

# Lea Bridge Station Entrance

Residents' information event

29.09.2020



# Housekeeping

- **Please put yourself on mute when not speaking.** This will avoid background noise and feedback.
- **The meeting is being recorded.** This will be for internal use only in order to write up the notes of the meeting.
- **Please use the 'raise 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.
- **This information session is intended as a briefing to inform you of proposals for the new Lea Bridge Station Entrance.** A planning application was submitted 18<sup>th</sup> September.



# Agenda

- Rationale for development
- Context and wider site
- Plans for station entrance
- Materials
- Next steps
- Q&A

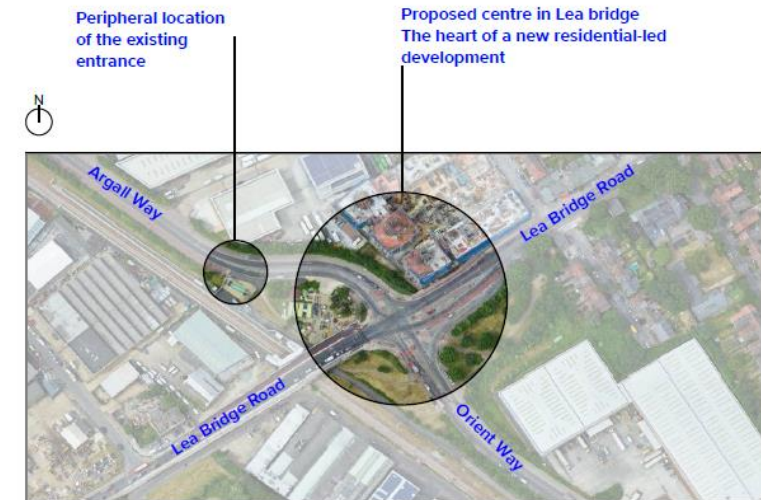
# Rationale for development

- Entering into agreement with London Square to develop wider site to deliver:
  - 300 homes: 50% affordable homes - 60% London Affordable Rent & 40% Shared Ownership. 50% market sale
  - Specialist homes for elderly people and people with learning disabilities
  - Cultural and commercial space including a Cultural Hub
  - 750 square metres of publicly accessible green space with net increase in trees
  - Play space for children and young people
  - A Social Value programme - developed and delivered with the local community
  - Construction of a new station entrance and public plaza
- New relocated Station Entrance required to:
  - Promote wider regeneration and placemaking
  - Cope with increased footfall
  - Unlock land for wider development – land swap with Network Rail
  - Closer links to bus network
  - New public plaza



# Context – wider site

- Highways land.
- Predominantly green space.
- Local Victorian/ Edwardian housing, industrial and green spaces.
- Adjacent to Motion scheme.
- Enjoy Waltham Forest:
  - Cycling infrastructure on Highway.
  - Widening of bridge.
  - Existing cycle hub – 50 cycles.
- Existing cycle route under Lea Bridge Road via underpass.
- Current station entrance re-opened 2016.
- No current heritage assets.





# Plans – Plaza

- Details to be conditioned – part of wider development
- 20 Sheffield cycle stands.
- Adapted bike hangars in public plaza.



