



Lea Bridge Area Framework

Phase 2 Engagement



Purpose of the Area Framework

Lea Bridge is identified in the new Local Plan as an area where we expect a significant increase in housing, employment space, jobs and infrastructure investment over the next 10-15 years.

The aim of the Lea Bridge Area Framework is to help coordinate change in the area and help realise benefits of potential development and investment, including public realm and open space improvements, flood mitigation and climate adaptation initiatives, health facilities, community spaces and social infrastructure.

The areas highlighted in the map below form part of the Council's Local Plan Part 2: Site Allocations intended to show where potential change could occur in the next 15 years. These are not development proposals, but future opportunities. The Site Allocations document is currently in draft form and subject to statutory public consultation open until 14 January 2022.

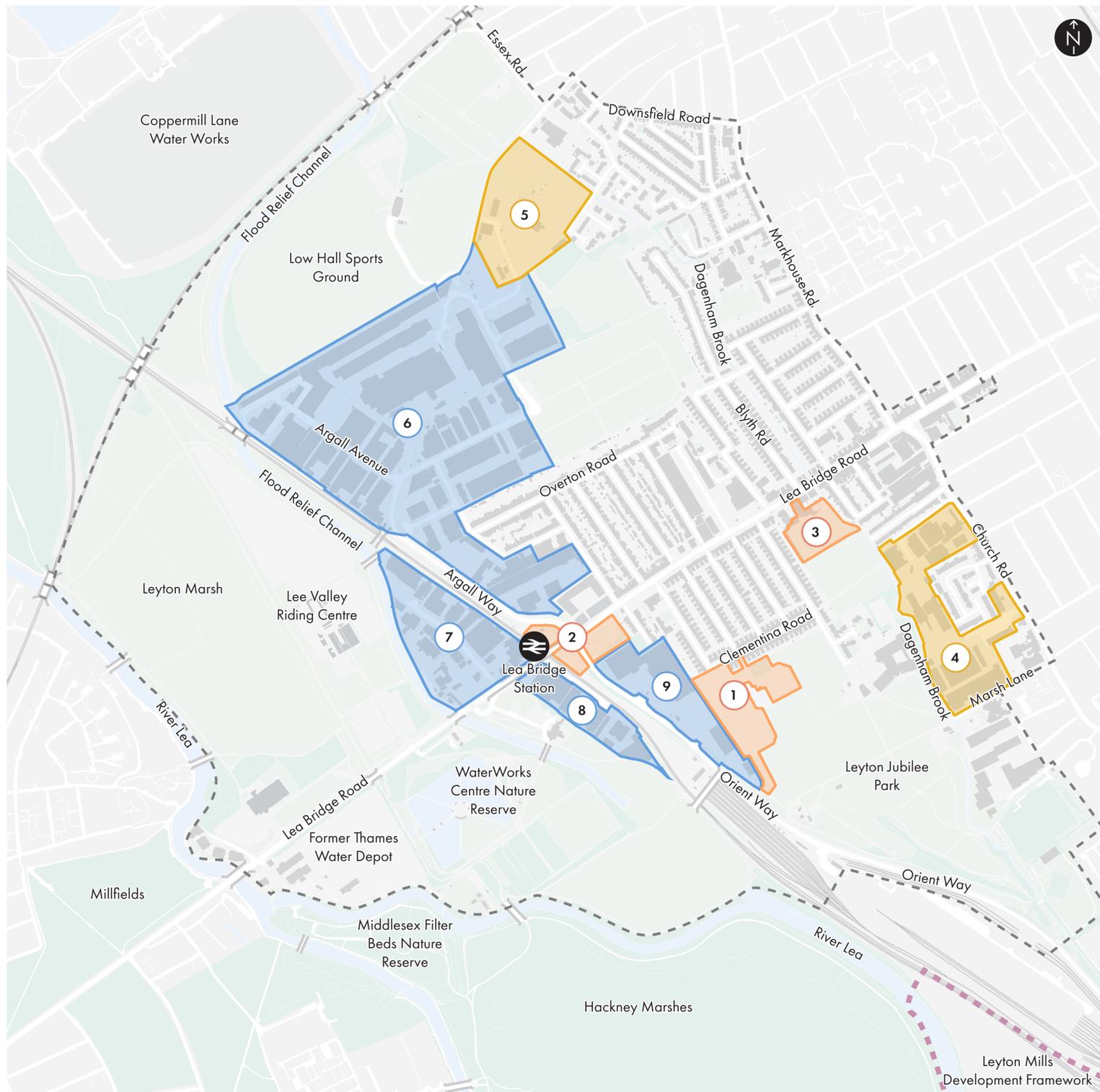
Phase 2 Engagement

Following the Phase 1 public engagement in July 2021 the team have reviewed responses and analysed the baseline conditions in the area.

