtain wall systems could be investigated for the north and south elevations, however these should be carefully integrated with the palette of materials used elsewhere. The two volumes of the adjacent residential zone should be separated visually. One possible solution is a glazed link between the two buildings which utilises curtain walling or a similar highly glazed aesthetic to appear more visually lightweight than the solid brick facades either side.

The architecture of the residential entrances would ensure that they are safe, welcoming, and clearly demarcated. Each of the residential buildings would have a single residents' entrance which addresses the communal amenity space. The entrances would be integrated with the overall character of the building, but would be distinctive enough that they are clearly recognisable as focal points. Double height expression would be encouraged to ensure that entrances have a prominent place in the overall elevation. Careful consideration should be given to appropriate lighting that aids wayfinding and ensures safety without causing unwanted light spill to neighbouring apartments.

#### **London Borough of Waltham Forest Design Review Panel (WFDRP)**

7.172 WFDRP is an advisory panel providing independent design comments on behalf of the Local Planning Authority. Design Council CABE provides this function for Waltham Forest.

7.173 As an integral part of the design process the developing design proposals were presented to CABE at design review panel on three occasions. The proposals were first introduced to CABE at a design workshop on the 15th December 2015, the scheme was then presented at a design review panel following 12 months of design development on the 7th December 2016, with a final design review panel on the 28th February 2017.

7.174 The design proposals were introduced to the panel in their entirety - the workshop commenced with a detailed site walk to set the context of the development and explain the challenges and the opportunities of the site

within the setting of Walthamstow and its wider borough and town centre regeneration strategies. The initial proposals were then presented in a residential suite at The Scene development overlooking the site, LBWF officers then set the political and planning context for the site as part of the ongoing regeneration of the town centre and a design workshop followed.

- 7.175 The presentation and following workshop focused on Town Square architecture, the above podium tall buildings and the Town Square. The proposals were well received by the panel and a number of recommendations were made to assist in informing the design particularly in reference to the 'Town Square':
- 7.176 To encourage the development of the design the public space; needs rewording
- To consult the public;
  - To undertake movement studies;
  - To develop more clearly the identity for the space and its different parts;
  - To understand much more comprehensively how the space might be used.
- 7.177 The main comments which were raised from the WFDRP Reviews are as follows:
- WFDRP support Waltham Forest and the developer in their collective ambition to provide a thriving future for Walthamstow town centre.
  - This is a critical site for Walthamstow and redevelopment has the power to act as a catalyst for changing the identity and place quality of the town centre.
  - Given its proximity to the Walthamstow Central Tube and Overground station this scheme also has the potential to transform the arrival and destination experience for visitors, workers and resident alike.
  - A key offering to the local community could be improvement works to the public square through the removal of the NatWest Bank building. However WFDRP are aware that there are no current plans for the bank to move and for this site to be released. WFDRP recommended that efforts should continue to secure the bank building's removal to facilitate the longer term regeneration and enhancement of the town centre.
  - The design should be informed by more contextual analysis, particularly with regards to the tall elements and how they would be viewed and experienced from long views within the surrounding area. There will be a whole series of taller developments likely to come forward in the town centre. It is important to be able to assess the merits of this scheme in the context of these other developments and to see how they would work as an ensemble. WFDRP recommended that sectional drawings and visuals showing the towers in the context of other developments are submitted with any planning application, in order to see how the town centre of Walthamstow will change. To inform the landscape design and to assess the impacts of the towers on local micro-climatic conditions, they also recommended carrying out solar and wind studies.

- The new public square will be instrumental and transformative in setting a new identity for Walthamstow town centre, attracting people to the area and gaining buy in from the local community. The new landscape should be specific to Walthamstow and cater to the needs and aspirations of the local population. The design team must not only be clear on the aspiration and objectives for this space, but also show how the nature and identity of the place is locally specific. As a result the proposed landscape falls short.
- In terms of the detailed design, they were supportive of the calm, restrained character of the architecture. WFDRP like the use of crenelated tops of the façade of the podium, stacking of the individual elements and variation along the façade to the public space. This works well to give the impression that this is an ensemble of separate buildings that have a dialogue with each other. The use of strong framing elements to each of the buildings' facades is positive and helps frame the Town Square. A local architectural identity will help the scheme deliver lasting value to the town centre.
- WFDRP think the use of fashionable styling and features such as the ornate detailing within the balustrades appears rather contrived. WFDRP are not convinced that significant variety in such features along the façade is helpful and they thought they will date very quickly. To create high quality architecture and guide the design for the blocks, a rationale for detailing and differentiation should be provided. WFDRP recommended developing and adopting a robust vision and narrative concept for the scheme.
- Given that a hybrid application is proposed, including a detailed application element for the lower parts of the scheme and an outline application for the tower elements, in order to secure design quality of the tall buildings, parameters plans and a design code will need to 'lock down' the design of the tall buildings. WFDRP were pleased to see that parameter plans and a Design Code have advanced following the last review but they thought the parameter plans should contain more tightly prescribed parameters, allowing some room for reasonable unreserved requirements. To secure a high standard of design, it is of paramount importance that the design code is enforceable in its wording and unambiguous, and leaves no scope for interpretation in the future. WFDRP thought the proposed mandatory requirements are not strong enough and require further thought.

- 7.178 Following receipt of these comments the applicants' design team worked closely with Waltham Forest officers and those at the GLA to enhance the proposals.
- 7.179 It was noted that creating a significantly improved Town Square in this location should be the driving factor of the development and this would underpin its success.
- 7.180 The WFDRP's comments that the removal of the Nat West Bank should be sought have been carefully considered. However, Officers are satisfied, as are the GLA in their Stage 1 response, that the proposed redesign of the Town Square will achieve an exemplary public realm environment which will function successfully, notwithstanding that the space between the Nat West building and the new shopping centre extension will be reduced. In particular it should be noted there will be approximately 25 metres distance between buildings at the narrowest point here which is considered more than sufficient for the anticipated pedestrian movements within and across the square.

- 7.181 In relation to the landscape design, comments were raised regarding the new landscaping which would be introduced on the site along with the spaces which would be provided to serve different groups. Following these comments, further detailed design development was undertaken looking at how different user groups will interact with the space, and how the varied areas of the Town Square will create different characteristics. Careful attention has been given to the landscaping and materials proposed. Overall, officers consider that with the further design development that has been undertaken since the last comments from the WFDRP, the space will now maximise the opportunities for different age groups to interact with and enjoy this new area. This will result in a high quality multi use Town Square that befits this primary position in the heart of the town centre.
- 7.182 The proposals are submitted partly fully detailed and partly in outline. For the reasons set out in the preceding paragraph and elsewhere in this report, the detailed design now proposed for the Town Square is considered to provide an appropriate contribution to the setting of the shopping centre extension with residential above, and is of a quality which justifies the reduction in size of this space. In respect of the outline proposals for the towers, the WFDRP support the composition proposed which will read as four separate elements and contribute to the skyline positively. The applicant provided further CGI's of the proposed taller buildings within the development, which outlined the acceptability of the development within the existing skyline. In respect of securing appropriate detailed design, the Design Code has been strengthened to remove discretionary criteria and include only mandatory criteria. These provide a level of prescription that will ensure that high design quality will be secured at Reserved Matters stage.
- 7.183 Overall the comments received by the WFDRP have helped to inform the evolution of the proposals and, given the further design development that has occurred in the interim, ultimately enhance the final hybrid scheme submitted.
- 7.184 In conclusion on the design considerations, the detailed aspects of the shopping centre extension, low rise residential and the new Town Square, which form the full part of the application, are considered to achieve an exemplary design quality which will justify the form and layout of the proposals and the loss of part of the current Town Square area. The towers proposed in outline will be the tallest buildings in the area but are considered to be appropriate in principle given the aforementioned support in the London Plan for intensification, and in many cases taller buildings, in highly sustainable locations such as here. Through the Development Parameters and Design Code the subsequent design quality of the scheme can also be secured, which will ultimately be considered through the Reserved Matters application in due course.

## **HERITAGE CONSIDERATIONS**

### **Relevant Statutory Duties and Planning Policy Framework**

*The Planning (Listed Buildings and Conservation Areas) Act 1990*

- 7.185 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas in determining

proposals. Section 66(1) of the 1990 Act also states that special regard should be paid to the desirability of preserving the special interest and setting of listed buildings.

- 7.186 It has been confirmed that Parliament's intention in enacting section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means to "to do no harm". It has also been confirmed that this weight can also be applied to the statutory tests in respect of conservation areas, although the concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection, although it is a material consideration of significant weight for the purposes of the NPPF. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers' mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed that 'considerable importance and weight' is not synonymous with 'overriding importance and weight'.

***National Planning Policy Framework (NPPF) 2012 and NPPG***

- 7.187 Paragraph 128 of the NPPF states that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.188 Paragraph 129 then sets out that LPAs should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.189 Paragraph 131 encourages the desirability of sustaining and enhancing the significance of all heritage assets; the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.190 Paragraph 132 states that great weight should be given to the conservation of the identified heritage assets. This paragraph of the NPPF also sets out that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. It is officers' assessment that overall, the significance of each of the identified potentially affected conservation areas, listed buildings, and locally listed buildings would be sustained by the scheme.
- 7.191 In accordance with the requirements of paragraph 128 of the NPPF, the significance (and also contribution of setting) of each of the potentially affected designated and non-designated heritage assets has been described proportionately in this report. This provides an appropriate baseline for an informed consideration of the likely heritage impacts of the development proposals on-site, given their nature, scale and extent.
- 7.192 It is important to note that the NPPF distinguishes between 'substantial' and 'less than substantial' harm. The test of 'substantial' harm identified in paragraph 133 of the NPPF is necessarily a high test that would result in the significance of a heritage asset being either entirely removed or significantly

reduced. The guidance identifies that in light of the required magnitude of impact necessary to result in substantial harm, such occasions will not arise in many cases.

7.193 Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals. Public benefits are defined to include the following:

- Could be anything that amounts to economic, social or environmental progress as described in paragraph 7 of the Framework and must be of a nature and scale to be of clear benefit to the public at large; and / or
- It sustains or enhances the significance of a heritage asset and the contribution of its setting; and / or
- It reduces or removes risks to a heritage asset; and / or
- It secures the optimum viable use of a heritage asset in support of its long term conservation.

7.194 Paragraph 135 states that when considering the effect of proposed development on the significance of a non-designated heritage asset, such as a locally listed building, a balanced judgement should be taken, having regard to the scale of any harm or loss and the significance of the heritage asset affected. Importantly, this judgement should take into account the acceptance through national policy and guidance that the conservation of a non-designated heritage asset is individually less of a priority than for designated heritage assets or their equivalents.

7.195 Paragraph 137 encourages LPAs to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

#### **Relevant Heritage Assets**

7.196 The Heritage Statement, which accompanies the application, identified an initial Study Area, which includes all designated heritage assets (comprising world heritage sites, conservation areas, registered parks and gardens, and listed buildings), and also potential non-designated heritage assets for the purposes of the NPPF (comprising locally listed buildings and others identified during the pre-application process and consultation exercise), within 1km radius of the Site. This initial Study Area was considered further to determine whether heritage assets contained within it could be appropriately scoped out (as discussed later in this Section).

#### ***Conservation Areas***

7.197 The site is not located within a conservation area, but there are five conservation areas within the 1km Study Area around the site. The proposed development has the potential to affect the significance of these conservation areas, indirectly through change to their wider townscape setting, and also some shared local or longer distance views:

- Lloyd Park Conservation Area
- Leucha Road Conservation Area
- Walthamstow St James Conservation Area

- Orford Road Conservation Area
- St Mary's Church / Walthamstow Village Conservation Area

**Listed Buildings**

7.198 The site is located within the immediate or wider townscape setting of a number of listed buildings and structures within the 1km study area. Following the initial stage of identification, a further stage of on-site inspection informed the scope of listed buildings for assessment:

- All of the listed buildings within a 500m radius study area around the site were identified and scoped into the Heritage Statement.
- All of the grade I or II\* listed buildings within a 1km radius study area around the site were also identified and scoped into the Heritage Statement.
- Grade II listed buildings within the 1km study area were scoped out of the Heritage Statement; either:
  - Because they are sufficiently well concealed in terms of topography, built form, vegetation, traffic, emissions and noise impacts to ensure that they are unlikely to experience any significant effects as a result of the development of the site; or
  - Because they are located within conservation areas, and are considered as part of these area designations given the indirect nature of the potential impact of the scheme on their townscape setting / significance.

7.199 The listed buildings and structures that were identified as having the potential to be indirectly affected by the proposed development are identified below. Some of these were grouped together for the purpose of the Heritage Statement due to close similarities in their location, building type, use or age:

- EMD Cinema, Hoe Street (Grade II\*)
- St Michael and All Angel's Church, Palmerston Road (Grade II)
- L Manze Eel, Pie and Mash Shop, High Street (Grade II)
- Walthamstow Central Library, High Street (Grade II)
- The Water House (William Morris Gallery), Forest Road (Grade II\*)
- Parish Church of St Mary's, Church Lane (Grade II\*)
- Listed Building Group: Chestnuts House and Chestnuts House Forecourt Piers, Hoe Street (Grade II\* and II)
- Listed Building Group: Church of St Barnabas and St James the Greater; St Barnabas Rectory; and St Barnabas Parish Hall, St Barnabas Road (Grade II\* and II)

- Central Parade, Hoe Street (Grade II)

### ***Non-Designated Heritage Assets***

- 7.200 The NPPF identifies that heritage assets may include both designated heritage assets and assets identified by the LPA (including local listing).
- 7.201 The Council maintains a list of buildings and structures of local interest, also known as the 'Local List'. The buildings identified on the local list are non-designated heritage assets for the purposes of the NPPF. There are no locally listed buildings within the site; however, a small number are located within 500m of the site. The proposed development has the potential to affect the significance of these heritage assets indirectly, through change to their setting and also some shared views:
- Electric House (showroom and flats), No.29 Church Hill
  - Walthamstow Working Men's' Club & Institute, Rear of Nos.82-82 High Street
  - The Chequers Public House, No.145 High Street
  - Walthamstow Central Station, Hoe Street
  - Former Job Centre, No.263-265 Hoe Street
- 7.202 Accordingly, the Heritage Statement correctly identifies the relevant designated and non-designated heritage assets requiring assessment and provides a proportionate assessment of their particular significance, including the contribution made by setting (and the site as an element of setting) to that significance. This understanding of significance informs the assessment of the impacts of the proposed development upon the heritage assets.
- 7.203 In response to initial representations from Historic England, three additional accurate visual representations, and an Addendum to the Heritage Statement, were prepared by the applicant to further demonstrate the impacts on the particular heritage significance of the St Mary's Church / Walthamstow Village Conservation Area (and the heritage assets contained therein) and the Grade II\* listed Church of St Barnabas and St James. Accordingly, the application proposals are consistent with the requirements of paragraphs 128 and 129 of the NPPF.

### **Impact Assessment**

#### *Lloyd Park Conservation Area*

- 7.204 The Lloyd Park Conservation Area derives significance partly from the historic and aesthetic merit of Lloyd Park, and the intrinsic relationship between this high-quality green space, and the 18<sup>th</sup> century William Morris Gallery. The conservation area is also significant as an example of a late-Victorian suburban estate, which was developed following the expansion of the railway network into London. The network of residential streets and terraces illustrates the ambition of the Warner Estate in creating the new residential area for the middle or professional classes. They also reflect the expansion and prosperity of late-19<sup>th</sup> century Walthamstow (and London more widely), whilst the half-house typology that predominates here reflects the development of new trends in residential planning in this period. Significance is derived from the legibility of the original street pattern, as well as the surviving built fabric.

- 7.205 The immediate setting of the conservation area comprises further residential development dating from the late-19<sup>th</sup> century to the mid-20<sup>th</sup> century. This suburban townscape reinforces the Victorian / Edwardian character of the conservation area by virtue of its similar age and development, form and scale; although it is of a lesser architectural and historic quality to the conservation area.
- 7.206 More widely, Lloyd Park Conservation Area is set within the varied urban townscape of Walthamstow, which is characterised by a broad mix of buildings and structures of different ages, styles, forms and uses. The site is not visible from within the conservation area, due to the nature of the existing buildings; the distance between the site and the conservation area; and the extent of interposing development and topography. For this reason, the site makes a neutral contribution to the significance of the conservation area as a part of its setting.
- 7.207 The proposed development will have a localised visual impact on the significance of the conservation area; restricted to the southern boundary of the area along Forest Road, where the upper storeys of the tall residential elements will be visible. The setting of the conservation area is varied and includes significant contrasts in scale, materiality and form associated with the 19<sup>th</sup> and 20<sup>th</sup> century growth of Walthamstow.
- 7.208 The partial visibility of the proposed development will not result in the removal of any element of setting that contributes positively to the significance of the conservation area. The Design Code for the tall elements provides an appropriate framework in which a detailed scheme could be prepared, and accordingly, having regard to the particular significance of the conservation area, including the contribution made by setting and the application site, the proposed development will preserve this significance.

***Leucha Road Conservation Area***

- 7.209 Leucha Road Conservation Area is of significance as an attractive and well-preserved street of late-Victorian middle class housing, which represents the earliest development by the Warner Estate in Walthamstow. The small residential street and group of commercial premises illustrates the ambition of the Warner Estate in creating a new suburban area for the middle or professional classes. They also reflect the expansion and prosperity of late-19<sup>th</sup> century Walthamstow (and London more widely), whilst the half-house typology that predominates here reflects the development of new trends in residential planning in this period.
- 7.210 To the north, south and west, the immediate setting of the conservation area comprises further residential development dating from the late-19<sup>th</sup> century to the mid-20<sup>th</sup> century. This suburban townscape reinforces the Victorian / Edwardian character of the conservation area by virtue of its similar age and development, form and scale. The conservation area is located only a short distance from the Warner family's house, Clock House, and the proximity of this building reflects the history of the road as part of the their Clock House estate.
- 7.211 To the east, the setting of the conservation area is comprised of the historic north-south route of St James Road, and St James' Station. The proximity of the station contributes positively to the significance of the conservation area, where it can be understood as having contributed to the rapid suburban expansion of Walthamstow, including Leucha Road, from the late-19<sup>th</sup> century onwards.

- 7.212 Beyond St James Road lies the east-west route of Walthamstow's High Street. This focal point of commercial activity also contributes positively to an understanding of the conservation area's significance, where the commercial buildings in the conservation area fronting St James Street can be understood as being part of this commercial hub of Walthamstow.
- 7.213 More widely, Leucha Road Conservation Area is set within the varied urban townscape of Walthamstow, which is characterised by a broad mix of buildings and structures of different ages, styles, forms and uses. The site is not visible from within the conservation area, due to the nature of the existing buildings; the distance between the site and the conservation area; and the extent of interposing development and topography. For this reason, it is considered the site makes a neutral contribution to the significance of the conservation area as a part of its setting.
- 7.214 Due to the larger scale that will be delivered by the proposed development, the tall building elements may be visible as part of the wider, urban townscape in views along Leucha Road to the east. If this is the case, the new built form will be seen as a high-quality, contemporary addition to the existing, layered built form in the wider townscape setting of the conservation area, and will not impact on its inherent significance. The tall elements will also serve to demark the commercial centre of Walthamstow, thereby aiding legibility and orientation in the townscape. Overall, it is considered the proposed development will not impact the ability to understand the particular character or significance of the conservation area, which would be preserved.

***Walthamstow St James Conservation Area***

- 7.215 Walthamstow St James Conservation Area is of significance as part of the early settlement of the formerly-rural Walthamstow, which has evolved overtime to become part of the wider suburbs of London. The 19<sup>th</sup> century development of the railway through the area, and the associated intensification of both residential and commercial uses, reflect the 19<sup>th</sup>-20<sup>th</sup> century pressure of urban expansion in Walthamstow as it merged as part of the wider suburbs of the capital.
- 7.216 The conservation area derives its significance from the rich collection of buildings along the length of the High Street, which reflect the ceaseless development and redevelopment of the town and its commercial centre over a long period of time. The roofscape of the area is similarly varied. Although diverse in its architecture, the street scape is unified by the broadly modest scale of the building stock; the consistent, traditional materiality of brick, stucco and paint; and its fine-grained street pattern, enclosed by groups of buildings fronting the street on both sides, with an established rhythm of shop frontages.
- 7.217 The setting of Walthamstow St James Conservation Area is extremely varied. The High Street continues to the immediate east, and this contributes to the significance of the conservation area where it helps to reinforce an understanding of this historic street as a key route through the settlement. The similar nature of much of the building stock on the High Street to the east also supports and understanding of the conservation area as encompassing part of the commercial hub of Walthamstow.
- 7.218 In the surrounding area, the widespread suburban townscape of Victorian and 20<sup>th</sup> century housing form an appropriate backdrop to the conservation area, where they contribute to an appreciation of the rapid population growth in the area, as a consequence of improved transport infrastructure.

- 7.219 The site includes a frontage to the High Street, at Nos.160-182. The active commercial frontages and rhythmic elevation of this part of the Site contributes to the vibrant character of the High Street further east; however, to the rear of the High Street there is a distinct shift in the character of the built form. Here, the large, low-lying mall complex is at odds with the fine-grained building pattern and historic commercial character of the High Street. Overall, the site is not visible from within the conservation area, due to the nature of the existing buildings; the distance between the site and the conservation area; and the extent of interposing development. For this reason, it is considered the site makes a neutral contribution to the significance of the conservation area as a part of its setting.
- 7.220 The proposed development will be partially visible from within this conservation area, where the upper storeys of the tall residential buildings will appear behind the southern building line of the High Street. However, in views into and out of the conservation area along the High Street, it is noted that there are already existing contrasts in scale and form between the conservation area and 20<sup>th</sup> / 21<sup>st</sup> century development behind the building line; particularly that now exists along Selborne Road around Walthamstow Central Station. In this regard, the proposed development will be consistent with this existing contrast in scale, character and materiality. The proposed mix of uses contained within the new development is consistent and complementary to those located within the conservation area. In addition, by ensuring and improving the architectural and environmental quality on the site, it is considered this element of the conservation area's setting will be enhanced.
- 7.221 Accordingly, having regard to the particular character and appearance of the conservation area, including the contribution made by setting, and the application site as an element of setting, the proposed scheme preserves this significance. The Design Code for the tall elements is considered to provide an appropriate framework in which a detailed scheme could be prepared.

#### ***Orford Road Conservation Area***

- 7.222 Orford Road Conservation Area is of significance as an area of mid- to late-19<sup>th</sup> century suburban development, which represents the expansion of rural Walthamstow during this period. The commercial hub of Orford Road, together with the civic presence of the former Town Hall, and the mixed residential building stock close by, illustrates the historic role of this area as a focal point in Walthamstow, albeit distant from the other commercial hub of the High Street to the west.
- 7.223 In the surrounding area, the widespread suburban townscape of Victorian and 20<sup>th</sup> century housing form an appropriate backdrop to the conservation area, where they contribute to an appreciation of the rapid suburban growth in the area, as a consequence of improved transport infrastructure. To the immediate north, St Mary's Church / Walthamstow Village Conservation Area contributes positively as a part of the immediate setting, where it provides a continuation of the historic village character and loose grain of built form.
- 7.224 More widely, Orford Road Conservation Area is set within the varied urban townscape of Walthamstow, which is characterised by a broad mix of buildings and structures of different ages, styles, forms and uses. The site is not visible from within the conservation area, due to the nature of the existing buildings; the distance between the Site and the conservation area; and the

extent of interposing development and topography. For this reason, it is considered the site makes a neutral contribution to the significance of the conservation area as a part of its setting.

- 7.225 The application proposals will be visible in some localised views out of the conservation area; likely in places where the road orientation aligns towards the site. In these views, the taller elements of the scheme will be glimpsed as part of the wider, varied townscape of Walthamstow, which now includes other instances of large-scale development in the town centre, around Walthamstow Central Station. Overall, these glimpsed views will not detract from an understanding of the particular significance of the conservation area or the individual buildings within it, but will simply serve to reinforce by contrast its character as distinct from the surrounding area. As a result, its significance will be preserved.

### ***St Mary's Church / Walthamstow Village Conservation Area***

- 7.226 St Mary's Church / Walthamstow Village Conservation Area contains a remarkable cross section of buildings which span a period of nearly 900 years; from the 12<sup>th</sup> to the 20<sup>th</sup> century. The diversity in the age, type, style and material of buildings in the area reflects its long history, and the gradual evolution that has occurred in the settlement over time. Overall, the conservation area is of significance as the historic core of a village, which has retained a strong sense of its historic, rural origins despite widespread 19<sup>th</sup> and 20<sup>th</sup> century urbanisation of the surrounding area. The boundary of the St Mary's Church / Walthamstow Village Conservation Area is clearly defined and has been drawn deliberately to reflect the historic core and early settlement area of this village.
- 7.227 The immediate setting of the conservation area comprises areas of 19<sup>th</sup> century suburban expansion, including an area to the south which is designated in its own right as Orford Road Conservation Area. This adjacent conservation area makes a positive contribution to Walthamstow Village, where its largely historic building stock, and the mixture of residential and commercial uses, provide an appropriate backdrop to the buildings and uses within the core village settlement. This 19<sup>th</sup> century planned suburban townscape also serves to reinforce, through contrast, the age of the core village, and the itinerant evolution of its historic building stock.
- 7.228 Elsewhere, further residential development dating from the mid- and late-20<sup>th</sup> century contrasts with the concentration of historic buildings in the conservation area, thereby helping to reinforce an understanding of the area's relative age; but otherwise makes no contribution to its significance. The continuation of Church Hill to Walthamstow's High Street contributes to the significance of the conservation area where it helps to reinforce an understanding of this historic street as a key route through the settlement, between the Church of St Mary and the Lea marshes to the west.
- 7.229 More widely, Orford Road Conservation Area is set within the varied urban townscape of Walthamstow, which is characterised by a broad mix of buildings and structures of different ages, styles, forms and uses. The site is not visible from within the conservation area, due to the nature of the existing buildings; the distance between the site and the conservation area; and the extent of interposing development. For this reason, it is considered the site makes a neutral contribution to the significance of the conservation area as a part of its setting.