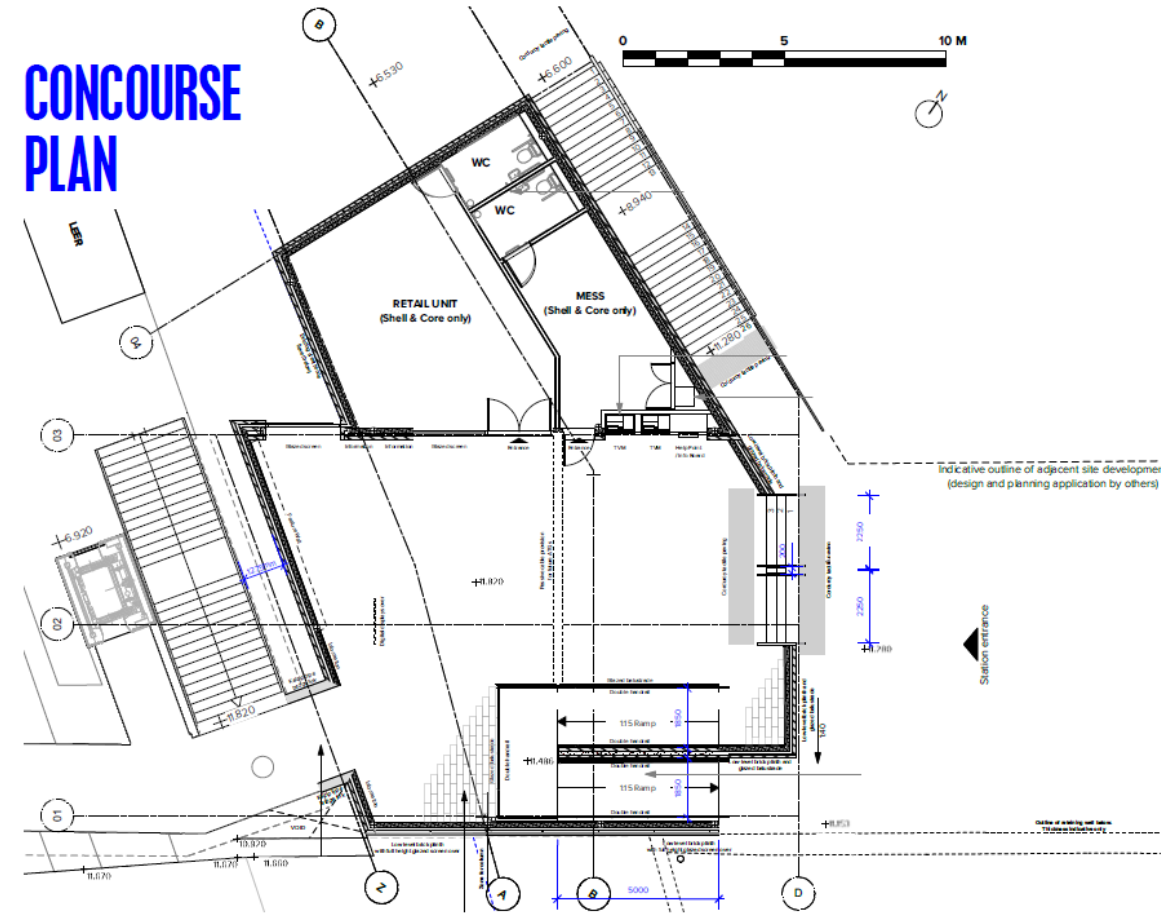
## PROPOSED SITE PLAN



1. Site of existing station entrance
2. Safeguarded Network Rail land
3. Existing cycle path
4. Existing Cycle Hub
5. Existing footbridge and lifts
6. Proposed new concourse
7. Proposed retail unit
8. Proposed Mess
9. Indicative area of new plaza. (Design & planning by Council's Development Partner)
10. Stair to Cycle Hub