The aim of this Phase 2 engagement is to create a vision for how Lea Bridge can grow, adapt and thrive in the future as a better connected and climate resilient 15min neighbourhood by revealing and enhancing the area's unique local landscape, heritage, economy and communities. To inform this, a set of guiding principles and objectives have been drafted and a list of potential projects.

This is a key opportunity to give us your views on the draft vision and principles. We want your input to help us to prioritise projects and shape the future of Lea Bridge.

The Framework Area



- Lea Bridge Area Framework Boundary
- Leyton Mills Development Framework Area
- Local Plan (LP2) Draft Site Allocations**
- Lea Bridge Gas Holders
- Lea Bridge Station Sites
- Former Leyton F.C. Football Ground
- Locally Significant Industrial Site (LSIS) Designations
- Estate Way
- Low Hall Depot
- Lea Bridge Strategic Industrial Land (SIL) Designations
- Argall Way SIL
- Rigg Approach SIL
- Lammas Road SIL
- Orient Way SIL

Framework Timeline



This timeline may be subject to change

Phase 2 of the public engagement will run from: Friday 26 November to Friday 14 January

How to Get Involved



Respond to the online survey

The engagement materials and feedback survey can be viewed and completed online by visiting:

www.walthamforest.gov.uk/leabridgeframework

or by scanning the QR code below.



Come to a drop-in event at Lea Bridge Library

Come to talk to members of the Area Regeneration Delivery Team at our drop-in event at Lea Bridge Library:

Saturday 4 December, 11am to 2pm



Email your feedback

Any additional feedback can be emailed to the team on:

leabridgearea@walthamforest.gov.uk

Scan the QR code to fill in our online survey or for further information visit: walthamforest.gov.uk/leabridgeframework



Lea Bridge Area Framework

Your Feedback So Far



Phase 1 engagement response

We held our first phase of public engagement in July 2021 where we asked people to tell us their priorities for future investment, development and regeneration in Lea Bridge. This included three in-person drop in engagement events and an online survey to help gather feedback.

We received a great response and would like to thank everyone who took part. The feedback from this phase has informed our early ideas for the framework.



Phase 1 engagement Dates

Monday 5 July 2021 to Monday 26 July 2021



Online survey

269 Survey responses collected over 3 week period



3 x On-street drop in events

200+ Flyers distributed

Feedback on Area Framework process

Nearly 70% of respondents felt that Lea Bridge is in need of an Area Framework. A sample of opinions on this are below:

"The area has a lot of potential"

"There needs to be coordination between the various schemes which are planned in order to minimise the stress on the community"

"This is vibrant area full of creative new businesses, but is often overlooked. We're good. We could be great"

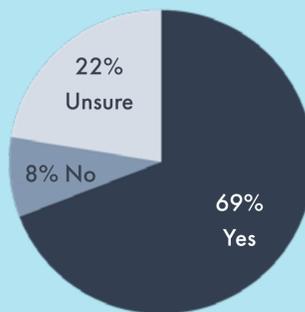
"Having local people involved is one of the best ways to actually know what an area needs"

"It is important that the community is involved so that any improvements benefit all of the local, diverse cultures we have in Waltham Forest"

"Focus and attention on the needs of new and existing residents"

"I think it's important to consider everyone's views when looking at developing our area"

The pie chart below shows a summary of the responses to the question: "Do you think an Area Framework is needed for Lea Bridge?"



People also felt that residents and businesses must be meaningfully engaged for the Area Framework to be a success:

Below are the three most selected responses to the question: "What do you think the potential benefits of having an Area Framework for Lea Bridge could be?"

More opportunities for residents and businesses to engage in shaping a shared vision for the future of the Lea Bridge area 75%

Better coordination and prioritisation of proposals for local infrastructure, connectivity, and public realm improvements 64%

More joined up communication of what development is happening and when 63%

Top priorities from Phase 1 Engagement

We asked people for their top priorities for the Lea Bridge Area, based on five different themes. Below are the most supported priorities for each theme.

