LEYTONSTONE TOWN CENTRE

PLACE-MAKING AND DELIVERY STRATEGY

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BILFINGER

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EXECUTIVE SUMMARY

The purpose of this study is to set out a coherent vision for Leytonstone Town Centre over the coming decades which can be used to inform future development and regeneration plans.

The principal area of focus is the boundaries of the district centre DC6 as set out in Waltham Forest's Core Strategy, centres around the High Road, Church Lane, Gainsborough Road and Vernon Road. However, the study is considered in the context of the surrounding streets and the borough as a whole. Moreover, where there is potential for sites on the fringe of the core study area to significantly impact the town centre, these are included in the study.

The study is introduced by considering the town centre's historical position and role within the borough, before going on to build a picture of current policy, recent and forthcoming regeneration projects, as well as significant private developments.

Strengths, weaknesses, opportunities and threats to the character and performance of the town centre are assessed in the arenas of transport, public space, retail, workspoce and housing In this way, the study establishes the area's particular context and character to which future development should seek to respond.

There follows a site index highlighting opportunities for improvements to public realm, building frontages and retail environment, as well as new-build development. For each site, short, medium and long-term opportunities are set out. Key to this methodology is establishing the potential for short-term interventions, requiring a relatively modest capital investment, to seed change in the long term.

The study concludes with high-level commentary on the viability of proposals, and quantifying expected outputs and outcomes.

VISION STATEMENT

Our study of the existing context, forthcoming development plans and public consultation exercises informs the following key aims for the next decade in Leytonstone:

500+ NEW HOMES

• Major new residential development to existing low-density superstore and industrial sites, informed by the pattern and density of .Leytonstone's well-loved Victorian terraces.

• Contextually sensitive, fine-grained infill development to smaller backland sites just off the High Road.

• Taken together, these develiopment opportunites could help Leytonstone to meet and exceed Waltham Forest's growth targets.

A PLACE TO WALK AND LINGER

• Improve pedestrian and cycle links between the High Road and surrounding residential areas.

• New development to prioritise permeability, good overlooking, and an expanded pedestrian public realm to support pavement café culture and expanded market activity.

ACTIVE AND ATTRACTIVE HIGH STREETS

• Coordinate, expand and diversify existing markets.

• Support an expanded pop-up shop programme, while ensuring that future retail development offers unit sizes and tenures suitable for local and independent traders.

• Invest in existing shop fronts and building façades along the High Road and Church Lane to uplift the appearance of the Town Centre as a whole.

A GREEN HEART

• Soften landscaping, consolidate green space and improve access to areas surrounding Leytonstone's key heritage assets.

• Improve way-finding and permeability to green spaces outside the Town Centre.

SMALL-SCALE, AFFORDABLE WORKSPACE

• Activate existing vacant or under-used offices as affordable flexible or co-working space suitable for young businesses.

• Include generous workspace provision and live/work units in future development of key sites to foster a community of creative residents.

These key strategic aims are considered holistically across the Town Centre. They inform design priorities for all opportunity sites, which are grouped together under headings as follows:

① RESURGENT HIGH STREETS

The Town Centre's principal retail parades are grouped into three zones: Central Parades, Church Lane and the South Leytonstone Link. Specific programmes of architectural restoration and shop front improvements are proposed for each zone, together with a strategy for implementing additional pop-up shops in vacant frontages to support an active, diverse and attractive high street environment.

② TESCO, GREEN MAN & FORMER INDUSTRIAL SCHOOLS

On a site containing the bulk of the Town Centre's car parking, notable historic assets and a major superstore, major development is proposed to create a new residential quarter with active High Road retail frontages, workspace to the A12 perimeter and improved public space around Leytonstone House. Alternative strategies consider retention and re-provision of the existing superstore respectively.

③ St. JOHN'S, CHURCH LANE & UNDERGROUND STATION

Arrival in the Town Centre via the Central Line and defining heritage assets are enhanced by building frontage improvements and an expanded public realm activated through market and retail activity. New mixed use and residential development is proposed to superstore and car park sites, bringing more homes and retail activity to the town centre, but respecting the density of existing historic patterns.

④ AFFORDABLE WORKSPACES on HIGH RD. & KIRKDALE RD.