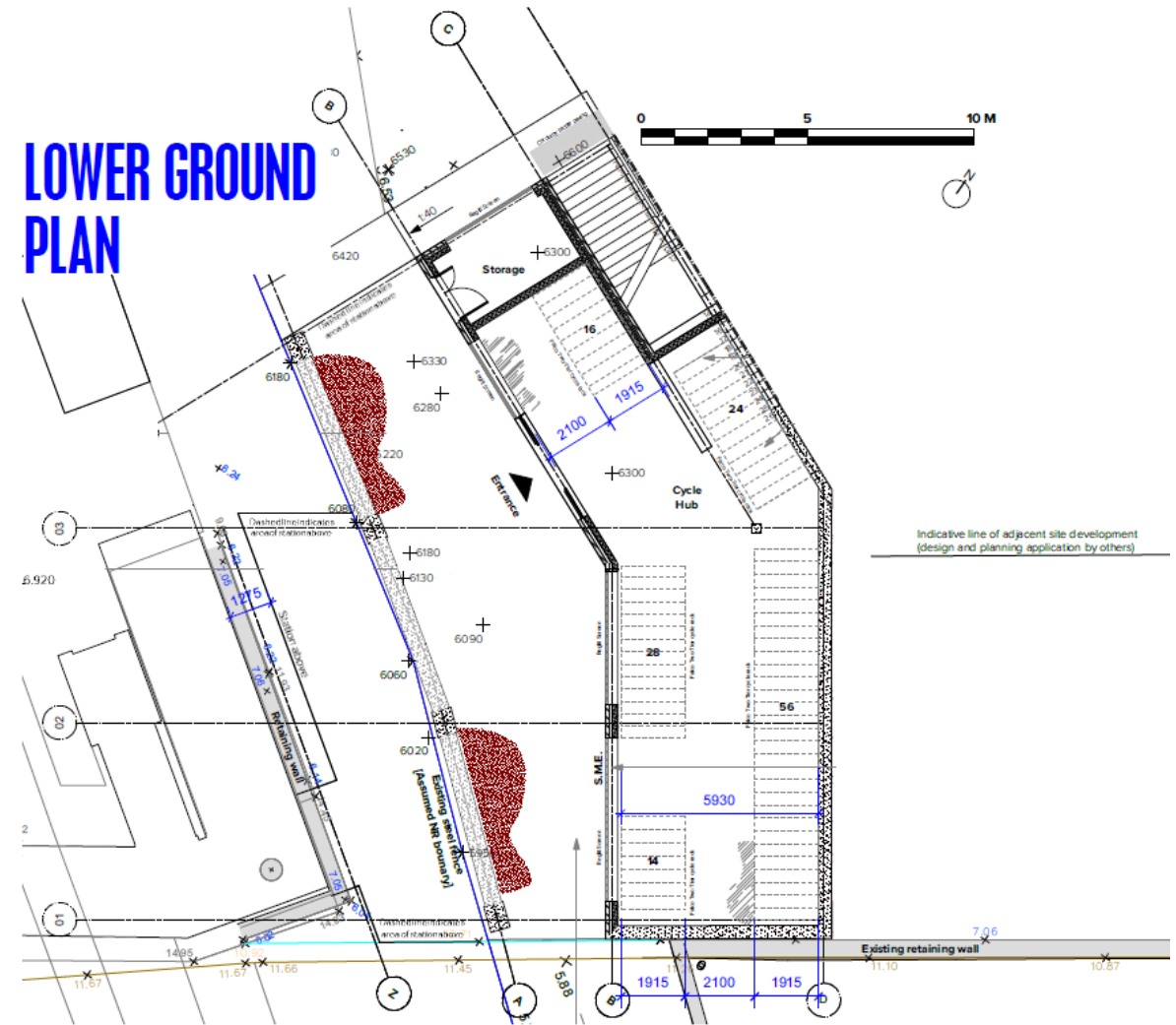
# Plans ground level

- 499 sq.m GIA (including cycle hub).
- Enhanced experience.
- Public realm and station concourse building on podium.
- Unstaffed, open booking hall.
- Provision for future gatelines.
- New public amenities: retail unit, feature wall.
- Connects into existing footbridge.
- Maintains existing platform and lift access.
- Relocating station entrance means passengers are closer to platform lifts and passengers accessing platform 2 to 25m rather than 79m.



# Plans – Lower Ground

- Cycle hub facility - Leased to Waltham Forest.
- 136 cycle storage spaces - FalcoLevel-Premium Two-Tier Cycle Racks.
- The lower level designed to flood. In the event that a flood occurs, areas can drain.
- Access via staircase from public realm or cycle path