The scores below show the combined total percentage of respondents who either 'Strongly Supported' or 'Supported' each priority.

| | | | | |
|---|---|---|--|--|
| Open space and environment | Sustainable Drainage Systems (SuDS) to manage local flood risk 88% | More street trees and planting 88% | Green / blue roofs and sustainable technology for new buildings 85% | More green links to local green spaces 83% |
| Community and Play Facilities | Local GPs and health facilities 75% | Youth facilities / spaces for teenagers (13-18 years old) 75% | Elders groups / spaces for the elderly 61% | Play space for primary aged children 58% |
| Industry, High Street Businesses and Shops | Shopfront improvements 78% | Using arches near Lea Bridge Station to accommodate new business space 72% | Affordable workspace, artist's studios and creative space 69% | Food and drink businesses and evening economy 65% |
| Transport, Walking and Cycling | Improve paths adjacent to waterways 83% | Provide 'green' pedestrian and cycle routes away from the busier roads 81% | Improve access over the railway lines on Orient Way 77% | Improve access over the railway lines on Argall Way 75% |
| Heritage, Culture and Character | Celebrate and protect existing buildings of quality 87% | Support for local history centres / museums 84% | Heritage and history trails 77% | New street signs and creative wayfinding 76% |

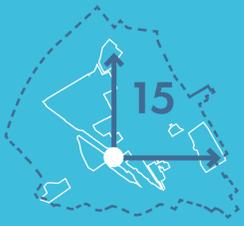
Additional suggestions:

- Protect existing green spaces and trees
- Support community greening projects
- Ecological improvements to the Dagenham Brook
- Outdoor / wild swimming
- Youth facilities
- Community spaces
- Improvements to Potters House Church and shops at Markhouse Corner
- Better performing / green buildings
- Support for existing businesses
- Improve pedestrian safety and reduce risk of conflicts on busy roads
- Improve accessibility on key infrastructure
- Adequate public transport
- Celebrate diverse community and local history
- Public display boards / information

Funding Project Ideas

The Phase 1 engagement ideas presented above have been used to inform the draft framework principles and potential projects, which we want to develop further as part of this second phase of engagement. While funding is not currently available to support all ideas, your feedback will help us prioritise and coordinate contributions from new development and explore funding opportunities from external funding sources in the future. One potential future funding source for some of the project ideas (subject to eligibility criteria) could be through Neighbourhood Community Infrastructure Levy (NCIL) contributions. More information on the NCIL funding process and NCIL public consultation can be found at walthamforestneighbourhoods.commonplace.is





Shaping the Future of Lea Bridge

15 Minute Neighbourhood - Guiding Principles

A Vision for Lea Bridge

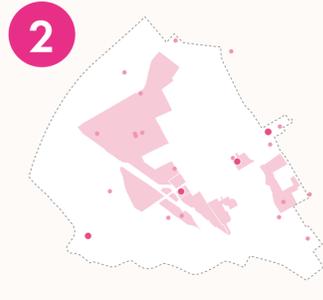
We would like to work with you to create a shared vision for how Lea Bridge could grow and adapt in the future. Based on the feedback we received in Phase 1 of the engagement, we have suggested five initial guiding principles below to help with this. The objectives that will help deliver these guiding principles are outlined in more detail on each of the other engagement

boards, as well as a set of potential projects that could be delivered in the future. In this stage of the engagement we are asking for further feedback on the Area Framework's principles and objectives, with the aim of prioritising the potential projects and providing a sustainable framework for Lea Bridge's future.