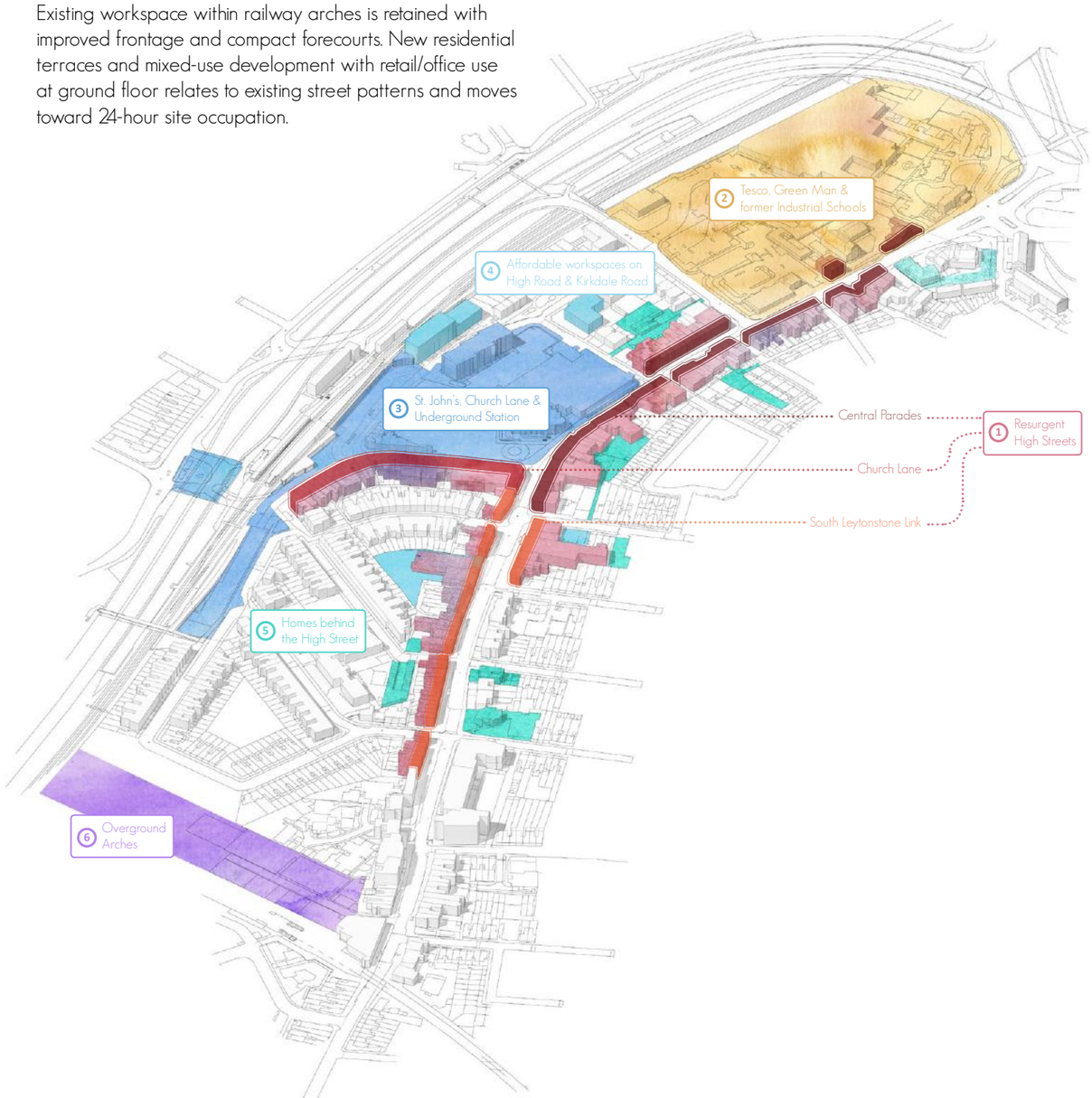
Underused and vacant workspaces along the High Road and Kirkdale Road are reconfigured as flexible/co-working office and studio spaces. Small infill sites adjacent to the High Road are allocated for development of new workspace, ensuring that new residents can work locally and businesses can gain a foothold in the Town Centre.

⑤ HOMES BEHIND THE HIGH STREET

Small infill sites are developed to provide new homes within moments of the High Road's retail offer, amenities and public transport links, improving overlooking and permeability along key routes.