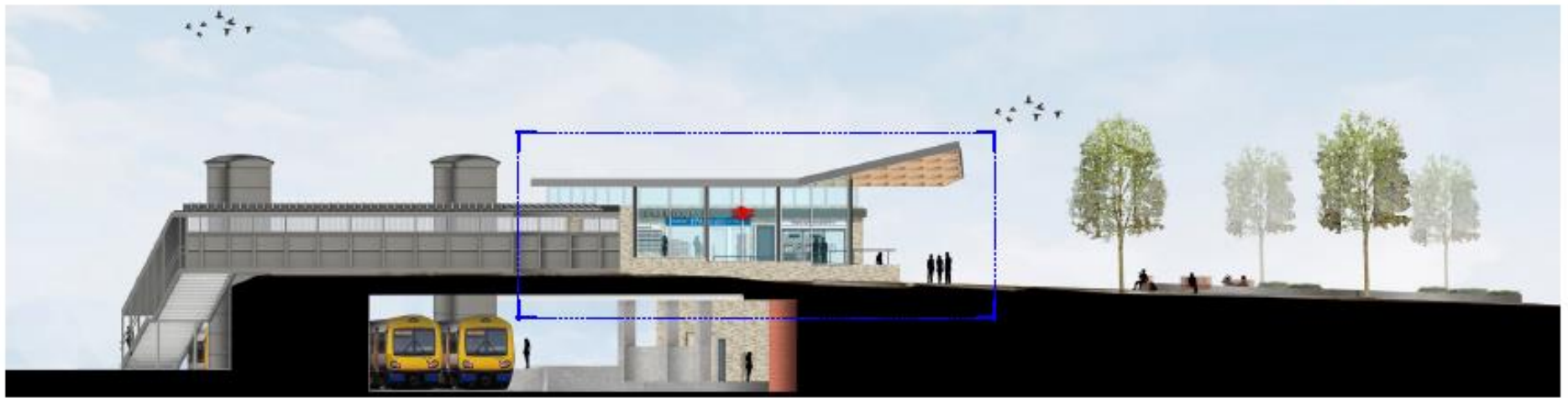




# Materials

- Contemporary with reference to the past
- Materials native to Lea Bridge.
- Brick and concrete
- Canopy with an exposed glulam structure or steel, diagrid canopy – sustainable.
- Link with local history and greenspaces
- Reglit glazing on bike hub.
- LBWF cycle hub branding.
- Materials in public areas to TfL Streetscape and Greater Anglia Station Environment Guidelines.
- Designed in accordance with Greater Anglia's Station Environment Guidelines – pallet and branding.







