

3.0 SITE AND DEVELOPMENT DESCRIPTION

Site Description and Context

- 3.1 The Site, extending to approximately 1.76 hectares in area, comprises a Homebase home improvement store located at the junction of the A503 Forest Road and the B160 Fulbourne Road in Walthamstow. Other buildings on the site include two substations, a temporary cabin, and an open fronted storage shed at the rear of the store. The buildings are surrounded by areas of hardstanding, including car parking and access roads. The hardstanding is predominantly devoid of vegetation. Vehicle access into the Site is through Hawker Place from the B160 Fulbourne Road.
- 3.2 To the immediate north of the Site are existing residential dwellings at Hawker Place, with the Fredrick Bremer Secondary School located north of Hawker Place. Wood Street railway station is 650m south of the Site, and a London Overground rail line is located immediately to the east of the Site. Beyond the rail line, there are residential properties along Hale End Road. To the south of the Site beyond the A503 Forest Road are residential dwellings, Wood Street Library and Woodside Junior School. To the west of the Site are existing commercial uses and car parking, with residential dwellings on Fulbourne Road.
- 3.3 The Site is located within the Borough-wide Air Quality Management Area (AQMA) which was designated for exceedances of the annual mean nitrogen dioxide (NO₂) and daily mean particulate matter (PM₁₀) objectives. In terms of the potential risk of flooding, the Site is located within in Flood Zone 1 which means it is at a low risk of flooding from rivers and seas. Furthermore, the Site is not in a groundwater Source Protection Zone and there are no areas on or adjacent to the Site subject to drinking water safeguarding.
- 3.4 Epping Forest Special Area of Conservation (SAC) and Special Site of Scientific Interest (SSSI) is located approximately 420 metres to the south east of the Site, running from the north to south. Lee Valley, a designated Ramsar Site and Special Protection Area (SPA) with the Walthamstow Reservoir SSSI encapsulated into the wider Ramsar designation, is approximately 3km to the south-west of the Site. Beyond this, Walthamstow Marshes are 4km south-west from the Site.
- 3.5 There are no scheduled monuments within a 2km radius of the Site. The closest heritage features are the Locally Listed buildings, Wood Street Library and Woodside Junior School. Within a 1km radius of the Site there are 21 Grade II Listed buildings, many of which are clustered around the Walthamstow Forest Council buildings. The closest Listed Building is

270 metres to the south-west at Thorpe Coombe Hospital.

Sensitive Receptors

- 3.6 The features which are considered potentially sensitive to the construction and operation of the Development have been identified and the likely significant effects on these potential receptors have been considered by the various technical studies and chapters of this ES. The potential sensitive receptors are identified in Table 3.1.

Table 3.1: Potential Sensitive Receptors

Category	Sensitive Receptor/Land Use
Residential/Buildings	<ul style="list-style-type: none"> Residential dwellings off Fulbourne Road, Forest Road, Hawker Place; Fredrick Bremer School;
Transport Infrastructure	<ul style="list-style-type: none"> Forest Road; Fulbourne Road; Hawker Place; and London Overground railway line;
Ecological Features	<ul style="list-style-type: none"> Epping Forest SSSI and SAC; and Lee Valley Ramsar Site and SPA
Archaeology and Cultural Heritage	<ul style="list-style-type: none"> Wood Street Library Locally Listed Building; and Woodside Junior School (now Woodside Primary Academy School)
Air Quality	<ul style="list-style-type: none"> Waltham Forest AQMA
Climate	<ul style="list-style-type: none"> Global climate

The Development

- 3.7 The Development, shown on Figures 3.1 to 3.4 and on a series of plans in Appendix 3.1, comprises:

"Demolition and clearance of existing structures on the site and the provision of up to 583 residential units (Class C3 and including PRS) in 8 buildings from 4 to 18 storeys, commercial uses, amended access arrangements from Fulbourne Road, car parking; provision of new plant and renewable energy equipment; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure; engineering operations."

Land Use

Residential

- 3.8 The Development comprises 583 residential units (Use Class C3) and will include private and affordable dwellings. The proposed dwellings sizes are set out in Table 3.1 and all properties will have access to open space within the Development.

Table 3.1: Development Mix

Dwelling Size	Number
Studio	19
1-Bed	217
2-Bed	275
3-Bed	72

Employment / Retail Floorspace

- 3.9 595 square metres (sqm) of employment space will be provided on the Site.

Building Heights

- 3.10 The Development comprises a range of different building heights from the mobility hub at one storey up to the tallest at eighteen storeys. Plans for each floor of the Development are provided in Appendix 3.1.
- 3.11 The proposed storey heights have been set with reference to their wider context and on a local scale, with the massing changing through iterative feedback throughout the design process, as detailed in Chapter 4 of this ES.

Access

- 3.12 Access to the Development will be from Hawker Place via Fulbourne Road and safe and attractive environments for walking and cycling will be provided to encourage local journeys to be made sustainably. In support of this 1,042 long stay residential cycle storage spaces will be provided along with 15 short stay spaces. 29 car parking spaces will be provided on the Site of which 25 will Blue Badge compliant and 4 visitor spaces. 20% of spaces will be for electric charging points.

Open Space and Townscape Management

- 3.13 The Development will provide 9,800m² of public open space and public realm, which includes 2200m² of play space. In total, 819m² of private amenity space is provided, as well as 819m² of communal podium gardens for resident use.
- 3.14 Townscape forms an integral part of the Development and measures include:
- Appropriate use of materials for building facades;
 - Planting within new areas of public realm, including retention of existing trees where possible and planting of 112 additional trees. The planting is to include shrubbery and grasses; and
 - Provision of a Landscape Maintenance and Management Plan (LMMP) which is to be operated by a management company and secured by planning condition.

Parking

- 3.15 The Development is considered as largely 'car-free'. In total, 29 car parking spaces are provided, of which 25 will be Blue Badge compliant, with the other 4 being visitor spaces.
- 3.16 Of these spaces, 20% will be electric charging points ('active' provision) and the remaining 80% will be 'passive' provision which have the potential to be retrofitted for potential future use.
- 3.17 1042 long stay residential cycle storage spaces are to be provided. In addition, 15 short stay cycle parking spaces, 3 long stay commercial storage spaces and 13 short stay spaces are provided. 28 cycle hire spaces are also provided.

Drainage

- 3.18 The Site is located within Flood Zone 1 and is at a low risk of fluvial and tidal flooding.
- 3.19 The surface foul water drainage strategy is proposed to follow the existing drainage regime for the Site, connecting to Hawker Place, which drains to the existing Thames Water sewer systems in Fulbourne Road.
- 3.20 Sustainable Urban Drainage Systems (SuDS) will be provided through brown roofs and rain gardens / bio-retention areas. Furthermore, permeable paving and below ground attenuation systems form part of the Development. Permeable paving not only serves to

attenuate waters, but also provide water quality measures through filtering the water. Excess water that does not infiltrate into the permeable paving will runoff into raingardens. The raingardens have been added to the SuDS treatment train for water quality and to reduce the volume of runoff, as the water will be filtered through the biodiverse planting and soil layers, with excess water from larger storm events that is not used by the planting to be collected in the stone layer below.

- 3.21 Below ground attenuation is to be provided to ensure the discharge from the Site is limited to greenfield runoff rates providing 97% betterment to the existing brownfield runoff rates.

Lighting

- 3.22 The adoption of controlled lighting and implementation of a lighting strategy in accordance with current best practice guidance will ensure that the potential effects on surrounding sensitive receptors from light spill, glare and sky glow are minimised and reduced to an acceptable level.