

PATCHWORKS, 2C FULBOURNE ROAD

SEPTEMBER 2020 NEWSLETTER / PLANNING SUBMISSION



EVENING VIEW OF PATCHWORKS SQUARE AND MOBILITY HUB



PLANNING APPLICATION SUBMITTED FOR PATCHWORKS, 2C FULBOURNE ROAD (HOMEBASE SITE)

Inland Homes is pleased to announce the submission of the planning application for Patchworks, 2c Fulbourne Road to Waltham Forest Council for consideration. The planning application reference number is **2025 12**.

Patchworks will deliver high quality regeneration reflecting the heritage and culture of the area, providing new homes, including affordable housing, new commercial and community space, and attractive, welcoming gardens and play areas. The proposals will deliver a greener environment with energy efficient buildings, over 130 trees including 80 new trees planted and environmental improvements along Forest Road. This includes new cycle lanes extending the Council's "Enjoy Waltham Forest" network, new amenities, including a cycle hub, and welcoming pedestrian routes supporting the residential and working community, integrating with existing assets and amenities in the area.

CHANGES MADE FOLLOWING COMMUNITY CONSULTATION

The application incorporates changes made to the proposals since the Vision was presented to the community in July 2020, including:

- Overall number of units reduced from 650 to 583
- Height of the tallest building will be 18 storeys
- Building heights reduced from 7 storeys to 4 storeys in sensitive locations along the northern boundary
- Size of The Glades public open space increased and landscaping, sustainable drainage systems (SuDs) and biodiversity increased
- Reduced width along The Lane
- Parking reduced to support a landscape-led approach that ensures pedestrians and cyclists are prioritised

The submitted illustrative masterplan can be seen on the centre pages and artist's impressions of the proposals can

be seen on the back page. More information is available at FulbourneRoadRegen.co.uk

To see the submitted proposals and to make your comments to the Council's statutory consultation process, please visit Waltham Forest Council's planning portal.

COMMUNITY ENGAGEMENT

Inland Homes is bringing forward this residential-led development of the site in support of the aims of the Waltham Forest Draft Local Plan that identifies the Forest Road corridor and Wood Street area as a regeneration area. Patchworks has been co-designed and developed with the benefit of significant community and stakeholder engagement. Over the last few months, hundreds of people have taken part by giving feedback and taking part in question and answer sessions.

During the Covid-19 crisis we have not been able to hold face to face meetings and exhibitions, but we have done our utmost to ensure easily accessible communication with the community via the FulbourneRoadRegen.co.uk website, through physical newsletters, a Freepost JTP address and a Freephone number.

Residents can also sign up for the Council's email newsletter for this site at walthamforest.gov.uk/2cFulbourneRoad.

NEXT STEPS

On validation of the planning application the Council will run its normal statutory consultation process.

Homebase currently has a lease on the Fulbourne Road site. The scheme that has been prepared is a proposal that will come forward when Homebase vacates the site, which is due in early 2021.

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ILLUSTRATIVE MASTERPLAN

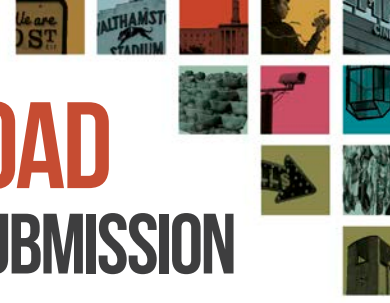
This drawing shows the submitted proposals for the Vision for Patchworks, 2c Fulbourne Road. All floors above ground are residential.

- 1 Pedestrian and cycle access point at grade.
- 2 Pedestrian access point with steps.
- 3 Pedestrian access point with steps down to the garden.
- 4 Pedestrian, cycle and vehicular access point via Hawker Place.
- 5 Key crossing point of railway on Forest Road.
- 6 Tallest building marking railway crossing.
- 7 Nature corridor to railway edge.
- 8 New route through the site to Hawker Place.
- 9 Commercial uses on corner and frontage to relate to junction of Wood Street and Fulbourne Road.
- 10 Positive new frontage presented to future redevelopment on neighbouring site.
- 11 Willow House and Stirling House Redevelopment sites.
- 12 Green arrival square with vehicular drop off and turn around.
- 13 Arrival square addresses new development but also responds to redevelopment of Willow and Stirling House with potential new link to Fulbourne Road.
- 14 Mobility Hub.
- 15 Taller building relating to the arrival square.
- 16 Primary concierge.
- 17 Controlled vehicular access point to carparks and servicing.
- 18 Lower buildings relating to existing buildings to the north.
- 19 New pedestrian priority green space called The Lane.
- 20 Linear landscape with raingardens.
- 21 Secondary concierge.
- 22 Link to nature corridor.
- 23 Cascade Garden.
- 24 The Glades.
- 25 The street buildings.
- 26 Residents' Podium Gardens at first floor level.



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VIEW OF THE LINEAR GARDENS

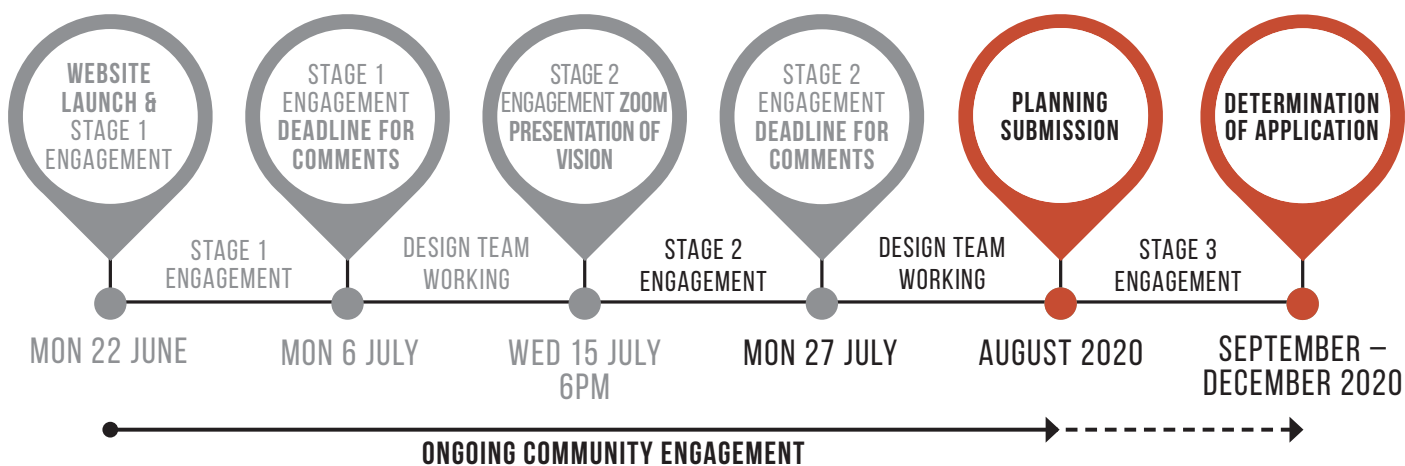


VIEW OF FOREST ROAD EAST



PROPOSED AERIAL VIEW AT NIGHT

COMMUNITY ENGAGEMENT TIMELINE



The Patchworks, 2C Fulbourne Road Community Planning process is being organised by JTP on behalf of Inland Homes. For more information please visit FulbourneRoadRegen.co.uk or contact the JTP community planning team at community@jtp.co.uk by writing to Freepost JTP (no stamp required) or on Freephone 0800 012 6730.