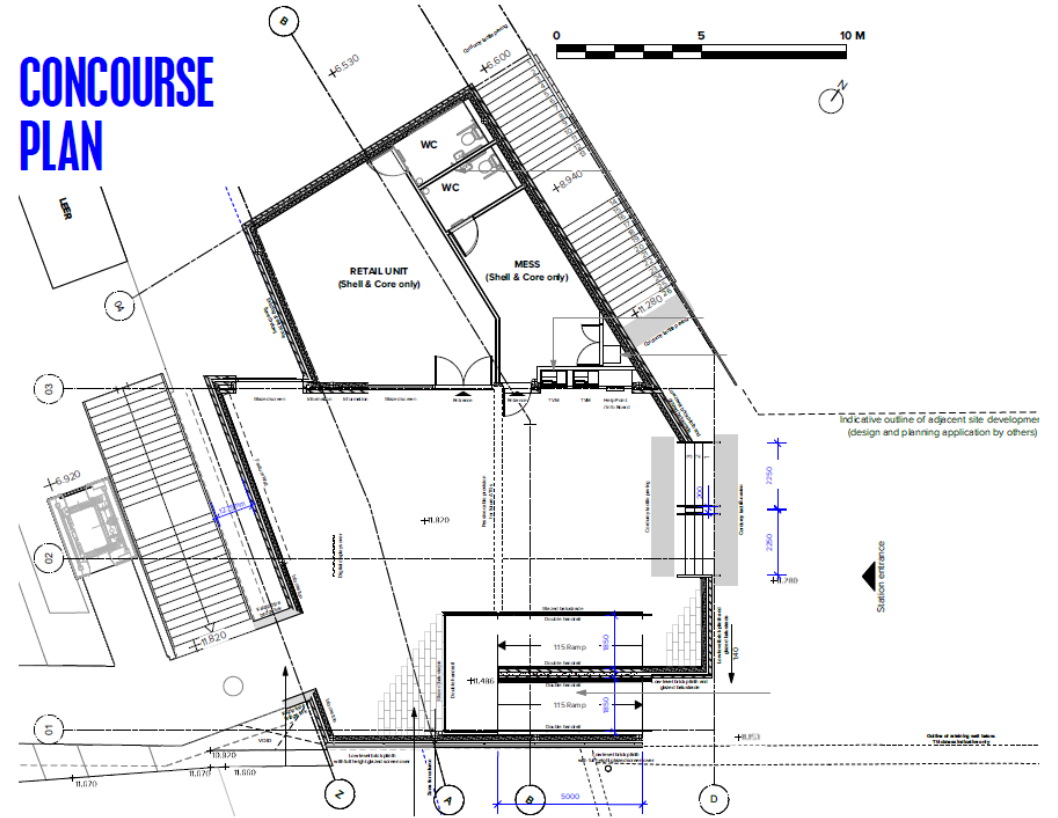
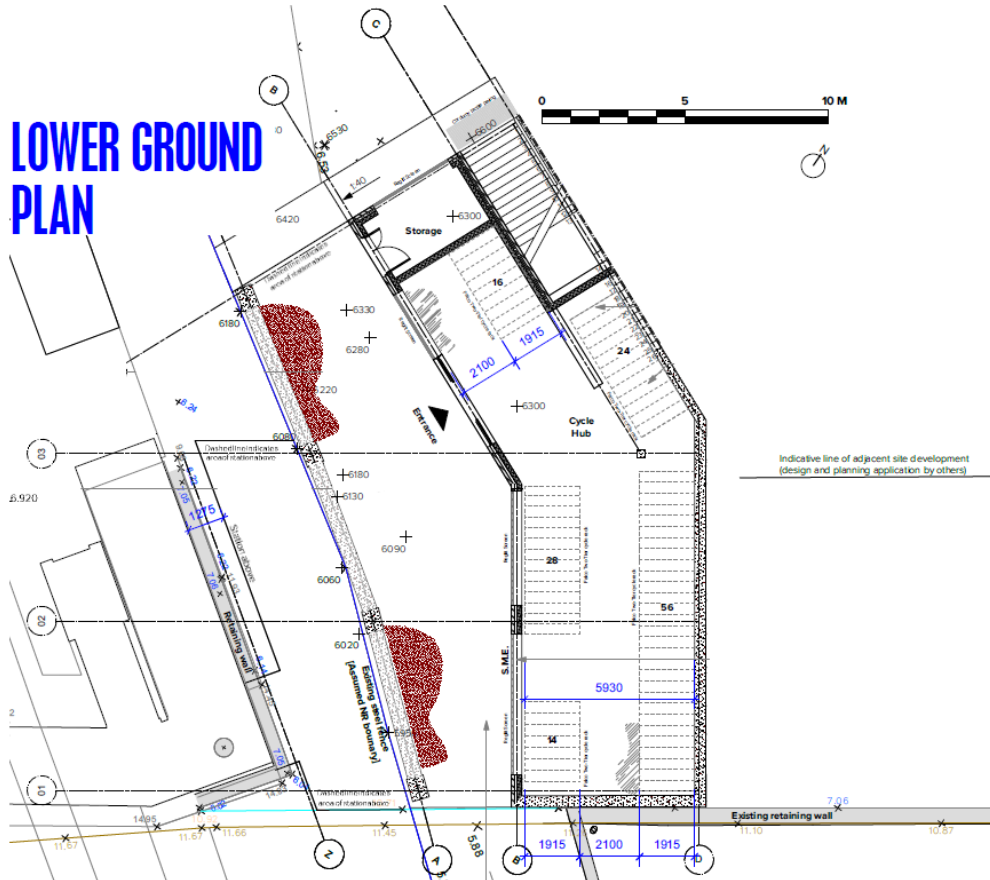