- 7.230 As demonstrated in the additional visualisations submitted with the Heritage Statement: Addendum, the uppermost storeys of the application proposals will be visible in some localised views out of the conservation area.
- 7.231 In their final representation to the application, Historic England stated that, in their view, this visibility within the setting of the conservation area will cause some harm to its significance. Notwithstanding this representation, officers consider that the boundary condition of this northern interface is already varied in terms of scale and typology, and the new tall built elements of the proposals would be seen as part of this layered, evolved townscape character. Elsewhere within the conservation area, other glimpsed views would simply serve to reinforce by contrast its character as distinct from the surrounding area.
- 7.232 The new development would be viewed as part of the established context of varied, 19th and 20th century development, which now includes other instances of large-scale built form in the town centre, around Walthamstow Central Station. While it would be a new feature within this localised view, it would be seen as modern and distant from the conservation area, and would reinforce by contrast the character of the conservation area as distinct from the surrounding townscape. Localised, glimpsed views of the taller elements of the development will not, therefore, inherently diminish the particular significance of the conservation area as the core of an historic village, which would be sustained. In overall terms, the significance of the conservation area, and that of its component buildings, will be preserved by the proposed development.

***Grade II\* Listed Building: EMD Cinema, Hoe Street***

- 7.233 The EMD Cinema on Hoe Street in Walthamstow was constructed between 1929-1930 to designs by Cecil Masey, a renowned English architect who specialised in theatres and cinemas. The building originally formed part of the Granada cinema chain owned by Sidney Bernstein, a British businessman and media executive who was the founding chairman of the Granada Group. The interiors were designed by Theodore Komisarjevsky, a Russian (later British) theatrical director and designer.
- 7.234 The EMD Cinema is of special architectural interest as a relatively well-preserved survival of an inter-war cinema, and one of very few cinemas (or buildings of any type) designed in the Moorish / Spanish Baroque style in Britain. The exterior is largely original, though the central tripartite windows, flanking lancet windows, and smaller arched windows to the side wings have been blocked. Modern shopfronts have also been installed to the commercial premises on either side of the central cinema entrance.
- 7.235 Internally, the largely-intact 1930s interior contributes to the special architectural interest of the listed building, where the elaborate and high-quality decoration reinforces the function of this building as a venue for escapist entertainment. The well-preserved interiors also reflect the attention to detail that was shown in combining function and aesthetic to create a successful cinema venue; and the unique organ console carries particular value as an example of a distinct type of pipe organ, originally developed to provide music and sound effects to accompany silent films during the first decades of the 20<sup>th</sup> century.
- 7.236 The building retains to a high degree its original external and internal design, and is of historic interest where its Spanish Baroque style illustrates the

changing fashions and tastes in architecture during the inter-war period. The Cinema also derives historic interest from association with the architect Cecil Masey, and the interior designer Theodore Komisarjevsky; indeed, the List Entry identifies that this is the oldest surviving interior known to have been designed by Komisarjevsky.

- 7.237 The setting of the EMD Cinema comprises its surroundings on the historic route of Hoe Street, which is characterised by a dense and varied building stock that is the result of multiple phases of piecemeal redevelopment over the past three or more centuries. A mix of uses are prevalent on this route, and the resultant sense of activity and vitality contributes positively to the significance of the listed building, where it can be understood as being part of the activity of a key commercial thoroughfare in Walthamstow. The cinema blends as part of the consistent building line along the west side of the street, and is best appreciated in close views from immediately in front of the building where the architectural details of the elevation are most visible. There is a prevalence of suburban housing in the area surrounding the cinema, and this wider setting reinforces an understanding of the historic (and continuing) role of the cinema as a social and entertainment venue for the local community.
- 7.238 The site forms a part of the much wider urban context of the listed cinema. It is not visible in conjunction with the building on Hoe Street, due to the low-lying nature of the existing buildings; the distance between the site and the Cinema; and the extent of interposing development and infrastructure. For this reason, and due to the lack of any historical, functional or aesthetic link, it is considered the site makes a neutral contribution to the significance of the listed building as a part of its setting.
- 7.239 This listed cinema forms part of a diverse urban context, including a 19<sup>th</sup> century commercial and residential street scape on Hoe Street, as well as 20<sup>th</sup>-21<sup>st</sup> century, large-scale mixed-use structures to the south around the High Street and Selborne Road. Whilst the upper storeys of the tall residential buildings may be visible in tandem with the cinema in views along Hoe Street, these will be seen as part of this wider, varied urban commercial context. Given the particular special interest of the listed building, together with the varied nature and scale of development in the commercial centre of Walthamstow, the proposed development will preserve the significance of the cinema.

***Grade II Listed Buildings: Church of St Michael and All Angels***

- 7.240 The Church of St Michael and All Angels was built between 1884-5, and designed by the architect J.M Bignall, who was a pupil of Sir Gilbert Scott. Described by Pevsner as '*mighty*', the church is of special architectural interest a good example of the Gothic Revival style applied to a new urban church of the late 19<sup>th</sup> century, which references English church architecture of the 13<sup>th</sup> and 14<sup>th</sup> centuries. The substantial scale and massing of the church is reinforced by the relatively restrained level of exterior design and detailing; whilst conversely, the interior is described by Pevsner as "*busy in detail and lavish in High Church furnishings.*"
- 7.241 The historic interest of the listed building is derived from its associations with a 19<sup>th</sup> century designer; and there is also a degree of local historical interest from the building's role in illustrating the rapid and significant growth of Walthamstow in the late 19<sup>th</sup> century; warranting the construction of an ambitious and high-quality new urban church.

- 7.242 The small churchyard with mature planting and trees provides a green buffer between the church and the two suburban routes of Palmerston Road and Northcote Road, so that the building stands as an individual, landmark entity within the townscape. To the south-east of the church, there is a vicarage (1888-9) and a Sunday school (1885), both of which were designed by Bignall, and which group with the church to form a contemporary ecclesiastical ensemble.
- 7.243 The Church of St Michael and All Angels is located within a well-preserved Victorian townscape of suburban residential development, and this setting reinforces an understanding of the historic (and continuing) role the church played in the local community, and is also reflective of the rapid expansion of Walthamstow in this period. To the south, the historic route of Walthamstow High Street, with its concentration of commercial functions and transport hubs, provides further evidence of the influences behind the suburban expansion of which St Michael's is part. There is a clear contrast with this residential townscape, and the vibrant, varied character of the commercial High Street.
- 7.244 The site forms a part of the much wider urban context of the listed church. It is not visible from St Michael's, due to the low-lying nature of the existing buildings; the distance between the site and the church; and the extent of interposing development and infrastructure. For this reason, and due to the lack of any historical, functional or aesthetic link, the site makes a neutral contribution to the significance of the listed building as a part of its setting.
- 7.245 The majority of the proposed development will not be visible from the church; and whilst taller elements may be visible, these will be read as part of the urban centre of Walthamstow, distinct from the wider suburban growth. Due to the nature of the separation distances, the proposed disposition of development within the Site relative to the church, and the presence of extensive interposing development, there will be no impact on the significance of the listed building. The new built form on the site will be a background element within a predominantly suburban context, and accordingly, the special interest of the listed building will be preserved.

***Grade II Listed Building: L Manze Eel, Pie and Mash Shop, High Street***

- 7.246 The L. Manze Pie and Mash Shop at No.76 High Street dates from 1929-30, and is one of a chain of Manze eel, pie and mash shops begun in 1902. The shop is of special architectural interest as a typical and attractive example of a highly-distinctive London building typology which developed from the mid-19<sup>th</sup> century and reached its zenith in the mid-20<sup>th</sup> century. The interior of the shop premises survives in an exceptionally complete state, with walls clad in white and green tiles, a terrazzo floor serving area and seating booths. This eel, pie and mash shop is of historic interest as a well-preserved example of a type of establishment, and a type of cuisine, that formed a staple of late-19<sup>th</sup> and early-20<sup>th</sup> century working-class life, and remains present on the high streets of London to this day.
- 7.247 The setting of this small shop is characterised by a continual stream of pedestrian traffic along the High Street, and by a lively series of shop fronts and signage. This sense of activity and vitality contributes positively to the traditional, commercial character of the listed shop. The street scene is characterised by a wide variety of modern shopfronts and commercial uses,

as well as the clutter of street furniture and infrastructure, and this reinforces the urban character of the listed building's setting.

- 7.248 The High Street in Walthamstow has a tightly enclosed character, created by the relatively narrow width of the road, confined by almost continuous building lines on both sides. The mix of uses, and diversity in the age, and style of buildings along the street reflects the constant redevelopment of the High Street over a long period of time as the commercial hub of Walthamstow. The fine-grained density of development makes a positive contribution to the significance of the listed building, because it means that the Eel, Pie and Mash Shop is primarily appreciated in public views from the High Street, where the principal elevations can be observed. From here, the buildings' original and continuing function can be appreciated as part of the activity of the main commercial thoroughfare.
- 7.249 The site includes a frontage to the High Street further to the east, at Nos.160-182. Broadly speaking, the active commercial frontages and rhythmic elevation of this part of the Site contributes to the vibrant character of the High Street; however, to the rear of the High Street there is a distinct shift in the character of the built form. Here, the large, low-lying mall complex is at odds with the fine-grained building pattern and historic commercial character of the High Street. However, the Site is not visible in tandem with the principal view of the listed building due to the distance between the two; the curved form of the High Street, and the extent of interposing development. For this reason, it is considered the site makes a neutral contribution to the significance of the conservation area as a part of its setting.
- 7.250 The High Street in Walthamstow has a tightly enclosed character, created by the relatively narrow width of the road, confined by almost continuous building lines on both sides. The proposed development may be partially glimpsed in tandem with the listed shop in views along the High Street. However, given the particular significance of building; the separation distance between it and the Site; the nature of interposing townscape; and the set-back location of the new built form behind the High Street, the proposed redevelopment on the Site will have no impact on the significance of the listed building, which will be preserved.

***Grade II Listed Building: Walthamstow Central Library, High Street***

- 7.251 Walthamstow Central Library was constructed between 1907-9 to designs by J. W. Dunford, and the cost of the build was partly funded by Andrew Carnegie, the Scottish born steel magnate and philanthropist from Pennsylvania.
- 7.252 The library is of architectural interest as a high-quality example of an Edwardian municipal building, which displays a richly detailed and ornamented neo-Georgian style. It is of an imposing, civic scale with a substantial hipped roof and striking cupola and occupies an important position at the eastern end of the High Street where it is a local landmark. Key features of the library are also well-preserved internally, including marble flooring, Classical pillars, decorative timber work and plaques, and a substantial timber staircase with first floor gallery.
- 7.253 The library derives historic interest as a physical reminder of the civic pride associated with the late-19<sup>th</sup> and early-20<sup>th</sup> century success and expansion of Walthamstow. The continued civic use of the building enhances this value, and there is likely to be communal value as a result of its community and civic use.

- 7.254 The library is located towards the eastern end of the High Street, which is the commercial centre of Walthamstow. The setting of the building on the principal route of the High Street, and as part of this dense and bustling urban streetscape, contributes positively to the significance of the building where it assists an understanding of the library's role as serving a civic function for the surrounding population. The listed building is primarily appreciated in public views from the High Street; where its original and continuing civic function can be best appreciated.
- 7.255 The High Street has a building stock of predominantly 19<sup>th</sup> and 20<sup>th</sup> century buildings, whilst in the wider townscape there is now a wide variety of building ages, types and scales, including a modern mixed residential and commercial development immediately opposite the library. The bus station to the south has also introduced a larger scale of development to the library's setting, along with the substantial hotel and apartment blocks around Walthamstow Central Station. As a result, the townscape setting of the library is now extremely varied, and makes at best a neutral contribution to its heritage significance.
- 7.256 The site is located immediately to the south-east of the listed building, and includes the Walthamstow Town Square and Gardens. A recreation ground was formerly located in this area, and today the gardens preserve a legacy of this open space; however, they are of a very modern character, associated with the neighbouring mall development on the Site.
- 7.257 Aside from the Town Square and Gardens, the site comprises a range of late-20<sup>th</sup> century commercial and retail buildings. These have erased the fine-grain of historic streets and residential terraces that previously occupied the land on the south side of the High Street, so that the setting of the listed library has been transformed. Overall, the Site therefore shares no functional, historical or aesthetic associations with the listed building, and makes no contribution to its particular significance as a high-quality example of an Edwardian library.
- 7.258 Walthamstow Central Library is located immediately beyond the north-east boundary of the Site. The proposals to remodel the hard landscaping in the Town Square would enhance the quality of the public realm around the listed building. This, combined with wider improvements to the public open space, has the potential to draw a greater number of people through the Site towards the High Street, from where they can best appreciate the architectural character and special interest of the library.
- 7.259 The existing rear extensions to the library serve as a buffer between the building and the scale of new built form in the Site; however, this has been modulated appropriately, so that it steps down towards the High Street, and does not overwhelm the historic street or interrupt / dominate key views of the library's principal elevation.
- 7.260 The taller elements of the residential towers will be appreciable in tandem with the library; however, these have been positioned away from the listed building, and will not impact the ability to understand its special architectural and historic interest. Overall, in light of the particular significance of the listed building, the proposed development will have no impact on the significance of the library, which will be preserved.

***Grade II\* Listed Building: The Water House, Lloyd Park (William Morris Gallery)***

- 7.261 The Water House is a substantial detached house which was built in 1762. Now in use as the William Morris Gallery, the house is of special architectural interest as a good example of a mid-18<sup>th</sup> century, high-status rural home, which historically was the centrepiece and focal point of a small estate, set within private grounds.
- 7.262 Historically, this building represents the development of the Georgian villa, and illustrates the domestic ambitions of its middle and upper class occupants. Although the building has been altered both internally and externally, it retains much of its historic character, and also some remnant fabric and features. It serves as a good example of the Neo-Classical style applied to 18<sup>th</sup> century domestic architecture. Further, the Water House represents the 17<sup>th</sup> and 18<sup>th</sup> century evolution of fashions and tastes in landscape design; where there developed a close relationship between the house and its related garden and grounds.
- 7.263 The short distance to central London encouraged some wealthy families to build country mansions around Walthamstow during the 17<sup>th</sup> and 18<sup>th</sup> centuries. The Water House is of historic interest as one such example of a high-status residence and a desirable property for the middle and upper classes as a home close to, but outside of the city. Special historic interest is also derived from the building's association with William Morris, the designer, craftsman, writer, conservationist and socialist, who lived here from 1848 to 1856.
- 7.264 The upper storeys of the tall residential elements of the proposed development will be partially visible from the listed building; however, the setting of the listed building is now very varied, and includes significant contrast in terms of scale, materiality and form associated with the 19<sup>th</sup> and 20<sup>th</sup> century growth of Walthamstow.
- 7.265 The partial visibility of the proposed development from The Water House will not result in the removal or interfere with an appreciation of any element of setting that contributes positively to the significance of the listed building. The Design Code for the tall elements provides an appropriate framework in which a detailed scheme could be prepared, and accordingly, having regard to the particular significance of the 18<sup>th</sup> century house, including the contribution made by setting and the application site, it is considered the proposed development will preserve this significance.

***Grade II\* Listed Building: Parish Church of St Mary's, Church Lane***

- 7.266 The parish church is located at the centre of the old village of Walthamstow. The church is mainly early 16<sup>th</sup> century but is likely on the site of an earlier church, reflected in remaining fragmentary elements, which suggest that the existing structure was already well-established by the 13<sup>th</sup> century. The church has been much altered and extended during the course of the 19<sup>th</sup> century. External render was applied in the mid-20<sup>th</sup> century, which obscures much of the historic detail and information on phasing. The western tower is typical of the local patterns of late medieval building in the Thames Valley, with diagonal buttresses and south-eastern turret. There is an unusual feature in the form of a 15<sup>th</sup> century roundel incorporating with lamb and flag.
- 7.267 The interior of the church is complex and reflects the successive phases of extension, remodelling and modification. The quality of the interior is amplified by the collection of high-quality monuments, including to a number of

prominent local figures and designed by well-regarded designers i.e. Nicholas Stone, master mason to James I and Charles I, who designed the monument to Sir Thomas and Lady Mary Merry.

- 7.268 The historic interest of the building is derived from its historic origins as the core of Walthamstow village and its ongoing function as a parish church. The various phases of extension and alteration reflect the waxing and waning fortunes of the settlement and provide an evocative link to the settlement's origins as a rural settlement. The church has strong associative links to a range of important local figures such as Sir George Monoux, who financed the Tudor remodelling and extension of the church and the building of the almshouses that now bear his name. These associations are linked to the building fabric and relate to its architectural interest.
- 7.269 The special interest of the listed building is greatly amplified by the strong group value with the picturesquely crowded railed churchyard (with a range of listed monuments), which illustrates the function of the church as the spiritual focus of the early settlement and reinforces the character of the listed building as essentially a rural parish church. This legacy of the historic rural character is further amplified by the presence of mature trees and areas of soft landscaping; these are elements of setting that contribute positively to its special interest. The proximity and disposition of elements associated with the spiritual and charitable functions of the church, such as the Monoux and Squires Almshouses (both Grade II listed buildings) and former parish workhouse (Grade II listed building), which helps to illustrate the historic importance and role of the church as part of a rural community. This group value greatly enhances an appreciation of the architectural and historic interest of the listed building.
- 7.270 The strong contribution made by group value to the significance of the listed building has been considered earlier in this Section. This is the most significant element of its setting and is related to the character or appearance of the conservation area in which it is located. The character of the historic grounds of the church, and the historic settlement of Walthamstow village, remain clearly legible despite the encroachment of 19<sup>th</sup> and 20<sup>th</sup> century development, which now enclose it. The complex street pattern; layers of historic buildings (ranging in date from the 15<sup>th</sup> to 19<sup>th</sup> centuries); presence of mature trees; more informal disposition of buildings and spaces; and, a quieter character creates a picturesque character that allows an enhanced appreciation of the origins of the church as a rural parish church and the spiritual focus of the settlement it served. Accordingly, in those terms, these elements of setting contribute positively to the special interest of the listed building.
- 7.271 Notwithstanding these positive elements of setting, which provide an evocative and tangible link to the church's origins, it is no longer in a rural setting. The 19<sup>th</sup> and 20<sup>th</sup> century expansion of Walthamstow, including the excavation of a deep railway cutting, has enveloped the church and its historic context, and it now forms an attractive, distinctive area set within a wider, variable urban context. This context defines the approaches to and from the church and there is an awareness of this later development as an established part of its setting. These elements of setting do not provide an enhanced or better understanding of the significance of the listed building.
- 7.272 Due to separating distances and origins as a late 20<sup>th</sup> century retail development outside of the historic extent of Walthamstow village; the strength of enclosure created by nearby built form and mature soft

landscaping; and, the height/massing of the existing structures on Site, it does not have an impact on the significance of the listed building as an element of its extensive townscape context.

- 7.273 The Parish Church of St Mary's is located to the east of the site, within St Mary's Church / Walthamstow Village Conservation Area. Parts of the site – notably the upper storeys of the residential towers – may be visible in tandem with the listed church in glimpsed views along Church Lane. However, given the localised nature of these views, together with the contribution made by setting to the particular heritage significance of the listed building, as well as the separation distances and varied character of interposing development, it is considered the application proposals will have no impact on the special interest of the church, which will be sustained.

***Grade II\* and II Listed Building Group: Chestnuts House and Forecourt Piers***

- 7.274 Cheshunt House is an excellent 18<sup>th</sup> century house that was built in the early-18<sup>th</sup> century tradition, but seemingly dates from 1745-47 (dated rainwater heads), with later 19<sup>th</sup> century additions of comparatively lesser interest. The principal element is arranged over three storeys set over a largely obscured basement level, arranged over 3-2-3 bays, with the central three bays advanced with pediments over the second storey. The building is constructed of brown brick with red brick dressings and high-quality brick detailing. The is noted to retain its original plan form, including a paved stair hall; elegant openwell staircase with turned balusters; original panelling and cornices throughout with rich Rococo ceiling in a ground floor room. The resulting composition is an elegant, high-status gentleman's house of the mid-18<sup>th</sup> century, with the degree of intactness elevating the building's architectural interest. The building is, however, seemingly vacant and a number of unfortunate alterations have had an adverse impact on an appreciation of its architectural interest i.e. the prominent fire escape on the southern flank wall.
- 7.275 To the north of the main house are the original low service wing and stable block, of a similar, albeit simpler character and materiality, which help to illustrate the function and arrangement of a large, high-status house of the period. The gate piers are of a contemporaneous 18<sup>th</sup> century date and help to define the historic extent of the forecourt/gardens, albeit they have now been incorporated into a non-descript 20<sup>th</sup> century boundary treatment.
- 7.276 The retention of the internal plan form, panelling, passage hall, and staircase is a remarkable survival. These elements, together with the retention of the service wing and stable also help to illustrate the domestic aspirations of its mid-18<sup>th</sup> century occupiers and how they might have lived in this period, as well as the function of a high-status house. The building also helps to illustrate the earlier stages of Walthamstow's development, when it was still largely a semi-rural settlement with easy access to London, which made it popular with wealthy merchants, bankers and businessmen. This historic interest is closely linked to architectural interest and the fabric of the building; the intactness and degree of survival of plan form and internal elements amplifying the building's special interest. There is also a minor degree of historic interest associated with the occupation of the house by JFH Read, who was active in promoting local education and music.

- 7.277 The listed buildings form a coherent domestic group with the arrangement and disposition of buildings helping to better understand the function and operation of this large, high-status house. The gate piers indicate the original, principal entrance to the grounds of the house and help to better understand the main building's architectural and historic interest. This group value therefore amplifies the particular significance of the heritage assets.
- 7.278 The setting of the listed buildings has been subject to significant change. The buildings are now located in a variable, urban townscape context but one that no longer bears any resemblance to their original setting, except the historic north-south alignment of Hoe Street, albeit the vehicular traffic and associated noise and movement, impair an appreciation of the building's architectural quality and amplify the radical changes in the wider context. The buildings are now sited between a petrol station to the north and a modern school building to the south, with an open area of hardstanding to the east (along with mixed domestic built form) and a playing field to the west, on land formerly associated with the grand house. None of these elements of setting assist with appreciating the special interest of the listed buildings. The reduction in the extent of the former grounds of the house, and the cessation of a functional and ownership link, detracts from an appreciation of the special interest of the listed building as a high-quality 18<sup>th</sup> century house. For the most part, setting does not make a strong contribution to the significance of the listed buildings.
- 7.279 The retention of the historic front garden / forecourt, with substantial tree and brick boundary wall, helps to provide some semblance of the original distinction between private grounds and the wider context. These elements reflect the high-status of the house and in those terms, contribute positively to its significance as elements of setting.
- 7.280 Due to separating distances, interposing built form and the height / massing of the existing structures on-site, it is considered it does not have an impact on the significance of the listed buildings as an element of their extensive townscape context.
- 7.281 Due to the nature of the separation distances, the proposed disposition of development within the Site relative to the heritage asset and the presence of extensive interposing development, there will be no impact on the significance of the listed building. The new built form on the Site will be a background element within a predominantly mid-20th century urban context, and accordingly, the special interest of the listed building will be preserved.

