

APPENDIX 1
Waltham Forest Retail Study (May 2002) - Site Potential Assessment.

Site/area	Timescale	Scale	Overall Rating
Walthamstow Central Rail Station	Long Term	Medium	Poor
Tower Mews	Medium Term	Small	Reasonable
Open land at Selborne Walk	Short Term	Medium	Good
Walthamstow Central Bus Station	Medium Term	Small	Good/Reasonable
109-115 High Street	Medium Term	Small	Reasonable
Buxton Road Bingo Hall and car park	Short Term	Medium	Reasonable
South Grove car park	Short Term	Medium	Poor
Western extension to Selborne walk	Long Term	Large	Reasonable
North City Autos, 174-180 Station Road	Short Term	Small	Reasonable
Hall Lane car park and Sainsburys	Long Term	Medium	Poor/Reasonable
Former Cinema, 495 Hale End Road	Short Term	Small	Reasonable
502-506 Larkshall Road	Short Term	Small	Good
Larkshall Road car park	Medium/Long Term	Medium	Poor
Vacant warehouse, Jubilee Avenue	Short/Medium Term	Large	Reasonable
Wood Street Precinct	Medium Term	Small	Reasonable
Linford Road car parks	Short/medium Term	Medium	Good
Builders Yard, Barrett Road	Short Term	Small/Medium	Good/Reasonable
468-474 Hoe Street	Short Term	Small	Good/Reasonable
Leyton Bus Garage	Long Term	Large	Good/Reasonable
Hills Garage, 586-588 High Road	Short/Medium Term	Small	Reasonable

- Good - development sites which would meet an identified need in a location appropriate in the context of the sequential approach to site selection, and which offer good prospects for providing additional retail/leisure floorspace in the timescale over which needs have been identified;
- Reasonable - development sites which appear to have potential, in planning and commercial terms, to accommodate additional retail/leisure floorspace, although some obstacles to development may need to be overcome; and
- Poor - development sites that are either unjustified in terms of need and/or the sequential approach or which are unlikely to be attractive in commercial terms or subject to other constraints which suggest that their delivery will be uncertain.

APPENDIX 2

Use Class Breakdown for Walthamstow Major Centre and all District Centres 2003 by floorspace

The table below shows the use class breakdown in each centre based on floorspace sqm (it does not take account of number of units or frontage length)

Major Centre

Centre	Total Floorspace	A1	A2	A3	B1	D1&D2	Industrial	Other	Sui Generis	Vacant	Vacant NR
W'strow Town Centre	133937	69592	12716	9255	9991	10331	6129	1603	1579	12484	257
		52%	9%	7%	7%	8%	5%	1%	1%	9%	0%

District Centres

Centre	Total Floorspace	A1	A2	A3	B1	D1&D2	Industrial	Other	Sui Generis	Vacant	Vacant NR
Bakers Arms	44554	22845	4707	5237	1522	4912	128	133	1994	1640	1436
		51%	11%	12%	3%	11%	0%	0%	4%	4%	3%
Highams Park	13786	4637	1172	1521	3611	737	602	529	421	486	70
		34%	9%	11%	26%	5%	4%	4%	3%	4%	1%
Leyton High Road	56111	31742	2323	1488	9986	2779	355	1399	470	5504	65
		57%	4%	3%	18%	5%	1%	2%	1%	10%	0%
Leytonstone	54941	25870	7366	5029	6948	4138	102	1094	624	2767	1003
		47%	13%	9%	13%	8%	0%	2%	1%	5%	2%
North Chingford	23141	10830	2558	2650	1826	3139	423	515	748	452	0
		47%	11%	11%	8%	14%	2%	2%	3%	2%	0%
South Chingford	31120	16379	3351	3751	2336	799	73	244	446	812	2929
		53%	11%	12%	8%	3%	0%	1%	1%	3%	9%
Wood Street	13965	8207	651	2009	354	480	979	283	222	780	0
		59%	5%	14%	3%	3%	7%	2%	2%	6%	0%