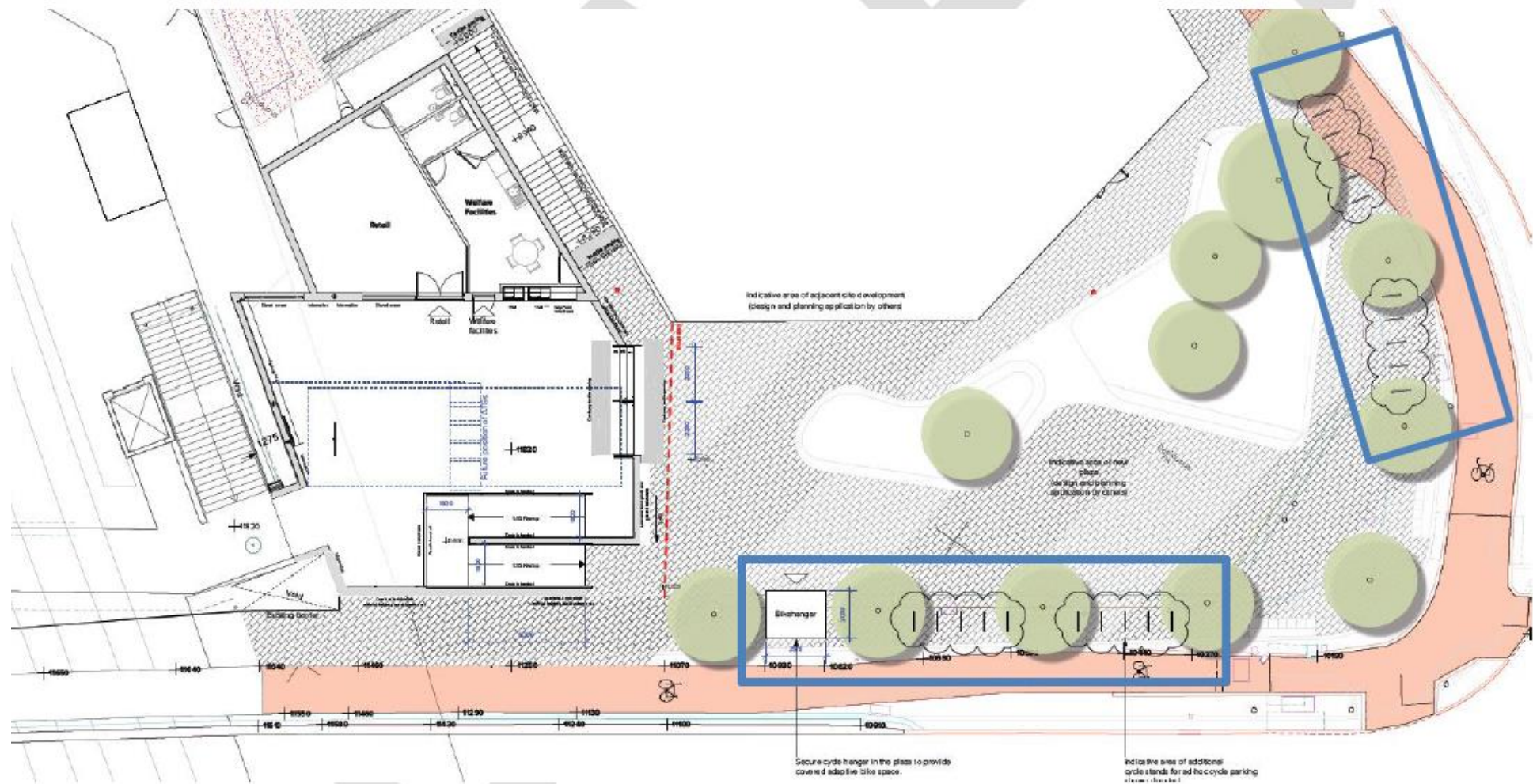
## Next Steps

- Submission of station change application with Network Rail 30<sup>th</sup> October 2020
- Planning committee and Network Rail acceptance – November/ December 2020
- Start on site – July 2022
- New station entrance open - September 2023 (with wider scheme to be complete March 2025)



# Questions?









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***More information:***

[www.walthamforest.gov.uk/3StationSites](http://www.walthamforest.gov.uk/3StationSites)

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