

WELCOME



WE ARE PLEASED TO PRESENT OUR LATEST PROPOSALS FOR A NEW AND ENHANCED WALTHAMSTOW TOWN CENTRE

The purpose of this exhibition is to update you on how the scheme has been developed, incorporating your views following the previous consultation in April last year. A member of the project team will be happy to talk through the proposals in more detail and we encourage your feedback on this exciting new development.

With a construction value of over £120 million the designs will introduce the following to Walthamstow:

A VIBRANT NEW TOWN SQUARE AND GARDENS for local people to enjoy, with opportunities for exciting new formal and informal play facilities, sensory gardens, flexible events space, feature landscaping, improved lighting, wayfinding and safety.

EXCITING NEW SHOPS, LEISURE AND RESTAURANTS by delivering a significant extension to the existing Mall which will meet the needs of local people and attract new leisure facilities, retailers and restaurants.

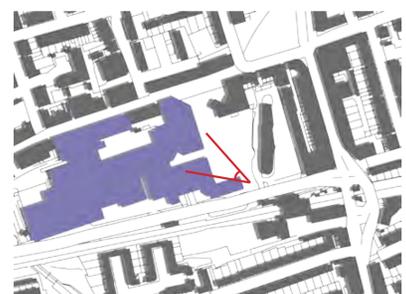
HIGH QUALITY HOMES which will create a truly sustainable mixed-use development, meeting local housing needs and regenerating this very well-connected town centre location.



View of new development from Selborne Road entrance

Who are Capital & Regional? The Mall Walthamstow is part of a wider portfolio which is owned by Capital & Regional, a leading specialist owner and manager of shopping centres in the UK.

C&R have owned The Mall Walthamstow for almost 20 years. As a long-term member of the local business community, we want to do our part to ensure Walthamstow town centre remains a thriving place for locals and visitors alike.

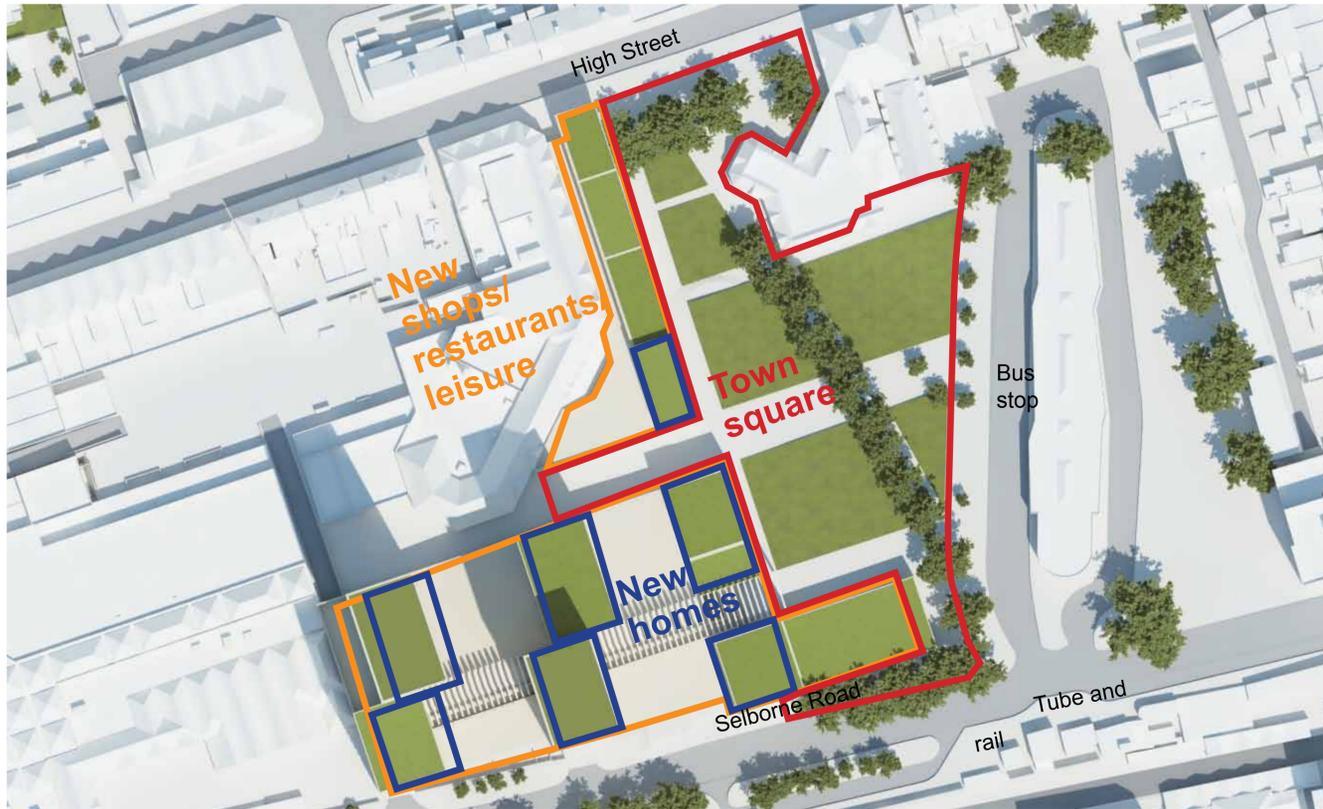


Keyplan



We are interested in your ideas and feedback, so please fill out one of our feedback forms.