⑥ OVERGROUND ARCHES

Existing workspace within railway arches is retained with improved frontage and compact forecourts. New residential terraces and mixed-use development with retail/office use at ground floor relates to existing street patterns and moves toward 24-hour site occupation.



OPPORTUNITY SITES INDEX

① RESURGENT HIGH STREETS

CHURCH LANE

CENTRAL PARADES

SOUTH LEYTONSTONE LINK

② TESCO, GREEN MAN & FORMER INDUSTRIAL SCHOOLS

LEYTONSTONE HOUSE SURROUNDS

TESCO SUPERSTORE

McDONALD'S

CITY BLINDS

③ St. JOHN'S, CHURCH LANE & UNDERGROUND STATION

STATION GATEWAY

ST JOHN'S CHURCHYARD

MATALAN SUPERSTORE

CHURCH LANE CAR PARK

STATION SQUARE

④ AFFORDABLE WORKSPACES on HIGH RD. & KIRKDALE RD.

ROBART HOUSE

POLICE STATION/ KIRKDALE HOUSE

HARVEY HOUSE FORECOURT

ICELAND

⑤ HOMES BEHIND THE HIGH STREET

756-760 HIGH ROAD

BRITISH LEGION

REAR of nos. 835-859 HIGH ROAD

CARLTON ROAD CAR PARK

HARVEY GARDENS

REAR of nos. 757-763 HIGH ROAD

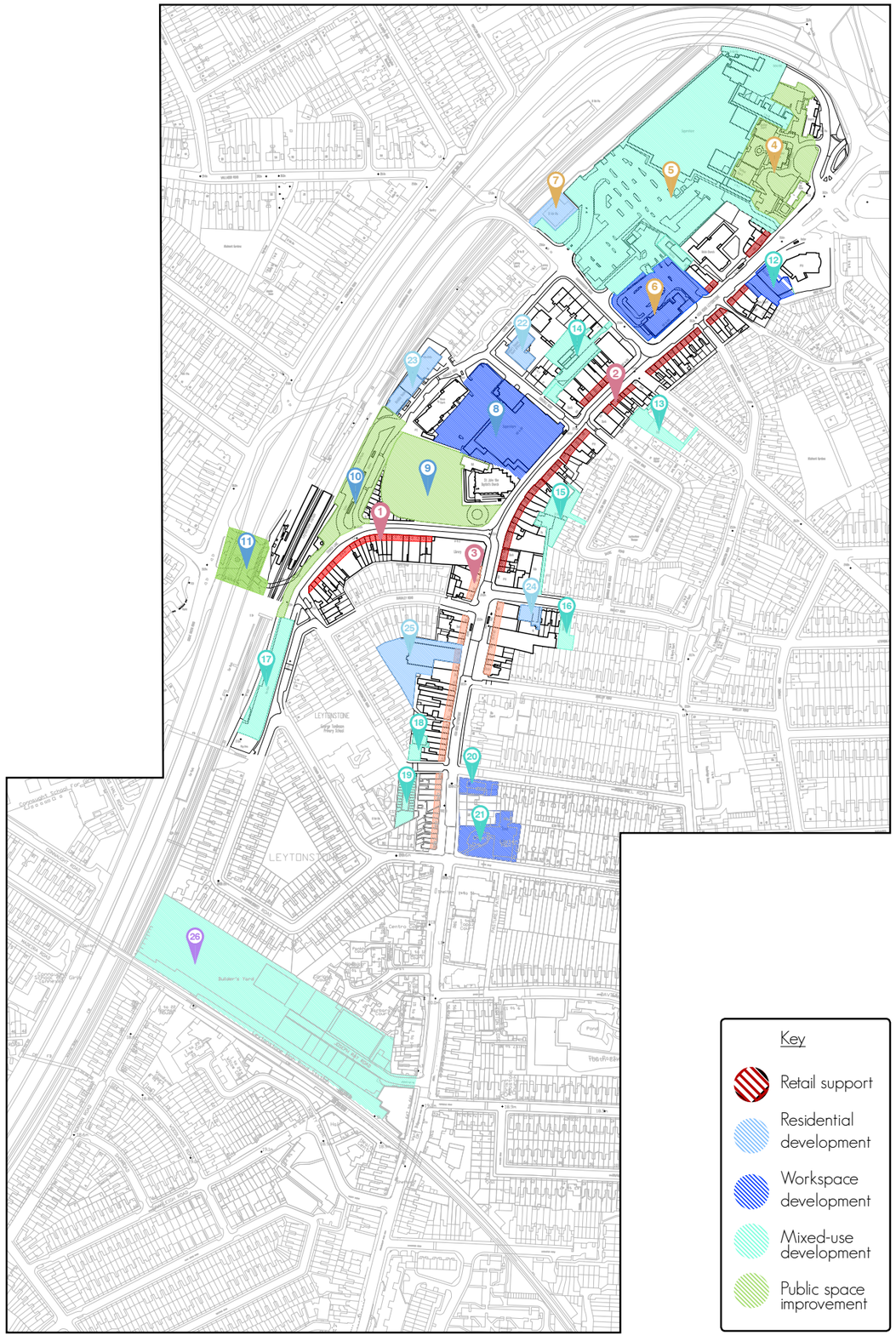
HARRINGTON ROAD GARAGES

596-598 HIGH ROAD

METHODIST CHURCH

⑥ OVERGROUND ARCHES

JEWSON'S/ RAILWAY ARCHES



STRATEGIC VISION

	OPPORTUNITIES	PRIORITY
1 RESURGENT HIGH STREETS		
1 CENTRAL PARADES	◔ ◑	
2 CHURCH LANE	◔ ◑	
3 SOUTH LEYTONSTONE LINK	◔ ◑	!
2 TESCO, GREEN MAN & FORMER INDUSTRIAL SCHOOLS		
4 LEYTONSTONE HOUSE SURROUNDS	◔ ●	
5 TESCO SUPERSTORE	●	
6 McDONALD's	●	!
7 CITY BLINDS	●	
3 St. JOHN'S, CHURCH LANE & UNDERGROUND STATION		
8 STATION GATEWAY	◔ ◑ ●	
9 ST. JOHN'S CHURCHYARD	◔ ◑	
10 MATALAN SUPERSTORE	◔ ◑ ●	!
11 CHURCH LANE CAR PARK	◔ ●	!
12 STATION SQUARE	●	
4 AFFORDABLE WORKSPACES on HIGH RD. & KIRKDALE RD.		
13 ROBART HOUSE	◔	
14 POLICE STATION/KIRKDALE HOUSE	◔	!
16 HARVEY HOUSE FORECOURT	●	
16 ICELAND	◔ ●	
5 HOMES BEHIND THE HIGH STREET		
17 756-760 HIGH ROAD	●	
18 BRITISH LEGION	◑ ●	