Framework Guiding Principles



1
A resilient network of linked green spaces and waterways



2
A thriving community with great facilities



3
A vibrant and connected industry and local high street

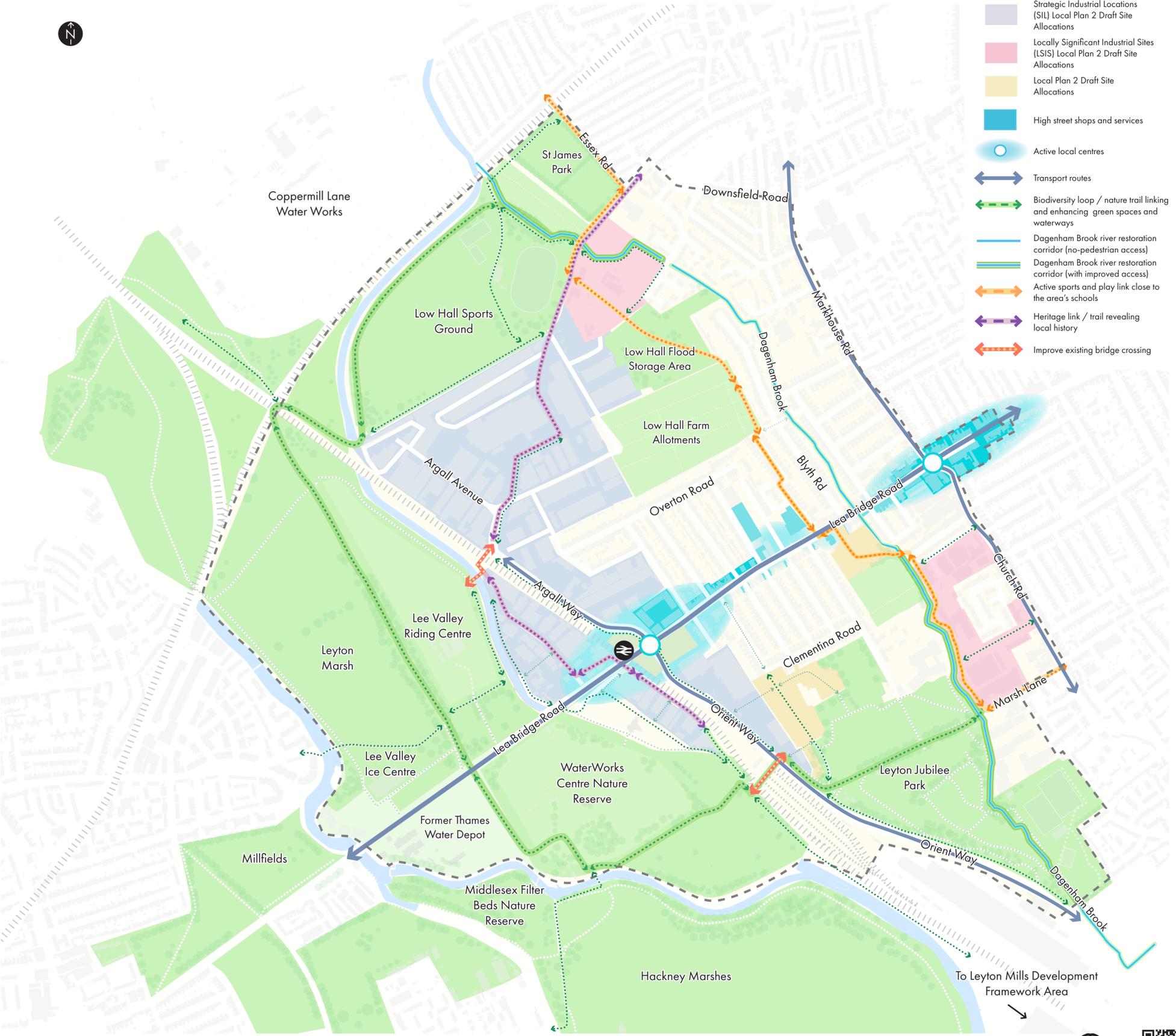


4
An active and playful neighbourhood



5
An area of unique history and local character

Framework Spatial Strategy diagram



Scan the QR code to fill in our online survey or for further information visit: walthamforest.gov.uk/leabridgeframework



1

A Resilient Network of Linked Green Spaces and Waterways

Aim

To enhance and protect Lea Bridge's valued green open spaces, waterways and natural habitats, putting climate change and resilience at the centre of decision making. Maximising opportunity to educate and connect local people with the surrounding natural environment, enhancing and linking up the area's rich biodiverse spaces.

Most supported ideas in Phase 1 Engagement



Sustainable Drainage Systems (SuDS) to manage local flood risk

More street trees and planting

Green / blue roofs and sustainable technology for new buildings

More green links to local green spaces

Protecting and bringing together natural habitats



➤ You told us that protecting and enhancing green spaces should be a priority.

- On the doorstep of the Lea Valley, Lea Bridge has a wealth of biodiverse spaces and habitats that are important to local people, animals and plant life, including the Lee Valley Regional Park, Leyton Jubilee Park, the marshes, and the surrounding nature reserves.
- Smaller green areas such as gardens, parks, hedges, verges, waterways, street planters and street trees also provide vibrant plant and animal habitats. Improvements should prioritise protecting and linking such habitats, enhancing biodiversity at a variety of scales.
- Waltham Forest has been increasing the number of trees in the borough for many years, with over 100,000 across the borough currently, the highest in our history. Proposals should seek to achieve a biodiversity net-gain, by planting new trees and protecting existing ones.

Enhancing waterways and sustainably managing flood risk



➤ You told us Sustainable Drainage Systems (SuDS) and managing flood risk was important to you.

- The area includes many valuable waterways, such as the River Lea, Walthamstow Wetlands, Lea Flood Relief Channel and The Dagenham Brook.
- Lea Bridge has a long history of flooding and the waterways suffer from pollution and fly tipping.
- New projects should look to enhance existing waterways through measures like flow control, water quality improvements, introducing filtration features, bank remediation, landscaping and habitat creation.
- New development should look to mitigate flood risk via Sustainable Drainage Systems (SuDS) such as green / blue roofs, rain gardens and swales.