Source: LBWF Land Use Survey 2003

APPENDIX 3

Use Class Breakdown for Walthamstow Major Centre and all District Centres 2003 by number of units

The table below shows the use class breakdown within each centre based on number of units (does not take account of frontage length or floorspace)

Major Centre

Centre	Total Units	A1	A2	A3	B1	D1&D2	Industrial	Other	Sui Generis	Vacant	Vacant NR
W'strow Town Centre	655	295	81	76	53	27	16	19	19	66	3
		45%	12%	12%	8%	4%	2%	3%	3%	10%	0%

District Centres

Centre	Total Units	A1	A2	A3	B1	D1&D2	Industrial	Other	Sui Generis	Vacant	Vacant NR
Bakers Arms	259	147	31	33	8	8	2	1	11	16	2
		57%	12%	13%	3%	3%	1%	0%	4%	6%	1%
Highams Park	145	47	21	18	32	3	3	7	6	7	1
		32%	14%	12%	22%	2%	2%	5%	4%	5%	1%
Leyton High Road	139	61	20	13	3	10	3	8	6	14	1
		44%	14%	9%	2%	7%	2%	6%	4%	10%	1%
Leytonstone	239	84	29	27	49	12	1	9	6	16	6
		35%	12%	11%	21%	5%	0%	4%	3%	7%	3%
North Chingford	227	101	33	24	24	13	6	9	9	8	
		44%	15%	11%	11%	6%	3%	4%	4%	4%	
South Chingford	206	112	21	29	11	5	1	2	7	9	9
		54%	10%	14%	5%	2%	0%	1%	3%	4%	4%
Wood Street	183	108	7	21	4	4	5	11	3	20	
		59%	4%	11%	2%	2%	3%	6%	2%	11%	

Source: LBWF Land Use Survey 2003

APPENDIX 4

Use Class Breakdown for Neighbourhood Centres 2003 by frontage length

The table below shows use class breakdown in designated and non designated frontages for each Neighbourhood centre

		A1	A2	A3	B1	D1& D2	Other	Sui Generis	Vacant
Sewardstone Road NC1	1.8 hectares								
Designated Frontages	86m	82%	6%	6%	0%	0%	0%	0%	6%
Non Designated Frontages	171m	13%	0%	6%	4%	0%	15%	47%	15%
Hatch Lane NC2	2.9 hectares								
Designated Frontages	120m	71%	6%	23%	0%	0%	0%	0%	0%
Non Designated Frontages	150m	43%	0%	23%	18%	0%	7%	0%	9%
Chingford Mount Road NC3	2 hectares								
Designated Frontages	113m	33%	4%	21%	7%	0%	0%	27%	8%
Non Designated Frontages	220m	33%	7%	18%	13%	0%	0%	27%	2%
Forest Road NC4	1.9 hectares								
Designated Frontages	120m	52%	19%	16%	0%	0%	0%	5%	8%
Non Designated Frontages	112m	64%	4%	20%	0%	4%	4%	4%	0%
Markhouse Corner NC5	2.8 hectares								
Designated Frontages	185m	54%	8%	9%	16%	3%	0%	3%	7%
Non Designated Frontages	301m	48%	0%	15%	7%	0%	13%	9%	8%
Francis Road NC6	1.5 hectares								
Designated Frontages	149m	48%	3%	9%	3%	0%	0%	4%	33%
Non Designated Frontages	97m	11%	0%	6%	0%	5%	42%	4%	32%
Thatched House NC7	2.0 hectares								
Designated Frontages	144m	67%	8%	11%	4%	0%	3%	7%	0%
Non Designated Frontages	301m	47%	5%	15%	3%	0%	7%	14%	9%
For comparison purposes (Objection ref: 113/092R)									
Orford Road	1.4 hectares								
Non Designated Frontages	312m	26%	4%	21%	6%	37%	0%	0%	6%

