

500+ NEW HOMES

Taken together, the opportunities for long-term development identified in the town centre (even excluding wholesale re-development of the Tesco superstore site) have the potential to meet Waltham Forest's housing target of 250-500 new homes by 2025 for the whole of Leytonstone Ward. In all, the above proposals could house some 2000 new residents within and just outside the District Centre.

Concentrating residential development in the town centre will minimise any additional strain on transport infrastructure. New residents would be within easy walking distance of the town centre's amenities and public transport links, reducing the need for additional parking and avoiding any further burden on Leytonstone's already congested road system.

Moreover, this strategy allows the high-quality Victorian residential terraces for which Leytonstone is admired to remain intact. The proposals put forward above seek to broadly replicate the established patterns of the town centre, with higher building and denser development lining main arteries and terraced housing typologies to back streets. It is notable that, by considering infill development and smaller sites alongside larger developments, the potential is there for Leytonstone to achieve growth targets without compromising its particular urban character.

ACTIVE AND ATTRACTIVE HIGH STREETS

While the above measures identify ca. 80 businesses which could benefit from direct investment in the form of shop front improvements, a fraction of this number could constitute a critical mass in uplifting perceptions of the high street.

New residents will constitute an enlarged customer base for high street businesses. With its selection of restaurants and bars, the High Road already hosts a significant evening economy. A larger resident community immediately around the High Road will bring the opportunity for the high street to function around the clock. Direct investment through capital works and business support will enable existing businesses to adapt and improve, while an expanded programme of pop-up shops and new market booths will encourage a diverse retail offer.

In addition, coordinated and expanded markets should cater to the needs of local residents, but also begin to establish Leytonstone as a weekend shopping destination focussed on diverse independent traders and a pleasant, leafy and historic urban environment.

A GREEN HEART

As noted in several of the backland development sites above, residential development can help to create better-overlooked and safer public spaces. In particular, many of the proposals considered would do much to improve the transition between High Road and residential side streets. In addition, the above proposals seek to improve access to the town centre's green spaces. In particular, proposals seek to consolidate and improve access to two key green spaces surrounding St. John's Church and Leytonstone House respectively.

SMALL-SCALE, AFFORDABLE WORKSPACE

Leytonstone has already moved away from its original identity as a Victorian dormitory suburb, and is fast developing a reputation for its creative community. Existing stock is inappropriate in scale to many existing and emerging businesses, however. In the short and medium-term, businesses will be given a foothold by establishing flexible, low-cost units in existing under-used, large-scale office spaces. This will establish demand for workspace to be provided as a significant component of future development, wherein we have identified the potential for over 8000m² new retail and commercial spaces.

A PLACE TO WALK AND LINGER

Proposals promote good pedestrian links between the High Road and the surrounding residential areas, combine principles of permeable development and well-overlooked public spaces. Broad pavements, market activity. Improve existing links across the A12/railway, add a new link to Joseph Ray Road.

Site No	Name/Address	Sqm of site	site area (ha)	useful area (ha)	Proposed density (dph)	Total dwellings	1b2p (50sqm)	2b3p / 2b4p (61-83sqm)	3b4p / 3b5p (74-102sqm)	4b5p - 4b6p (90-119sqm)	5b7p-5b10p (112-155sqm)	total people housed	commercial	Proposed building height (storeys)	notes
4-7	TESCO superstore option 1 phase 1	26052	2.7606	0.9136	184	168	36	107	24	1		625	11787	1-7	
4-7	TESCO superstore option 1 phase 2	26052	2.7606	1.847	82	151	7	110	34			624	6823	2-7	
4-7	TESCO superstore total option 1	26052	2.7606	2.7606	116	319	43	217	58	1		1249	18610	1-7	
4-7	TESCO superstore option 2	26052	2.6052	1.28	127	163	50	71		42		594	1645	1-4	
8	Station gateway	4278	0.4278		0	0						0	32	1	
10	Matalan superstore	7202	0.7202		125	90	15	54	20	1		351	3432	1-5	
11	Church Lane car park	1903	0.1903		100	19	10		9			65	87	1-3	6 live/work units
12	Station square	280	0.028		0	0						0	50	1	
15	Harvey House forecourt	341	0.0341		0	0						0	366	3	
16	Iceland	2415	0.2415		0	0						0	1194	2	
17	756-760 High Road	777	0.0777		232	18	3	15				66	307	3-4	
18	British Legion	432	0.0432		116	5	2	1	2			18		2	
19	Rear of 835-859 High Road	1803	0.1803		122	22	15		7			65	50	2-4	10 live/work units
20	Carlton Rd. car park	1201	0.1201		83	10		8	2			42		2	
21	Harvey Gardens	433	0.0433		92	4			4			20		2	
22	Rear of 757-763 High Road	149	0.0149		134	2		2				8		2	
23	Harrington Rd. garages	944	0.0944		95	9		9				36		2	
24	Garage site 596-598 High Road	540	0.054		185	10	3	4	3			37	100	2-4	
26	Jewson's/Railway arches	15358	1.5358		83	127	8	7	40	72		604	1136	4-5	

Total dwellings (option 2): 479
Total dwellings (option 1): 635

Total people (option 2): 1906
Total people (option 1): 2561

Total commercial space (option 2): 8399.5
Total commercial space (option 1): 25364.5

This report has considered proposals for Leytonstone town centre, together with key peripheral sites, in order to map future changes over the course of the next 10 years. It is clear that the coming decade will be a pivotal one in Leytonstone's future. Little in the way of major development has taken place over the last two decades. However, as housing pressure mounts in London, and an influx of new residents and creative workers arrives from across the River Lea, it is inevitable that major opportunity sites (Joseph Ray Road, Matalan, Tesco) will come to the attention of developers.

The measures outlined above map out a strategy for ensuring that, when major development does arrive in Leytonstone, it can be guided in a fashion that respects the existing character of the district, and is sensitive to the needs of a well-informed and highly engaged existing community.

It has been demonstrated that there is sufficient land in the town centre to meet the Ward's future housing needs, while expanding workspace provision, improving public spaces and pedestrian transit. The proposals outlined above would most likely be realised separately, but form part of a coordinated overall vision. While some of the long-term opportunities may not be feasible at this stage, the intention is that the short- and medium-term strategies should test demand and build the case for contextual development.

Consultation exercises engaged a public who value their urban environment, and are broadly receptive to future development and change. Indeed, respondents demonstrated a clear awareness that the town centre is already changing. Short- and medium-term interventions should seek to capitalise on an active and vocal community of high street users to ensure that Leytonstone realises its potential as a uniquely attractive town centre.

