

# HIGHAMS PARK PLAN ASPIRATIONS, PROJECTS & ACTIONS



## 1 INTRODUCTION

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At HPPG's Launch Event in November 2013 and in subsequent consultations and discussions a lot of aspirations and ideas were collected from local residents. Members of HPPG's topic working groups collated these ideas and drew up a list of potential sites for development, recommendations and projects. Whilst these recommendations and projects do not form part of the policies of the Plan, they are deemed to play an important and significant part in the delivery of the Plan. These aspirations should guide the Council, developers, and other relevant agencies as to how the community wants development to contribute and assist in shaping the Area.

What do we mean by recommendations and projects?

*By potential sites for development:* we mean brown field sites that have the potential to redeveloped.

*By recommendations:* we mean methodologies and mechanisms through which developers, the Council and other bodies can work with the local community in meeting the local community's aspirations for the Area.

*By projects:* we mean aspirations that have tangible deliverables, such as bridge with lifts at Higham Park Station and which may be more easily delivered with assistance from developer contributions.

# Annexe 1 HP Plan Consultation Draft 2 - Aspirations, Projects & Actions

## 2 POTENTIAL SITES FOR DEVELOPMENT

**Table 1.**

Site	Existing Use	Possible Future Use	Constraints	Guiding Principles
<b>Site 1: 190-196 Larkshall Road</b>	A vehicle repair garage and a car wash.	Residential	<ul style="list-style-type: none"> <li>• Railway line adjacent</li> <li>• Height of adjacent residential property</li> <li>• Reservation for potential "Hatch Lane halt" on rail line</li> </ul>	<ul style="list-style-type: none"> <li>• Design to respect the style and materials of the neighbouring residential property</li> <li>• Not to exceed two stories plus pitched roof adjacent to neighbouring residential property</li> <li>• Rear building line not to extend behind the rear building line of neighbouring residential property</li> </ul>
<b>Site 2: Naseberry Court and Greenthorne Centre</b>	Health and social care	<p>Expanded and enhanced health and social care. Discussions with the local mental health Trust indicate that the redevelopment of these premises could provide an enlarged and enhanced facility for local NHS patients. Consideration should be given to relocating all services currently at the former Chingford Hospital site to this location to provide "single site" options for patients with better access to public transport and parking.</p> <p>Should residential development be considered it should include homes that provide appropriate facilities for the elderly or disabled people.</p>	<ul style="list-style-type: none"> <li>• Access from Larkshall Road</li> <li>• Height of buildings to respect neighbouring residential property to the north</li> </ul>	<ul style="list-style-type: none"> <li>• The site lies between existing three storey residential property (Rolls Court) and the Highams Park business park (BEZ). To the west lies the Rolls Sports Centre.</li> <li>• Consideration must be given to maintaining adequate daylight for the sports facilities at the Rolls Sports centre.</li> <li>• Adequate parking for staff and patients should be provided on site to avoid increased parking pressure on surrounding residential roads.</li> <li>• Should residential use be proposed, adequate parking to be provided and no residents to be eligible for parking permits in any CPZs established in neighbouring roads</li> <li>• Development should be sympathetic to the neighbouring Ropers Field Conservation Area.</li> </ul>
<b>Site 3: Beechwood Drive Estate</b>	Residential	Some potential for in-filling residential development	<ul style="list-style-type: none"> <li>• Overlooking of/by existing residential properties</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings to be positioned to minimise impact on existing residential property</li> <li>• Adequate parking to be provided for all residents within the site</li> <li>• Note: Should comprehensive redevelopment be considered, the same principles of engagement with residents as set out in regard to Aldriche Way should be applied.</li> </ul>