***Grade II\* and II Listed Building Group: Church of St Barnabas and St James the Greater, St Barnabas Rectory, and St Barnabas Parish Hall***

- 7.282 This is a handsome ecclesiastical group, comprising the main church, rectory and parish hall, all built to designs by WD Caröe between 1902 and 1912, in a shared materiality and character.
- 7.283 The church is the principal element of the group and is a substantial, masculine example of a late Victorian church built in a robust Arts and Crafts free Gothic style. It is constructed of red brick, seemingly the intended stone proved too expensive, which gives the building a monolithic character, enriched through tracery, lozenge decoration and the tall, thin turret, which adds a counterpoint of verticality. The interior of the church is more complex and original than the exterior, combining generous spatial qualities with a richness of detail and decorative finishes. An unusual degree of survival of

high-quality decorative fittings, some designed by leading artists and craftsmen of the period are also noted, which adds to the richness and quality of the interior

- 7.284 The rectory is an attractive two and half storey domestic property, arranged over two storeys with accommodation provided at roof level, within substantial tile-hung gables, and at first floor within the gambrel roof. It is a picturesque composition, which designed in an assured, asymmetrical Arts and Crafts / Queen Anne style that harmonises with that of the church and church hall.
- 7.285 The church hall is a modest, single storey building that is an ancillary element of the church group. The original element is 5 bays long, which each bay divided by narrow buttresses, constructed of red brick with painted timber windows and doors set under a slate roof. A later extension of 3 bays, not to Carøe's designs, albeit of a related character and materiality, with a projecting gable, disrupts the simplicity of the original design intent. The external appearance of the building reflects the interior arrangement and its historic function.
- 7.286 The historic interest of the buildings is derived from their strong associations with the WD Carøe, a major figure in the Arts and Crafts Movement, with a particular specialism in ecclesiastical architecture, which is maintained by the architectural practice he founded, Carøe and Partners. This historic interest is further amplified by the associations with a number of leading designers and craftsmen associated with the Arts and Crafts Movement, most particularly in church fittings. This element of historic interest is closely linked to the architectural interest of the building fabric and design quality. There is a lesser degree of historic interest derived by what the church illustrates about the rapid 19<sup>th</sup> century growth of Walthamstow and the delivery of associated social/community infrastructure. The continued use of the church for its original purpose amplifies this element of historic interest.
- 7.287 The buildings share a strong group and cohesive value, arising from the building's disposition; shared architect; materiality and character; and, age. These aspects of group value reinforce and amplify the architectural and historic interest of the individual buildings and create a distinctive and legible group in the local townscape.
- 7.288 The listed building group is located in a broadly consistent and contemporaneous Victorian townscape of terraced housing arranged of a regular street pattern. This terraced housing is of a subservient scale, which enhances the prominence of the church as a local landmark and contributes to its significance in those terms. Moreover, the church likely served the spiritual and communal needs of the community living in this terraced townscape and therefore contributes positively to the heritage significance of the group.
- 7.289 The original, temporary tin tabernacle (Stafford Hall) is located to the south of the listed building group, c.1900 in date, and whilst a modest structure illustrates the typical development of urban churches of the period, where a temporary structure would be provided whilst funds and approval were sought for a permanent structure. Accordingly, it is considered this element of setting contributes positively to the historic interest of the group.
- 7.290 The mature soft landscaping within the plot provides attractive green relief, which complements the character and materiality of the listed buildings. The poor quality boundary treatments contract poorly, however, and do not contribute to the special interest of the group. There is an awareness of the

wider and more varied urban townscape in which the listed building group is located, including the presence of taller buildings and those of contrasting scale, character and materiality. These elements are generally sufficiently distance from the listed buildings as to not impair an understanding of their particular heritage significance or relationship to those elements of setting, which contribute positively to their special interest.

- 7.291 Due to separating distances, interposing built form and the height/massing of the existing structures on-site, it is considered it does not have an impact on the significance of the listed buildings as an element of their extensive townscape context.
- 7.292 The application site is relatively distant from the listed group, and whilst the upper storeys of the tall residential buildings may be visible in views along St Barnabas Road or Wellesley Road, these will be read as part of the layered townscape and urban centre of Walthamstow, distinct from the wider suburban growth.
- 7.293 The new built form will not remove any element of setting which contributes positively to the listed building group; but will reinforce through its contrasting character, the modest residential setting of the listed components. As demonstrated by the additional visualisations submitted with the application, the nature of the separation distances, the proposed disposition of development within the Site relative to the church and associated buildings, and the presence of extensive interposing development, there will be no impact on the significance of the listed building group. The new built form on the Site will be a background element within a predominantly suburban context, and accordingly, it is considered the special interest of the listed buildings will be preserved.

***Grade II Listed Building: Central Parade***

- 7.294 This heritage asset comprises a mixed use, post-Second World War redevelopment following bomb damage, by the Borough Architect, F.G. Southgate. It is composed of a number of elements, all linked by the stone clad clock tower on the street corner, defining one corner of a crossroads. Overall, the building is an attractive example of post-Festival of Britain modernism, which typified much Local Authority development of the period. The residential elements of the building rise to three storeys and address Hoe Street and Church Hill. These are very typical of understated brick modernism of the period and not particularly distinguished, albeit the Church Hill element is enlivened by the geometric art work at ground floor level and angled balconies above.
- 7.295 The principal element of architectural interest is the clock tower, which is a striking vertical element contrasting with the materiality and horizontal emphasis of the composition of which it forms a part and has a townscape function in defining a locally significant road junction. It has an important commemorative function, featuring prominent mosaics featuring heraldic shields of famous Walthamstow families and possibly the Borough coat of arms. These elements of the listed building are best appreciated when approaching from the south and west. The second striking element is the wavy, pierced concrete canopies to the ground floor shop fronts, which add a degree of dynamism and whimsy to the building.
- 7.296 The building has a degree of historic interest derived from its origins as a Council led and delivered mixed use scheme that celebrates civic pride through its architecture, detailing and use of a landmark clock tower. This is

historic interest makes a comparatively lesser contribution to the local heritage significance of the building.

- 7.297 The townscape context of the listed building is variable, comprising remnants of late 19th and early 20<sup>th</sup> century development, late 20<sup>th</sup> and early 21<sup>st</sup> century development. The diverse mix of retail, commercial and residential uses is complementary to the mixed use character of the locally listed building. The contemporaneous development on the western side of Hoe Street has been redeveloped so the building is now a characterful individual element within the local townscape. Whilst this does amplify its singularity as a landmark in the townscape, reinforced by the openness of the road junction, its setting does not make a strong contribution to understanding or better appreciating its particular heritage significance.
- 7.298 The site is located to the west of the listed building. The gap in the street frontage, leading to Walthamstow Town Square is visible as a minor element in the background townscape; the associated built form is not generally perceptible. As a late 20<sup>th</sup> century town centre redevelopment, the site does not contribute to an enhanced understanding of the local heritage significance of this building. In those terms, the site is a neutral element of the wider townscape setting.
- 7.299 The proposed development on-site is separated from Central Parade by the busy thoroughfare of Hoe Street, together with significant early-21<sup>st</sup> century development immediately opposite. The proposed height, massing and character of the proposed new built form is consistent with the large-scale buildings that exist in the immediate vicinity, or are emerging in the wider townscape. Key views of the listed building will not be affected.
- 7.300 The siting, and separation distances ensure that the application proposals will sustain an appreciation of the building's heritage significance, and will not impair any element of setting that contributes positively to its significance. For instance, when experiencing the listed building in views along Church Hill, the upper storeys of the scheme will form a new element of the evolving context of central Walthamstow, and have no impact on the significance of the building or its distinctive clock tower, which will be preserved.

***Locally Listed Building: Electric House (showroom and flats)***

- 7.301 This is a substantial classical building, constructed of red brick with stone dressings. It was originally designed as former electricity offices and showrooms, erected in 1937 by the then Borough of Walthamstow, which from 1901, was the electricity supplier for the area. The building passed into the hands of the London Electricity Board (LEB) in 1948.
- 7.302 It has an imposing projecting central element, comprising 5 bays, arranged over three storeys with a central pedimented bay (incorporating a coat of arms) with a central Diocletian window framed by paired engaged columns. The ground floor comprises an imposing rusticated plinth with large openings, possibly reflecting its original use as a showroom. Above this are two storeys in brick, framed by stone pilasters and terminated by dentil cornice with blocking course above. The recessive wings are plainer in character, originally being arranged over two storeys, and of a shared materiality with the central element. The wings have been subsequently altered with unsympathetic, tile clad roof extensions and seemingly raised parapets, which have distorted their original proportions and character.
- 7.303 It is therefore the centrally projecting element of the building that is the basis of the building's heritage significance. The imposing scale and architectural

character of the building remains most intact as the legible expression of civic pride in delivering new 'modern' infrastructure and facilities for the residents of the Borough. It helps to illustrate the growth of municipal sponsored utilities in expanding urban areas. This heritage significance is best appreciated from the southern side of Church Hill, for instance along West Avenue Road, where the imposing central block can be viewed with the altered wings have a minimal impact.

- 7.304 The scale, massing and architectural character of the building means that it has an imposing presence in the varied townscape, reflecting its original commercial and municipal function. In those terms, that element of setting contributes positively to its local heritage significance. The remaining elements of 19<sup>th</sup> and early-mid 20<sup>th</sup> century domestic context also contribute positively to the significance of the locally listed building as they were most likely supplied by the local electricity board; these functional links and contribution to significance have, however, been eroded by the cessation of the original use and the fragmentation of the local townscape in the later 20<sup>th</sup> century. To the rear of the locally listed building a late 20<sup>th</sup> century domestic scheme have been built within the plot historically associated with the locally listed building; whilst of a comparatively ancillary scale they do not relate to the historic character or function of the heritage asset and therefore do not contribute positively to its particular local significance.
- 7.305 The site is located to the southwest of the locally listed building and does not share any historic functional associations, being a late 20<sup>th</sup> century retail development, or strong visual connections, due to the nature of interposing townscape and the transition from a town centre context to a more mixed, domestic scaled context. Accordingly, the site does not amplify an understanding of the particular local heritage significance of the building and, in those terms, is not an element of setting that contributes positively to its architectural or historic interest.
- 7.306 The proposed height, massing and character of the proposed new built form is consistent with the large-scale buildings that exist or are emerging in the central Walthamstow. Key views of the locally listed building from Church Hill will not be interrupted; whilst in views along Church Hill where the upper storeys of the new development will be visible, these will be seen as a new element of the evolving context of central Walthamstow, and have no impact on the local significance of Electric House. Overall, the siting of the application site, the disposition of the built form within it, and separation distances ensure that the proposals will sustain an appreciation of the building's local significance and not impair any element of setting that contributes positively to its significance.

***Locally Listed Building: Walthamstow Working Men's Club and Institute***

- 7.307 The building is of an unassuming and non-descript external appearance, with its heritage significance derived from its historic interest as possibly the earliest surviving Working Men's club in England, founded by Henry Solly (1813-1903), British Unitarian minister, social reformer, and instigator & founder of the Working Men's Club movement, the Charity Organisation, and the Society for the Promotion of Industrial Villages, a forerunner of the later Garden City Movement. This historic interest of the building is amplified by Solly's historical family associations with Walthamstow; what it tells us about 19<sup>th</sup> century growth of Walthamstow and demographic makeup; success and ubiquitous presence of Working Men's Clubs throughout Britain; and, the continuation of the building's original use.

- 7.308 The building is located to the rear of the main High Street frontage in a varied townscape context, which includes elements of contemporaneous 19<sup>th</sup> century development, which helps to illustrate the social context in which the building was originally located and later redevelopment, which does not share any associative or functional relationships. To the south, it is bordered and contained by the railway track, which provides a strong visual and physical barrier of land and development beyond. The continuation of the vibrant mix of uses within the town centre context, including the bustling market, along with the elements of terraced 19<sup>th</sup> and 20<sup>th</sup> century housing in the local area provide an evocative link to the origins and demographic context of the Working Men's Club and Institute; these elements of setting therefore contribute positively to its local heritage significance.
- 7.309 The site is located to the east of the locally listed building, separated by significant interposing townscape elements, including the substantial blank wall of the Sainsbury's supermarket addressing Willow Walk. Whilst the Site is broadly consistent with the varied town centre character and uses it is of late 20<sup>th</sup> century date, necessitating the demolition of previously existing, traditional townscape and the erosion of pre-existing street patterns. It does not, therefore, share any functional or historical associations that would amplify an understanding of the function or significance of the locally listed building or better reveal its significance. In those terms, the Site does not contribute positively as an element of its townscape setting.
- 7.310 The proposed development will not be easily appreciable in key views of the locally listed building, and will not affect any elements of setting that have functional or historical associations with the building. As a result, it is considered the proposals will not have an impact on the understanding and appreciation of its particular local significance.

***Locally Listed Building: The Chequers Public House***

- 7.311 The building is an unusual example of a Georgian urban building, specifically designed as a public house. The original building has a broadly symmetrical frontage, arranged over three storeys, with three bays and a substantial parapet, incorporating an applied pediment and integral signage. This ordered and harmonious frontage does not, however, disguise the unusual and steeply pitched catslide / mono-pitch roof that is particularly visible from the east and west, which may be indicative of the strength of earlier building traditions in the area, as an example of parochial polite architecture or the retention of elements of earlier elements of buildings on site prior to a fire in the late 18<sup>th</sup> century. The building has been subsequently modified and extended, with an attractive late 19<sup>th</sup> / early 20<sup>th</sup> century tiled pub frontage and range of ancillary red brick buildings to the rear. These later elements generally amplify the architectural interest of the building by illustrating the ongoing commercial success of the public house use and the associated growth and adaptation to accommodate changing uses etc.
- 7.312 The building derives historic interest from its age, dating from the late 18<sup>th</sup> century (c.1791 according to the accounts of a fire) and associated local rarity value, following extensive redevelopment of Walthamstow during the course of the 19<sup>th</sup> and 20<sup>th</sup> centuries. In those terms, it provides evidential and illustrative value of the earlier phases of the town's development. The ongoing use of the building as a public house also amplifies the building's local heritage interest, providing continuity from its origins as an alehouse (recorded on a burial register of 1698/99) through to a public house. The

building also seems to have been used as a place of business e.g. for the Vestry meetings of the Lea Bridge turnpike trustees, where financial transactions were done on a chequered cloth). Accordingly, there is a long continuity in the commercial use of the building and its function as a community facility. This historic interest is linked to the fabric of the building, which provides a tangible connection to its original use and helps to illustrate its various phases of development.

- 7.313 The building's setting has been transformed during the 19<sup>th</sup> and 20<sup>th</sup> century. From Walthamstow's origins as a semi-rural settlement located outside of London, and its position on a historic route, the building has now been incorporated into a dense urban townscape of predominantly late 19<sup>th</sup> and early 20<sup>th</sup> century character. The historic alignment of the High Street contributes positively to the significance of the locally listed building as it helps to better understand its origins as a roadside alehouse as well as resonating with its use by the Lea Bridge turnpike trustees. Whilst elements of the later townscape may be contemporaneous with the various phases of alteration and addition, they do not help to amplify or better understand its particular heritage significance. That being said, the mix of commercial uses, including the bustling street market, and prevailing consistency in building heights are elements that complement that of the heritage asset. In general terms, the residential development located in close proximity to the locally listed building are likely to have patronised the pub (amongst others) and is a positive element of setting.
- 7.314 The site contains a range of late 20<sup>th</sup> century commercial/retail buildings and open spaces, which are set back from the High Street frontage, within the depth of a number of amalgamated plots. There is limited inter-visibility with the Site due to its relative disposition and the nature of interposing built form. Whilst the Site is broadly consistent with the varied town centre character and uses, it is of late 20<sup>th</sup> century date, necessitating the demolition of previously existing, traditional townscape and the erosion of pre-existing street patterns. It does not, therefore, share any functional or historical associations that amplify an understanding of the particular significance of the locally listed building as a historic public house. In those terms, the Site does not contribute positively as an element of its townscape setting.
- 7.315 The High Street in Walthamstow has a tightly enclosed character, created by the relatively narrow width of the road, confined by almost continuous building lines on both sides. The proposed development may be partially glimpsed in long views along the High Street; however, given the particular significance of the locally listed building; the separation distance between it and the Site; the nature of interposing townscape; and the set-back location of the new built form behind the High Street, it is considered the proposed redevelopment on the site will have no impact on the local significance of the building, which will be preserved.

***Locally Listed Building: Walthamstow Central Station***

- 7.316 In 1870 the Walthamstow and Chingford Branch of the Great Eastern Railway opened, with a station at Hoe Street. Now called Walthamstow Central Station, it is of local architectural interest as an example of a modest late-19<sup>th</sup> century station building. The attention to detail in the design of the principal elevation of even this relatively modest building expresses the Victorian confidence in celebrating industrial progress and the power of British engineering and infrastructure. The historic interest of the building is derived

from the retention of its original use as a railway station, and its illustrative value as an example of railway development in the local area, and London more widely, in the late-19<sup>th</sup> century.

- 7.317 The immediate setting of Walthamstow Central Station comprises the railway line, with which it has an intrinsic historic and functional relationship. Hoe Street also comprises an important part of the immediate setting, as a significant thoroughfare directly adjacent to the station, running from Walthamstow towards Stratford. The road is constantly busy with buses, cars and taxis, and also sees a high volume of pedestrian footfall. This busy and bustling nature contributes to the local interest of the station, where it can be appreciated as part of a wider network of transport infrastructure serving the capital.
- 7.318 The wider setting of the station comprises an extremely varied urban townscape of 19<sup>th</sup>-21<sup>st</sup> century development, with a wide variety of building types, styles, ages, scales and materiality. This now includes the 14-storey Travelodge building immediately to the east, as well as an 8-storey building on its western side, and a further multi-storey building on the north side of Selborne Road. This townscape has evolved constantly since the advent of the railway catalysed the urban expansion of Walthamstow. Broadly speaking, it contributes to an understanding of the history of the station as having accelerated and served the suburban development of Walthamstow; but given the varied and changing nature of the building stock, individual sites now do not make a strong contribution to understanding or better appreciating the particular heritage significance of the station.
- 7.319 The site is located to the north-west of the locally listed station. The low-lying scale of the buildings mean that it is not visible in tandem with the key view of the station's principal elevation. As a late 20<sup>th</sup> century town centre redevelopment, the site also does not contribute to an enhanced understanding of the local heritage significance of this building. As a result, it is considered it does not have an impact on the significance of the locally listed building as an element of its townscape setting.
- 7.320 Walthamstow Central Station is located close to the site on the south side of Selborne Road. Whilst the new built form would be easily visible from the locally listed building, the proposed scale, massing and disposition of the development framing Selborne Road and the Town Square Gardens would be consistent with the existing and emerging character of that part of Walthamstow; and also in the spirit of the ambitions for this Site as set out in the Walthamstow Town Centre Area Action Plan. The new development would have no effect on the legibility of the station as part of the 19<sup>th</sup> century railway infrastructure in the wider area, and would not impair an understanding of this local significance.

***Locally Listed Building: Former Job Centre***

- 7.321 This building is designed in a red brick neo-Georgian style popular in the early 20<sup>th</sup> century for commercial and civic buildings; a style, which would become synonymous with urban telephone exchanges in the early-mid 20<sup>th</sup> century. It occupies a corner site and has a dignified architectural character, reflecting the civic and corporate pride in the provision of 'modern' infrastructure. The building is arranged over three storeys with accommodation in the roof. The first two storeys are terminated by a strongly articulated dentil cornice, which incorporates a broken pediment on the projecting central bay on the Hoe Street frontage. The building has a canted front elevation, which does not appear to have been resolved into a complete composition in an entirely

successful manner. The later, poor-quality shopfront and other minor alterations have had an adverse impact on the building's local architectural interest.

- 7.322 The building was Walthamstow's second but first purpose built Telephone Exchange. It was opened in 1909 and initially operated by the National Telephone Company before being transferred to the General Post Office in 1912. The building derives a degree of historic interest as an early, local example of telephone infrastructure, however, the building has been subsequently converted to alternative uses, with little external evidence to indicate its original function. Accordingly, historic interest now makes relatively less contribution to the building's overall local heritage significance.
- 7.323 The locally listed building is located in a variable townscape context, which includes a range of 19th and early 20<sup>th</sup> century structures, with buildings of contrasting form, height, massing and character located further to the north, identifying the location of the town centre. The overall result is iterative, reflecting the phases of development and redevelopment. There is a broad consistency in scale, massing and materiality, which complements that of the locally listed building; notably the nearby Providence Building designed in a complementary interpretation of the Baroque style, including similar architectural flourishes and materiality, and therefore contributes positively as an element of setting. The vehicular traffic on Hoe Street impairs an ability to appreciate the architectural character of the listed building, and in those terms detracts from its local heritage significance. Due to separating distances, interposing built form and the height/massing of the existing structures on-site, it is considered it does not have an impact on the significance of the locally listed building as an element of the extensive townscape context.
- 7.324 The proposed development may be partially glimpsed in long views along Hoe Street, in tandem with the locally listed former job centre. However, given the particular significance of the locally listed building; the separation distance between it and the site; and the nature of interposing townscape, it is considered the proposed redevelopment on the site will have no impact on the local significance of the building, which will be preserved.

#### **Legislation and Policy Review**

- 7.325 *The Planning (Listed Buildings and Conservation Areas) Act 1990*
- 7.326 The 1990 Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas in determining proposals in the area. It is also a statutory duty that special regard should be paid to the desirability of preserving the special interest and setting of listed buildings. Case law has established that preservation in this context, and for both conservation areas and listed buildings, is taken to mean the avoidance of harm.
- 7.327 Whilst Historic England have identified a degree of harm to the significance of the Walthamstow Conservation Area, Officers are of the view that the application material demonstrates that considerable weight and importance has been given to these statutory duties and that, in overall terms, the proposed development would preserve the particular significance of the relevant statutorily listed buildings and conservation areas. The proposed development therefore satisfies the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

***NPPF 2012 and NPPG***

- 7.328 In accordance with the requirements of paragraph 129 of the NPPF the significance (and also contribution of setting) of each of the potentially affected designated and non-designated heritage assets has been described proportionately in the Heritage Statement and this Committee report. This provides an appropriate baseline for an informed consideration of the likely heritage impacts of the development proposals on-site, given their nature, scale and extent.
- 7.329 The proposed redevelopment would deliver an appropriate new mix of uses, built form, public realm and private space of a high-quality design, which would respond positively to the key features and characteristics of the local context. This takes account of each of the principles of paragraph 131, which encourages the desirability of sustaining and enhancing the significance of all heritage assets; the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.330 In accordance with paragraph 132, great weight has been given to the conservation of the identified heritage assets, including conservation areas, listed buildings, and locally listed buildings. Importantly, Annex 2 of the NPPF helpfully defines the term “conservation” as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. This is not intended to be a process that should prevent change or stymie development where proposals such as this scheme for the site have the potential to deliver significant public benefits. Overall, it is the findings of this report that the application proposals will sustain the significance of all of the identified heritage assets, including the contributions made by setting to that significance.
- 7.331 Paragraph 135 states that when considering the effect of proposed development on the significance of a non-designated heritage asset, such as a locally listed building, a balanced judgement should be taken, having regard to the scale of any harm or loss and the significance of the heritage asset affected. This judgement should take into account the acceptance through national policy and guidance that the conservation of a non-designated heritage asset is individually less of a priority than for designated heritage assets or their equivalents. Overall, decision making should be both balanced and proportionate; based on an assessment of the relative significance of such an asset, the nature, scale and extent of impact on significance, and also the broader consideration of the public benefits that would flow from the proposed development as a whole. The significance of non-designated heritage assets in the vicinity of the site would be sustained by the proposed development.
- 7.332 Paragraph 137 encourages local planning authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. The application proposals will not remove any element of setting, which contributes positively to the identified heritage assets, and will, in overall terms, preserve the contribution made by setting to the particular significance of each of the heritage assets.

- 7.333 Paragraph 134 of the NPPF sets out that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Overall, the significance of each of the identified potentially affected conservation areas, listed buildings, and locally listed buildings would be sustained by the scheme. Harm to significance of the designated heritage assets would therefore be avoided, and the provisions set out in paragraphs 133 and 134 of the NPPF with regard to heritage harm do not apply for this application scheme.
- 7.334 Notwithstanding this assessment, Historic England has identified some less-than-substantial harm to the significance of the St Mary's Church / Walthamstow Village Conservation Area, as a result of the partial visibility of the tall built form in views out of the conservation area, along Church Lane and Church End. Notwithstanding officers' views that the significance of the conservation area would be sustained, if Members are minded to agree with Historic England's position, paragraph 134 would be engaged and that this harm should be weighed against the public benefits of the proposals. Public benefits are defined to include the following:
- Could be anything that amounts to economic, social or environmental progress as described in paragraph 7 of the Framework and must be of a nature and scale to be of clear benefit to the public at large; and / or
  - It sustains or enhances the significance of a heritage asset and the contribution of its setting; and / or
  - It reduces or removes risks to a heritage asset; and / or
  - It secures the optimum viable use of a heritage asset in support of its long term conservation.

The public benefits allied to this scheme of redevelopment include:

- Delivery of new active residential, retail and leisure uses on an underused site, that would contribute positively to the legibility and vitality of the local townscape;
  - Demolition and or rebuilding of existing neutral elements within the Site, and the construction of high-quality replacement built form at an appropriate alignment, scale and character for its surroundings;
  - Remodelling of adjacent public realm, which will help to draw people through the area and integrate the new development as a high-quality, contemporary addition to the townscape.
- 7.335 In overall terms, the proposed development would sustain the significance of the relevant heritage assets identified in this report (i.e. preserve the special interest and setting of the statutorily listed buildings, and the character or appearance of the conservation areas), in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, relevant policies of the Development Plan and other material considerations.
- 7.336 Historic England has identified some less than substantial harm to the significance of the Walthamstow Village Conservation Area. If the Committee agree with Historic England in that regard, then the less than substantial harm they identify to this heritage asset would need to be considered against the public benefits delivered by the proposed development, having regard to the great weight and importance to be placed on the desirability of preserving the

character or appearance of the conservation area. This overall planning balance exercise is contained in Section 8 of this report.

### **Archaeology**

- 7.337 The site is located on the edge of an archaeological priority zone.
- 7.338 Historic England (Archaeology) were consulted raising no objection subject to a condition being imposed.
- 7.339 In conclusion this section of the report has considered the major significance of the town centre, which raises some important and challenging design issues. Fundamentally, these include the impact of a fairly significant reduction in the size of the existing Town Square and the consequent need for a convincing and sustainable redesign of the public space; the height and potential impact of the proposed towers on the town centre and wider area and, given the significance of the scheme, a clear need to secure the highest quality and standards of design throughout the development. This section has also considered the CABI comments and impacts to historic interests, settings and conservations areas in the vicinity of the site. Furthermore, the standard of residential accommodation has been considered. Overall the proposed development would be acceptable given the extensive qualities and details which would be secured as part of the proposed. Taking this all into consideration the development would accord with the aspirations of policies DM28, DM29, DM30, DM31, DM32 of the Local Plan, policies 7.6, 7.7, 7.8, 7.9 of the London Plan.

