

Families and Homes Hub

Public Engagement – 8 December 2020



Housekeeping

- **Please put yourself on mute when not speaking**
This will avoid background noise and feedback
- **The meeting is being recorded**
We may post this on our website, or for future reference
- **Please use the raised hand function to make a point or ask a question**
The chair will then call on you to unmute and ask your question in person

Agenda

Welcome and housekeeping (5 mins)

Introduction

Hannah Dalgleish – Project Director, Waltham Forest Council

Local Plan and Site Allocations (5 mins)

Sarah Parsons – Waltham Forest Council

Proposals for Families and Homes Hub (20 mins)

Laura Gaskell – Howarth Tompkins Architects

Questions (30 mins)

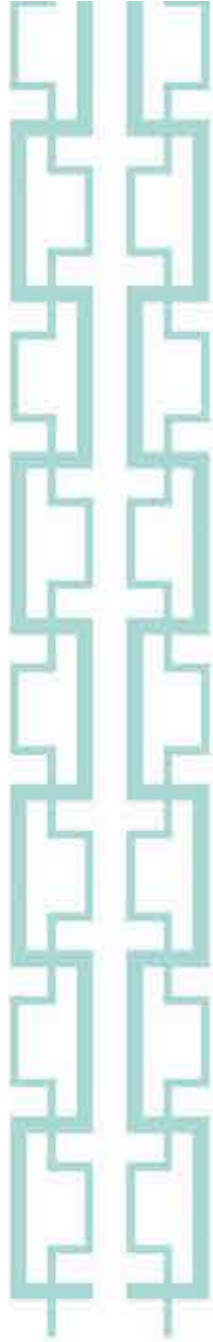
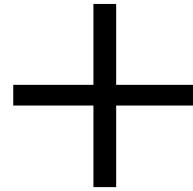


What is planned?

Waltham Forest Council are bringing forward proposals for a new Families & Homes Hub with residential accommodation on the corner of Wood Street and Forest Road.

KEY FACTS

- Approximately 67 new homes will be provided alongside the new Hub
- Target of 50% affordable homes, prioritised for local people
- The Library has moved less than 500m to brand new facilities as part of the Marlowe Road development



Families and Homes Hub

The Families & Homes Hub will provide a range of important customer facing services, all of which will be provided by Waltham Forest Council, in a single modern, integrated and convenient setting. The Council services based in the new Hub will be:

- Housing Solutions advice, prevention and assessments
- Social care drop-ins and appointments
- Some Youth Offending Service (YOS) appointments

There will be a range of facilities provided including:

- Meet and greet for Housing Needs and YOS service users
- Waiting area to accommodate residents visiting the hub
- Touchdown work points for staff
- Meetings rooms, both private and semi-private