Connecting people with nature



➤ Your feedback emphasised the importance of the area's green spaces to local people.

- Lea Bridge's green spaces already support a wide range of leisure uses such as horse riding, sports, ice skating, bird watching, food-growing, walking and cycling.
- Creating a strong network of open spaces for people to enjoy should be a priority, including improving access and connections to local green spaces and creating new cycle and pedestrian routes.
- These should be appropriately designed and managed to reduce human impact on local biodiversity.
- There should also be opportunities for local people to get involved in community planting, food growing, nature restoration and maintenance.

What's happening now

A Park Green Link
New green links to Leyton Jubilee Park with SuDS features and planting are designed as part of the approved redevelopment of the Lea Bridge Gasholders site.

B Christopher Robbins Woodland Walk
The Council are working on concept proposals for a new educational trail, artwork, wayfinding and extension to the Woodland Walk through additional tree planting in Leyton Jubilee Park, to be named after Cllr. Chris Robbins in his memory.

Potential projects

C New SuDS and Tree Planting
More street trees and planting as well as Sustainable Drainage Systems (SuDS) to support flood and climate resilience.

D Dagenham Brook River Restoration
Ecological enhancements to the Dagenham Brook including sustainable drainage features and a new pedestrian footpath as part of any future development on Estate Way and the Former Leyton F.C. sites.

E Community Greening
Working with the community on local nature conservation projects, including ecological enhancements to the Dagenham Brook, tree planting and improving forgotten verges such as the green space on Perth Road.

F Low Hall Green Route
Providing new walkways and enhancing the biodiversity of the Low Hall flood storage area.

G Former Thames Water Depot
Enhancing biodiversity, green space and improving connections as part of any future improvements to the former Thames Water Depot.



Scan the QR code to fill in our online survey or for further information visit: walthamforest.gov.uk/leabridgeframework



A Thriving Community With Great Facilities

Aim

Build on and develop the area's community and creativity strengths by providing new and enhanced community spaces and facilities to meet the needs of new and existing communities.

Most supported ideas in Phase 1 Engagement



Local GPs and health facilities

Youth facilities / spaces for teenagers (13-18 years old)

Elders groups / spaces for the elderly

Play space for primary aged children

Providing essential social and community facilities for all



- You told us you would like to see more health facilities as well as dedicated spaces for teenagers in Lea Bridge.
- It is essential that Lea Bridge's community grows sustainably, ensuring access to social and community facilities to support new and existing populations.
- A new health facility, adequate childcare facilities, spaces for the elderly and dedicated youth spaces are key priorities for the area.

Inclusive spaces and networks for community ideas to grow



- Your feedback emphasised the strength and vibrancy of the local community and also highlighted a need for more community spaces locally.
- A diverse and skilled community is vital to Lea Bridge's sustainable growth. It is important that skills and jobs are embedded within the local community and people are able to build strong relationships with one another.
- New development should look to provide flexible community and event spaces where opportunities for skill sharing, sustainability, and community participation can be realised.

Supporting local enterprise, culture, arts and creativity



- You told us you wanted to see a range of affordable workspace, artist's studios and creative spaces.
- New initiatives should look to utilise and build on Lea Bridge's emerging cultural, creative and arts spaces.
- New development in the area provides an opportunity to introduce a range of affordable studio, creative and works spaces to host local creatives, entrepreneurs and residents to share ideas and collaborate.

What's happening now

A **Lea Bridge Library**
In September 2021, Lea Bridge Library re-opened following the completion of a major restoration project, which included an extension and new cafe. The work is part of a £4 million investment in Libraries across the borough to provide state-of-the-art facilities for new generations of visitors.

B **Patchworks**
Patchworks is a new cafe and events space on Church Road. It will showcase local artists and makers, providing a platform for creative expression for everyone to enjoy.

C **New Nursery**
As part of the approved re-development of this site there will be a new up to 50 capacity children's nursery and a range of outdoor play spaces.

Potential projects

D **Station Sites Community Hub**
A new community facility is included as part of the current planning application for the Lea Bridge station sites. There is an opportunity for the local community to define and shape the use of this space.

E **Lea Bridge Health Hub**
The council is working with landowners to secure a new location for a state of the art Health Hub in Lea Bridge. The former Leyton-Wingate F.C. football ground is a potential site being explored to support this aspiration.

F **Youth Engagement Programme**
Opportunity for new cultural programme to support young people in the area, involving skills building and employment opportunities with existing local businesses.