### **RESIDENTIAL AMENITY**

- 7.340 The proposed hybrid application has been submitted with a comprehensive Environmental Statement (ES) which has covered the following amenity areas:
- Air Quality
  - Noise and Vibration;
  - Wind Microclimate; and
  - Daylight, Sunlight and Overshadowing.
- 7.341 The next section of the report will focus on these matters in detail and explain the acceptability of the application in these instances.

#### **Daylight, Sunlight and Overshadowing Assessment**

- 7.342 LBWF Policy DM33 states that the when considering the impact of a new development on neighbouring amenity, the Council will have regard to (among other aspects) access to daylight and sunlight. LBWF will only find development acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of the development.
- 7.343 The application has been accompanied with a daylight, sunlight and overshadowing assessment which has been compiled by Point 2 Surveyors. The submitted daylight and sunlight assessment has been independently assessed by GL Hearn on behalf of the Council and as a result their findings are noted within this section of the report. The assessment has reviewed the following key areas:
- Daylight and sunlight amenity to the residential properties which surround the Site;

- Overshadowing to gardens, amenity areas and open space around and within the Site; and
  - Daylight and sunlight amenity within the residential elements of the Development.
- 7.344 When assessing Daylight and Sunlight for the purposes of this application submission, consideration has also been given to the guidance contained within the Building Research Establishment (BRE) Report titled 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice.' With reference to its status as a guidance tool for new development the introduction to the BRE report indicates that:
- 7.345 "The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the Guide should not be seen as an instrument of planning policy: its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."
- 7.346 There is no set standard stipulated within the NPPF, however, it states that: '...planning policies and decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.'
- 7.347 London Plan policy 7.6 states that: '...buildings and structures should...not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and micro-climate'.
- 7.348 Policy 7.7 notes that large buildings should not adversely affect their surroundings in terms of overshadowing and solar reflected glare: 'Location and design of tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference.'
- 7.349 The Site is located within the London Borough of Waltham Forest (LBWF). The Walthamstow Town Centre Area Action Plan states at 23 Policy WTCOS8 that issues of overshadowing of the Town Square will need to be addressed to ensure that the amenity value of the space is not compromised, demonstrable evidence that any extension has no negative environmental impact on neighbouring properties or public space will be sought.
- 7.350 The Walthamstow Town Centre Area Action Plan states at 24 Policy WTCOS9 that issues of overshadowing of the Selborne Walk Shopping Centre will need to be addressed to ensure that the amenity value of the space is not compromised, demonstrable evidence that any extension has no negative environmental impact on neighbouring properties or public space will be sought.
- 7.351 The Site is located within the London Borough of Waltham Forest (LBWF). Section 5.29 of the Core Strategy states that daylight is an important determinant in the quality of a home and in providing comfort, privacy, utility and flexibility. The provision of appropriate levels and usability of both internal and external spaces will greatly enhance the liveability of homes, particularly at higher housing densities. Higher density development leads to more intensive use of space and shared areas with implications for management, security and overall quality of life. Issues of noise, daylight, privacy and overlooking all become more acute as densities increase, requiring careful design.

### Daylight

7.352 In accordance with the policies and guidelines outlined above, this assessment is based on the BRE Guidelines, which presents three main methods of calculating daylight:

- Vertical Sky Component (VSC) method. This method assesses the measurement of the amount of skylight falling on a vertical wall or window. This is the ratio of the direct sky luminance falling on a vertical wall at the reference point for the simultaneous horizontal luminance under an unobstructed sky.
- No Sky-Line (NSL) method. This method assesses the distribution of daylight at the 'working plane' within a room. The NSL divides those areas of working plane in a room which receive direct sky light through the windows from those areas of the working plane which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light) then the distribution of daylight in the room would be poor and supplementary electric lighting may be required.
- Average Daylight Factor (ADF) method. This method considers the diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows); and the angle of visible sky reaching the window/windows in question. It also makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction.

7.353 In terms of the first part of the assessment of the effects of the development upon the neighbouring properties in close proximity of the development the following roads were considered to assess the likely effects the development would have include the following:

- High Street;
- Palace Parade;
- The Point;
- West Central Apartments;
- Hoe Street Phase 2 Block C;
- Priory Avenue;
- Edison Close; and
- Exeter Road.

7.354 There are 621 windows serving 427 residential rooms surrounding the Site. These have all been assessed in terms of both VSC and NSL. Chapter 8 of the ES discusses daylight, sunlight and overshadowing amenity of the properties neighbouring the proposed Development. The chapter and the analysis appended to the chapter have been compiled by the applicant's consultants Point 2 Surveyors.

7.355 The chapter discusses VSC values in urban areas and suggests a range between 15 – 20% VSC should be considered appropriate for dense urban environments. Historically, this range has been shown to be appropriate for areas such as Central London, however, the neighbouring receptors are not of significant height and nor are they densely positioned.

- 7.356 Point 2 Surveyors have stated that the VSC baseline results show that in the current situation, 63% of the surrounding properties benefit from greater than 27% VSC which, according to the BRE Guidelines, is sufficient to give reasonable daylight amenity results in a suburban environment upon which the guidelines are predicated.
- 7.357 The BRE Report provides guidance on the setting of alternative VSC targets, however, the methods discussed with the BRE Report do not seem to have been undertaken to determine an appropriate target range for this analysis. The VSC analysis appended to the chapter shows that the majority of neighbouring receptors will receive VSC values in excess of the BRE Report minimum of 27%. This would indicate that the application of the dense urban environment range is inappropriate in this case.
- 7.358 Generally, the analysis results appended to the chapter show that there will be limited impact on the existing daylight, sunlight and overshadowing of the neighbouring receptors. The analysis information supplied with the chapter was limited and further clarification and detailed receptor identification was requested. This has now been provided.
- 7.359 Study of the results spreadsheets appended to the chapter and the additional information supplied shows that for the overwhelming majority of neighbouring receptors will continue to receive BRE Report compliant daylight and sunlight amenity.
- 7.360 In assessing daylight amenity to neighbouring properties the first assessment undertaken used the Vertical Sky Component (VSC) amenity test and assessed the amount of sky visible at the centre of the window. As previously discussed the ES chapter assesses the VSC values in urban areas and suggests a range between 15 – 20% VSC should be considered appropriate for dense urban environments. Historically, this range has been shown to be appropriate for areas such as Central London, the neighbouring receptors are not of significant height and nor are they densely positioned. However, the majority of the residential properties analysed are positioned along the High Street and there would be validity in an argument that daylight and sunlight amenity expectations would be reduced.
- 7.361 Point 2 Surveyors have provided spreadsheets and drawings detailing the daylight distribution within the rooms served by the tested windows for VSC. This analysis shows that nearly all of the neighbouring rooms overlooking the development will continue to receive BRE Report compliant levels of daylight penetration. The transgressions, where they occur, are influenced by factors out of the control of the developer, i.e. balconied amenity space, and/or projecting wings of the neighbouring properties.
- 7.362 Generally speaking, where the internal arrangements of neighbouring properties cannot be verified through planning records, estate agent information or dimensional survey daylight distribution analysis should not be submitted. However, the assumptions used where no internal arrangement plans were available are reasonable.
- 7.363 The VSC and daylight distribution analysis of the properties neighbouring the development show that the overwhelming majority of properties will retain daylight amenity that is appropriate for this location.
- 7.364 The effect of the development upon the daylight amenity to a property in this context is considered to be minor adverse in situations where:

- Despite VSC alterations to the windows serving the room, the NSL alteration to the room is fully BRE compliant;
  - Despite NSL alterations to the room, the VSC alteration to all windows serving the room is fully BRE compliant or at least 20% VSC is retained by the main window/s; and
  - All VSC and NSL alterations applicable to the room are no greater than 30% of their baseline values or, if not, the room's main window/s retain at least 20% VSC and at least 50% of the room area can still benefit from direct skylight at working plane height (NSL).
- 7.365 The NSL baseline results show that in the current situation, 87% of the rooms within the surrounding properties benefit from direct skylight at working plane height to greater than 80% of the room area which, according to the BRE Guidelines, is sufficient to give reasonable daylight amenity results in a suburban environment.
- 7.366 The analysis exercise which has been verified by GL Hearn shows that the majority of the neighbouring properties will continue to receive appropriate daylight with the proposed development in place. As a result the assumptions and conclusion within the ES are considered to be acceptable.

#### Sunlight

- 7.367 The BRE Guidelines provide two methods for assessing sunlight, depending on whether the assessment is for an existing neighbouring property or a proposed property/building. However, the methods are similar and relate to methods of assessing the Annual Probable Sunlight Hours (APSH) at a reference point.
- 7.368 For existing residential properties, the BRE Guidelines state in Section 3.2.3 that: 'all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south, kitchens and bedrooms are less important, although care should be taken not to block too much sun.'
- 7.369 Section 3.2.4 continues: 'If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked.'
- 7.370 The BRE Guidelines suggest that when assessing sunlight for existing neighbouring buildings, the point at the centre of the window on the outside window face can be used. Section 3.2.5 states: 'If this window point can receive at least one quarter of APSH, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.'
- 7.371 All windows facing within 90° of due south and serving habitable residential rooms within properties surrounding the Site will be assessed for sunlight. Where an existing surrounding room is served by additional windows to those facing within 90° of due south, all windows will be assessed, even any additional window serving the room is facing within 90° of due north. This is done in order to understand the true level of sunlight amenity to the room in question.
- 7.372 Section 3.3 of the Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:
- Gardens, usually the main back garden of a house and allotments;

- Parks and playing fields;
  - Children's playground;
  - Outdoor swimming pools and paddling pool;
  - Sitting out areas such as those between non-domestic buildings and in public squares; and
  - Focal points for views such as a group of monuments.
- 7.373 In summary, the Report states that: "It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March."
- 7.374 The method for assessing sun on the ground is the 'sun-on-ground indicator'. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least two hours of direct sunlight on the 21st March.
- 7.375 There are 340 windows serving 188 residential rooms surrounding the Site which are relevant for sunlight amenity assessment. These have all been assessed in terms of total and winter APSH.
- 7.376 The APSH baseline results show that in the current situation, 72% of the rooms within the surrounding properties benefit from at least 25% total APSH, with at least 5% APSH in the winter months which, according to the BRE Guidelines, is sufficient to give reasonable sunlight amenity results in a suburban environment. The APSH assessment takes into account sunlight amenity to all windows serving a room, which means that those windows whose sky visibility is, in the existing situation, obscured by the surrounding context, are mitigated by other windows serving the room.
- 7.377 1-35 West Central Apartments: 14 of the 18 rooms (78%) with one or more Site facing windows are fully BRE compliant in terms of any alteration to their APSH levels. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of sunlight amenity. The effect upon these rooms is, therefore, minor adverse.
- 7.378 188 High Street: Two of the three rooms (66%) with one or more Site facing windows are fully BRE compliant in terms of any alteration to their APSH levels. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of sunlight amenity. The effect upon these rooms is, therefore, minor adverse.
- 7.379 Sunlight amenity analysis has been undertaken using the Annual Probable Sunlight Hours (APSH) testing. A review of the results appended to the EIA chapter shows that the overwhelming majority of neighbouring windows will see full compliance with the BRE Report recommendations. Given this and the APSH values retained where transgressions do occur, the significance given within the EIA chapter is considered appropriate.

- 7.380 There have been a number of objections received regarding amount of sunlight which would be received to the new town square following the completion of the development. This has been assessed as part of the submitted daylight and sunlight and by GL Hearn on behalf of the Council. It has been concluded that the new town square with the potential to be affected by the Development in terms of overshadowing is limited.
- 7.381 The analysis undertaken shows that the overwhelming majority of the space will see full compliance with the BRE Report guidelines. As such, the application of a negligible significance is considered appropriate. Transient overshadowing analysis shows that there will be an increase in the overshadowing of neighbouring properties due to the proposed Development. However, the effects will be short lived and as such the application of a minor adverse significance is also considered appropriate.
- 7.382 In conclusion the proposed development would have an acceptable impact in terms of sunlight to neighbouring residential properties and the new formed town square following the completion of the development.

#### Overshadowing

- 7.383 A Sun Hours On Ground analysis has been run to assess the sunlight potential to existing amenity areas. The effect of the Development in terms of overshadowing is considered to be negligible
- 7.384 Overshadowing Study, which demonstrates the shadows cast at key points throughout the year and where these would fall over the Development and surrounding area. The results of the study demonstrate that shadow paths would be transient in nature and not place an onerous burden on sunlight potential to the amenity areas located on podium levels, which comply fully with the recommendations of BRE guidelines.
- 7.385 Similarly, impact on neighbouring buildings has been carefully examined. The proposed location and arrangement of the buildings are a response to a shadow path study, and detailed sunlight and daylight analysis undertaken as part of the design process. The extents of the existing mall to the north of the proposal mean that the impact on the High Street is significantly lessened, whilst to the south the railway and Selborne Road create a natural separation between the nearest residential properties.
- 7.386 Transient overshadowing analysis shows that there will be an increase in the overshadowing of neighbouring properties due to the proposed Development. However, the effects will be short lived and as such the application of a minor adverse significance is also considered appropriate.
- 7.387 Detailed massing studies have been undertaken at the early concept stage of the project to optimise the location of the building and avoid overshadowing of the public space and of adjacent buildings. The location of the buildings has been informed by these studies and effectively mitigates against overshadowing. The maximum heights of the residential buildings (set by the Development Parameters) avoid impact on the open space.
- 7.388 As previously discussed, sunlight amenity analysis shows that the overwhelming majority of neighbouring windows will see full compliance with the BRE Report recommendations. Given this and the sunlight values retained where transgressions do occur, the sunlight amenity retained should also be considered appropriate. The analysis undertaken of the neighbouring Town Square shows that the vast majority of the space will see full

compliance with the BRE Report guidelines. As such, the impact through overshadowing will be acceptable.

#### Privacy - Overlooking

- 7.389 The Housing SPG states that within developments there should be adequate levels of privacy in relation to neighbouring properties, the street and other public places. The SPG states the development should maintain a distance of about 18-21m between habitable windows, back to back elevations. This can be a useful yardstick for visual privacy.
- 7.390 A detailed analysis has been undertaken upon both parts of the hybrid application. Firstly, the detailed application would bring forward 42 residential units which would be situated at second, third and fourth floors. The nearest residential properties would be those situated on Edison Close (approximately 90m) and The High Street (approximately 84m). Given the significant distance beyond the Housing SPG and the low rise form of development, this part of the development would give rise to limited harm in terms of the loss of privacy to these existing residential properties. In this instance no objection would be raised regarding the detailed part of the planning application.
- 7.391 In relation to the outline permission, the distance between existing neighbouring properties would be those situated on the Edison Close at a distance of approximately 50m. Furthermore, the proposed development would be at distance of the emerging development at Solum 2 by approximately 45m. Given the distance of the development from these neighbouring properties, it is highly unlikely that the development would give rise to privacy issues to these neighbouring residential properties.
- 7.392 The proposed layout of the buildings is such that direct overlooking between habitable rooms such as living areas has been minimised. Living rooms, where possible, face towards the main roads and within the internal central areas, living rooms tend to face towards bedrooms or core areas. Although this part of the development would be the highest building in the area, it is considered given that the site has been earmarked to be densified and that taller buildings would be acceptable along with the proposed distances, the scheme would be acceptable in this regard and as such limited harm would be proposed by the development.
- 7.393 To conclude in respect of amenity considerations, the application proposal achieves the optimum balance between meeting the amenity requirements of existing and future residential occupiers, whilst embracing important planning led regeneration objectives for this strategically important regeneration area. In summary the development would be acceptable in terms of overlooking to neighbouring residential properties adjacent to the application site.
- 7.394 In conclusion, this part of the development has considered, daylight, sunlight, and overlooking (privacy) as part of the scheme. It is considered that the development would give rise to some impact, but the extent of the impact given the nature of the scheme within this urban setting would be acceptable. As such the development would accord to the aspirations of policies DM33 of the Local Plan, policies 7.6 and 7.7 of the London Plan along with BRE Guidelines for Daylight and Sunlight.

## **ENVIRONMENTAL CONSIDERATIONS**

- 7.395 Air Quality
- 7.396 This part of the report assesses the likely significant effects of the Development on the environment in respect of air quality. In particular, consideration is given to the effects of potential emissions from construction activities, as well as the effects of emissions from road traffic associated with the Development. In addition, consideration is given to the effect of future air quality future users of the Site would be exposed to.
- 7.397 The NPPF states that Paragraph 109 of the National Planning Policy Framework (NPPF) identifies that the planning system should aim to conserve and enhance the natural and local environment by: 'preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of land, air, water or noise pollution or land instability.'
- 7.398 Furthermore, paragraph 124 states: 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.'
- 7.399 Policy 7.14 'Improving air quality' of the London Plan states that development proposals should:
- 'A. minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAS) and where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans (see Policy 6.3);
  - B. promotes sustainable design and construction to reduce emissions from the demolition and construction of buildings following the best practice guidance in the GLA and London Councils' 'The control of dust and emissions from construction and demolition';
  - C. be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas Designated as Air Quality Management Areas (AQMAS));
  - D. ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site. Where it can be demonstrated that on-site provision is impractical or inappropriate, and that it is possible to put in place measures having clearly demonstrated equivalent air quality benefits, planning obligations or planning conditions should be used as appropriate to ensure this, whether on a scheme by scheme basis or through joint area-based approach; and
  - E. where the development requires a detailed air quality assessment and biomass boilers are included, the assessment should forecast pollutant concentrations. Permission should only be granted if no adverse air quality impacts from the biomass boiler are identified.'
- 7.400 The Development Management Policies were adopted in October 2013. Policy DM24 – Environmental Protection states: ' C) New developments

should neither contribute to, nor suffer from unacceptable levels of air pollution, measured having regard to DEFRA's Local Air Quality Management Technical Guidance LAQMTG (09) and London Council's Air Quality and Planning Guidance or successor documents. On major applications, this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.'

- 7.401 The application has been submitted with a detailed air quality assessment which has been compiled by Watermans.
- 7.402 The main likely effects on local air quality during demolition and construction relates to dust. A range of measures to minimise or prevent dust would be implemented and it is considered that following mitigation measures the effects from nuisance dust emissions would be not significant/ negligible.
- 7.403 Environmental management controls developed All construction plant would adhere to the emissions standards for NO<sub>2</sub> and PM<sub>10</sub> set out for NRMM in the London Plan. Avoidance, or limited use, of traffic routes in proximity to sensitive routes (i.e. residential roads etc.). All construction traffic logistics would be agreed with LBWF. Avoidance, or limited use, of roads during peak hours, where practicable. The applicant submitted Environmental Statement has covered all the above points.
- 7.404 It is anticipated that with mitigation measures in place, the effect of construction vehicles entering and egressing the Site during the construction period would be not significant/ negligible, in the context of local background pollutant concentrations and existing local road traffic emissions. In accordance with the London Plan all construction plant would need to adhere to the emissions standards for NO<sub>2</sub> and PM<sub>10</sub> set out for NRMM. It is therefore considered that the likely effect on local air quality would be not significant/ negligible.
- 7.405 Following completion of the Development and taking into account uncertainty in future NO<sub>x</sub> and NO<sub>2</sub> reductions, the Development is predicted to have a negligible impact on NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations, at all existing receptors considered. The overall effect is considered to be not significant/ negligible.
- 7.406 Through the provision of a Framework Residential Travel Plan and a Framework Workplace Travel Plan Additional Planting and Landscaping to include plants that would reduce air pollution levels. Further detailed design and operation of the Development to consider the following (in discussion with TfL, LBWF, GLA and future tenants):
- Area wide coordination of servicing movement to minimise servicing traffic;
  - Electric hub of servicing (use of electric vehicles for last leg of journey);
  - Restricted loading bays (only for low or zero emission commercial vehicles); and
  - Latest electric charging infrastructure – such as wireless charging plates or rapid chargers.
- 7.407 The proposed play space would be located nearer to the air pollution emission sources due to the redesign of the town square. The distance would be 24m. However, given the future provisions of sustainable travel

framework as outlined under section 9.64, the harm and impact to this space would be limited and not significant.

- 7.408 The application has been assessed by the Council's Environmental Health officer who have raised no objection to the modelling and measures which would be implemented to mitigate harm to the development when completed. This would be subject to conditions imposed as part of any planning permission granted.

#### Noise

- 7.409 This part of the report focusses upon likely significant effects of the Development on the environment in respect of noise and vibration. The National Planning Policy Framework<sup>1</sup> (NPPF) seeks to conserve and enhance the local environment, including preventing developments from contributing to, and / or, being put at an unacceptable risk from noise pollution. In support of this, paragraph 123 of the NPPF stipulates that planning decisions should seek to: '...avoid noise from giving rise to significant adverse effects on health and quality of life as a result of new development; and...mitigate and reduce to a minimum other adverse effects on health and quality of life arising from noise from new development, including through the use of conditions.'

- 7.410 Policy 7.15 'Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes' states:

'Development proposals should seek to manage noise by:

- a) Avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- b) Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses;
- c) Improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity);
- d) Separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout – in preference to sole reliance on sound insulation;
- e) Where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse impacts should be controlled and mitigated through the application of good acoustic design principles;
- f) Having particular regard to the impact of aviation noise on noise sensitive development; and
- g) Promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.'

- 7.411 LBWF Policy CS13 'Promoting Health and Well Being' within the Core Strategy states:

'The Council will aim to create and develop healthy and sustainable places and communities by: A) requiring all new developments to meet appropriate environmental standards that minimise air, water, noise and light pollution and address the risks arising from contaminated land and hazardous substance and ensuring satisfactory amenity is provided for future and surrounding occupiers.'

7.412 Policy CS14 'Attractive and Vibrant Town Centres' states: 'The Council will promote successful and vibrant centres throughout the Borough to serve the needs of residents, workers, visitors by:

G) encouraging housing in and around town centres as part of mixed use developments on the upper floors of commercial buildings and on sites where a high quality living environment offering good levels of residential amenity, low noise levels, safe streets, personal security etc, can be created without impeding the development of primary town centre uses such as retail and other commercial uses, particularly in the key growth areas of Blackhorse Lane, Northern Olympic Fringe, Walthamstow Town Centre and Wood Street and other site opportunity locations identified in the Site Specific Allocations Document.'

7.413 Professional Practice Guidance (ProPG) on Planning & Noise concerning New Residential Development within England was launched in May 2017. It is relevant to new residential development exposed predominantly to noise from existing transport sources. The primary goal of the guidance is to assist the delivery of sustainable development by promoting good health and well-being through the effective management of noise.

7.414 The assessment of likely significant noise and vibration effects has involved the following staged process:

- Identifying potential existing and future SRs on the Site and within the surrounding area;
- Establishing the baseline noise and vibration conditions currently existing at the Site and at existing SRs surrounding the Site using appropriate noise and vibration surveys (see below);
- Assessing the suitability of the Site for residential use in terms of the prevailing baseline noise and vibration conditions;
- Assessing likely noise and vibration levels generated during the demolition and construction works associated with the Development;
- Establishing design criteria for plant and services associated with the Development;
- Assessing likely noise levels from the completed and operational Development (with reference to relevant and credited guidance as detailed earlier in this chapter);
- Formulating proposals for mitigation (where appropriate); and
- Assessing the likely significance of any residual noise and vibration effects.

7.415 The development comprises external amenity spaces in the form of individual private residential balconies. Ambient daytime noise levels at the proposed balconies within the detailed element of the development are predicted to range between 43 to 57 dB LAeq,T. Balconies on the western façade (facing towards the Walthamstow Central bus station) are predicted to exceed the

WHO upper daytime outdoor sound level from steady, continuous noise of 55 dB LAeq,T to protect the majority of people from being seriously annoyed by up to 2 dB. However, mitigation is feasible through the design of the balustrades proposed.

- 7.416 The noise monitoring results show the site to be exposed to high levels of environmental noise at the site's boundary. With provision of a suitable glazing and ventilation strategy, conditions suitable for residential amenity could be provided. At the site's boundary, a robust façade/ventilation building design would be necessary to meet relevant and credited indoor design criteria levels. The exact requirements would be developed within the subsequent RIBA Acoustic Design reports.
- 7.417 In line with relevant best practice guidance, the design intent is to achieve the lowest practicable levels in external amenity spaces. The design intent is to achieve the lowest practicable levels in external amenity spaces through strategic layout design, such as locating and/or orientating outdoor amenity spaces at distance from the main sources of noise. In addition, local screening in the form of solid imperforate balustrades on the most noise exposed façades (those facing south overlooking Selborne Road and facing east towards Walthamstow Central bus station) would act to reduce noise levels.
- 7.418 Operation of the proposed retail uses may generate noise. Consideration would need to be given to noise break-out prior to occupation and operation to ensure that the amenity of surrounding uses is protected. Noise break-out from any of the retail uses should, however, be negligible provided adequate sound insulation is afforded by the building fabric, and it is on this basis that the assessment has been made. Suitable sound insulation is assumed to be inherent in the building design for the purpose of this assessment.
- 7.419 Whilst noise effects are predicted as negligible, the following strategies would be considered for both mitigating the impact from and reducing the noise levels within the proposed play garden:
- The use of contour landscaping to create berms and cuttings in which to shield the play area, protecting it from both the receptors and noise from the bus station;
  - The use of noise barriers (e.g. walls, fencing, clear panels, elevated planters) to attenuate outgoing noise.
- 7.420 Commercial building façades, together with adjoining walls/floors would offer adequate sound insulation and appropriate measures would be put in place with regards to management of outside areas including the play garden.
- 7.421 At this stage in the development, details regarding the final tenants and associated servicing and delivery areas are not known. The number of delivery vehicles associated with non-residential uses would be largely dependent upon the final occupants which has not yet been determined. It is considered that standard controls, secured through planning conditions relating to hours of delivery and screening of service yards would be inherent in the scheme design and therefore, noise effects associated with servicing and deliveries on existing and future SRs would be negligible. The impact of noise from children playing within the proposed play garden within the reconfigured public square and gardens has been assessed based the noise level associated with the existing play area within the site, but moved to the proposed new location. The assessment concluded that the effect of the

proposed play garden would be negligible on the closest sensitive receptors identified.