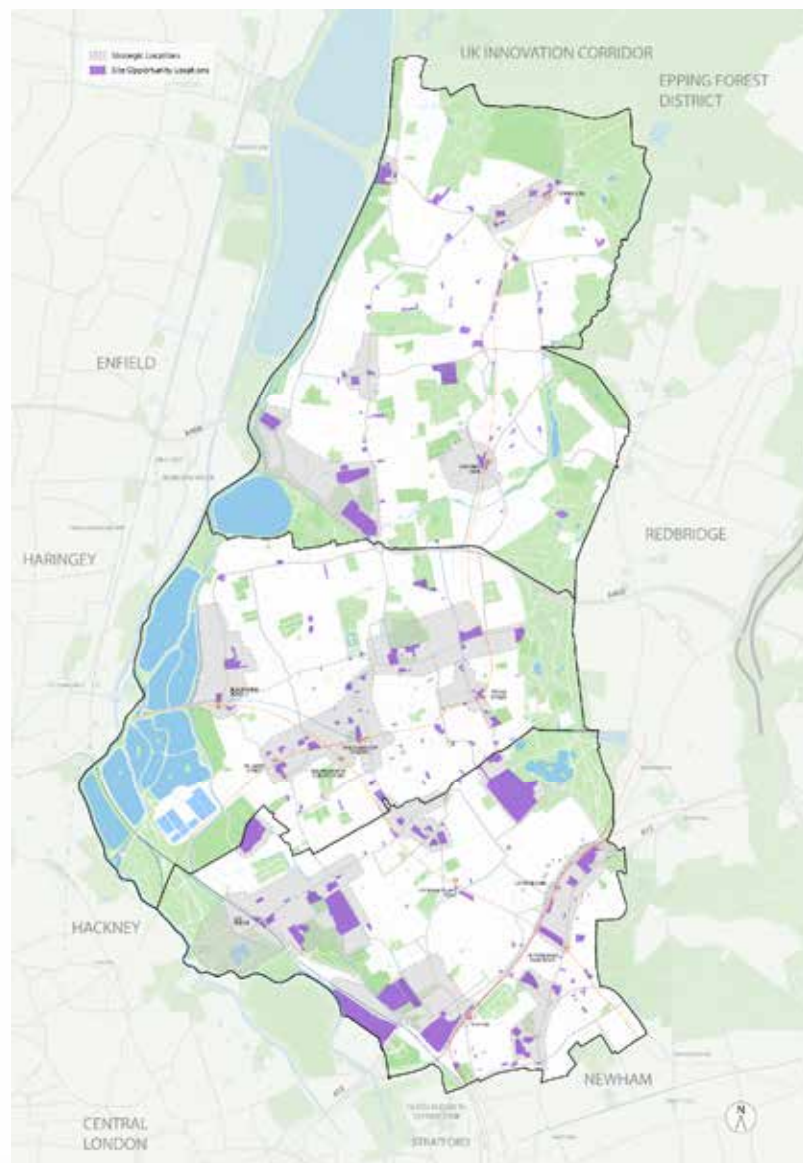
Families and Homes Hub

Public Engagement, December 2020

Site Context



Local Plan and Site Allocations



Shaping the Borough (2020 – 2035)

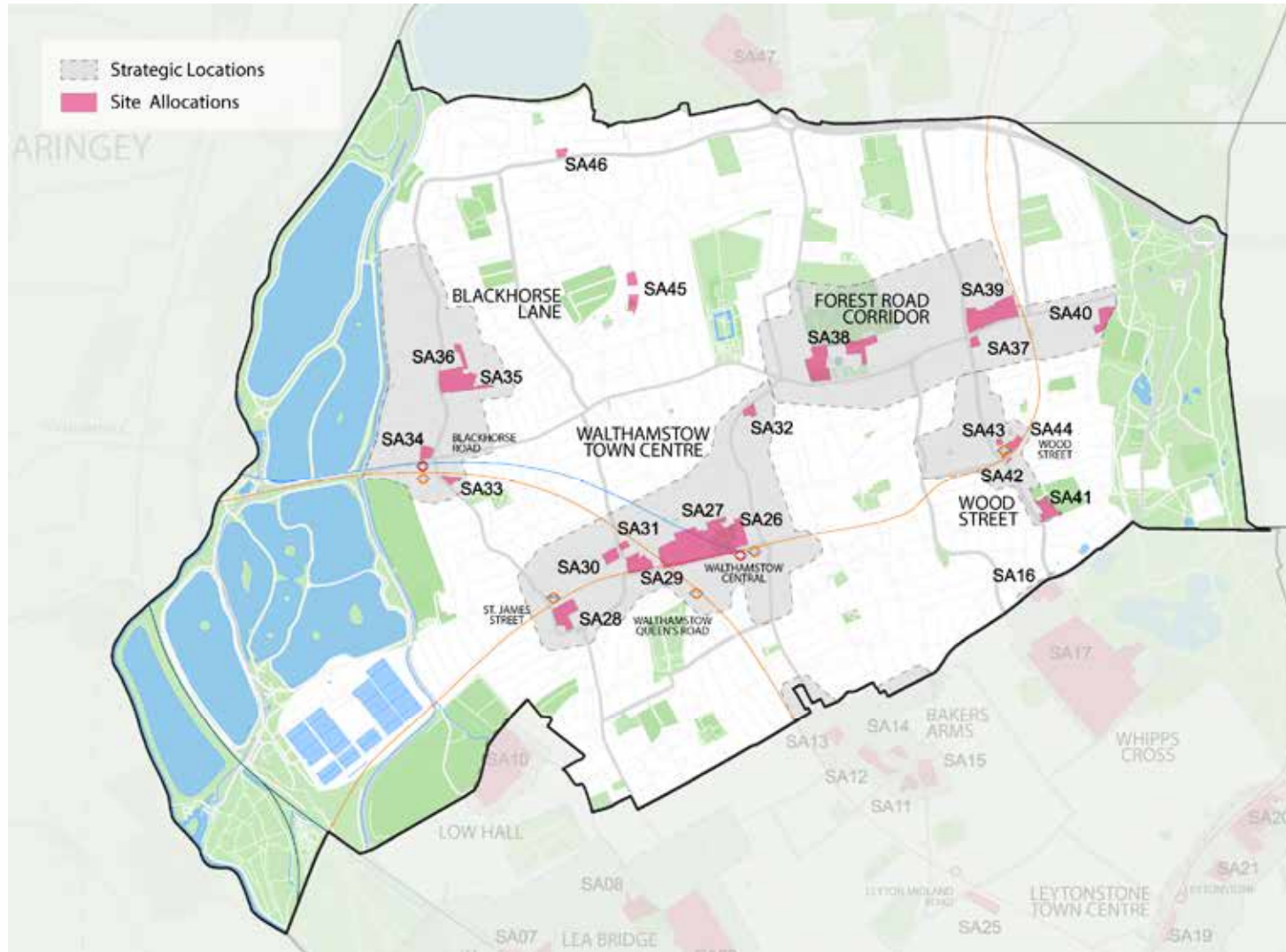
Part 1 (Strategic Policies) – Reg 19 stage consultation from October 26th to December 14th (final consultation prior to examination)