G **Markhouse Public Art**
Opportunity for new community-led public artwork as part of improvements to Markhouse Corner.



A Vibrant and Connected Industry and Local High Street

Aim

Encourage the creation of a vibrant and connected centre around Lea Bridge Station complementing the existing high street on Lea Bridge Road, Markhouse Corner and the valuable industrial areas, supporting existing businesses and delivering additional jobs to support economic recovery.

Most supported ideas in Phase 1 Engagement



Shopfront improvements

Using the arches near Lea Bridge Station to accommodate new business space

Affordable workspace, artist's studios and creative spaces

Food and drink businesses, and evening economy



A new active centre around the station

- You told us you would like to see more life and activity around Lea Bridge Station, using the station arches as business spaces.
- The station has the potential to act as a new gateway to the area, attracting a range of active and vibrant town centre uses.
- New development around the station should provide space for shops, cafés, businesses, homes, community and the creative industries as well as improved public space to shape a new diverse town centre.
- These uses should complement existing businesses on Lea Bridge Road and Markhouse Corner and should be designed to allow the existing businesses in the industrial estates to continue to operate successfully.



A resilient and diverse local high street offer

- You told us you would like to see enhancements to the high street on Lea Bridge Road and more support for existing businesses.
- The future of our high streets is changing and it is important that they remain vibrant and relevant parts of town centre life, supporting a range of local businesses.
- The high street should support more than just traditional retail and provide other functions such as social uses, work opportunities and community spaces.
- New employment space should support the growth of existing businesses and help develop a strong local economy.



Protecting and future proofing industry and employment

- You told us you would like to see greater access to employment and training locally as well as sustainable business solutions.
- Industrial development in the area should promote, deliver and support sustainable businesses and initiatives as well as efficient building technologies.
- Local employment and up-skilling opportunities should be maximised through development and investment on the high street and in employment areas to support economic recovery.
- Improvements to industrial areas should look to provide new sustainable technology e.g. ensuring utilities expansion, electric vehicle charging points, energy efficiency and waste management.

What's happening now

A **Lea Bridge's Industrial Areas**
The council are working with the GLA, local landowners and businesses on a robust plan for the future of the four Strategic Industrial Locations (SIL) sites around the station. This will seek to protect and future-proof the important industry in the area and explore opportunities to create more efficient use of the existing industrial land.

B **Choose Local Campaign**
The council's 'Choose Local' campaign has showcased a range of local businesses throughout the borough, with the aim of increasing their profile and encouraging local support. We want to work with more businesses in Lea Bridge on similar campaigns.

Potential projects

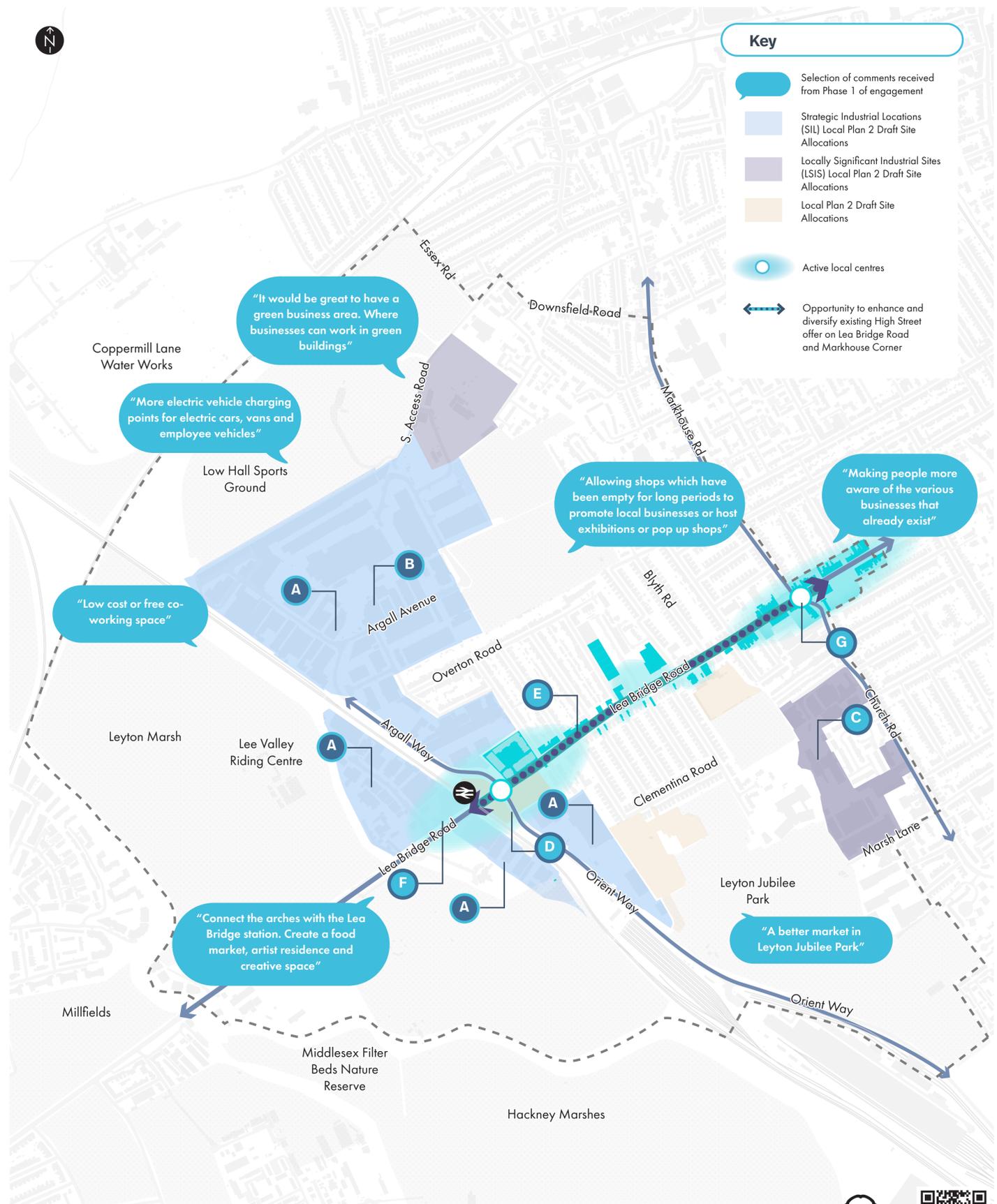
C **Energy Efficient Industry**
Improving the energy performance of industrial buildings and creating a new Decentralised Energy Network as part of the development of Estate Way.