- 7.422 The impact of noise from children playing within the proposed play garden within the reconfigured public square and gardens has been assessed based the noise level associated with the existing play area within the site, but moved to the proposed new location. The assessment concluded that the effect of the proposed play garden would be negligible on the closest sensitive receptors identified.
- 7.423 Despite the above, the implementation of noise and vibration control and management measures via a Construction Environmental Management Plan (CEMP) would help to reduce noise disturbance to occupants of existing properties. The CEMP would include measures such as the use of modern, quiet and well maintained machinery to assist in controlling level at nearby receptors to reasonable levels. In addition, all demolition and construction traffic logistics would be agreed with LBWF and TfL and a Construction Logistics Plan would allow for good traffic management.
- 7.424 An assessment of residential amenity for future residents of the Development has been undertaken. The assessment results indicate that with mitigation measures relating to the façade design of the Development, the required internal noise levels as set out in BS 8233 would be achieved within all habitable areas of the Development.
- 7.425 It is predicted that noise levels at external amenity spaces such as residential balconies may be higher than the adopted assessment criteria without mitigation. Mitigation in the form of solid balustrades on certain balconies would provide sufficient protection so as to meet the adopted criteria.
- 7.426 Any items of fixed building services plant installed as part of the development would have the potential to generate noise. Suitable noise level limits have therefore been proposed to ensure that noise from plant does not cause disturbance to future occupants of the development as well as surrounding SRs. Standard Building Regulation requirements mean there would be no noise break-out associated with the retail units that would give rise to disturbance to either existing or future SRs or future residents of the Development. Contour landscaping and/or noise barriers would be used to mitigate any effects from the proposed play garden.
- 7.427 The submitted noise report has been fully assessed by the Council's Environmental Health officer who has raised no objection subject to conditions being imposed as part of the application.

#### Wind Microclimate

- 7.428 This section of the report focuses on the wind microclimate the completed development could potentially give rise too. The London Plan<sup>3</sup> places importance on the creation and maintenance of a high quality environment for London. Policy 5.3 'Sustainable Design and Construction' states: 'Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance... ensuring that developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions'.
- 7.429 Policy 7.6B 'Architecture' states: '...buildings and structures should:
- Be of the highest architectural quality;

- Be of a proportion, composition, scale and orientation that enhances, activates and appropriately encloses the public realm;
- Not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate;
- Incorporate best practice in resource management and climate change mitigation and adaptation;
- Provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces; and
- Be adaptable to different activities and land uses, particularly at ground level.'

7.430 In addition, Policy 7.7 'Location and Design of Tall and Large Buildings' states that tall buildings:

- 'Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings;
- Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall or large buildings in the borough's LDF;
- Tall and Large Buildings should: ... b) only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;... f) have ground floor activities that provide a positive relationship to the surrounding streets;
- Tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence...'

7.431 The Local Plan Policy DM31 'Tall Buildings' states: 'Tall buildings could have a potential adverse impact upon the significance of heritage assets and the wider historic environment. Accordingly proposals for tall buildings will be carefully assessed to ensure that they do not cause harm to the significance of heritage assets, including their settings, both in the Borough and beyond.'

7.432 Policy CS4 regarding 'Minimising and Adapting to Climate Change' states: '.. New development will need to be well designed and existing buildings need to be improved to avoid negative impacts on environment and minimise use of limited resources...'

7.433 The majority of buildings constituting the development do not protrude significantly above neighbouring structures in the vicinity, given their typically low-rise nature, and therefore do not represent a significant obstruction to prevailing winds. However, as part of the development, there are also four high-rise residential towers which are considerably taller (the tallest of which features an elevation of approximately 105 metres above ground level (132.5 metres AOD (approximately 29 storeys) than other structures within the surrounding area.

7.434 At the base of the two towers located closest to Selborne Road, the general vicinity is expected to encounter windier conditions. This is attributed to the possible occurrence of downdraughts, whereby fast-moving upper level winds impact the facades and are subsequently accelerated whilst being redirected

downward. At ground level, the effects are likely to be compounded when the exacerbated winds are further accelerated around sharp turns such as building corners.

- 7.435 There is also inherent potential for prevailing winds traversing the podium of the existing mall to be drawn into the constricted channel at ground level, and experience a funnelling effect that gives rise to accelerated winds. This flow funnelling is also expected to occur for winds approaching from the northeast, albeit occurring with less frequency, given the orientation of the development and the regional wind climate characteristics.
- 7.436 Given, this potential impact the development would introduce mitigation, limiting impact from increased wind conditions which may form from the proposed development, which include:
- Additional soft landscaping such as hedges, trees and green screens within proximity of thoroughfare areas around the southeast corner;
  - Implementation of a canopy, or alternately, 3m deep canopy, as well as the appropriate application of soft landscaping in the immediate proximity of potential entrance locations within the central corridor;
  - Installation of a pergola or shelter with screened roof and sidewalls at the exposed outdoor seating area within the central corridor; and
  - Incorporation of canopies near ground level along the facades of the high-rise residential towers along Selborne Road to aid in diminishing the extent and severity of impact from potential downdraughts.
- 7.437 Through the implementation of these mitigation measures the proposed development would be acceptable and in this regard no objection would be raised towards the development in this regard.

#### Lighting and Security

- 7.438 A combination of safety and special effect lighting design within the public and private realm would enhance the quality of the environment after dark and into the winter months. Uplighters, street lights, wall mounted lights and lighting within paving will be designed into the scheme to create a seamless and well integrated environment.
- 7.439 The external lighting would be designed to provide the necessary lux levels to create a safe, well-lit external environment limiting light pollution and glaring and therefore ensuring least disturbance to the ecological and biodiversity features of interest on site. A simple palette of contemporary light fittings will be used throughout the development. Mall frontage and eastern boundary will be lit with lighting columns. Benches and seat walls will be under lit combined with up lighting to the trees will provide for feature lighting. Lighting columns, up lighters and under lit areas together will provide a rhythm through the space. Sculpture with feature lighting, located at the junction of main pedestrian routes would become a key wayfinding and orientation point.
- 7.440 The public realm will be reviewed, particularly the key entrances from Selborne Road and the High Street. Landscaping layout and features will be designed to reduce the risk of anti-social behaviour.
- 7.441 The Metropolitan Police have recommended that a planning condition to any planning permission be imposed to ensure Secured By Design accreditation is achieved.

- 7.442 Accordingly, a number of conditions regarding community safety have been imposed as part of the application. In this instance the proposed development is considered acceptable.

#### Contaminated Land

- 7.443 The Council's Environmental Health Officer has recommended that a condition is imposed regarding potential land contamination to safeguard future occupants and visitors to the site from any potential risk to health from any contaminated land that may exist on the site. This has been imposed.
- 7.444 In conclusion this section of the report has considered the related environmental impacts the development could give rise to. It is considered that the proposal would provide adequate mitigation to limit harm and as such the proposal would accord with policies DM24, DM30, DM31 of the Local Plan; policies CS4, CS13 and CS14 of the Core Strategy and policies 5.3, 6.3, 7.6, 7.14 and 7.15 of the London Plan.

#### **HIGHWAYS AND TRANSPORT**

- 7.445 This part of the report will focus on the following subject matters:
- Town Square;
  - Trip Generation;
  - Transport Modelling;
  - Delivery and Servicing;
  - Cycle Parking;
  - Construction;
  - Highway Works;
  - Car Parking;
  - London Underground Future Proofing; and
  - Other Matters.
- 7.446 Policy DM14 (Sustainable Transport Network) states that the Council will actively encourage sustainable travel. Major developments should be developed and contribute to, a well-connected network of streets that optimises permeability and legibility. Developments should not have a harmful impact on the walking and cycling environment.
- 7.447 The Council's Adopted Core Strategy Policy CS7 recognises that in trying to achieve sustainable growth, development and travel there is an implicit need to guide new development to town centres and areas readily accessible by public transport. The application site fulfils these objectives, due to its sustainable location and through encouraging the use of more sustainable modes of travel such as walking, cycling and public transport via Walthamstow Central Bus Station and London Underground / Overground / Rail services. This is set to be enhanced still further through the forthcoming improvements to the local cycle and pedestrian infrastructure via the London Borough of Waltham Forest's mini-Holland scheme (renamed Enjoy Waltham Forest).

Town Square

- 7.448 Both TfL and LBWF have requested a detailed analysis of the pedestrian environment and movement through the Town Square, to ensure that the proposals developed are fit for purpose, safe and able to cope with expected growth in the Town Centre. To this end both a Pedestrian Environment Review Study (PERS) and Pedestrian Level of Service Assessment (PLSA) have been undertaken across the existing Town Square and surrounding streets.
- 7.449 There have been a number of objections received regarding cycling through the Town Square from residents who cycle. This request is acknowledged and can be incorporated. A combination of subtle signage and surface treatments can be used to minimise the opportunity for conflict between pedestrians and cyclists. These matters would need to be considered at the detailed design stage. The proposed conditions of the Square would continue under the control of LBWF Parks and Recreation and suitable management / monitoring of pedestrian and cycle movements through the Town Square would be required.
- 7.450 The application site includes the Town Square whereby the developer proposes to extend the shopping centre. This change to the public realm has been reviewed against TfL's 10 Healthy Streets indicators and has been assessed to be positive on these indicators. The Council and applicant are considering how to accommodate cycle access through the square without undermining pedestrian safety.
- 7.451 The layout and design of the proposed residential units need to mitigate their impact on an existing transport interchange that operates on a 24 hour basis to mitigate risk of complaint about the bus station from future residents.
- 7.452 The Council expects the Town Square to be used by cyclists with the inclusion of signs to encourage considerate cycling, in line with projects elsewhere. This is in line with TfL principles.
- 7.453 In terms of emergency access into Town Square, TfL have agreed that emergency vehicles can enter into this space through the existing bus station which adjoins the site. Access plans have been submitted by the applicant which have been assessed and as result no objection has been raised by this proposal. It should be noted that London Fire Brigade have been consulted and have raised no objection towards the application.
- 7.454 In relation to maintenance and servicing of the Town Square, the application proposes to access the site via the main High Street as per the existing arrangements. This route has been assessed by the Council's Highways team who confirm the continued use of this access point into the Town Square is accepted. The route is only required for cleansing and maintenance of the Town Square and could be managed to avoid market trading hours. As mentioned in Section 3, there would not be any significant impact on the operation of the market. Emergency vehicles would be able to gain access to the Town Square and The Mall frontage via the High Street, subject to agreement with Walthamstow Market. The Council facilitates an established Market Management Board, which includes market traders' representatives from various trading zones along the High Street. Consultation with the Market Management Board will be undertaken should any market pitches need to be relocated in order to provide access for maintenance and emergency vehicles as part of works to The Mall and Town

Square. Servicing and maintenance vehicles accessing the Town Square itself will be low and infrequent in volume.

- 7.455 There would be street furniture installed into the Town Square. The detail of street furniture design and location in the town square will be subject to discuss at the planning condition stage.
- 7.456 Stage 1, 2 and 3 road safety audits will be required for the town square including the maintenance access route from the High Street and the turning arrangements in front of the main pedestrian access to The Mall. The developer shall be responsible for rectifying any matters raised.
- 7.457 Details of Hostile Vehicle Movement protection / Counter Terrorism measures require discussion with Council colleagues and the police. This would be subject to Secured by Design conditions.

#### Trip Generation

- 7.458 SDG have modelled the impact of the development trips using VISSIM, for the road layout present at the time of submission and subsequently on the current draft Hoe Street Gyrotory scheme under design development. This latter option is considered the most robust baseline position upon which to test the development impact of The Mall, and this approach has been agreed with the LPA. SDG were supplied with the TfL modelling expectation report to ensure compliance with TfL's requirements.
- 7.459 The addendum to the TA assesses the Mall development impact on the future highway network and compatibility between the Mall proposals and Enjoy Walthamstow scheme. The traffic modelling provided quantifies the impact on buses when the site is operational, the modelling has not assessed the construction impacts of development due to construction traffic or on-street traffic management. The applicant should help mitigate the operation and construction impact on buses through their Travel Plan, Delivery and Servicing Plan, Construction Logistics Plan and support the Council and TfL improvements to the local highway, including eastbound traffic restrictions on Selborne Road that favour buses.
- 7.460 The relocation of the bus stop on Selborne Road will need to be agreed with TfL colleagues and assessed against TfL Bus Stop Accessibility Guidance, including safety and level of comfort assessment. TfL will work with the developers and their contractors to minimise disruption to buses during construction, and would only seek financial compensation where delays to buses cannot be removed by design or management methods. TfL welcome the developer's willingness to alter the construction methodology to address concerns raised by bus colleagues.
- 7.461 A draft Construction Logistics Plan (CLP) is included in the amended TA, including a temporary layby that required access over the bus lane. With 60 HGV movements a day the developer is required to discuss the CLP with TfL and LBWF. The full CLP must be submitted using the TfL guidance and standard CLP template.
- 7.462 The development's construction should not encroach or impact on Selborne Road bus lanes, bus stops or the bus station. The applicant has confirmed that this is the case, which TfL welcomes, and the applicant has proposed a construction layby off Selborne Road.

- 7.463 A Framework CLP is submitted alongside the draft TA; TfL would expect to be consulted on the detailed CLP, which should be secured by condition. TfL has provided advice on the need to co-ordinate works, road safety, risk assessments, HGV routing, need to minimise impact during peak times, and use members of the Fleet Operator Recognition Scheme (FORS) as these encourage greater legal compliance, reduced supply chain disruption and improved occupational road safety.

#### Transport Modelling

- 7.464 In respect of general highway impact it is noted that the additional development traffic flows as generated by The Mall proposals, when compared to the 'future baseline' scenario, would result in an increase in vehicle journey times during the AM peak period of 1 and 10 seconds for eastbound and westbound journeys on Selborne Road respectively. The impact on Hoe Street would see increased journey times by 6 seconds for northbound vehicles and 21 seconds for southbound vehicles.
- 7.465 During the PM peak period, increases in journey time on Selborne Road would be 14 seconds and 0 seconds for eastbound and westbound journeys respectively. Vehicles travelling on Hoe Street would experience increases in journey time of 14 seconds northbound and 3 seconds southbound.
- 7.466 In the context of the increases in vehicle journey time resulting from locally committed developments within the 2021 future year scenario (when compared with journey times for the revised gyratory scheme under existing traffic demand), those further increases generated by The Mall development are not significant.
- 7.467 The modelling data has been assessed by TfL where no objection has been raised on the data which has been submitted by the applicant.

#### Delivery and Servicing

- 7.468 Servicing arrangements for the commercial uses would be via a new exit being created in Selborne Road. This exit requires the agreement of TfL to relocate a bus stop as discussed earlier in this section. Works will be dealt with as part of the s278 Agreement. This would be conditioned as part of the application.
- 7.469 Details of commercial servicing are contained in the Amended Transport Assessment however no details of residential servicing is provided as it is predominantly part of the outline application. This would be subject to a further application at reserved matters stage.

#### Cycle Parking

- 7.470 Cycle parking for the 42 residential units that form part of the full application is provided in two locations as indicated on the attached Proposed Ground Floor and First Floor Plans. The exact numbers, locations and access routes are illustrated. The current drawings also show two-tier stands, however as these areas of the development form part of the outline application, exact details of cycle stand specifications will be detailed at the reserved matters stage. It is confirmed that a minimum of 10% of cycle stands can be provided to a single-tier specification and 5% of spaces will be able to accommodate non-standard cycles.

- 7.471 The cycle parking locations are easily accessible from the residential cores, with lifts suitable to accommodate cycles being provided along with designated routes between Selborne Road and the cores within the service yard. Overall residential cycle parking provision has been based on London Plan / LBWF DM policy standards (equating to 1 cycle per bedroom). As above, a minimum of 10% of cycle stands can be provided to a single-tier specification and 5% of spaces will be able to accommodate non-standard cycles.

#### Construction and Highways Works

- 7.472 The applicant has a Framework Construction Logistics Plan (CLP). This strategy has been adapted to incorporate a construction layby predominantly within land under client ownership, and which importantly, would not impact on the operation of Selborne Road as a bus route.
- 7.473 Furthermore, the CLP includes additional detail and commitment on lorry routing, site access arrangements, flexible delivery programming and the prioritisation of users of non-car modes of transport along the Selborne Road corridor.
- 7.474 The applicant should help mitigate the operation and construction impact on buses through their Travel Plan, Delivery and Servicing Plan, Construction Logistics Plan and support the Council and TfL improvements to the local highway, including eastbound traffic restrictions on Selborne Road that favour buses. The relocation of the bus stop on Selborne Road will need to be agreed with TfL colleagues and assessed against TfL Bus Stop Accessibility Guidance, including safety and level of comfort assessment. TfL will work with the developers and their contractors to minimise disruption to buses during construction, and would only seek financial compensation where delays to buses cannot be removed by design or management methods. The Section 278 plan shows the area of works to Selborne Road and the works to High Street must also be shown.
- 7.475 The Section 278 plan would clearly show any changes to bus stop arrangements for final approval with TfL. To facilitate the proposals, the developer will be required to enter into a S278 agreement with the Council to enable alterations to be carried out on the public highway. A S278 plan will be submitted and will need to show the works in Selborne Road, and works in High Street
- 7.476 The Section 278 works will include:
- Removal of existing accesses in Selborne Road.
  - Provision of new accesses in Selborne Road.
  - Changes to bus stop arrangements in Selborne Road, subject to further discussion with, and approval by Transport for London.
  - Relocation of existing crossings in Selborne Road if needed.
  - Renewal of the existing footway on the Selborne Road frontage of the development site.
  - The renewal of the carriageway in Selborne Road on completion of the site.
  - Changes to waiting and loading restrictions, and traffic signs in Selborne Road.

- Changes to traffic arrangements in High Street E17 including traffic management orders, signs, markings, street furniture etc. to accommodate maintenance access to the Town Square.
- Changes to signage, street lighting, road markings and traffic management orders in Selborne Road.

7.477 Once the works are approved by the Council's Highways Division and Transport for London, the cost of the Section 278 work will be estimated. Enabling works and any temporary traffic management arrangements required during the construction period will be subject to separate processes and approvals.

#### Car Parking

7.478 The site is largely car free apart from the disabled parking provision. Residents shall not be entitled to parking permits for any surrounding CPZ.

7.479 The 33 new wheelchair accessible parking spaces in the basement car park are comprised of up to 25 spaces for the residential proposals (as a whole), dedicated to the new wheelchair accessible residential units, and the remainder representing additional public car parking, for Blue Badge holders only, whilst offering design flexibility. The 25 spaces for the residential proposals equate to the agreed 5% disabled parking provision for the proposed maximum of 502 units.

7.480 As confirmed, all of the proposed car parking spaces will be provided to disabled user car parking space specifications. The decision on where the wheelchair accessible units will be located within the scheme, has yet to be made, and will not happen until a joint venture partner has been appointed, as they will ultimately be responsible for the delivery of the residential elements of the scheme.

7.481 The location of these spaces would be accessible 24/7 and access will be maintained to these spaces by appropriate car park barrier entry / resident fob provision.

#### London Underground Future Proofing

7.482 Walthamstow Central underground station has experienced a 25% increase in travel demand over the last 5 years due to population growth and London Overground franchise. As a result, the station experiences increasing levels of overcrowding, congestion and delays during peak times. With the Walthamstow Town Centre Action Area Plan (AAP) proposals for at least another 2,000 homes (a considerable proportion coming from this site), the station will come under further strain.

7.483 A large proportion of the proposed Mall works, including demolition, redevelopment and refurbishment is located above the Victoria Line tunnels. TfL seeks to ensure that the proposed development does not impact or damage LU existing infrastructure, including the piling needed to support the residential towers in accordance with London Plan policy 6.1. TfL requires that before demolition or construction commences above or alongside LU infrastructure that there is full approval from the TfL regarding the proposed work, including but not limited to, design approval, monitoring regime, and method statement approval.

7.484 Due to the future implications of this scheme, TfL will seek a development agreement between the developer and TfL to enable delivery of enhanced passenger and emergency access, and as a fall back a minimum

safeguarding option to be secured within the s106 in accordance with Policy 6.2 and the 'Land for Industry and Transport' Supplementary Planning Guidance.

- 7.485 The applicant has engaged with TfL to try to identify a workable solution that protects the benefits of this development opportunity while also safeguarding for passenger growth and emergency access, thereby ensuring that Walthamstow Central can continue to serve those in Waltham Forest and the borough's future growth.
- 7.486 To date, TfL and the applicant agree safeguarding requires foundational structures being constructed before the developers build the shopping centre extension over TfL infrastructure. This structure would then support their new buildings and also create safeguarded area for LU infrastructure. The agreed S106 Heads of Terms seek as a first preference a Development Agreement between the applicants and TfL to coordinate TfL's London Underground improvement works with the construction of the development scheme. Where a Development Agreement is agreed, to contribute no more than £1.5m to the costs of the TfL works if the works are to progress at the same time as the development.
- 7.487 The S106 will ensure that in the event that a Development Agreement is not secured, or should TfL choose not to progress works at the same time as the development, that the developer will be obligated to implement works that will safeguard the ability for TfL to undertake works into the future.

#### Street Lighting

- 7.488 Lighting in the private areas should be design in accordance with the Lighting Guidance for developers available from Development Management. The full design and lighting levels will require approval by the street lighting engineer.

#### Flooding and Drainage

- 7.489 The National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government in March 2012 and is the current national policy on flood risk and drainage. In relation to drainage it states that Local Planning Authorities should only consider development when priority is given to the use of Sustainable Drainage Systems (SuDS).
- 7.490 The associated Planning Practice Guidance (PPG) ii provides additional guidance to the NPPF. The PPG requires drainage systems for new development to treat surface water at source using SuDS where practicable, to mimic natural conditions.
- 7.491 Policy DM34 of the LBWF Development Management Policies sets out that greenfield runoff rates should aim to be achieved where possible through the maximisation of SuDS. It also states that where SuDS cannot be incorporated appropriate justification needs to be provided. It also sets out that the Council require that maintenance and management of SuDS is considered. The application site is located within a Flood Zone 1.
- 7.492 The site lies within defended Flood Zone 1, and is therefore classified as having a low probability tidal / fluvial flooding. The risk of flooding from pluvial, groundwater and artificial sources has also been assessed and found to be low.
- 7.493 The existing runoff rate from the landscape area has been calculated to be 67.8 l/s and, in line with the London Plan, would be restricted to 33.8 l/s (i.e.

50% of the existing rate). Based on this restriction approximately 202m<sup>3</sup> of attenuation would be required and would be provided through the incorporation of a below ground geocellular tank, or potentially permeable paving and rain gardens. The existing runoff rate from the shopping centre area has been calculated to be 106.5 l/s and, in line with the London Plan, would be restricted to 53.2 l/s (i.e. 50% of the existing rate). Based on this restriction approximately 576m<sup>3</sup> of attenuation would be required and would be provided through the incorporation of blue roofs and a below ground geocellular tank.

- 7.494 Appropriate treatment would be incorporated into the drainage system to ensure that the quality of water discharged is acceptable. This would be achieved through the incorporation of permeable paving and potential inclusion of rain gardens and green/brown roofs. If required, a downstream defender or other hard engineered solution could also be incorporated. The final proposed Sustainable Drainage scheme would be confirmed at the detailed design stage. This would be secured a condition to the hybrid planning application.
- 7.495 The developer shall enter into and provide a full 10 year service maintenance agreement including provision for maintaining water quality. The proposed SuDS Scheme for the overall development proposals should provide multiple benefits, in addition to reducing flood risk. The detailed SuDS design submission should include details of any proposed green, brown or blue roofs, rain gardens, water butts, rainwater harvesting systems and permeable paving using voided stone sub-base or modular storage cells, soakaways designs together with infiltration test results and recommended soakaway rates where soil conditions are suitable for infiltration.
- 7.496 SuDS features included within the drainage design should be fully justified by adopting techniques in a hierarchical manner, maximising the use of those techniques higher up the hierarchy and those that deliver multi-functional benefits (refer to 3.4.14 and 3.4.15 of the GLA's Sustainable Design and Construction SPG). The developer should demonstrate that the requirements of table 3.1 of the SPG documents have been considered. The proposed SuDS design should include details of how each 6 SuDS feature and the scheme as a whole will be managed and maintained throughout its lifetime. Any SuDS features should be designed with the maintenance in mind, the whole life cost should be considered at the design stage.
- 7.497 A simple schedule of maintenance tasks required should be provided and developers should engage early with stakeholders likely to have maintenance responsibilities. The developer should consult the Thames Water with regard to whether any surface or foul water connection/discharge consents are required for the site and copies of any consent granted should be forwarded to the Council for record purposes. The proposed surface water runoff rate for the development is significantly higher than the greenfield runoff rate.
- 7.498 If greenfield runoff rates are not being proposed for the development, the developer should clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical have been taken, in accordance with the GLA's Sustainable Design and Construction Supplementary Planning Guidance. Any required off site reinforcement of the sewer network should be agreed with Thames Water and copies of any agreed reinforcement strategy should be forwarded to the council for record purposes. This would be secured via conditions.