APPENDIX 5

Local Retail Parades 2003

Location	Frontage Length (m)	A1	Non A1	Vacant
Hall Lane A - 281 to 301b Hall Lane	72.5	25%	67%	8%
Billet Road A - 174 and 194 to 208 Billet Road	53.0	73%	17%	10%
Chingford Road A - 214 to 220 Chingford Road	18.0	72%	28%	0%
Chingford Road B - 224 to 234 Chingford Road	29.5	48%	35%	17%
Carr Road A - 143 and 250 Carr Road and 8a Rushbrook Crescent	22.0	100%	0%	0%
Higham Hill Road A - 301 to 311 Higham Hill Road	27.0	0%	67%	33%
Higham Hill Road B - 313 to 329 Higham Hill Road	37.5	53%	47%	0%
Higham Hill Road C - 272 to 274 Higham Hill Road	12.0	50%	50%	0%
Blackhorse Road A - 6 to 20 Blackhorse Road	43.0	24%	39%	37%
Bell Corner A - 607 to 615 Forest Road	29.5	100%	0%	0%
Bell Corner B - 617 to 619 Forest Road	54.5	45%	44%	11%
Bell Corner C - 2 to 16 Chingford Road	43.5	49%	40%	11%
Lea Bridge Road A - 861 to 869 Lea Bridge Road	23.5	17%	47%	36%
Lea Bridge Road B - 877 to 891 Lea Bridge Road	38.0	18%	82%	0%
Queens Road A - 46 and 50 to 62 Queens Road	36.0	85%	15%	0%
Grove Road A - 71 to 85 Grove Road	38.0	76%	11%	13%
Grove Road B - 87 to 89 Grove Road	10.0	50%	0%	50%
Markhouse Road A - 83 to 97 and 99 Markhouse Road	46.5	47%	41%	12%
Colworth Road A - 79 to 87 Colworth Road	29.0	81%	0%	19%
Vicarage Road A - 128 to 136 Vicarage Road	26.0	67%	16%	17%
Vicarage Road B - 113 to 123 Vicarage Road	30.0	18%	17%	65%
Grove Green Road A - 334 to 342 Grove Green Road	24.0	38%	41%	21%
Grove Green Road B - 370 to 372 Grove Green Road	10.5	100%	0%	0%
Grove Green Road C - 374 to 376 Grove Green Road	7.0	100%	0%	0%
Church Road A - 162 to 172 Church Road	33.0	50%	50%	0%
Leytonstone High Road A - 625 to 631 Leytonstone High Road	24.0	23%	44%	33%
Leytonstone High Road B - 633 to 645 Leytonstone High Road	38.5	71%	15%	14%
Leyton High Road A - 118 to 140 Leyton High Road	58.0	47%	53%	0%
Leyton High Road B - 142 to 164 Leyton High Road	60.5	47%	39%	14%
Cann Hall Road A - 98 to 100 Cann Hall Road	9.0	100%	0%	0%
Cann Hall Road B - 102 to 110 Cann Hall Road	22.4	60%	40%	0%
Cann Hall Road C - 137 to 143 Cann Hall Road	19.5	49%	51%	0%
Average	32.0	56%	31%	13%

APPENDIX 6

Proportion of Frontage Length in Retail and Non Retail Uses in Walthamstow and the District Centres

Primary Frontages 2004			Secondary Frontages 2004		
	A1	Non A1		A1	A2
Walthamstow Centre	71%	29%	Walthamstow Centre	48%	52%
North Chingford	73%	27%	North Chingford	52%	48%
South Chingford	73%	27%	South Chingford	48%	52%
Highams Park	72%	28%	Highams Park	53%	47%
Wood Street	69%	31%	Wood Street	73%	27%
Bakers Arms	67%	33%	Bakers Arms	54%	46%
Leytonstone	72%	28%	Leytonstone	41%	59%
Leyton	64%	36%	Leyton	34%	66%
Average	70%	30%	Average	50%	50%

Source LBWF Land Use Surveys 2004