D **Evening Economy**
New food and drink, retail and workspace uses to support town centre diversity and introduce an evening economy around Lea Bridge Station and increase offer in Markhouse Corner.

E **New Types of Workspace**
Develop new co-working space, affordable workspace, artist studios, youth mentoring or creative space on or near to Lea Bridge Road.

F **Lea Bridge Rail Arches**
Open up the rail arches near Lea Bridge Station, providing improved business space and enhancing the surrounding public realm.

G **Supporting High Street Businesses**
Engage with existing shop owners on Lea Bridge Road and Markhouse Corner to offer business support, promotion opportunities and shopfront improvements.



An Active and Playful Neighbourhood

Aim

To create safe and accessible routes and connections, which encourage walking and cycling for local journeys. These should link up with new multi-generational play spaces and provide better access to local sports and leisure facilities and wider public transport links.

Most supported ideas in Phase 1 Engagement



Improve paths adjacent to existing waterways

Improve access over the railway lines on Orient Way

Improve access over the railway lines on Argall Way

Provide 'green' pedestrian and cycle routes away from the busier roads

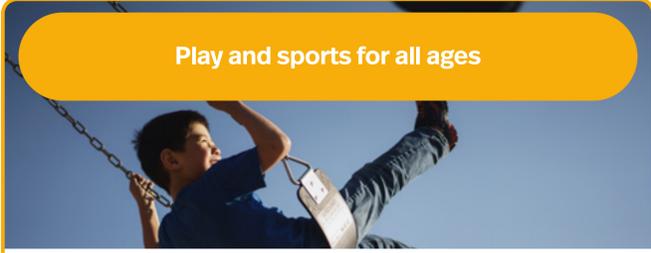
Encouraging active travel



» You told us you would support improvements to the area's pedestrian and cycling experience.

- The area's irregular street layout, railways, and waterways, means there is a lack of north-south and east-west connections and some of the area's green spaces are difficult to access.
- Improvements to the area should support enhancements to walking and cycling routes in the local area, making routes feel safer and improving wayfinding and legibility.
- These routes should also be complemented by strategic improvements to public space, providing more inviting areas for people to stop and rest.

Play and sports for all ages



» You told us you would like to see more play and youth facilities in Lea Bridge.

- The area lacks high quality play facilities, particularly for teenagers.
- New initiatives should create opportunities for play including multi-functional, incidental and dedicated play spaces to support a range of activities and age groups.
- The area has a range of high-quality sports facilities and open spaces, but some are easier to access than others. For example, facilities such as Low Hall Sports Ground could benefit from improved access and connections, encouraging more people to walk and cycle as a part of their journey.