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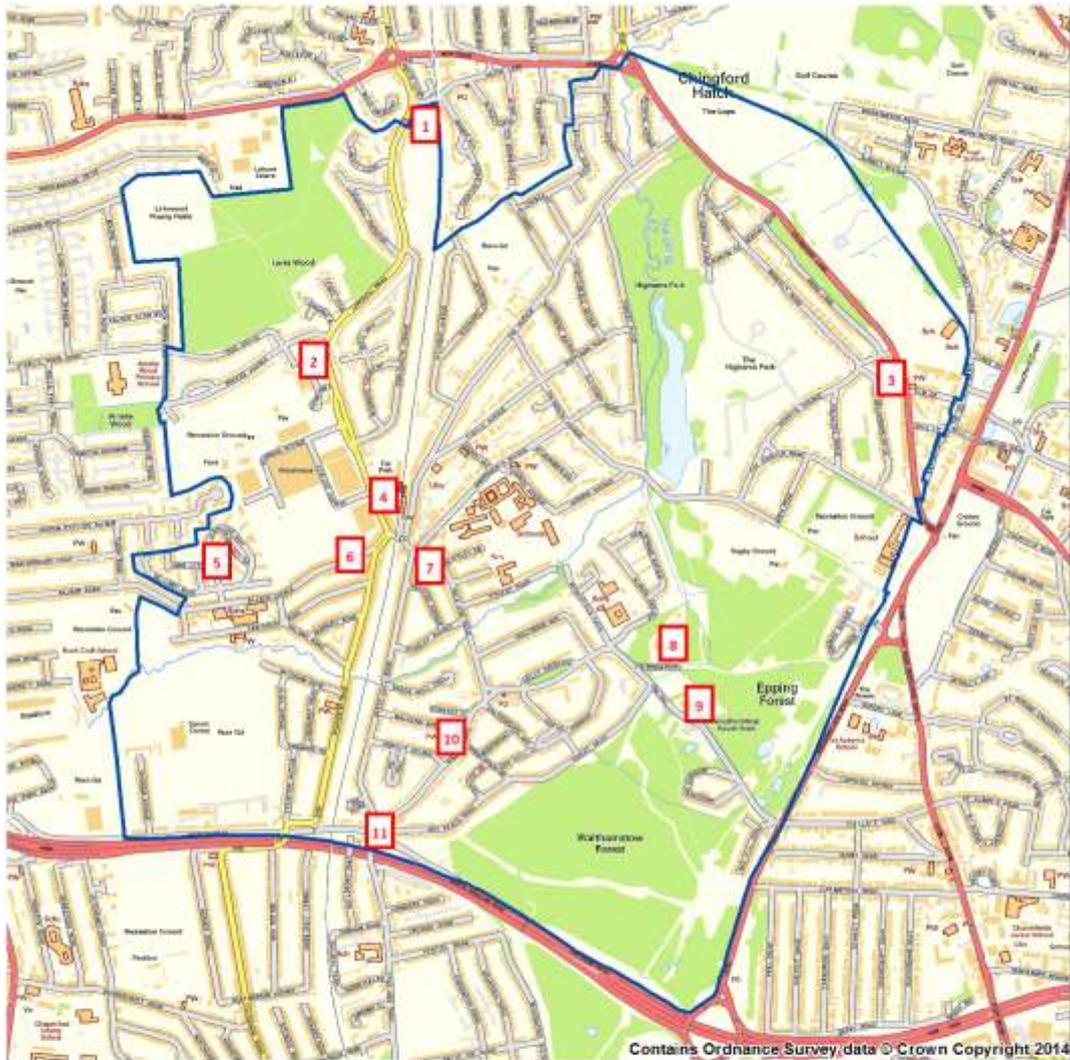
Site	Existing Use	Possible Future Use	Constraints	Guiding Principles
<b>Site 4:</b> 470 – 490 Larkshall Road	A mixture of retail, office and restaurant	<ul style="list-style-type: none"> <li>Residential above retail</li> <li>Office above retail</li> </ul>	<ul style="list-style-type: none"> <li>Railway line adjacent</li> <li>Height of neighbouring and facing residential buildings</li> <li>Impact on locally important buildings (Signal Box, Station)</li> </ul>	<ul style="list-style-type: none"> <li>Active ground floor frontage</li> <li>Adequate parking to be provided for residents, staff and visitors within the site</li> <li>Maximum four storeys (ground floor commercial, upper floors residential or commercial)</li> <li>Maximum two storeys at southern end to reduce impact on Signal Box and existing retail buildings in The Broadway.</li> </ul>
<b>Site 5:</b> Aldriche Way Estate	Residential	The redevelopment of the estate could provide more homes, more energy efficient homes and a mix of homes better suited to the mix of households in the Area.	<ul style="list-style-type: none"> <li>The site is already intensively developed</li> </ul>	<ul style="list-style-type: none"> <li>Any redevelopment proposals ought to be developed in partnership with the residents using an “Enquiry by Design” process, fully engaging residents of the estate and surrounding streets in the process, with the aim of developing design principles, layouts and general parameters regarding the mix of home type and tenure, prior to seeking delivery partners.</li> <li>The most significant gain which could be captured from a comprehensive redevelopment of the estate would be to reconnect it to the surrounding, traditional street patterns and remove the isolation the existing layout creates. Specifically, a link through Celebration Way and Jacks Farm Way to Highams Park District Centre through the newly built Tesco development would greatly reduce the sense of isolation.</li> <li>The existing estate character is generally disliked by most in the local community. Any redevelopment should seek to provide the high-density building provision in a way that better reflects the wider local areas character as defined in their Character Assessments.</li> </ul>
<b>Site 6:</b> 2 Winchester Road / 3 Selwyn Avenue	Warehouse	<ul style="list-style-type: none"> <li>Residential</li> <li>Commercial</li> <li>Community</li> </ul>	<ul style="list-style-type: none"> <li>Overlooking of/by adjacent properties</li> <li>Access/parking</li> </ul>	<ul style="list-style-type: none"> <li>Height restricted to two storeys with pitched roof to match adjacent property.</li> <li>Adequate parking for all users/residents to be provided within the site.</li> </ul>
<b>Site 7:</b> The Regal Cinema	Leisure/Va cant	<ul style="list-style-type: none"> <li>Residential led mixed use</li> <li>Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Desire to retain existing art deco façade</li> <li>Access and parking</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing façade</li> <li>Create more ground floor activity to the Hale End Road frontage.</li> </ul>