Part 2 (Site Allocations) – Reg 18 stage (early stage consultation) now live until December

A minimum of 27,000 homes, 52,000sqm employment floorspace proposed across the borough.

Growth Strategy presented across North, Central and South Waltham Forest

Central Waltham Forest



Minimum of 7,600 new homes and 1,600 new jobs.

Strategic Locations:

- Blackhorse Lane
- Walthamstow Town Centre
- **Forest Road Corridor**
- Wood St District Centre

Forest Road Corridor: Strategic Location



- Delivery of transformational cultural redevelopment at Fellowship Square
- Catalyst for long-term regeneration of the Forest Road Corridor
- Clear links between Walthamstow Town Centre and Wood Street providing a well-connected network of vibrant centres

Forest Road Corridor: Site Allocations



Fellowship Square

Key

- Site boundary
- Pedestrian and cycle connectivity
- Potential for servicing
- Proposed station entrance
- Enhanced public space
- Retained / enhanced green space
- Nationally listed heritage asset
- Locally listed heritage asset
- Key frontage
- Special frontage
- Sensitive boundary
- Hostile edge
- Proposed green space
- Retained / TPO trees
- Proposed tree planting
- Potential for height
- Nearby Site Allocation
- Conservation Area

Forest Road Corridor: Site Allocations



Sterling House, Willow House and Homebase

Key

- Site boundary
- Pedestrian and cycle connectivity
- Potential for servicing
- Proposed station entrance
- Enhanced public space
- Retained / enhanced green space
- Nationally listed heritage asset
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- Key frontage
- Special frontage
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Forest Road Corridor: Site Allocations