A reminder : Our Initial Proposals



Placemaking elements including a town square, new shops, restaurants, leisure and homes

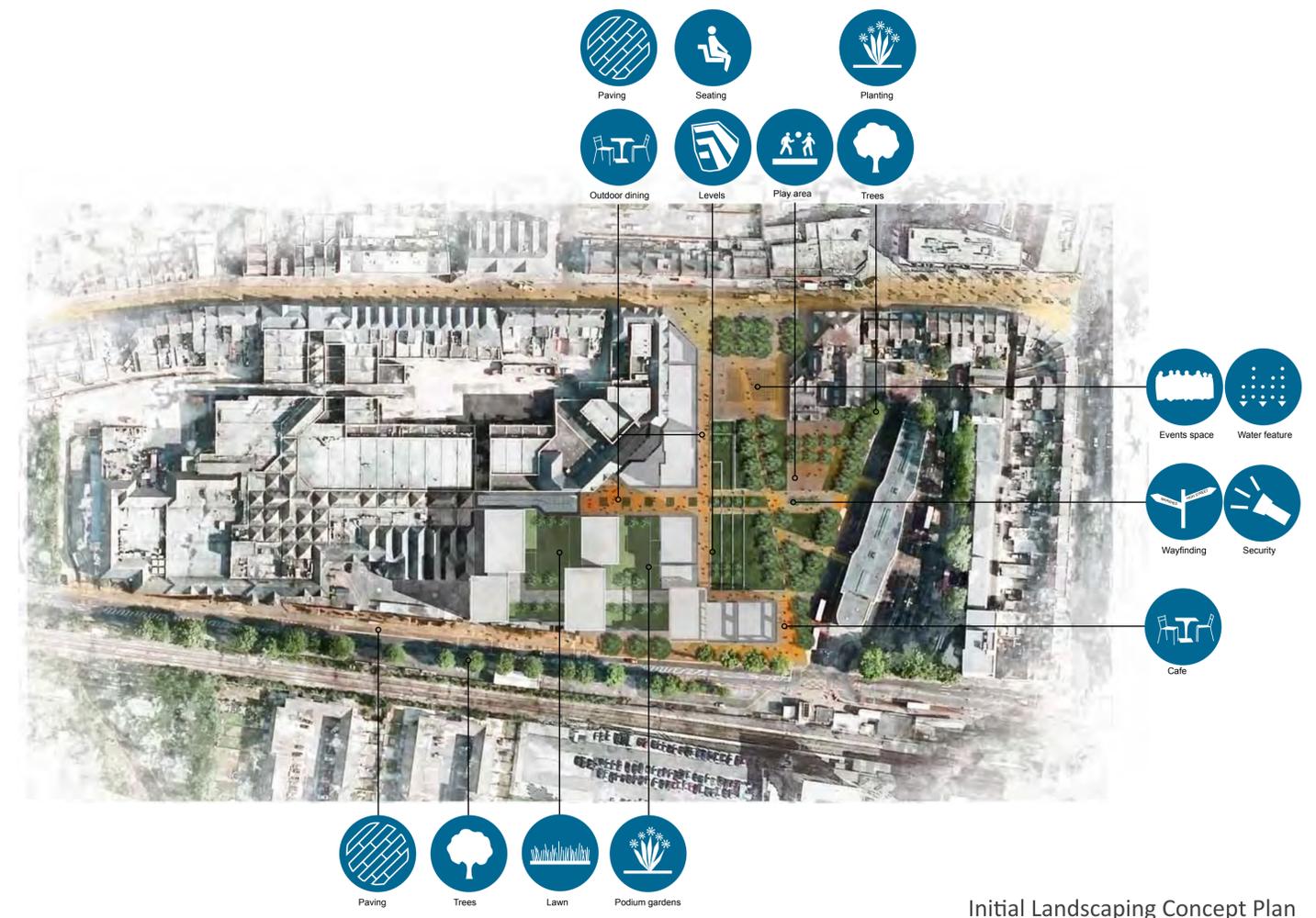


Artist's Impression of New Mall Extension & Town Square

ENHANCED AND REMODELLED NEW TOWN SQUARE AND GARDENS will be delivered for the community, providing an open and inclusive space incorporating a number of different uses, shaped by local people.