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Site	Existing Use	Possible Future Use	Constraints	Guiding Principles
<b>Site 8</b> <b>St Patrick's Court</b>	Residential	Residential accommodation for elderly and disabled people.	<ul style="list-style-type: none"> <li>The site is already intensively developed</li> </ul>	<ul style="list-style-type: none"> <li>Buildings to be positioned to minimise impact on existing residential property</li> <li>Adequate parking to be provided for all residents within the site</li> <li>Should comprehensive redevelopment be considered, the same principles of engagement with residents as set out in regard to Aldriche Way should be applied</li> <li>In the case of any redevelopment the opportunity should be taken to reduce the height of the buildings to below the forest canopy.</li> </ul>
<b>Site 9: Best Western Epping Forest Hotel, Oak Hill</b>	Hotel	Residential Sheltered Accommodation for elderly and disabled people.	<ul style="list-style-type: none"> <li>Access/ parking</li> </ul>	<ul style="list-style-type: none"> <li>Reduce the height of buildings to no more than four storeys (with flat roofs) or three storeys plus pitched roofs to remove ugly visual intrusion on the Epping Forest canopy</li> <li>Provide adequate parking for all residents and visitors within the site boundary.</li> </ul>
<b>Site 10:</b> <b>275 Hale End Road (former care home)</b>	Residential care (C4)	Residential (C3)	<ul style="list-style-type: none"> <li>Access and parking</li> </ul>	<ul style="list-style-type: none"> <li>Height should be restricted to two storeys plus a pitched roof in keeping with the surrounding properties.</li> <li>Adequate parking for residents, staff and visitors should be provided within the site</li> </ul>
<b>Site 11:</b> <b>Arches under Wadham Road Bridge and adjacent railway land north of A406 structure</b>	No existing use	<ul style="list-style-type: none"> <li>Commercial/Industrial /Storage</li> <li>Workshops</li> </ul>	<ul style="list-style-type: none"> <li>Adequate separation from the bridge structure</li> <li>Access/ parking</li> </ul>	<ul style="list-style-type: none"> <li>Create enclosure suitable for commercial use</li> <li>There is an existing link on the South side of Wadham Bridge which could be improved.</li> </ul>

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Fig 1. – Location Map of Potential Sites for Development



1. 190-196 Larkshall Road (by the underpass at Chingford Hatch)
2. Naseberry Court and Greenthorne Centre, Merriam Close
3. Beechwood Drive Estate, Beechwood Drive
4. 470 – 490 Larkshall Road
5. Aldriche Way Estate
6. 2 Winchester Road / 3 Selwyn Avenue
7. The Regal Cinema and adjoining site at 491-493 , Hale End Road
8. 275 Hale End Road (former care home - top of Malvern Avenue))
9. Arches under Wadham Road Bridge, Wadham Road
10. Best Western Plus Epping Forest Hotel, 30 Oak Hill
11. St Patrick's Court, Bridle Path, Woodford Green

### 3 RECOMMENDATIONS

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Below follows a list of recommendations which the Highams Park Neighbourhood Forum (HPPG) has prepared to provide guidance in delivery of the objectives and policies contained within the Plan.