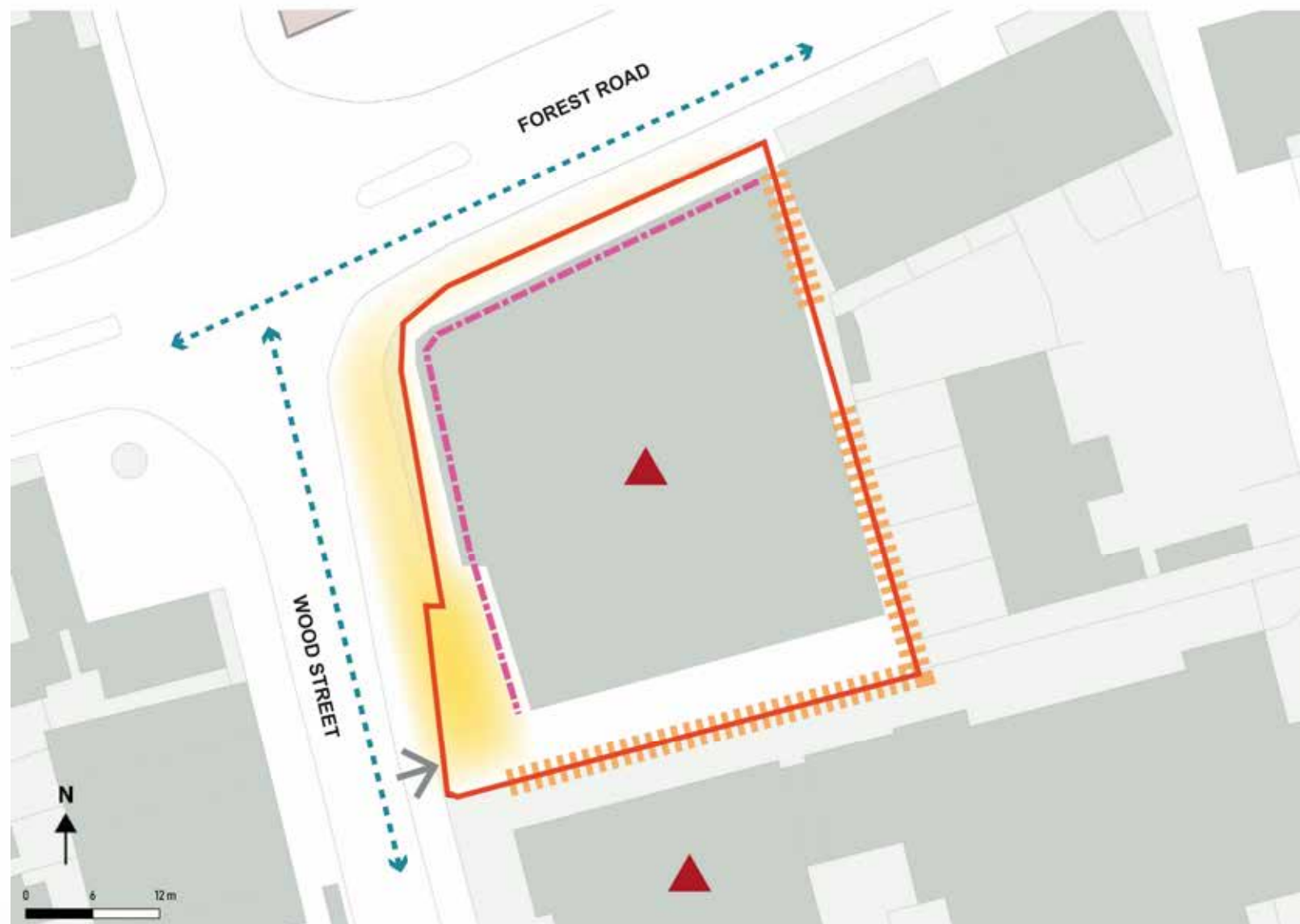


Hylands Phase 1 and 2

Key








- Site boundary
- Pedestrian and cycle connectivity
- Potential for servicing
- Proposed station entrance
- Enhanced public space
- Retained / enhanced green space
- Nationally listed heritage asset
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- Key frontage
- Special frontage
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Forest Road Corridor: Site Allocations



Former Wood Street Library

Key

- | | | | |
|---|-----------------------------------|---|--------------------|
|  | Site boundary |  | Key frontage |
|  | Pedestrian and cycle connectivity |  | Special frontage |
|  | Potential for servicing |  | Sensitive boundary |
|  | Locally listed heritage asset | | |

Development will be supported where it provides:

- Minimum of 50 new homes (50% affordable)
- Minimum of 745sqm of non residential floorspace

Infrastructure Delivery Plan

What infrastructure is required for the future?