Refuse and Recycling

- 7.499 Refuse provision shall be in accordance with London Borough of Waltham Forest guidance. A management Strategy shall be put in place to ensure travel distances are minimised to 30m for residents and 15m for operatives and that refuse is adequately managed.
- 7.500 Bins for disabled dwellings would be located in the bin store. It is recommended that a waste strategy plan is submitted to ensure that all residents are able to dispose of their waste without impediment.
- 7.501 Commercial waste would be stored in a separate location at ground floor level.
- 7.502 It is considered that the proposed refuse and recycling provision is sufficient for the development. It is recommended, however, that a detailed strategy for the physical operational side be conditioned.
- 7.503 In conclusion this section has assessed various highway works; potential traffic impacts upon the local highway network both during construction and post completion of the development; matters relating to sustainable transport, delivery and servicing, along with future proofing of planned enhancement works to Walthamstow Central London Underground Station. Furthermore matters regarding sustainable drainage and lighting have been assessed. The development has been carefully considered and where limited impact or harm would arise in these regards this will be mitigated through the imposition of the conditions and S106 obligations recommended. As such the development would accord with policies CS7 of the Adopted Core Strategy; DM14, DM16, DM24 and DM34 of the Adopted Local Plan and policies 5.12, 5.15, 5.17, 6.9, 6.10 and 6.13 of the London Plan.

**SUSTAINABILITY**

- 7.504 The Energy Strategy Report has been submitted to explain and mitigate the energy and sustainability requirements for the proposed development.
- 7.505 The London Plan sets a CO<sup>2</sup> reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013.
- 7.506 Waltham Forest Local Plan Policy DM10 states “A) Requiring development of one or more units or greater than 100sqm to be designed with regards to sustainable development principles and to achieve the Council’s stepped targets towards zero carbon by 2016 for residential development and by 2019 for non-residential developments.
- 7.507 The commercial element of the development is currently predicted to achieve a total emissions reduction of 39.82%, against a 2013 Building Regulations baseline. This exceeds the London Plan target. Details of the residential proposal are not yet available, so a proposed percentage reduction for this element has not yet been provided, but will need to be approved before development can commence. The residential element should also target a minimum on-site reduction of 35%, plus compliance with the Mayor of London’s Housing SPG which requires offsetting of all remaining carbon emissions from major residential developments, up to 100%. Any remaining emissions would be offset by a financial contribution to the Council’s Carbon Offset Fund of £1,800 per tonne, as stated in the Council’s Planning Obligations SPD (2017).

7.508 Carbon reduction targets can be met through a combination of on-site and appropriate off-site measures through contributions into the Council's carbon offset fund. Planning applications for relevant developments should be accompanied by the developer's self-assessment quantitatively demonstrating the methods, measures and appliances by which the compliance will be achieved "... The self-assessment should include the following details:

- Calculation of the energy demand and carbon dioxide emissions for both regulated and unregulated energy separately, at each stage of the energy hierarchy;
- Proposals to reduce carbon dioxide emissions firstly through the energy efficient design of the site, buildings and services; secondly through the use of decentralised energy where feasible; and thirdly through the use of on-site renewable energy technologies."

7.509 The GLA have queried the emissions quoted within the report, and the associated calculations. The updated Energy Statement now indicates some slight amendments to overall tonnages and reductions. A reduction of 39.82% is now proposed; which is an improvement on the previous submitted calculations.

#### Carbon Offset Fund

7.510 As little detail has been provided for the residential element of the hybrid proposal, due to much of the residential being proposed in outline, an estimate of the likely Carbon Offset Fund contribution has been made based on equivalent types of development. This is only an informed estimate and will need to be revisited and reviewed once full details of the whole scheme are available, including both commercial and residential elements. Based on a total 502 flats, the remaining CO<sup>2</sup> needing to be offset could equate to 351 Tonnes remaining regulated emissions. Therefore, at a rate of £1,800 per tonne as stated in the Council's Planning Obligations SPD, this equates to an overall Carbon Offset Fund contribution in the region of £688,000.

7.511 Although it cannot be calculated accurately at this stage, this appears to be a reasonable estimate of residential carbon emissions, based on property numbers and types, likely built form and energy strategy. This will need to be reviewed once full details of the whole scheme are available and therefore will be safeguarded through a Section 106 requirement to review the Carbon Offset Contribution triggered by submission of Reserved Matters for the residential element of the hybrid scheme.

#### Sustainable Design Standards

7.512 Policies: London Plan: 5.3B, Waltham Forest: DM 10 Council policy DM 10 C states "Requiring non-residential development greater than 100sqm to achieve BREEAM 'very good' or equivalent standards and encouraging major non-residential developments to achieve BREEAM 'excellent' or equivalent"

7.513 "By requiring applications to be supported by a pre-assessment estimator showing how the relevant BREEAM standard will be met or exceeded, the Council will ensure that sustainability of a development is considered holistically. Where appropriate, other equivalent standards by nationally recognised certification bodies may be accepted."

- 7.514 The energy and sustainability statement commits the retail element to achieving a BREEAM rating of 'Very Good', with a current predicted score of 60.54%. This is a fair margin of comfort above the minimum 55% requirement for a 'Very Good' rating, in accordance with London Plan Policy 5.3B and Waltham Forest Local Plan Policy DM10.
- 7.515 The outline energy statement for the residential element does not reference the Code for Sustainable Homes. Although the Code has now been withdrawn, the residential element will be expected to meet energy and water standard equivalent to those under Level 4 of the Code for Sustainable Homes, as allowed for under the Ministerial Statement. This will be safeguarded by way of planning condition.
- 7.516 Regarding Energy Demand Reduction (Be Lean) of Policy 5.5 of the London Plan; for the commercial element, the Energy Statement shows that the energy demand reduction measures deliver a 28.1% saving, against the baseline. This is a significant improvement. The U-values and air permeability proposed are of a relatively good standard.
- 7.517 Lighting is the greatest individual contributor to the commercial emissions – but this is also subject to the greatest saving at the 'Be Lean' stage. Officers note that LED lighting is proposed throughout the development, which is supported and officers are satisfied with the efficacy levels suggested. Occupancy and daylight sensors are proposed where appropriate, and officers would urge the applicant to maximise the use of these controls throughout the development.
- 7.518 Some discussion of the cooling hierarchy and ventilation strategy has been provided, but further detail is required which will be safeguarded by planning condition. A mechanical ventilation system incorporating heat recovery is proposed and given the circumstances, officers consider this a reasonable approach. Solar shading, g-values and building fabric have been highlighted as passive approaches to reducing overheating, and these are supported. Officers also recommend the applicant considers additional approaches, e.g. use of thermal mass where practical and night cooling via the mechanical ventilation system.
- 7.519 Artificial cooling is also proposed to maintain space temperatures. In line with London Plan Policy 5.9, the applicant will need to provide evidence demonstrating that all lower levels of the cooling hierarchy have been maximised, and a need for space cooling still remains after this, before artificial cooling systems can be considered.
- 7.520 The GLA have requested overheating modelling data for both the commercial and the domestic element. Details of the energy efficiency strategy for the residential element are not yet available. Furthermore, the GLA also request provisional overall energy modelling for the domestic element is provided, and further detail is needed, which will be safeguarded by planning condition.
- 7.521 The final residential numbers have not been confirmed and a full energy model for the domestic element has not yet been carried out. However, indicative U-values have now been provided in the updated outline Energy Statement. This will need to be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any Reserved Matters application. Overall, these are relatively similar to those proposed for the commercial element. There may be scope for further improvements to these; however, the LPA would also comment further, when the carbon performance of the residential units is clearer. LED lighting should be of the highest

available efficacy which will need to be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any reserved matters application.

- 7.522 Low Carbon Energy Supply (Be Clean) Policies include the following London Plan and Waltham Forest policies: London Plan: 5.6A; .2Dc, 5.5Bd, 5.6B, 5.6C; District Heating Manual for London, Waltham Forest policy DM11. London Plan Policy 5.6B states: Major development proposals should select energy systems in accordance with the following hierarchy: Connection to existing heating or cooling networks; Site wide CHP network; Communal heating and cooling.
- 7.523 The Energy Statement proposes air source heat pump systems for the commercial element, which would provide both heating and cooling. It is proposed that, for the restaurant area, waste heat will be used to contribute to the hot water demand, which is supported. This will need to be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any Reserved Matters application.
- 7.524 Additionally, mechanical ventilation is to be provided for the development via air handling units. Presumably these units will have capacity to heat (and potentially cool) the incoming air. Some information has been provided on the proposed basement plant room for the residential element, which includes a CHP unit to provide heat / hot water.
- 7.525 The GLA have also requested further review of the approach to CHP and the air source heat pump strategy will need to be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any Reserved Matters application.

#### Shared Networks

- 7.526 Waltham Forest Policy DM11 states “A) Requiring development of one or more units or greater than 100sqm located in the proximity of an existing or committed future Decentralised Energy Network to assess opportunities for, and to implement links into, existing or future committed decentralised energy networks, unless it can be demonstrated that an efficient connection is not feasible in accordance with the following thresholds; development of one or more units or greater than 100sqm located within 200m of an existing or committed future Decentralised Energy Network, major development located within 500m of an existing or committed future Decentralised Energy Network, and development of more than 50 units located within 1000m of an existing or committed future Decentralised Energy Network.”
- 7.527 The Energy Statement cited the proposed Edmonton Eco Park network, but ruled out connection on the grounds of low heat demands, and that this proposed network is too far from the site. Additionally, since that this is a town centre site, consideration needs to be given to the potential to form part of a local heat network. This would relate to both the surrounding sites / developments but also to the proposed residential element of this development, how the two elements would interact, and how energy systems for the two parts might be integrated. At this stage, there is little information available on how the residential element will be served, and further detail is required, which will be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any Reserved Matters application. The Local Planning Authority note that the GLA has requested

evidence of communication with the Council, in terms of potential for future heat network development in the area.

7.528 Regarding site-wide communal system / network and design for district network connection, London Plan Policy 5.6C states “where future network opportunities are identified, proposals should be designed to connect to these networks.” Waltham Forest Local Plan Policy DM11 requires “major developments that have demonstrated that the connection to an existing or committed decentralised energy network is not feasible,

- To be connection ready for future networks; and
- To implement a Combined Heat and Power Plant (CHP); and / or
- Where possible, connect into an existing or implement a new small network linking neighbouring developments or buildings unless it can be demonstrated that an efficient connection is not feasible.

7.529 GLA Guidance 10.14 states “the site heat network should be supplied from a central energy centre where all energy generating equipment, such as CHP and boilers, is located.”

7.530 Waltham Forest Local Plan Policy 11 states “B) Requiring major developments that have demonstrated that the connection to an existing or committed decentralised energy network is not feasible, to be connection ready for future networks ... unless it can be demonstrated that an efficient connection is not feasible; Connection ready developments will be expected to meet the full carbon reduction targets as set out in DM10;”

7.531 The applicant states that the plant room will make provision for future connection to a network, which is supported. As required by the GLA, further details of this will need to be provided, e.g. heating system design and connection points, plant room layout and protected routes for heating pipework from the plant room to the edge of the site capable of supporting both the commercial and residential aspects of the development. This will be safeguarded through requirements in the s106 Agreement.

7.532 Although the residential heat load is not yet known, it should be possible to estimate the potential load and to size the energy centre accordingly. (Consideration should also be given to the potential to serve other local heat loads). The applicant has committed to a sufficiently sized energy centre which would serve the development. This would be covered via planning condition at reserved matters stage.

7.533 The applicant has provided further information regarding heat loadings, CHP, boiler and thermal store sizing. The plant room drawing in the outline statement has been updated, showing reserved space and a future entry point for district heating pipework. As well as this, it is important, at this stage, to ensure the energy centre is of appropriate size for the development (i.e. footprint / available area / reserved space and of appropriate height for plant sufficient to serve the full heat demand of the development). This will be addressed via s106 Agreement and condition.

#### Renewable Energy Supply (Be Green)

7.534 Policy 5.7B of the London Plan states “... major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.”

- 7.535 Waltham Forest Local Plan Policy DM11 D states “D) Requiring development of one or more units or greater than 100sqm which seek to reduce the site’s carbon emissions through on-site renewable energy to ensure that the proposed renewable system is appropriate to the location and does not significantly adversely affect the development, or local amenity of neighbourhoods, and the environment, including air quality.”
- 7.536 The energy statement recommends solar PV as an appropriate technology for the development. A PV array of 400m<sup>2</sup> and 53,800kWh / year outputs is proposed, and this is supported. The peak output of the solar PV system has been confirmed at 104kWp. The GLA have also queried the quoted savings from the proposed PV. Energy from air source heat pumps is also considered within the scope of the savings from renewable energy. The renewables strategy for the residential element will need to be confirmed in an Updated Energy Statement to be provided prior to commencement and as part of any Reserved Matters application.

#### Water

- 7.537 Policy 5.15B of the London Plan and Waltham Forest Local Plan Policy DM34 C states: “Development proposals should: Implement water efficiency measures to achieve usage of less than or equal to 105 litres/person/day for residential developments. Incorporate water saving measures and equipment for any new development of greater than 100sqm.
- 7.538 These requirements can be met through the capture and re-use of surface, greywater and rainwater. Where this is not practicable or feasible, justification must be provided. Where an Energy Assessment is required under DM10, water conservation measures which have a high operational energy demand must be included. Where retrofitting is undertaken, it should be done with due consideration of the impact on the historic environment.”
- 7.539 The statement does not appear to reference water efficiency measures. The applicant will need to illustrate what water efficiency measures will be used in the commercial element and, when the information is available, to demonstrate how the residential units will achieve the policy target of 105l / person / day. The updated energy statement for the commercial element has provided details of proposed water efficiency measures, and officers are supportive of these. It is recommended that a water efficiency condition is attached to any approval.
- 7.540 In conclusion this section has assessed the proposed energy efficiency for the development. Subject to appropriate details being provided at Reserved Matters stage, it is considered that the proposals will achieve acceptable energy and water use sustainability. Accordingly, the proposed development would accord with policies DM10 and DM11 of the Adopted Local Plan; policies 5.3, 5.5, 5.6, 5.7 and 5.15 of the London Plan.

## **8 ADDITIONAL CONSIDERATIONS**

### **Public Sector Equality Duty**

- 8.1 In making your decision you must have regard to the Public Sector Equality Duty (PSED) under s.149 of the Equalities Act 2010. This means that the Council must have due regard to the need (in discharging its functions) to:

- 8.2 Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- 8.3 Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- 8.4 Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- The protected characteristics are:
  - Age;
  - Disability;
  - Gender reassignment;
  - Marriage and civil partnership;
  - Pregnancy and maternity;
  - Race;
  - Religion or belief;
  - Sex; and
  - Sexual orientation.
- 8.5 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149, it is only one factor that needs to be considered, and may be balanced against other relevant factors.
- 8.6 An initial screening exercise of the equality impact of this decision has been undertaken (attached in Appendix B) and determined that there is minimal impact on the Council's equality duty.
- 8.7 It is acknowledged that through the reduction in public open space of the Town Square, the proposal could impact on the 'age' protected characteristic as there will be less space for children to play. However, a new enhanced Town Square will be provided as part of the development with a modern play area and public realm that will provide an enhanced facility for children with new play equipment, making it more easily accessible, achieve better surveillance and interaction with the retail units that front onto the Town Square.
- 8.8 A further possible impact on the age protected characteristic is that the current play area will not be available for use for the duration of the construction of the development. Alternative spaces will be available during this time in the form of nearby parks at Stoneydown Park (Blackhorse Road), Thomas Gamuel Park (Colchester Road), Lloyd Park or Chestnuts Field (rear of the Town Hall Campus). This is a temporary closure only and a new enhanced replacement facility will be provided, as set out above.
- 8.9 If any businesses within or along the High Street including market traders are to be affected by the proposal before, during or after construction, these

parties would be consulted to ensure full engagement is carried out and what appropriate measures are required to be undertaken.

- 8.10 In relation to the protected characteristic of disability, the proposal would provide 10% of the residential units as wheelchair units. Up to 33 car parking spaces in the basement would also be provided to wheelchair standards and the development has been designed so that level access would be achieved to access the residential units above.

#### Human Rights

- 8.11 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 8.12 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

### **9 CONCLUSION**

- 9.1 Both London Plan and local planning policy encourage intensification in highly sustainable town centre locations such as this. The Waltham Forest Core Strategy identifies Walthamstow as a growth area capable of accommodating c. 2000 additional homes. The WTCAAP identifies this site as being a key component of that vision with scope for significant new retail and leisure space and up to 600 homes, anticipating that this would result in development over the western side of the Town Square.
- 9.2 These proposals respond to this policy context. The expansion to The Mall shopping centre, new public realm and significant additional residential development would be beneficial to the ongoing regeneration of the town centre and enhancement of Walthamstow as a major town centre within the north east region of Greater London. This would in turn generate socio-economic benefits for the wider borough, and indeed those neighbouring.
- 9.3 The redevelopment proposals would provide a truly mixed use scheme comprising residential, retail, restaurant and leisure uses. The opportunity to reconfigure the retail Mall enables retail, leisure and restaurant units to be provided in the size and configuration to attract new operators not currently present in the town. It also means that in increasing the size of the Mall, the external elevations onto the Town Square can be designed to have an active frontage, providing a more attractive and inviting edge to the square, which it is presently lacking. Providing new floor space that will attract new retailers/restauranteurs and leisure operators to the town also assists in protecting Walthamstow as a shopping and visitor destination.

- 9.4 The viability and deliverability of the scheme is acknowledged as being complicated and challenging. Building over LUL lines and keeping a functioning shopping centre open for business whilst demolishing parts of the centre and building a scheme of this nature and scale gives rise to a number of exceptional challenges and costs. It is important to recognise this context and accordingly that the scheme cannot achieve compliance with all policy objectives in full.
- 9.5 The proposed redesign of the Town Square in terms of the reduction of the area needs to be considered alongside benefits such as the introduction of level access through the Town Square, the re-landscaping of the area, increased permeability and desire lines, along with creating a significantly enhanced frontage to the new expanded Mall. As The proposed new Town Square would function as a predominantly pedestrian space, which has been designed to provide an inclusive and accessible environment to meet the needs of all potential users. The proposed design would facilitate and allow the changes of different land levels to be overcome. All pedestrian routes are designed to be inclusive and have access features such as gentle gradients, suitable surfaces and rest points. Cycling across the square would be coordinated and has been carefully considered and integrated with the main users being pedestrians. When these multiple benefits are considered, the reduction in area of the Town Square, which is a technical departure from local Development Plan policy, is considered to be justified.
- 9.6 The standard of accommodation proposed within both the detailed and outline parts of the application would be of a high standard. The proposed development would provide a varied mix of units; daylight and sunlight matters have been carefully considered along with privacy.
- 9.7 The housing proposed would help boost the housing supply within the borough. Whilst the level of affordable housing does not meet the local plan policy requirement of 50%, there are considered to be compelling reasons why this scheme can only support a lower amount. Both the GLA and the Council's advisors have confirmed that the scheme is financially challenged. Nevertheless, the proposed S106 agreement will secure 20% affordable housing and will include upward only viability reviews in accordance with Mayor's Affordable Housing and Viability SPG and the Council's emerging SPD, to review the viability of the scheme during the development phase to ascertain if a further contribution towards affordable housing can be secured at that stage. These commitments are considered to represent the maximum the scheme can support and are therefore in accordance with the overall thrust of Development Plan policy, the NPPF and National Planning Practice Guidance. The proposal would provide on-site affordable housing which would benefit different housing needs and as a result this would contribute towards the objectives of delivering mixed and balanced communities.
- 9.8 The proposed development would provide an appropriate level of accessibility for wheelchair units, and other residential accommodation to Lifetime Homes standards, providing for mixed and balanced communities within the development.
- 9.9 The density of the proposed development, when measured conventionally, would not exceed the London Plan density matrix. The density of development is considered to be acceptable when considered against other material considerations including: London's pressing housing need; the established policy imperatives justifying intensification in this location; the highly accessible nature of the site; the emerging scale of development

proposed for this area; the residential design quality offered by the scheme; and significant public realm enhancements. The scheme also responds to the direction of travel signalled by the new draft London Plan.

- 9.10 The report has carefully considered the design issues connected with the scheme. Fundamentally, these include the impact of a fairly significant reduction in the size of the existing Town Square and the consequent need for a convincing and sustainable redesign of the public space; the height and potential impact of the proposed towers on the town centre and wider area and, given the significance of the scheme, a clear need to secure the highest quality and standards of design throughout the development. This report has also considered the CABI comments and impact upon heritage assets, in the vicinity of the site. Furthermore, the standard of residential accommodation has been considered. Overall, given the high design quality secured through the full part of the application in respect of the lower buildings and the exemplary re-design of the Town Square, and through the extensive Development Parameters and Design Code which will ensure the quality of the towers proposed in outline, the proposals are considered to be acceptable in design terms.
- 9.11 Development Plan policy confirms that sites such as this are suitable for intensification and the site is considered to be acceptable in principle for tall buildings. Indeed, policy requires that proposals should optimise the potential of such sustainable central locations. The residential towers will be seen from a wide area although that does not lead to significant harm to warrant refusal. Indeed, due to the level of detail secured through the Development Parameters and Design Code, the composition of the buildings should enhance the sky line and give the impression of a cluster of buildings. Furthermore, they are considered appropriate given the status of Walthamstow as a major town centre in this part of London.
- 9.12 The redevelopment proposals have also been sensitively designed and located having regard to the surrounding heritage assets and views, even if Members concur with Historic England that there is less than substantial harm to the setting of some of the local Conservation Areas, these are considered to be outweighed by the public benefits that would be achieved.
- 9.13 In terms of residential amenity, as set out above there has been a very thorough assessment of all relevant matters such as daylight, sunlight, and overlooking (privacy) as part of the scheme. It is considered that the development would give rise to some impact, but the extent of the impact, given the nature of the scheme within this urban setting, would be acceptable. Whilst the tall buildings proposed will have some impact on the Town Square through shadowing, this is within acceptable parameters and is sufficiently limited. It is considered that the limited effects of shadowing, whilst an important consideration, are off-set by the greater importance attached to the delivery of new housing, the facilitation of a new enlarged London Underground station, and the quality and usability of the new Town Square public realm delivered by the scheme.
- 9.14 The report has considered the related environmental impacts the development could give rise to, such as upon noise, wind, and air quality. It is considered that the proposal would provide adequate mitigation to limit harm within both the development and the wider context.
- 9.15 Due regard has also been given to highways considerations including; potential traffic impacts upon the local highway network both during construction and following completion of the development; matters relating to

sustainable transport, delivery and servicing, along with safeguarding the future enhancement of Walthamstow Central London Underground Station. Furthermore matters regarding sustainable drainage and lighting have also been assessed. Where negative impacts have been found these will be sufficiently mitigated through the measures proposed and through recommended conditions and S106 obligations.

- 9.16 In respect of energy sustainability, the assessment has carefully considered the proposed energy efficiency for the development along with construction methods for the development. It is considered that the development will either achieve, or is capable of achieving through details to be submitted at Reserved Matters stage, appropriate energy sustainability standards.
- 9.17 Overall, officers have given careful consideration to the submitted Environmental Statement and where impacts are forecast to arise from the proposed development, adequate mitigation measures have been introduced to make the proposed development acceptable in planning terms.
- 9.18 In overall conclusion, and taking into account all of the above, the scheme represents sustainable development in accordance with the NPPF, the Development Plan and supporting guidance. It will provide significant social and economic benefits, including significant new employment and leisure opportunities and much needed new housing. Public realm will be significantly enhanced and the scheme will have a positive transformative impact on the town centre and wider area and secure further continued investment in the area. The scheme will also be environmentally sustainable and will serve to enhance the area. Some negative impacts will always arise with schemes of this nature and size in existing urbanised areas, yet in this case these are not considered to be significant, and they are considered to be clearly outweighed by the substantial public benefits of the scheme.
- 9.19 All material considerations have been taken into account, including responses to consultation, and it is not considered that there are any material planning considerations in this case that would warrant a refusal of this application. Therefore, taking into account the broad consistency of the scheme with the Development Plan, the NPPF and national guidance, and considering all other material planning considerations, the proposal is considered to be acceptable. The recommendation is therefore to grant planning permission (both full and outline) subject to the conditions listed, the prior completion of a S106 legal agreement satisfying the agreed Heads of Terms and referral to the Mayor of London (Stage 2).

## **10 RECOMMENDATION**

- 10.1 That full and outline planning permission is GRANTED subject to the conditions and informatives recommended, Stage 2 Referral to the GLA and completion of a Section 106 Agreement with the Heads of Terms outlined in Section 1.