**RECOMMENDATIONS: in support of Policy GNE1 the following actions are proposed.**

- i. Local residents should be encouraged to be involved in the management of existing and new green spaces through friends groups
- ii. Regeneration of The Highams Park and/or Mallinson Wood should provide parking for visitors in front of the Mallinson Scout centre if possible.
- iii. Contributions to support the maintenance and replenishment of public realm green landscaping, trees, shrubs and flower beds and flower baskets on the railings in the Station car park (apart from where flowers may obscure drivers sight lines) .

**RECOMMENDATIONS: in support of Policies BED1, BED2 & BED3 the following actions are proposed.**

- i. The drawing up of a 'HPDC Action Plan' to give focus to and revitalise the District Centre.
- ii. Improvements to pavements and the removal of street clutter.
- iii. Improved signage to attract people to HPDC
- iv. Establishment of a traders association – to get local traders to work together to revitalise the Area.
- v. Lobby the Council to reduce business rates and/or give rates holidays to new businesses in the HPDC.
- vi. Landlords should be encouraged to levy rents that will attract and retain a diverse range of shops, workshops and start-up businesses.
- vii. Pop-up shops to be encouraged in vacant units.

**RECOMMENDATIONS (1): in support of TPR Policies.**

The transport infrastructure of the Area could be improved by:

- i. A direct rail link to Stratford by reinstating the Hall Farm Curve, linking the Liverpool Street – Chingford line with the Lea Valley line, in addition to maintaining existing services to Liverpool Street. It is appreciated that there are mixed feelings amongst residents in the Area and that a petition was recently rejected by the Mayor of London, however, given the proposed

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lifetime of the Plan; the feasibility of this proposal should be reconsidered no later than 2022.

- ii. Construction of an additional station at Chingford Hatch: adjacent to the site of the old level crossing at western end of Hatch Lane to relieve traffic and parking congestion in the Area.
- iii. Additional works to those currently planned for the refurbishment of Highams Park station, such as:
  - installing lifts on both sides of the station with an interconnecting walkway for transfer between platforms.
  - installation of a pumped drainage system in the subway
  - decorated fascia panels on the subway walls to improve the aesthetics.
- iv. A review of bus stops and routes in the Area to ensure they are not restricting pedestrian and traffic movements and improve access to areas other than towards Central London to assist in reducing car use.
- v. Increased efforts to encouraging walking and cycling to school instead of car use.

### **RECOMMENDATIONS (2): in support of TPR Policies:**

- i. Other measures that should also be taken to improve cycling within the Area:
  - Improving signage,
  - More secure cycle parking at the station and the Tesco store, to promote a culture of cycle and ride,
  - Promoting cycling at schools,
  - The extension of the London bicycle hire scheme to cover the Area.
  - Additional & improved cycling parking facilities at buildings providing amenities to the public.

### **RECOMMENDATIONS: In Support of Policy CDP1 - Character Design & Public Realm**

In the event that there is a consultation on and revision of the LBWF Local Plan that consideration is paid to:

- i. Additional areas of Special Character where:
  - a recognised Residents' Association exists, which:
    - can demonstrate a reasonable case for designation,
    - is prepared to take the lead on planning monitoring,
    - is prepared to support enforcement by planning officers.

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- ii. New Conservation Areas or areas in need of protection where residents demand them. Such consultations should be open to all those living or working in the Highams Park Plan Area.
- iii. A review of the Area to identify other properties that should be either listed or locally listed.

### **RECOMMENDATIONS: in support of Policies CPD1 & CDP2:**

- i. The removal of clutter and obstructions from pavements and footpaths in the Area.
- ii. Improved provision for residential refuse in HPDC.
- iii. Make pedestrian movement safer and easier, particularly the crossing points on Larkshall Road, The Avenue, the Broadway and Hale End Road.
- iv. The development of a comprehensive pedestrian signage scheme to guide visitors in and around the Area.
- v. Introduction of pavement parking in additional streets in the Area where residents request them.
- vi. Improve enforcement to prevent cyclists riding on pavements.
- vi. **Pathways:** a number of paths in the Area provide important pedestrian routes. These are:
  1. Behind the shops between Handsworth Avenue and The Avenue.
  2. Mill Lane (Woodford).
  3. Under Wadham Bridge.
  4. Brookfield Path Area.
  5. The Ching Path by Winchester Road.
  6. The Ching Path by Wadham Open Spaces (behind the Peter May Centre).
  7. The other unmetalled and overgrown paths on the banks of the Ching.
  8. Abbots Crescent to the Bramblings.

