

Blackhorse Lane Newsletter

December

2007

Residents asked for their views

The local community is being asked for its views on plans for two major new developments in the Blackhorse Lane area. The two development sites, on Billet Road and south of Blackhorse Road Station, are both earmarked for new housing in the Blackhorse Lane planning framework, which the Council consulted on widely over the last two years.

Now the developers of both sites are holding public exhibitions to display their initial designs and get feedback from the local community on them, before the plans are finalised and planning permission sought next year.

On Billet Road, Hadley Homes is drawing up plans for Banbury Park, a major scheme to redevelop Billet Works and the Tyco building into new homes and other facilities. The proposed scheme aims to meet high environmental standards and improve linkages with Cheney Row Open Space.

At the other end of the Blackhorse Lane area, another major housing scheme is planned for the run-down and largely derelict former railway yard behind Blackhorse Road station. National regeneration agency English Partnerships, with their partners in the Key London Alliance, aims to build homes for key workers such as teachers and nurses and other affordable homes alongside private housing.

Cllr Terry Wheeler, Portfolio holder for Enterprise and Investment, said "These are important developments that could provide much needed homes and

community facilities and improve the local environment. The views of local residents will be taken into account by the Council in determining the planning applications, so this is an important opportunity to have your say on the initial designs".

How to find out more about the plans and have your say

Billet Road Development Exhibition

Roger Ascham Primary School
Wigton Road E17 5HT

Saturday 8th December, 11 am - 4 pm
and Monday 10th December,
6 pm - 8.30 pm.

If you can't make the exhibition, visit the project web site at www.greenissues.com/banburypark or telephone 020 7152 4536.

Blackhorse Road Development Exhibition

Stoneydown Park Primary School
Pretoria Avenue E17 6JY

Thursday 13th December, 6 - 8.30pm
Friday 14th December, 6 - 8.30pm
and Saturday 15th December,
10am - 2 pm

Development sites update



We have received a number of queries regarding timescales for the Blackhorse Lane area developments. The timescales are very much dependent on the landowners and developers that will bring about the schemes. Here's a brief progress update:

- **Station Hub and Waterfront** – This key site opposite the station has been earmarked for a new neighbourhood centre with shops, cafes, homes and workspace, a new public square and a waterfront park overlooking the reservoirs. Realising this ambitious vision will be a major and long-term task and it is very hard to give even indicative timescales at this stage, but the Council is already hosting productive discussions between the different landowners involved to help bring the site forward for development. A road safety scheme will shortly be implemented which will reduce the number of private entrances along Forest Road and create a new junction with traffic lights. In the short term this will provide access to the commuter car park and Forest Works industrial estate but in the longer term it is expected to provide access through the new development.
- **Station South** - Key London Alliance is holding a public exhibition to set out its initial ideas for new housing on this site south of the station (see 'Residents asked for their views').
- **Sutherland Road** – Planning permission was granted last year for 241 new affordable and private homes on the corner of St Andrews Rd and Hillyfield. The site has recently been acquired by East Thames housing association and work is scheduled to start on site in January 2008, with a phased programme of construction over the next two and a half years. This forms the first phase in the regeneration of the Sutherland Road area for housing and business.
- **Billet Road** - Hadley Homes is engaged in discussions with the local planning authority for a residential-led mixed use scheme. Public consultation events are scheduled for December (see 'Residents asked for their views').



Artists impression of the Billet Road Development

Better Neighbourhoods - an update



On Saturday 24th November the nature lovers in Higham Hill attended a Community Event in the Recreation Park and got a bit wet and muddy in the process - all mucking in to plant hundreds of daffodil bulbs. For those that missed the event be prepared to be amazed next spring when the grass bank is going to be a riot of colour.

The day wasn't only to show what great gardeners are out there, but also to start up a Friends Group for the park. A Friends Group can have a real influence over how the space is developed and maintained and is a great way to get involved in the future of a community space. If you want to find out more, give Tony Banach a call on 07970 859056.

The day also included free 1-1 health checks and employment advice, which are two key programmes provided by the Better Neighbourhoods Initiative. The health checks are really detailed and you get personalised advice and support on what you can do to improve your well-being. The employment advice is designed to help people look at their options for getting back into work, with lots of practical support and information.

To find out more about what's on offer you can call: Naomi O'Flaherty on 07891 307792 for details of the Health Programme and Keni Oladipupo on 07969 726976 for details of the Employment Programme.



Both services are free and are being run locally in the Higham Hill and Chingford Hall areas.

All change on the Victoria Line

The Victoria line closures in evenings and weekends have been annoying for residents, but are vital to upgrade the service and cope with the borough's rising population.

The current Victoria line trains have been running for 40 years and carry 165 million customers per year. By 2025 it is estimated that customer numbers will rise to 213 million per year. To meet this extra demand and provide a faster, more reliable journey, both the trains and the line are being upgraded.

The recent programme of evening and weekend closures has now come to an end. The closures were needed to allow for programmed engineering works and testing of new trains to ensure compliance with Transport for London's safety and operational standards.

The upgrade has been underway since the summer and is due for completion in 2013. As part of the plans, the existing fleet of some 43 trains will gradually be replaced, starting in autumn 2009, with 47 new state of the art trains. The new trains will boast higher capacities, better acceleration, improved accessibility, CCTV coverage in every carriage and enhanced on-train customer information. In addition the trains will be energy efficient, designed for easier maintenance, made from hard wearing vandal resistant materials and provide heating and ventilation systems for passengers.

It is forecast that the changes will result in a 17% increase in train frequencies at peak times and a 16% improvement in journey times across the whole of the Victoria Line.

Walthamstow Central station is also one of 12 stations selected for modernisation by 2012.

In the September edition of the Blackhorse Lane newsletter we reported that £35 million was to be invested in the Gospel Oak - Barking line. On 11th November Transport for London took over running of the line. TfL plans to increase the frequency of services over the coming years as part of a 'London Overground' network and to refit Blackhorse Road Overground Station to bring it up to standard.



New trains for the Victoria Line

Higham Hill Children's Centre launched

The official launch of the new Higham Hill Children's Centre on 15th September gave local families the opportunity to tour the building and see first hand the services provided.

The centre is a brand new building attached to Essex Hall (the Joint Service Centre) on Billet Road near the junction with Blackhorse Lane. Funded by the European Union and the Government's Sure Start programme, it combines a nursery providing day care for

children aged 3 months to 5 years with services from health visitors, a midwife, speech and language therapist and outreach staff.

The Centre is an example of the Council, the health service and the voluntary sector working in partnership to successfully provide services for families in the area. The nursery, Higham Hill Day Care, is affiliated to the Lloyd Park Centre, a charitable organisation which has served the community for over 20 years.

The launch was attended by the Deputy Mayor, Sheila Smith-Pryor.

Pauline Thomas, Lloyd Park Manager and Sharon Foster, Children's Centre Coordinator would like to thank everyone who attended.

If you would like more information on the services provided by the Children's Centre or the Day Care please contact:

Higham Hill Childrens Centre on 020 8496 5104

Higham Hill Day Care on 020 8527 1737.



Contact us

How do I find out more?

There is a lot more information on the Blackhorse Lane web site at www.walthamforest.gov.uk/blackhorselane.

The Blackhorse Lane project team can be contacted at blackhorselane@walthamforest.gov.uk

Or you can write to:

Blackhorse Lane Regeneration,
Regeneration Programmes
Town Hall, Forest Road, Walthamstow, London
E17 4JF