## 11 CONDITIONS

### FULL PART OF APPLICATION

The following conditions to be imposed on the planning permission:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Reports submitted 13th April 2017

- Planning & Regeneration Statement
- Statement of Community Consultation
- Public Space Consultation Report
- Design & Access Statement
- Design Code (for outline scheme)
- Environmental Statement including the following assessments:
  - Socio Economics
  - Townscape & Visual Appraisal
  - Daylight/Sunlight Assessment
  - Wind Microclimate
- Utility Statement
- Transport Assessment
- Flood Risk Assessment
- Drainage Strategy
- Ecological Appraisal
- Historic Environment Assessment
- Environmental Risk Assessment

- Tree Survey
- Arboricultural Impact Assessment
- Lighting Assessment
- Public Space Consultation Report

Reports submitted 4th October 2017

- Transport Assessment Addendum
- Environmental Impact Assessment Addendum
  - Transport Assessment
  - Air Quality Assessment
  - Noise Assessment
- Heritage Assessment
- Daylight & Sunlight Response to Review

Reports submitted 18th October 2017

- Energy Statement (for residential scheme)
- Retail Energy Statement (for retail scheme)

Reports submitted 25th October 2017

- Workplace Travel Plan
- Residential Travel Plan

Reports submitted 10th November 2017

- Heritage Assessment Addendum

**HYBRID APPLICATION**

APPLICATION BOUNDARY WME-ESA-P-PL-X-002 Rev. D

**FULL APPLICATION (DETAILED SCHEME)**

EXISTING BASEMENT FLOOR PLAN WME-ESA-P-PL-X-100 Rev. A

EXISTING GROUND FLOOR PLAN WME-ESA-P-PL-X-101 Rev. A

EXISTING FIRST FLOOR PLAN WME-ESA-P-PL-X-102 Rev. A

EXISTING ROOF PLAN WME-ESA-P-PL-X-103 Rev. A

PROPOSED BASEMENT FLOOR PLAN WME-P-PL-P-200 Rev. D

PROPOSED GROUND FLOOR PLAN WME-ESA-P-PL-P-201 Rev. A

PROPOSED FIRST FLOOR PLAN WME-ESA-P-PL-P-202 Rev. A

PROPOSED SECOND FLOOR PLAN WME-ESA-P-PL-P-203 Rev. A

PROPOSED PODIUM PLAN WME-ESA-P-PL-P-204 Rev. A

PROPOSED SECOND FLOOR RESIDENTIAL FLOOR PLAN WME-ESA-P-PL-P-205 Rev. A

PROPOSED THIRD FLOOR RESIDENTIAL FLOOR PLAN WME-ESA-P-PL-P-206 Rev. A

PROPOSED FOURTH FLOOR RESIDENTIAL FLOOR PLAN WME-ESA-P-PL-P-207 Rev. A

PROPOSED ROOF PLAN WME-ESA-P-PL-P-208 Rev. A

PROPOSED RESIDENTIAL FLOOR PLANS WME-ESA-P-PL-P-210 Rev. A

PROPOSED EAST ELEVATION WME-ESA-P-EL-P-300 Rev. A

PROPOSED SOUTH ELEVATION WME-ESA-P-EL-P-301 Rev. A

PROPOSED ELEVATIONS SHEET 1 OF 2 WME-ESA-P-EL-P-302 Rev. A

PROPOSED ELEVATIONS SHEET 2 OF 2 WME-ESA-P-EL-P-303 Rev. A

PROPOSED MALL ELEVATIONS WME-ESA-P-EL-P-304 Rev. A

DETAIL ELEVATION / SECTION A WME-ESA-P-EL-P-310 Rev. A

DETAIL ELEVATION / SECTION B WME-ESA-P-EL-P-311 Rev. A

DETAIL ELEVATION / SECTION C WME-ESA-P-EL-P-312 Rev. A

DETAIL ELEVATION / SECTION E WME-ESA-P-EL-P-314 Rev. A

DETAIL ELEVATION / SECTION F WME-ESA-P-EL-P-315 – Rev. A

PROPOSED EAST ELEVATION PART 1 WME-ESA-P-EL-P-350 Rev. A

PROPOSED EAST ELEVATION PARTS 2 & 3 WME-ESA-P-EL-P-351 Rev. A

PROPOSED SOUTH ELEVATION PART 1 WME-ESA-P-EL-P-352 Rev. A

PROPOSED SOUTH ELEVATION PART 2 WME-ESA-P-EL-P-353 Rev. A

PROPOSED ELEVATION A WME-ESA-P-EL-P-354 Rev. A

PROPOSED ELEVATION B WME-ESA-P-EL-P-355 Rev. A  
PROPOSED ELEVATION C & D WME-ESA-P-EL-P-356 Rev. A  
PROPOSED ELEVATION F PART 1 WME-ESA-P-EL-P-357 Rev. A  
PROPOSED ELEVATION F PART 2 WME-ESA-P-EL-P-358 Rev. A  
PROPOSED ELEVATION G WME-ESA-P-EL-P-359 Rev. A  
PROPOSED GA SECTIONS A & B WME-ESA-P-SE-P-400 Rev. A  
PROPOSED GA SECTIONS C, D & E WME-ESA-P-SE-P-401 Rev. A  
PROPOSED GA SECTIONS F, G & H WME-ESA-P-SE-P-402 Rev. A  
PROPOSED SECURITY GATE WME-ESA-P-DE-P-500 Rev. A

**FULL APPLICATION (PUBLIC REALM)**

TOWN SQUARE - EXISTING AND PROPOSED SPACE 063065-L-014 Rev.  
B

ILLUSTRATIVE IMAGES FOR REDESIGNED TOWN SQUARE 063065-L-  
021 Rev. E

EXISTING PLAN 063065-L-100 Rev. B

TREE RETENTION & REMOVAL PLAN (1 OF 2) 063065-L-102 Rev. C

TREE RETENTION & REMOVAL PLAN (2 OF 2) 063065-L-103 Rev. A

LANDSCAPE MASTERPLAN (1 OF 2) 063065-L-104

LANDSCAPE MASTERPLAN (2 OF 2) 063065-L-105

SITE SECTIONS 063065-L-201 Rev. C

ACCESS AND CIRCULATION 063065-L-203 Rev. D

SITE SECTION AA 063065-L-204 Rev. A

SITE SECTION BB 063065-L-205 Rev. A

SITE SECTION CC 063065-L-206 Rev. A

SITE SECTION DD 063065-L-207 Rev. A

LANDSCAPE LEVELS PLAN (1 OF 2) 063065-L-301 Rev. D

LANDSCAPE LEVELS PLAN (2 OF 2) 063065-L-301 Rev. D

SURFACE TREATMENT STRATEGY 063065-L-903 Rev. B

EDGING STRATEGY 063065-L-904 Rev. B

STREET FURNITURE STRATEGY 063065-L-905 Rev. B

EXTERNAL LIGHTING STRATEGY 063065-L-906 Rev. C, D

DRAINAGE STRATEGY 063065-L-907 Rev. B

PLANTING STRATEGY 063065-L-908 Rev. B

PLAY STRATEGY 063065-L-909

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to commencement of each phase including if built out as a single phase (other than demolition, enabling and groundworks) the following details relating to that phase, shall be submitted to and approved in writing by the local planning authority:
  - Samples and a schedule of materials to be used in the external surfaces; and
  - Detailed specifications of finishing materials to be used for hard surfacing around the site, including the surfacing of the road, parking areas and pathways and public areas and including all street furniture.

The development shall be constructed solely in accordance with the approved details prior to first occupation of any part of the development and thereafter permanently maintained.

Reason: To ensure that the development is not detrimental to the character or the historic interest of the listed building in accordance with policies CS12 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and policies DM28 and DM29 of the Waltham Forest Local Plan – Development Management Policies (2013).

4. No later than three month prior to the occupation of the first retail unit, a proposed shopfront and signage strategy for the non-residential units within the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve and enhance the appearance of the area in accordance with Policies CS14 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM30 of the Waltham Forest Local Plan – Development Management Policies (2013).

5. Prior to the commencement of the development, a Code of Construction Conduct (Construction Environmental Management Plan) for that development should be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall only take place in accordance with the agreed code of conduct for that development, which shall comprise:
  - A Construction Method Statement
  - A Construction Logistics Plan stating;
    - Method of access and parking of construction vehicles
    - Measures to prevent deposition of mud on the highway
    - Dust mitigation and suppression measures to control the spread of dust from demolition, disposal and construction
  - Measures to minimise the impact of construction activities

- Details of construction lighting together with measures to minimise light pollution from construction lights
- Identification of areas intended for the placing of contractor's accommodation, open storage and employee vehicle parking
- Details of site security.

Reason: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM14, DM15 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

6. Prior to the commencement of development on the site, a specification for a highway condition survey to assess the condition of highways access / egress locations into and out of the site as identified on Drawing No. 14069-005-Rev C before and after construction works shall be submitted to and approved in writing by the local planning authority. The highway condition survey shall then be carried out in accordance with the approved timescales contained within the approved specification and it shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. Any damage to the highway identified by the survey shall be made good in accordance with timescales and details agreed as part of the survey.

Reason: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM14, DM15 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

7. The approved turning and circulation arrangements for the completed development as shown in drawing series Ref: 14069-DSP, shall be constructed in accordance with these plans, prior to commencement of development and shall thereafter be permanently retained and kept free of obstruction.

Reason: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM14, DM15 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

8. Notwithstanding any indication on the submitted drawings, no phase of the development shall take place until a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities (including their design and materials) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented prior to first occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of security and sustainable development, in compliance with Policies CS6, CS15 and CS16 of the Waltham Forest Local

Plan – Core Strategy 2012 and Policies DM13, DM14, DM23 of the Waltham Forest Local Plan – Development Management Policies (2013).

9. Before development commences, an updated Air Quality Assessment Report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved in writing by the Local Planning Authority.
  - The development shall be at least “Air Quality Neutral” and an updated air quality neutral assessment for both buildings and transport shall be included in the report. The assessment shall have regard to the most recent air quality predictions and monitoring results from the Authority’s Review and Assessment process and the London Atmospheric Emissions Inventory. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.
  - A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to commencement of development. All residential units which fall under APEC B as defined by the London Council’s Air Quality and Planning Guidance will require appropriate mitigation measures.
  - The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied. If installed, CHP and or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan’s Sustainable Design and Construction SPG document. Prior to their installation, evidence to demonstrate compliance with these emission limits will be required.

Reason: To protect the amenities of adjoining occupiers and the surrounding area, in order to comply with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

10. Prior to their installation, details of the boilers shall be submitted to and approved in writing by the Local Planning Authority. The boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%). The boilers shall then be installed in accordance with the approved details.

Reason: To protect the amenities of adjoining occupiers and the surrounding area, in order to comply with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

11. Within the proposed residential units (with the windows closed) the following internal noise levels shall be achieved; 35dB(A) Leq 16 hours 07.00hrs - 23.00hrs in Living rooms, while 30dB(A) Leq 8 hours in Bedrooms and no more than 10 individual noise event to exceed 45dB(A) max (measured with F time weighting) 23.00hrs - 07.00hrs.

Reason: To protect the amenities of adjoining occupiers and the surrounding area, in order to comply with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

12. The noise of all new plant shall be 10dB(A) below the underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises. The underlying background LA90 shall be determined in the absence of the new plant noise. This assessment must be completed in accordance with BS4142: 2014 Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: To protect the amenities of adjoining occupiers and the surrounding area, in order to comply with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

13. Prior to occupation of any of the residential units or prior to the first use of any of the non-residential uses hereby permitted (whichever is the soonest), details of the hours of operation of the non-residential uses shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the living conditions of future residents on and around the application site in accordance with Policy 7.15 of the London Plan (2016), Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

14. Prior to commencement of the public realm works, a scheme of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Details of those trees to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities within a planting schedule, also the method of planting including soil composition, tying and staking, a maintenance care regime including mulching and watering and the replacement of any species that die within 5 years of planting.

Reason: In the interest of biodiversity and local amenity, in accordance with policy CS5 of the Waltham Forest Local Plan – Core Strategy (2012) and

Policy DM35 of the Waltham Forest Local Plan – Development Management Policies (2013).

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the first occupation of any of the residential units, or the completion of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the Local Planning Authority agrees any variation in writing

Reason: In the interest of biodiversity and local amenity, in accordance with policy CS5 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan – Development Management Policies (2013).

16. All trees shall be planted in accordance with the details and times stated in the specification required by Condition 17 and in accordance with British Standard BS4043 - *Transplanting Root-balled Trees* and BS4428 - *Code of Practice for General*.

Reason: In the interest of biodiversity and local amenity, in accordance with policy CS5 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan – Development Management Policies (2013).

17. Prior to commencement of development (other than demolition, enabling and groundworks), a Waste and Refuse Management Strategy (for both the residential and non-residential uses) incorporating full details of the measures to store and collect refuse and recyclable materials, including those residing in the wheelchair accessible units, shall be submitted to and approved in writing by the Local Planning Authority. The strategy must also include the design and construction of stores and the means of access for collection by refuse operatives and vehicles. The development shall be implemented in accordance with the approved details and the refuse / recycling stores brought into use prior to first occupation of any part of the development hereby permitted.

Reason: In the interests of highway and pedestrian safety in accordance with Policies CS7 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012).

18. Prior to the commencement of development (other than demolition, enabling and groundworks) details of measures to be incorporated into the development to ensure that it achieves a 35% reduction in carbon emissions beyond 2013 Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is sustainable and to comply with policies CS4 of the Waltham Forest Local Plan – Core Strategy (2012), Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 7.14 of the London Plan and the London Plan Supplementary Planning Document Sustainable Design and Construction (2014).

19. Prior to the first occupation of the residential units, a report from a suitably qualified Assessor (or equivalent) confirming that the development meets the 35% carbon reduction target shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the measures taken shall be maintained fully in accordance with the approved details. The report shall reference the measures set out in the Energy Statement accompanying the planning application, but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

Reason: To ensure the development is sustainable and to comply with policies CS4 of the Waltham Forest Local Plan - Core Strategy (2012), Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 7.14 of the London Plan and the London Plan Supplementary Planning Document Sustainable Design and Construction (2014).

20. Prior to commencement of development (other than demolition, enabling and groundworks) details of measures to be incorporated into the development to ensure that all new build residential accommodation achieves a Code for Sustainable Homes rating of Level 4 energy aspects, or an equivalent rating by reference to an alternative rating system, shall be submitted to and approved in writing by the Local Planning Authority.

The selection of an alternative rating system (if proposed) shall be agreed in writing by the Local Planning Authority. Prior to first occupation of any of the dwellings in the development, a report from a suitably qualified Code Assessor (or equivalent) confirming that the development meets the said standard shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the measures taken shall be maintained fully in accordance with the approved details.

Reason: In the interest of sustainability, energy efficiency and to provide a high quality development in accordance with Policy CS4 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM10 of the Waltham Forest Local Plan – Development Management Policies (2013).

21. Prior to the development hereby approved proceeding above ground floor damp proof course level a strategy setting out how the development will connect to a future Energy Centre / District Heating System, including details of the plant and equipment to be installed in the energy centre building / plant room, shall be submitted to and approved in writing by the Local Planning

Authority. The development shall be implemented in accordance with the details as approved.

Reason: To ensure the development is sustainable and to comply with Policies CS4 of the Waltham Forest Local Plan – Core Strategy (2012), Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 7.14 of the London Plan and the London Plan Supplementary Planning Document Sustainable Design and Construction (2014).

22. All non-residential floor space hereby permitted shall be constructed to achieve not less than BREEAM ‘Very Good’ in accordance with the submitted Energy Report (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). The non-residential floor space shall not be occupied until formal certification has been issued confirming that not less than ‘Very Good’ has been achieved and this certification has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the development is sustainable and to comply with Policies CS4 of the Waltham Forest Local Plan – Core Strategy (2012), Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 7.14 of the London Plan and the London Plan Supplementary Planning Document Sustainable Design and Construction (2014).

23. An assessment of the U-values for the new floor and roof, and the size / output of the PV system, and the potential for any change to these in order to deliver further reductions in CO2 emissions shall be submitted to and approved in writing the Local Planning Authority prior to first occupation of any part of the development.

Reason: To ensure the development is sustainable and to comply with Policies CS4 of the Waltham Forest Local Plan – Core Strategy (2012), Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 7.14 of the London Plan and the London Plan Supplementary Planning Document Sustainable Design and Construction (2014).

24. Prior to commencement of development (other than demolition, enabling and groundworks), a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme and the approved measures shall thereafter be retained.

Reason: To minimise the water use of the development, in accordance with Policy 5.15 of the London Plan (2016), Policy CS4 of the Waltham Forest – Local Plan Core Strategy (2012) and Policies DM10 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

25. Prior to the commencement of the development hereby permitted:

- a) A suitable and sufficient site investigation to determine the presence of contaminants, including asbestos and ground exhaled gases. The full methodology and full results of the investigation, and details of the proposed remedial actions, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the start of the development. Such details shall include measures to prevent the migration of contaminants, to protect structures and services, to protect future maintenance personnel, and prevent pollution of groundwater and surface water (including provision for monitoring thereof).
- b) Details of the remedial measures proposed for the treatment of the contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The contamination shall be fully treated in accordance with the approved measures before any development is started on the site.
- c) During the course of the construction and carrying out of the development approved, access shall be provided to Council officers and their agents to ensure that any unforeseen contamination problems are recognised. If at any time during clearance or construction works contamination is encountered, the development shall not proceed further until an assessment of that contamination and necessary remedial works has been submitted to and approved in writing by the Local Planning Authority.
- d) The developer shall provide within three months of the completion of remediation works certification from the specialist contractor that the works were completed wholly in accordance with the agreed details.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

26. Prior to commencement of each phase including if built out as a single phase (other than demolition, enabling and groundworks), no development within that phase, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
  - All previous uses,
  - Potential contaminants associated with those uses,

- A conceptual model of the site indicating sources, pathways and receptors,
  - Potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on 1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - 3) The results of the site investigation and detailed risk assessment referred to in 2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

27. No occupation of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

28. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

29. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

30. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

31. Prior to the commencement of piling or any other foundation designs using penetrative methods a foundation strategy shall be submitted to and approved by the Local Planning Authority, which demonstrates there is no

resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

32. Development (other than demolition, enabling and groundworks) in any given phase including if built out as a single phase, shall not take place until an Impact Study of the existing water supply infrastructure has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

33. Prior to first occupation of the residential units other than demolition, enabling and groundworks, details relating to security measures relating to site entry control system shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first occupation of the development and thereafter maintained for the lifetime of the development.

Reason: To ensure safety and security of the site users, in accordance with Policy CS15 of the Waltham Forest Local Plan – Core Strategy (2012), and Policy DM33 of the Waltham Forest Local Plan – Development Management Policies (2013).

34. Prior to commencement of each phase including if built out as a single phase (other than demolition, enabling and groundworks), hereby permitted, details that show how the principles and practices of Secured by Design to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the site/development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance, in accordance with the approved details, and all security measures shall be fully implemented prior to first occupation of any of the units and thereafter retained and maintained.

Reason: To ensure the development is sustainable and to comply with Policy CS4 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM10, DM11 and DM24 of the Waltham Forest Local Plan – Development Management Policies (2013).

35. No demolition or development shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site, which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the Stage 2 WSI, no demolition / development shall take place other than in accordance with the agreed Stage 2 WSI, which shall include:

- A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- B) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Historic assets of Archaeological interest are present on site, which the Local Planning Authority seeks to ensure investigated and conserved, in compliance with Policy CS12 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM28 of the Waltham Forest Local Plan – Development Management Policies (2013).

36. All residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

Reason: To ensure inclusive development in accordance with Policy CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM5 and DM7 of the Waltham Forest Local Plan – Development Management Policies (2013).

37. A minimum of 10% of the residential units hereby permitted shall be built in accordance with Approved Document M 2015, M4 Category 3: Wheelchair user dwellings. M4(3)(2)(b) 'accessible' will apply to all units for social rent or where a resident has been identified. M4(3)(2)(a) 'adaptable' will apply to all other wheelchair user dwellings such as those for sale or part rent/part buy. All wheelchair user dwellings must provide sufficient footprint and drawings must demonstrate that they can achieve a fully accessible layout. (To ensure compliance with these conditions, contact should be made with the Council's Senior Occupational Therapist in Housing both before and during the build).

Reason: To ensure inclusive development in accordance with Policy CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM5 and DM7 of the Waltham Forest Local Plan – Development Management Policies (2013).

38. Prior to first occupation of that relevant part of the development, details of any form of external illumination and / or external lighting on the buildings and around the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of any of the residential units hereby permitted and thereafter permanently maintained.

Reason: In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012)

39. No development shall take place (other than demolition, enabling and groundworks) until details of the implementation, adoption, maintenance and management of the sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on- and off-site ensure that adequate drainage facilities are provided in accordance with Policies CS4 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM34 of the Waltham Forest Local Plan – Development Management Policies (2013).

**OUTLINE PART OF APPLICATION**

**COMMENCEMENT**

40. The development shall commence not later than three years from the date of this permission or two years from the final approval of the last Reserved Matters application, whichever is the later.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

41. This permission shall lapse unless all Reserved Matters applications are submitted to the Local Planning Authority within three years of the date of this permission.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

**APPROVAL OF RESERVED MATTERS**

42. Approval of the details shown below (the Reserved Matters) of development for each phase of development shall be obtained in writing from the Local Planning Authority before any development in that phase is commenced:

- Layout;
- Access;
- Scale;
- Appearance; and
- Landscaping.

43. Reserved Matters applications should accord with the submitted Development Parameters (Plans and Schedule) and Design Code, or such updated / replacement Development Parameters (Plans and Schedule) and / or Design Code approved in writing by the Local Planning Authority.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

44. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Parameter Plan 1 - Footprints Ref: 14085/00-500

Parameter Plan 2 - Balcony Zone Ref: 14085/00-501

Parameter Plan 3 - Connection to Ground Ref: 14085/00-502

REASON: Reason: For the avoidance of doubt and in the interests of proper planning.

45. Applications for approval of Reserved Matters for each relevant phase of development submitted pursuant to this permission relating to layout, scale, access, appearance and landscaping shall be accompanied by an Urban Design Report, which explains the approach to the design and how it takes into account the Design Code. This document should also include measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of that phase of development.

REASON: To ensure good design throughout the development in line with the principles set in the NPPF (2012), Policies 3.5 and 7.3 of the London Plan (2016), Policies CS15 and CS16 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM29, DM32 and DM33 of the Waltham Forest Local Plan Development Management Policies (2013).

46. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by an overarching Energy Strategy for all phases. For each subsequent relevant phase of development thereafter, an updated detailed Energy Strategy shall be submitted to the Local Planning Authority for approval prior to commencement of that relevant phase. The Energy Strategies shall explain:

- How the proposed design realises opportunities to include design and technology energy efficiency measures;
- The reduction in carbon emissions achieved through these building design and technology energy efficiency measures compared with the emissions permitted under Building Regulations prevailing at the time the application(s) for approval of Reserved Matters are submitted;
- The specification for any green and / or brown roofs;
- How energy shall be supplied to the buildings highlighting:
  - How the buildings relate to any side-wide strategy for district heating incorporating co- or tri-generation from distributed combined heat and power; and
  - Any other measures to incorporate renewables.
- Preparation of a Site Waste Management Plan to comply with Best Practice Standards.

Confirm what measures will be implemented in the construction. The approved measures shall be fully implemented in accordance with the approved details prior to the first occupation of any of the residential units hereby approved.

A statement of verification from a suitably qualified expert shall be provided to the Local Planning Authority and agreed in writing to confirm compliance with the provided details prior to occupation of any of the residential units hereby permitted.

REASON: To ensure the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction achieving an adequate reduction in carbon dioxide emissions from on-site renewable generation, in accordance with the principles set out in the Energy Statement and in accordance with Policies 5.1, 5.2, 5.3, 5.5, 5.7, 5.8, 5.9 and 5.11 of the London Plan (2016), Policies CS4 and CS5 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM10 and DM11 of the Waltham Forest Local Plan Development Management Policies (2013).

47. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed Ecology and Biodiversity Strategy for approval by the Local Planning Authority prior to commencement of that relevant phase. The Ecology and Biodiversity Strategy shall explain:

- The incorporation of bird boxes, bat roosts and other wildlife features on buildings;
- The creation of wildlife habitats within the public realm, integrated into the detailed SUDS designs; and
- The management and arrangements for these features.

REASON: To ensure the development contributes to improving the ecology and biodiversity of the area in accordance with Policy 7.19 of the London Plan (2016), Policy CS5 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan Development Management Policies (2013).

48. Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a detailed Construction Environmental Management Plan. This document shall explain:

- The proposed Best Practice Measures to be implemented during construction to suppress dust and minimise noise and vibration associated with demolition / building works;
- A full detailed Noise and Vibration Assessment;
- The measures proposed to reduce and remove risks to the water environment and reduce flood risk during construction;
- A full Construction Logistics Plan, which demonstrates how the impact of construction vehicles would be minimised; and

- Details of proposed hours of work for construction activity.

REASON: To ensure the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction achieving an adequate reduction in carbon dioxide emissions from on-site renewable generation, in accordance with the principles set out in the Energy Statement and in accordance with Policy 7.15 of the London Plan (2016), Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM24 of the Waltham Forest Local Plan Development Management Policies (2013).

49. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale and appearance for each relevant phase of development including if built out as a single phase (other than demolition, enabling and groundworks, shall be accompanied by a Housing Accommodation Schedule. For each subsequent relevant phase of development thereafter, a detailed Housing Accommodation Schedule shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain and include:

- The type and mix of units proposed;
- Whether the units are to be provided as affordable and what tenure;
- The gross internal floor areas of each dwelling; and
- A cumulative position statement on the provision of housing.

REASON: To ensure the development provides an appropriate mix and quality of housing as well as providing an appropriate amount and mix of affordable housing having regard to the relevant viability assessment in accordance with the NPPF (2012), Policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.11 and 3.12 of the London Plan (2016), Policies CS2 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM2, DM3 and DM5 of the Waltham Forest Local Plan Development Management Policies (2013).