These routes should be well maintained, well lit, safe and secure - including, where appropriate, the use of CCTV cameras. Where possible, they should also be opened up and widened due to concerns about safety

- vii. A review by Council officers of what public access and rights of way have been compromised in recent years and take whatever action is necessary to restore the rights of way.

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**RECOMMENDATIONS: In support of Policy GDS1 in the HP Plan, the following actions are proposed to fulfil and complement the aims of these policies:**

- i. That, in accordance with the Localism Act, developers positively and proactively engage with the community (pre-application) as plans are brought forward for development, as plans are submitted, and as development takes place and that the Local Planning Authority should consider a failure to do so a reason to refuse to validate an application.
- ii. That all developments of five units or more units shall have - as a condition of their approval - the mandatory formation of a consultation group with local residents and groups, to discuss the development between planning approval and completion.
- iii. Where possible, that significant schemes (for the scope of this Plan being developments of five units or more) have - as a condition of their approval – the retention of the proposed architect for the whole period of the development.
- iv. That all large developments include - as a condition of their approval - a commitment from the developer to market new homes through local agents in the first instance.
- v. Potential purchasers of new developments should be notified of local opinion and reviews that arose during the planning process of the impact of the development on the Area.

**RECOMMENDATIONS: In support of Policy DCO1 Planning Agreements for Developer Contributions**

Excluding such information that is deemed to be commercially sensitive.

- i. Draft agreements should be published with all relevant planning applications.
- ii. The Council should have a duty to consult with local residents and groups on the content of any draft agreement.
- iii. The contents of any draft agreement should be fully explained and discussed at the relevant planning committee meeting.
- iv. The final text of an agreement should be published on the Council website as soon as possible after approval is given to an application. This should include a clear breakdown of which payments will be made to whom and at what time.
- v. The final text of the agreement should be regularly updated when money is spent.

**4 PROJECTS**

The list below indicates the schemes and projects which should be given priority for the spending of developer contributions (both CIL and S106) in the Area.

**Table 2 HPPG Plan Projects**

Public Realm Projects	Description	Action
<p><b>Improvements to Highams Park District Centre</b></p>	<ul style="list-style-type: none"> <li>• Establish shopfronts policy and guidelines. Obtain funding for renovation of shopfronts and streetscape.</li> <li>• Run "buy it small and local" campaign.</li> <li>• Hold events in Highams Park Shopping Centre to draw people back into the area.</li> <li>• Form a traders association</li> </ul>	<p>Work with council officers and local businesses. Identify funding sources and apply for grants. Implement the Council's shop design guidance as compulsory in Highams Park Plan Area.</p>
<p><b>Improve appearance and facilities at Highams Park Station (in addition to those works already being undertaken by the operator)</b></p>	<ul style="list-style-type: none"> <li>• New stairs with lifts between north and south bound platforms</li> <li>• Due to the closure of the subway exit, provision of a new third single level exit into Larkshall Road by the railway crossing.</li> <li>• Better refreshment facilities</li> <li>• Toilets</li> <li>• Improve station underpass (panelling and mosaic) and pumped drainage system to prevent periodic flooding.</li> <li>• Cycle sheds</li> <li>• Provision of community space</li> </ul> <p>Creating a HP central public square and fitting context in front of Highams Park station. (see <b>Fig. 1</b> below). With consideration to the concept of "shared space" to improve</p>	<p>Meet with Operating companies. Try to get a grant from Department of Transport's fund "access for all" access for all. Allocation of CIL and S106 monies</p>

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	interaction between pedestrians and vehicles.	
<b>Improve appearance of Public Realm in HPDC</b>	Remove street clutter: removal of unused phone booths, relay boxes, etc and confusing signage.	Liaise with LBWF and TFL as necessary.
<b>Signage</b>	Develop clearer and more attractive signage in and around Highams Park. Including clearer direction regarding the free 3 hour parking at Tesco to the parking at Tesco and the Car Club collection point(s). Remove redundant or unnecessary signs. Map at HP Station showing, Hale End Library, Highams Park Lake, Epping Forest and Larks Wood, etc	Liaise with LBWF officers and TFL.
<b>Greenspace Projects</b>	<b>Description</b>	<b>Action</b>
<b>Nature trails and footpaths through Epping Forest – revive some historic names such as Great &amp; Lower Sale Wood.</b>	Add new nature trails, upgrade any in poor condition- to engage people with the value of the space. Make sure that Highams Park is integrated with recognised national/regional walk systems Improve signage and consider nature trail app for smart phones.	Liaise with City of London Corporation and Ramblers' Association.
<b>Improve access to the River Ching</b>	Help create natural corridors and quiet routes by improving access the Ching Path throughout Highams Park where possible.	Liaise with LBWF, Environment Agency and CoL.
<b>Widen Community use of Boathouse at the Lake</b>	Explore increasing access to water based activities through the Boathouse	Liaise with City Corporation and, local scouts to share usage.
<b>Improve environment and biodiversity in and around Highams Park Lake</b>	Agree and implement a nature conservation programme. In process already.	Work with City Corporation to establish group of volunteers. Raise funding.
<b>Regeneration project for Highams Park Lake &amp; Park and Mallinson Wood</b>	Look at ways to enhance the heritage and community use of the remnants of the Highams Estate.	Liaise with LBWF, CoL, Mallinson Trust and Heritage Lottery.