19 REAR of nos. 835-859 HIGH ROAD	●	
20 CARLTON ROAD CAR PARK	●	
21 HARVEY GARDENS	●	
22 REAR of nos. 757-763 HIGH ROAD	●	
23 HARRINGTON ROAD GARAGES	●	
24 596-598 HIGH ROAD	●	
28 METHODIST CHURCH		
6 OVERGROUND ARCHES		
26 JEWSON'S/RAILWAY ARCHES	●	!

NEXT STEPS

It is envisaged that this study could be used for the following purposes:

• With further rounds of consultation, this study could be developed into an Area Action Plan.

• Proposals for individual sites could trigger planning briefs for key opportunities.

• Public realm, conservation, workspace and building frontage improvement proposals could form the basis of funding applications.

• Proposals could help inform planning applications with regard to appropriate development densities and the allocation of Section 106 and CiL moneys.

• Elements of the document may prove useful in directly engaging development partners, public and private landowners.

In order to advance elements of this strategy, it is recommended that the Council consider the following actions:

• Apply for High Street Fund, Heritage Lottery Fund and London Regeneration Fund grants.

• Commission feasibility studies for Council-owned sites, e.g. Church Lane car park, Harvey House, to include thorough viability testing and rights of light surveys.

• Engage directly with key landowners in the Town Centre, e.g. Network Rail, TfL, Tesco, Matalan and Bourne to discuss development of major sites.

• Engage with existing community groups and institutions, e.g. Stone Space, Transition Leytonstone to discuss partnership on short- and medium-term opportunities.

• Consider commissioning further studies of existing traffic system, which remains a priority in the eyes of locals, with a view to improving the pedestrian experience of the town centre.