50. The scheme in its entirety shall deliver a housing mix in accordance with the approved Development Parameters

REASON: To ensure the development provides an appropriate mix and quality of housing having regard to the relevant viability assessment in accordance with the NPPF (2012), Policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.11 and 3.12 of the London Plan (2016), Policies CS2 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM2, DM3 and DM5 of the Waltham Forest Local Plan Development Management Policies (2013).

51. Applications for approval of Reserved Matters for each relevant phase of development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to

layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment. This document shall explain:

- a) The impact of the proposed development on daylight and sunlight to neighbouring properties;
- b) The impact of the proposed development on daylight and sunlight to properties within the development itself; and
- c) The impact on the development to the proposed new Town Square.

REASON: To ensure the development has an acceptable impact on neighbouring residents and future occupiers in terms of daylight and sunlight in line with the recommendations set out in the Daylight and Sunlight Report in accordance with Policy 7.7 of the London Plan (2016), Policies CS2 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM32 of the Waltham Forest Local Plan Development Management Policies (2013).

52. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and landscaping shall be accompanied by an overarching Surface Water Drainage Strategy for all phases. For each subsequent relevant phase of development thereafter, a detailed Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval prior to commencement of that relevant phase. These documents shall explain:

- a) The proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off;
- b) Surface water attenuation, storage and disposal works, including relevant calculations; and
- c) Works for the disposal of sewage associated with the development.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with Policies 5.12 and 5.13 of the London Plan (2016), Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM34 of the Waltham Forest Local Plan Development Management Policies (2013).

53. Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks shall be submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Accessibility Strategy for the relevant phase. This document shall explain:

- a) How the proposed public realm areas, within each relevant phase, would be accessible to all, including details of finished site levels, surface gradients and lighting;

b) How each building would be accessible to all, including details of level access and internal accommodation arrangements and access to car parking; and

c) That 10% of the overall residential dwellings hereby permitted would meet Building Regulation M 4(3).

REASON: To ensure the development is accessible and inclusive to all in accordance with Policy 7.2 of the London Plan (2016), Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM30 of the Waltham Forest Local Plan Development Management Policies (2013).

54. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access, appearance and landscaping shall be accompanied by an overarching Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers for all phases. For each subsequent relevant phase of development thereafter, an updated detailed Lighting Strategy shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain:

a) The lighting proposed for amenity spaces and external communal areas, including relevant justification; and

b) The proposed external building lighting.

REASON: To ensure the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity in accordance with Policies 7.3 and 7.19 of the London Plan (2016), Policies CS15 and CS16 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM33 and DM36 of the Waltham Forest Local Plan Development Management Policies (2013).

55. Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping shall be accompanied by an overarching Refuse Strategy for all phases including if built out as a single phase (other than demolition, enabling and groundworks. For each subsequent relevant phase of development thereafter, an updated detailed Refuse Strategy shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain:

a) The storage and disposal arrangements for refuse and waste associated with private buildings, including vehicular access thereto;

b) The storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto;

c) The hours of proposed waste collection; and

d) The proposed Waste Management Plan for public realm areas.

REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity in accordance with Policy 5.16 of the London Plan (2016), Policy CS6 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM32 of the Waltham Forest Local Plan Development Management Policies (2013).

56. Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by a detailed Noise and Vibration Mitigation Strategy for the relevant phase. This document shall explain noise attenuation measures for the proposed uses, including noise barriers, specified glazing and ventilation and orientation / layout of buildings and amenity areas. Post completion Noise Assessments are to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of that relevant building.

REASON: To ensure the new buildings in the development have adequate provision against noise and vibration from existing sources and within the development in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan Development Management Policies (2013).

57. Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by a detailed Scheme of Sound Insulation for the relevant phase. This document is designed to prevent the transmission of excessive airborne noise between the proposed residential uses proposed immediately above commercial uses and shall be submitted to and approved in writing by the Local Planning Authority. The airborne sound insulation performance shall achieve as a minimum a 10dB increase in the minimum requirements of Approved Document E of the Building Regulations. The sound insulation shall be installed and maintained only in accordance with the details so approved.

REASON: To protect the living conditions and amenity of future / new residents of the proposed development from noise attributed to the associated commercial units below in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan Development Management Policies (2013).

## **Informatives**

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and the decision was delivered in a timely manner.

2. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.

3. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

3. The application is subject to both the Mayoral and the Waltham Forest Council Community Infrastructure Levy unless an application for an exemption is made and approved.

4. If the intention is to complete tree work between the 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site specific Risk assessment. If active nests are found work should not take place until the young have fledged.

5. A due diligence check for bats and likely habitats (see attached link) must be completed before work starts in order to comply with the Wildlife & Countryside Act

1981. Arborists should carry out and record such checks in line with BS8596: 2015 surveying for bats in trees and woodland in their site specific risk assessment. If bats or potential roosting features are found work must not start until an appropriately licenced bat handler has been engaged.

6. The developer should consult with Thames Water with regard to whether any off-site reinforcement of the foul water drainage network is required. Copies of the correspondence should be provided for the Council records.

7. Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

We recommend that developers should:

Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297401/s\\_cho0804bibr-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/s_cho0804bibr-e-e.pdf)

Refer to the Environment Agency Guiding Principles for Land Contamination for the Type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

<https://www.gov.uk/government/publications/managing-and-reducing-landcontamination>

Refer to our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination.

E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS 10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and End 5 installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.
- In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.
- GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.
- Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.)

8. If approved it is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door

numbers are erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.

9. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE.

10. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Appendix A:**

- **Employment and Training Clauses**
- **Sustainability and Energy Clauses**

**Employment and Training Clauses:**

In acknowledgement of The Mall's willingness to ensure that London Borough of Waltham Forest's residents are able to benefit from the opportunities resulting from the expansion of The Mall complex; The London Borough of Waltham Forest proposes the following amendment to the current SPD.

*Diagram 1: Scaled S106 local labour and default contribution guide*

		<b>As stipulated in SPD</b>			
% of local labour	100%	70%	50%	20%	Less than 20%
Default payment	None.	0.9% of total build cost.	1.5% of total build cost.	2.4% of total build cost.	3% of total build cost.
					<b>As stipulated in SPD</b>

Whereby the Owner is unable to meet the above stated default payment scale the following is requested:

**Construction phase:**

- 1.1 The stipulation referenced in the Planning Obligations, Supplementary Planning Document (SPD) 2017, 7.4 "An aspirational target of securing 100% of jobs for local Waltham Forest residents" will be substituted for the below listed obligations.
- 1.2 Throughout the build phase the Owner will make reasonable endeavours to ensure that 15% of all local labour on site is filled by residents from Waltham Forest.
- 1.3 Whereby the owner is unable to demonstrate reasonable endeavours to meet the local labour target a default payment of 1.5% of the total build cost<sup>[1]</sup> will be implemented.
- 1.4 The Owner agrees to a working relationship with the Council; as stipulated in the SPD 2017, paragraph 7.5 "The Council is committed to working with developers and contractors to ensure that these targets are met" and 7.6 "Developers will also be required to work with the Council's Business Growth, Investment and Employment service". This will be demonstrated through the following:
  - a) Include a clause in a contractor contracts, which states that all new job opportunities, including for sub-contracted work, on-site will be ring-fenced to Waltham Forest residents for 30 days.

<sup>[1]</sup> Total build cost will be defined as the total net build cost for construction of the whole scheme, excluding all allowances for inflation, contingency and fees, including contractors.

- b) Providing the council with fair notification (i.e. 30 days) of first time<sup>[2]</sup> job opportunities on site prior to public advertisement.
  - c) Registering all apprenticeship opportunities with the Council's Group Training Agency.
  - d) Providing the council with a schedule of works, for the construction phase of the build. The schedule of works will be updated over time to reflect changes.
- 2.1. Stipulation 7.9 of SPD 2017, which states: "apprentice per £2m investment in situations where the construction phase is expected to last at least one year" shall be upheld by the developer.
- 2.2 In relation to apprenticeships the obligations cited in paragraphs 7.8 "A paid apprenticeship programme should combine on the job training and academic instruction for those entering the work force, which lasts a minimum of 40 weeks per apprentice post and includes a salary of at least the London Living Wage" and 7.9 "One apprentice per £2 million investment" of the SPD 2017, shall stand. 7.14 "Should it not be possible to provide these placements the Council will seek an equivalent contribution". The owner agrees to undertake reasonable endeavours to ensure that apprenticeships are completed. Whereby an apprentice departs before six months the owner will undertake to replace that apprentice. After six months this requirement will be waived.
- 2.3 Default payments for failure to meet apprenticeship targets will be calculated as follows:
- Minimum Salary of 12 months<sup>1</sup> apprenticeship programme (i.e. at London Living Wage of £10.20 per hour x minimum working hours of 30 hours per week x 52 weeks in a year = £15,912) x Number of apprenticeships the Owner fails to recruit directly or through their supply chain.
- 3.1 The Owner agrees to uphold stipulations 7.11, 7.12 and 7.13 in the SPD 2017 in relation to work experience placements during the construction phase of the build.
- 7.11 "Work placement for residents each lasting a minimum of 26 weeks",  
7.12 "Number of placements sought will be based on the estimated number of construction jobs likely to be created",  
7.13 "One construction placement per 1000 sqm (GEA), commercial and employment floor space and per 20 residential units"
- 3.2 Default payments for failure to meet work experience targets will be calculated based on stipulation 7.14 of the 2017 SPD.
- 4.1 The Owner will undertake reasonable endeavours to ensure that 10% of procurement is sourced from Waltham Forest businesses.
- 4.2 Whereby the owner is unable to demonstrate reasonable endeavours to meet the local procurement target a default payment of 1.5% of the total build cost will be implemented.

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<sup>[2]</sup> As in first appointments of the new job roles on site.

<sup>1</sup> 12 months of a standard 18-24 month trade apprenticeship.

- 4.3 The Owner will demonstrate reasonable endeavours through the following:
- a) Committing to involvement in a minimum of two local procurement events i.e. meet the buyer events.
  - b) Committing to involvement in a minimum of two activities relating to assisting local suppliers prepare for procurement activity.

**End-use and Commercial tenants:**

- 5.1 The stipulation referenced in the Planning Obligations, Supplementary Planning Document (SPD) 2017, 7.15 will be substituted for the below listed obligations.
- 5.2 Throughout the build and for five years following the completion of the build, the Owner agrees to provide the Council with access to employment and training opportunities arising from commercial tenants inhabiting the extension. This will be fulfilled through:
- a) Fair warning (60 days or within 7 days of contract being signed as a minimum) of new store openings in the Mall extension
  - b) Introductions to new tenants at least 90 days prior to occupation.
- 5.3 Failure to demonstrate reasonable endeavours to work collaboratively to fill new vacancies will result in a default payment of-which will be calculated as 0.1% the total commercial build cost divided by the total number of new commercial units. The default payment will be applied on a per unit basis.
- 5.4 To demonstrate reasonable endeavours to include a stipulation in all future commercial tenancy agreements relating to the retail extension stating:
- a) The London Borough of Waltham Forest will be notified of large recruitment exercises (5 or more staff)
  - b) Recruitment exercises requiring 10 or more staff will include 30% ring-fenced jobs to local residents for a period of 30 days.
- 5.5 Failure to include the above clause in first drafts if all commercial tenancy agreements will result in a default payment of 0.5% of the total build cost.
- 5.6 In the event that the above stipulations are not included in final drafts, the above default payment will be waived if the Owner provides The London Borough of Waltham Forest with:
- a) Proof of first draft tenancy with the stipulations included
  - b) Demonstration of the tenants unwilling to include the stipulation in the final draft.
- 6.1 In order to provide an uplift the Council's negotiated Local Labour target (i.e. from 100% to 15%), the owner will provide the London Borough of Waltham Forest with access to existing commercial tenants within The Mall. The Owner will provide access by:
- a) Providing formal introductions to all existing tenants.

- b) Notifying the London Borough of Waltham of new store openings within The Mall
  - c) Providing formal introductions to new tenants in The Mall throughout the build and for five years following the build.
- 6.2 If during S106 negotiations the Owner decides that they are unable to commit to the above stipulation, The London Borough of Waltham Forest shall increase the Local Labour target to 25% and the Local Procurement target of 15%.
- 7 The Owner agrees to provide information regarding the London Borough of Waltham Forest's employment and training initiatives (i.e. Steps into Work) to all commercial tenants using the Mall's communication tools.
- 8 The Owner will provide written support to the Council, on request, to demonstrate partnership work, should this be requested to assist the Council in securing third party funding for employment initiatives related to the development".

**Sustainability and Energy Clauses:**

- 1.1 An estimated sum of £688,000.00 would be paid towards the Carbon Offset Fund with the exact amount to be confirmed and triggered by submission of Reserved Matters for the residential element of the hybrid scheme.
- 1.2 Energy (35% CO2 reduction for entire development) - To submit for the Council's approval prior to implementation of the commercial element of the development an updated Energy Report detailing the measures to be adopted in the commercial element of the development to reduce the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations. The report to also detail the renewable sources of energy to be incorporated within the commercial element of the development
- 1.3 To submit for the Council's approval as part of the Reserved Matters approval for the residential element and prior to implementation of the residential element updated Energy reports detailing the measures to be adopted to reduce the carbon dioxide emissions of the residential development by at least 100% compared to the 2013 Building Regulations. The reports detail the renewable sources of energy to be incorporated within the development in association with the residential use.
- 1.4 Prior to occupation of the commercial element of the development to submit to the Council for its written approval a report showing the "as built" performance of the commercial element and if this shows a shortfall against the 35% carbon reduction target beyond the 2013 Building Regulations, then a Carbon Offsetting Contribution will be payable in accordance with the formula contained in the Planning Obligations SPD.
- 1.5 Prior to occupation of the residential element of the development to submit to the Council for its written approval a report showing the "as built" performance of the residential element and if this shows a shortfall against the 100% carbon reduction compared to the 2013 Building Regulations, then a further Carbon Offsetting Contribution will be payable in accordance with the formula contained in the Planning Obligations SPD
- 1.6 Energy Centre - To provide an on-site energy centre within the development capable of supporting the whole development, (both commercial and residential) through a site-wide de-centralised energy network, details which are to be agreed by the Council in writing.
- 1.7 Prior to commencement of development to submit to the Council for its written approval the proposed details for the on-site energy centre
- 1.8 To design and construct the whole development so that it is capable of connecting to the on-site energy centre and any future wider local de-centralised energy network. This should also contain an assessment of wider district heat network potential within the immediate area around the development, including evidence of discussions with the Council and any other relevant parties.

**Appendix B:**

**The Mall Equality Analysis (EA)**

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# EQUALITY ANALYSIS (EA) - SCREENING TEMPLATE

**GUIDANCE TOOL** This Tool assists services in determining whether their plans and decisions will require a full Equalities Analysis. EAs help the Council comply with its duty under s.149 of the Equality Act 2010 to have “due regard” to specified equality matters. They are required in most cases but, in some cases, an EA is not necessary or is only necessary for certain aspects of a decision. Full guidance on the Council’s duties and EAs and the full EA template is available at <http://forestnet.lbwf.gov.uk/index/residents-first/equalities/equality-analysis.htm>

The Council understands that whilst its equalities duty applies to all services, it is going to be more relevant to some decisions than others. We need to be pragmatic and ensure that the detail of Equality Analyses (EAs) are proportionate to the impact of decisions on the equality

duty. In some cases a full EA is not necessary and/or the equalities duties do not apply. In other cases, only part of a decision will require an EA to ensure the Council has due regard to its equality duties. The following examples are intended to assist:

## Where will a full EA be required?

In short, wherever a decision has a more than minimal or theoretical **adverse or negative** impact on those with protected characteristics, for example, if the Council is considering:

- Ceasing a service
- Reducing a service or reducing it in particular areas, e.g. closing an office in Leyton but not Walthamstow
- Changes to the way a service is delivered, e.g. moving to personalisation or moving to online access only
- Changes to eligibility criteria, rules or practices for a service
- Changes to discretionary fees and charges

## Where might an EA not be required?

- Where it can be proven that the decision has no equalities impact– with particular focus on negative impacts on service users and residents
- Where it can be proven that the decision has a minimal or theoretical equalities impact (and so does not need to be considered)
- Where the decision is mandatory and there is no element of discretion (e.g. to adopt a member’s code of conduct or similar)
- In rare cases, where a previous EA exists and a review shows that it is still relevant at the time of the final decision, i.e. the facts have not changed

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## Important:

- The EA screening tool should not be used to mask over any equality impacts or as a “get out”.
- There can be a negative equality impact even if you think that overall, you are proposing changes that will make services better. If there is an adverse or negative impact, you must complete a full EA.
  - **Negative** impacts are often indirect, i.e. a rule that is on its face of universal impact but has greater impact on some groups in practice e.g. due to the ethnic makeup of an area.
  - In most cases, the screening process requires a degree of collation and analysis of

evidence. If this requires a lot of work, consider whether it is actually simpler to omit the screening process and undertake a full EA.

- The equality duty **continues** up to and after the final decision. If proposals or facts change before the final decision, any screening tool will need to be reviewed and evidenced.
- Any consultation undertaken should also inform the screening process, e.g. issues raised by those affected. Monitoring should take place after a decision as part of service delivery.
- The completed screening template will be attached to Cabinet or other decision making report and so it must include sufficient detail to justify the decision not to carry out a full EA.

## What to do?

The screening process should be used on **ALL** new proposals, policies, projects, functions, saving proposals, major developments or planning applications, or when revising them, if there is no negative equality impact or there is uncertainty about whether there is a negative equality impact. **However**, If your proposal is of a significant nature and it is apparent from the outset that a full EA will be required, then you do not need to complete this screening template and can progress directly to a full EA. If a negative/adverse impact has been identified during completion of the screening tool, a full EA **MUST** be undertaken. If you have not identified any negative/ adverse impacts arising from your proposal you do not need to undertake a full EA. However, make sure you have explained clearly why the

proposal does not have any negative/adverse impact. **If your proposal is going to Cabinet or Committee (e.g. Planning or Licensing) and you are not undertaking a full EA, you must:**

- share your report and completed screening tool with Shahid Mallam, Performance & Improvement Team, who will check and challenge your findings *and*
- use the following wording under the Equality & Diversity paragraph in the Cabinet report: *“An initial screening exercise of the equality impact of this decision was undertaken and determined there was no / minimal impact (delete as appropriate) on the Council’s equality duty.” Attach the completed template as an appendix to your report.*

1. **Proposal / Project Title: The Mall, 45 Selborne Rd, Walthamstow E17** [Click here to enter text.](#)

2. **Brief summary of the above: (include main aims, proposed outcomes, recommendations / decisions sought)**

**Full Planning Permission is sought for:**

Part demolition of The Mall, and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2); Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum); Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting; Re-design of the access arrangements to The Mall; Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square; Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces; Re-design of the servicing arrangements for The Mall; Provision of new plant and renewable energy equipment; All associated and ancillary engineering works and operations.

**Outline Permission is sought for:**

Provision of residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD; Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings); Provision of associated services, including waste, refuse, cycle storage, and lighting; Creation of new entrance and servicing areas and associated works for residential buildings at ground floor.

**This application is a departure as it does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated (Town Square).**

**The aim of the proposal is to provide an extension to the existing Mall shopping centre, provide additional housing in the borough and an improved public realm in the form of a new Town Square.**

**The planning application is being presented to the Council's Planning Committee on 13<sup>th</sup> December 2017. Officer recommendation is to grant conditional planning permission subject to conditions, informatives and completion of a s106 Agreement. The application will be the subject of a referral to the Mayor of London following Committee resolution.**

3. **Considering the equality aims (eliminate unlawful discrimination; advance equality of opportunity; foster good relations) indicate for each protected group whether there may be a positive impact, negative (adverse) impact, or no impact arising from the proposal.**

4. Protected Characteristic (Equality Group) <input checked="" type="checkbox"/>	Positive Impact	Negative Impact	No Impact	Briefly explain your answer. Consider evidence, data and any consultation. <a href="https://www.walthamforest.gov.uk/content/statistics-about-borough">https://www.walthamforest.gov.uk/content/statistics-about-borough</a>
Age	✓	✓	<input type="checkbox"/>	Due regard has been given to both the elderly and the young and children in consideration of this application and this screening opinion. The proposals will result in an enhanced Town Square with a new modern children's play area, and enhanced retail and leisure facilities. The Town Square, however, will be reduced in size and during construction of the development the existing playspace within the Town Square will be closed. Users of this existing playspace could access nearby parks at Stoneydown Park (Blackhorse Road), Thomas Gamuel Park (Colchester Road), Lloyd

				Park or Chestnuts Field (rear of the Town Hall Campus). Furthermore new housing will be provided which will be accessible to all ages. Enhanced public realm in the immediate vicinity of the site will also be secured via the S278 Agreement as part of any permission granted. Accordingly it is considered that a positive impact on people with these protected characteristics will result.
Disability	✓	<input type="checkbox"/>	<input type="checkbox"/>	<p>Due regard has been given to disabled persons in consideration of this application and this screening opinion. The proposals will result in an enhanced Town Square which will provide more accessible public realm. Furthermore new housing will be provided which will comprise wheelchair accessible accommodation and other housing will be to Lifetime Homes standards. Due to the site's highly accessible location in PTAL terms, and adjacent to Walthamstow Central Underground and Bus Stations the new retail, leisure and residential facilities will be highly accessible to disabled persons who are not travelling by car. For those that are car users there will be dedicated parking in the basement for wheelchair users, both for visitors to the centre and for the wheelchair accessible flats. There will be level access from these disabled car parking spaces in the basement car park to the expanded shopping centre and the residential units. The proposals will also provide basement toilets, which will be reconfigured to include</p> <ul style="list-style-type: none"> <li>• One unisex disabled WC;</li> <li>• Male toilets with 4 cubicles (including one enlarged ambulant disabled cubicle), 5 urinals and hand wash facilities; and</li> <li>• Female toilets with 12 cubicles (including one enlarged ambulant disabled cubicle) and hand wash facilities.</li> </ul> <p>Accordingly it is considered that a positive impact on people with these protected characteristics will result.</p>
Pregnancy and Maternity	✓	<input type="checkbox"/>	<input type="checkbox"/>	<p>Due regard has been given to people who are pregnant or with young children in consideration of this application and this screening opinion. The proposals will result in an enhanced Town Square which will provide more accessible public realm, including to those with prams and pushchairs. Accordingly it is considered that a positive impact on people with these protected characteristics will result.</p>
Race	<input type="checkbox"/>	<input type="checkbox"/>	✓	<p>Due regard has been given to people with these protected characteristics in consideration of this application and this screening opinion. The new Town Square will be accessible to all, as will the new housing, retail and leisure facilities. As such there is no specified impact in relation to people with these protected characteristics.</p>
Religion or Belief	<input type="checkbox"/>	<input type="checkbox"/>	✓	<p>Due regard has been given to people with these protected characteristics in consideration of this application and this screening opinion. The new Town Square</p>

				will be accessible to all, as will the new housing, retail and leisure facilities. As such there is no specified impact in relation to people with these protected characteristics.
Sex (Including Gender Re-assignment)	<input type="checkbox"/>	<input type="checkbox"/>	✓	Due regard has been given to people with these protected characteristics in consideration of this application and this screening opinion. The new Town Square will be accessible to all, as will the new housing, retail and leisure facilities. As such there is no specified impact in relation to people with these protected characteristics.
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	✓	Due regard has been given to people with these protected characteristics in consideration of this application and this screening opinion. The new Town Square will be accessible to all, as will the new housing, retail and leisure facilities. As such there is no specified impact in relation to people with these protected characteristics.
Marriage and Civil Partnership	<input type="checkbox"/>	<input type="checkbox"/>	✓	Due regard has been given to people with these protected characteristics in consideration of this application and this screening opinion. The new Town Square will be accessible to all, as will the new housing, retail and leisure facilities. As such there is no specified impact in relation to people with these protected characteristics.
<b>There are no negative/adverse impact(s)</b> If you have not identified any negative/adverse impacts please briefly explain your answer, providing evidence to support decision.	The proposals have been carefully designed to take account of people with protected characteristics, with smooth and shallow gradients used in the new Town Square (removing the steeper gradients that currently exist in certain areas). The retail, leisure and residential accommodation has/will be designed and constructed to the latest design standards and building regulations standards in respect of accessibility. The proposals will not restrict opportunities for groups with protected characteristics both within the proposed scheme and immediate vicinity, save for in relation to the play space (as set out above).			
<b>6. Describe how opportunities to advance equality and foster good relations for any of the protected characteristics has been taken up (where relevant).</b>	The new Town Square will offer an improved public realm and significantly more attractive environment, which will contribute significantly to fostering good relations by bringing together different groups in this new heart to the town centre. The new and enhanced retail and leisure facilities that are proposed are designed for the benefit of the whole community.			
<b>7. As a result of this screening is a full EA necessary (Please check <input checked="" type="checkbox"/> appropriate box)</b>	<b>Yes</b>	<b>No</b>	<b>Briefly explain your answer.</b>	
	<input type="checkbox"/>	✓	Officers have had due regard to all protected characteristics consider there to be a minimal equalities impact and no need to undertake a full equalities assessment.	
<b>8. Name of Lead Officer: Gavin Chinniah</b>		<b>Job title: Planning Manager</b>		<b>Date screening tool completed: 1<sup>st</sup> December 2017</b>

Signed off by Head of Service: Rob Bristow

Name: Rob Bristow

Date: 04.12.17