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<b>Refurbishment of Sports facilities</b>	Jubilee Sports Ground & Rolls Park disused tennis courts (ex West Essex) and others.	Liaise with Council Officers.
<b>Adoption of flower beds and green spaces in the public realm by local residents.</b>	Residents have expressed concerns that some of the flowerbeds in the public realm look neglected. Council Officers actively encourage local residents to adopt and manage green spaces near where they live. Abbots Crescent is a good example locally where residents have adopted and improved a public greenspace.	Raise awareness with local residents of the support Council Officers can provide. Liaise with Council Officers and assist residents with ward forum funding applications for such projects.
<b>Reinstatement of a significant tree with seating at the junction of The Broadway and Larkshall Road near the entrance to Signal Walk</b>	A number of residents have requested a replacement of the old elm tree (it died of Dutch Elm Disease a number of years ago) and surround seating in the wide pavement near to the entrance to Signal Walk. The proposed site is currently occupied by two waste bins which add little to the ambience of such a prominent location in HPDC.	Liaise with Council Officers and assist residents with ward forum funding applications for this project.
<b>Cultural &amp; Social Projects</b>	<b>Description</b>	<b>Action</b>
<b>Art Gallery/Permanent multi-function arts centre</b>	Space for exhibitions, talks, demonstrations, classes and workshops. An arts centre for young & old to bind the community. Collective Base to include young people too.	Identify potential sites and seek funding.
<b>Arts Trail</b>	Possibly combined with future HP Days – and with walking tours.	Liaise with E17 Arts Trail
<b>Picnic/Concerts in The Highams Park</b>	Organise events in and around the Highams Park Area to enhance the feeling of community cohesion.	Work with local community groups, Friends Groups, Council and other bodies.
<b>Establish Highams Park Web Portal</b>	A one stop website for all things Highams Park similar to the "We	Use local expertise to

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	are Wood Street E17" portal. Including a homes' sustainability section with access to info on: how to lower energy bills, funding sources, neighbours who have done it, water savings, where does your recycling go, renewable energy, and much more	design and populate the site. Obtain funding.
<b>HighamSpark Internet Radio station</b>	A radio station just for Highams Park to provide local news & entertainment and to promote local talent and businesses.	Liaise with local senior schools and businesses. Set up a working party.
<b>Highams Park Branding</b>	Create an identity for Highams Park.	For use on the web portal, internet radio and in the "Buy it small and local" campaign.
<b>Heritage Projects</b>	<b>Description</b>	<b>Action</b>
<b>Meridian Line</b>	Reinstate the Meridian Line markers outside of Tesco and in other places where appropriate	Liaise with LBWF Conservation Officer
<b>Highams Park War Memorial</b>	A memorial to commemorate all those that fought in all wars from this part of Waltham Forest, both civilian and armed forces.	Liaise with LBWF Conservation Officer. Possible location - Highams Park Station.
<b>Add additional properties to the LBWF list of "Locally Listed" properties Listing</b>	Look into obtaining listing of certain local buildings. Grade III, or local listings.	Undertake review to inform next LBWF Local Plan. Liaise with LBWF Conservation Officer
<b>Heritage trail (e.g. Gipsy Smith)</b>	Creation of a walk like Centenary walk in Highams Park.	Liaise with LBWF Conservation Officer
<b>Restoration of Organ at All Saints Church</b>	Historic and locally made Rutt Organ is in need of repair.	Apply to the Heritage Lottery Fund. Arrange fund raising

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		concerts and events.
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**Fig. 1: Illustration of how the Station Car Park could look if it is remodelled**