Improving infrastructure and accessibility



» You told us you would like to see improved access and connections locally.

- There are also issues accessing the Lee Valley Regional Park and connections over the railway line, such as the footbridges on Orient Way and Argall Way, which don't meet modern accessibility standards and should be prioritised for improvement.
- Although there are a wide range of good bus services along Lea Bridge Road, there are fewer routes north-south. You told us that you would like to see improvements to the bus services along Orient Way and the Council are working with TfL to look at opportunities for improved connectivity on this route.

What's happening now

A New Station Entrance
Planning consent has been granted for the construction of a new Station Entrance located on Lea Bridge Road where it will connect to the existing footbridge. This will include an unmanned ticket hall, a retail unit and a basement level cycle hub.

B Marsh Lane Footbridge
The Council are working on a feasibility study to improve the accessibility of the Marsh Lane footbridge. This considers options for installing new accessible ramps on both sides of the bridge in the context of existing site constraints and limitations.

C Lee Valley Ice Centre
Construction is under way on a new and improved Ice Centre. This will include two Olympic sized ice rinks and additional sports facilities, a gym and public café.

Potential projects

D Argall Way Footbridge
Improve accessibility and public space around existing railway footbridge at Argall Way.

E Bridge Road Play Improvements
Improve the playground and public space on Bridge Road, creating a new north-south connection through to South Access Road.

F Marsh Lane School Street and playable public realm
Improve the School Street on Marsh Lane creating safe and enjoyable public space with informal play opportunities.

G Flood Relief Channel Link
Improve access along River Lea Flood Relief Channel as part of any future improvements to the Rigg Approach area.

H Extension of bus services on Orient Way
Potential to extend bus services south along Orient Way providing better public transport connectivity with Leyton Station and Stratford.



An Area of Unique History and Local Character

Aim

To celebrate and protect Lea Bridge's unique history and character and ensure that future change in the area sensitively builds upon the area's rich past.

Most supported ideas in Phase 1 Engagement



Celebrate and protect existing buildings of quality

Reinstate historic routes like the Black Path

Support for local history centres / museums

Heritage and history trails

Protecting and adapting existing buildings of quality



- You told us listed buildings and historic architectural character were important aspects of Lea Bridge's heritage.
- Lea Bridge has a range of buildings which form an important part of the area's unique character. Whilst some of the buildings are locally or nationally listed others are not but still treasured locally.
- New development should take a sensitive approach to existing architecture and adapt or re-purpose existing buildings of quality where appropriate.
- Unlisted buildings and spaces that are important locally should be assessed for character, identifying opportunities to improve their setting in public space.
- Nationally and locally listed heritage assets should be protected and maintained to ensure their long-term survival.

Celebrating and revealing the area's unique history and character



- You supported a range of ideas to celebrate the area's heritage and character.
- It is important that the area's rich past isn't forgotten and that any new development considers and complements Lea Bridge's existing character.
- Projects in the public realm should support and build on the existing history of the area. The community's local knowledge should help to shape placemaking proposals and opportunities to celebrate Lea Bridge's diverse social culture should be explored.
- This could involve reinstating historic routes and creating artwork, signs, wayfinding and history trails with the help of the local community.

Improving existing streets and enhancing public spaces



- You told us you wanted to see improvements to public space.
- The area's streets and public realm should be enhanced and improved, prioritising pedestrian experience and following best practice such as TfL's Healthy Streets guidance.
- Street furniture, building materials and colours should be consistent across areas of similar character complementing the surrounding architecture and environment.
- Active streets and public realm routes should be identified and encouraged. They should be supported by the surrounding buildings, providing places to rest, things to see and do and creating inclusive and safe places.

What's happening now

A History of Rave Culture
The council have helped fund a series of local arts and heritage projects. Most recently, working with Rendezvous Projects on Sweet Harmony, which explored the history of pirate radio and rave in the borough during the period 1989 - 1994.

Potential projects

- B Black Path History Trail**
Opportunity for wayfinding, oral histories and artwork interventions on historic routes like the Black Path, revealing local history.
- C Industrial Building Character**
Celebrate and enhance existing buildings of character within industrial areas and enhance their relationship with the public realm.
- D Rail Arch Route**
Restore and reinstate the arches under Lea Bridge Road and celebrate the industrial history around the station.
- E Historic Pubs**
Celebrate Lea Bridge's historic pubs, including the Hare & Hounds, the Grey Hound and the Antelope, improving the surrounding public realm.
- F Walthamstow Pumphouse Museum**
Enhance the setting of the Walthamstow Pumphouse Museum and surrounding public realm.