- When will it be required?
 - How much is it likely to cost?
 - How will it be funded? Who is responsible for providing it?
 - Are there any identified funding gaps?
-
- **Physical Infrastructure:** Transport, energy, water, waste, digital communications
 - **Social & Community Infrastructure:** Health, education & childcare facilities, sport & leisure facilities, cultural infrastructure, Gypsy & Traveller provision, burial space
 - **Green & Blue Infrastructure:** Open space & play, outdoor sports pitches, allotments, rivers & reservoirs, biodiversity, Epping Forest Special Area of Conservation (SAC)



HaworthTompkins

Haworth Tompkins have been appointed as the architect for the Families & Homes Hub project. Founded in 1991, we are a Stirling prize, award-winning, London-based studio.

We often work in historic or sensitive urban areas, reconciling issues of new development and regeneration with the desire to respect the setting. Keeping this in mind, we seek an inclusive and active approach to our projects through consultation with local residents, businesses and other organisations.



Early Scheme Proposal



Key comments from Planning and Design Review Panel:

- Bulk and mass of building
- Taller, slimmer scheme
- Location of residents roof terrace
- Layout and prominence of Hub
- High quality facade design



Key comments from residents:

- Location of residents roof terrace
- Separation distance to Mews Houses
- 50% Affordable housing
- Height, scale and massing
- Reuse of Portland Stone
- Improving provision of council services in a new hub
- Infrastructure requirements
- Art activities with the school

Current Scheme

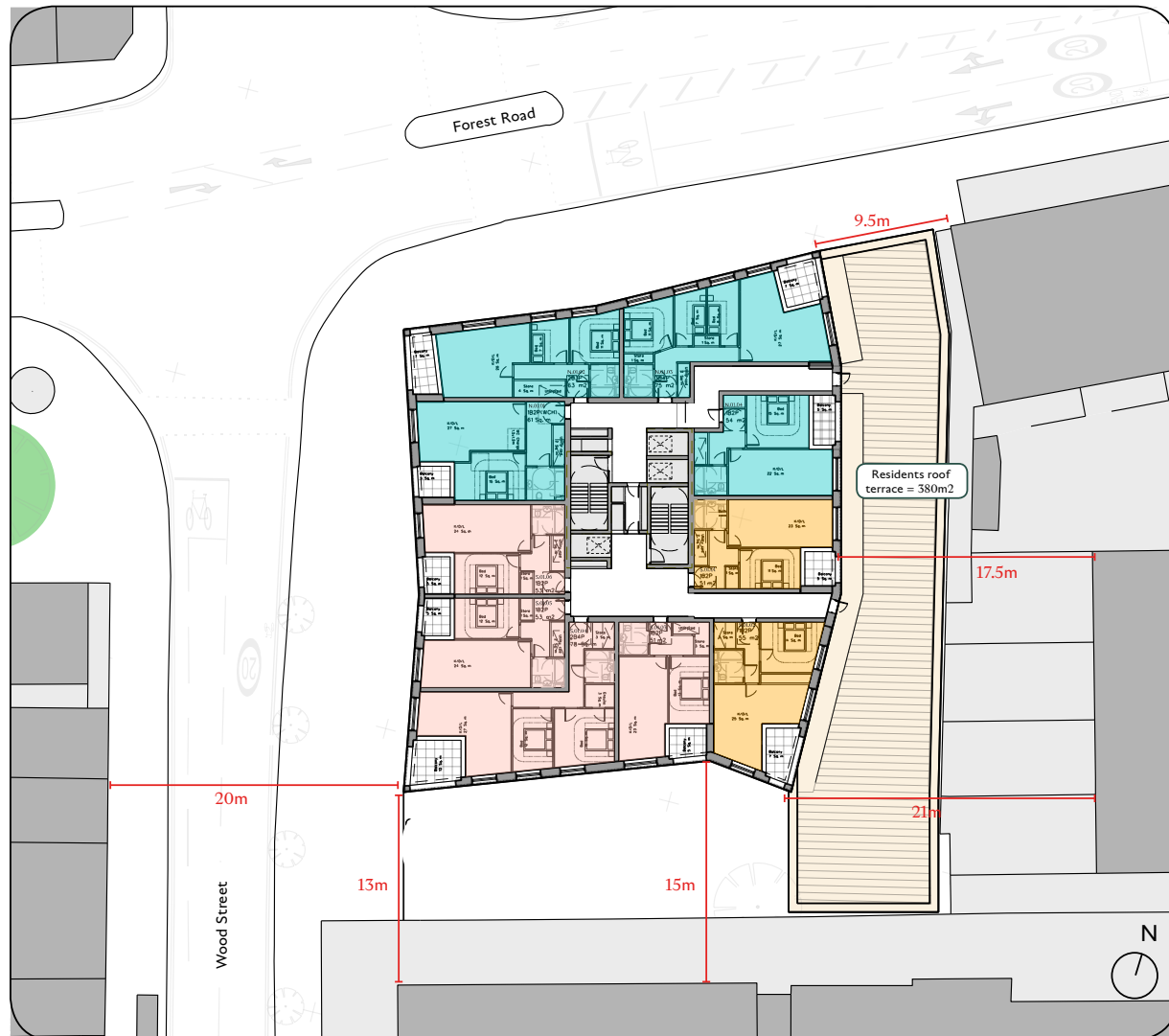


Current scheme following feedback



Current scheme following feedback

Typical Residential Floor Plan



Early vision of design



Current scheme

Design principles



Street facing facades

Residential + School facing facades

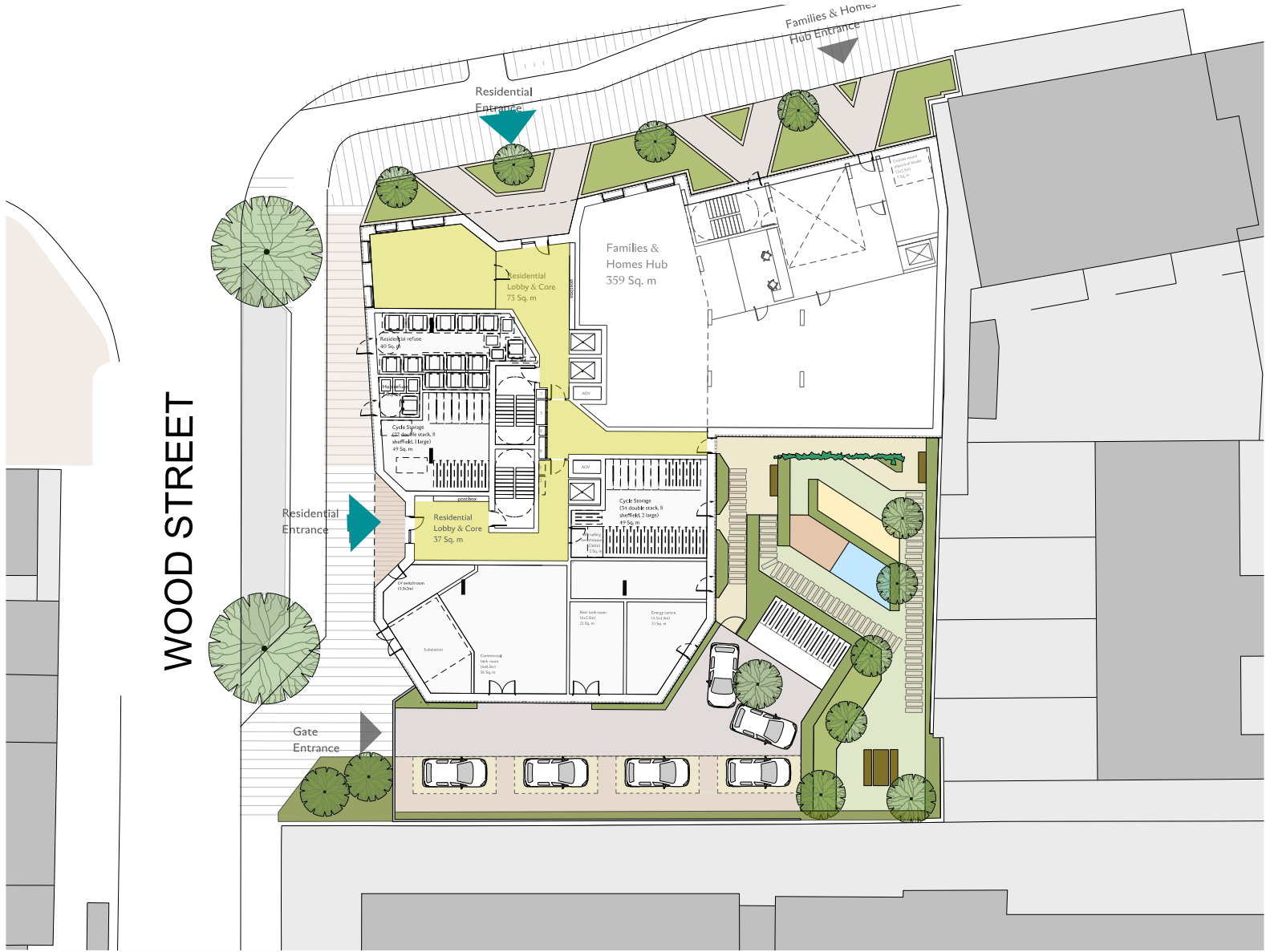
Materials



Here is a question we'd like to ask you...

- Do you think there should be any additional names and people added to the Portland Stone plaques?

Ground Floor Plan



You asked us about entrances, cycle spaces, deliveries and boundary wall materials..



100+ secure cycle spaces



new delivery/ refuse bay

↑ Example of entrance design

→ Example of wall between residents garden and school



Proposed Mix of Homes

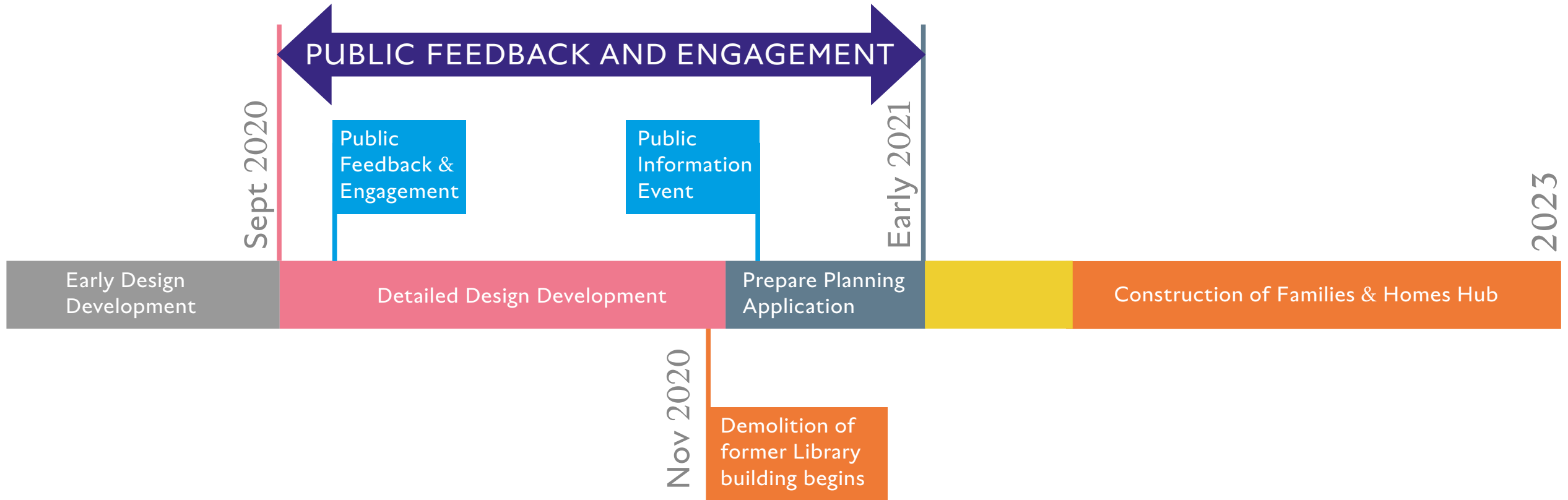
Tenure Mix	1B	2B	3B	Total
Affordable	9	8	3	20
	45%	40%	5%	29.9%
Intermediate	7	7		14
	50%	50%		20.9%
Market	24	9		33
	73%	27%		49.3%

67 units

View from Wood Street



Timeline



THANK YOU,
ANY QUESTIONS?