VIBRANT NEW SHOPPING, RESTAURANTS AND LEISURE FACILITIES will be provided through the extension of the existing Mall to include new retailers, cafes / restaurants, food shopping and a gym facility.

HIGH QUALITY NEW HOMES will be located above the shopping centre, these will help meet the council's requirement for up to 2000 new homes in the town centre. By locating people in the heart of Walthamstow we aim to retain and enhance the vibrancy of the area.



Initial Landscaping Concept Plan

We are interested in your ideas and feedback, so please fill out one of our feedback forms.

Walthamstow is Changing



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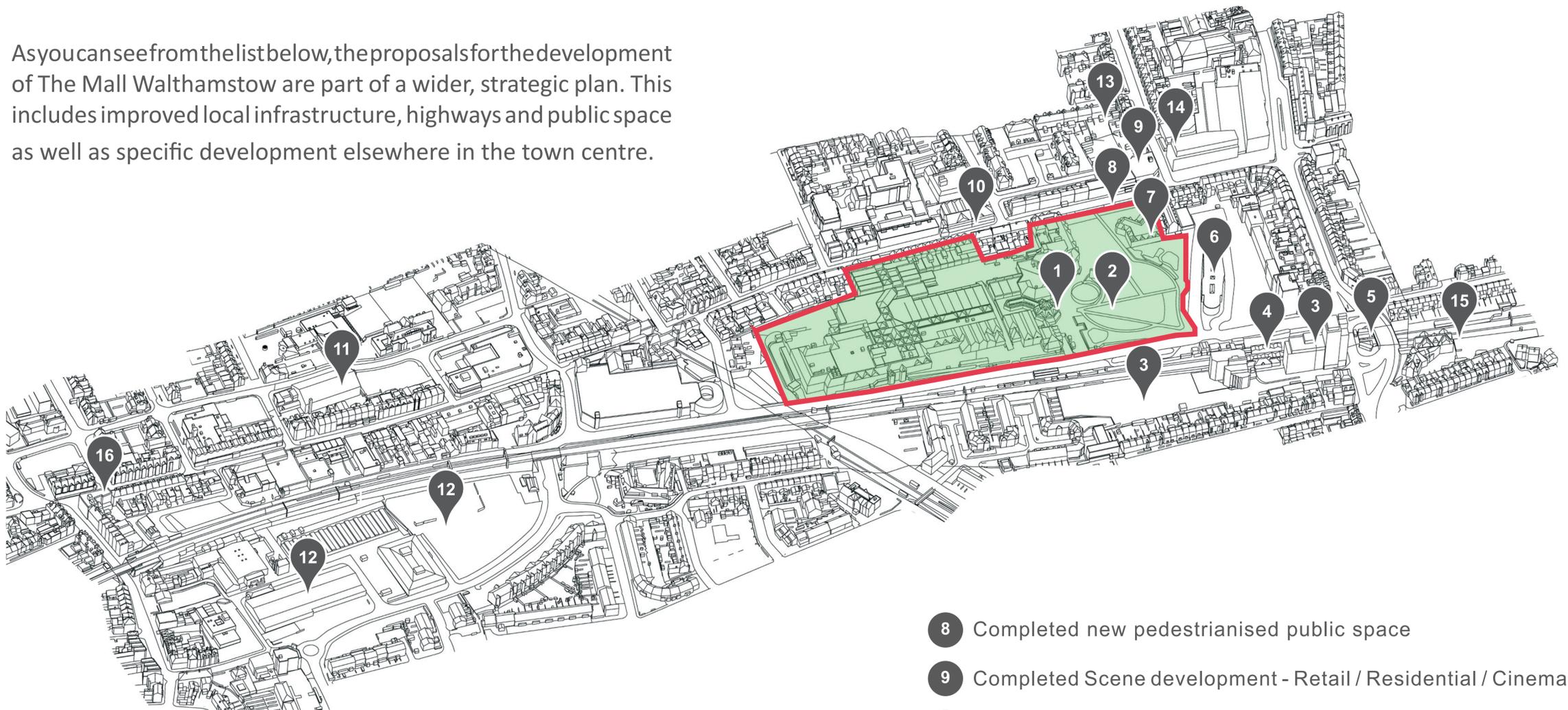
Waltham Forest Council are currently overseeing a number of exciting developments that are taking place or are in the pipeline for the town centre.

8



As you can see from the list below, the proposals for the development of The Mall Walthamstow are part of a wider, strategic plan. This includes improved local infrastructure, highways and public space as well as specific development elsewhere in the town centre.

9



13



14



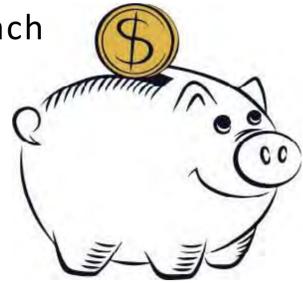
- 1 Proposed Mall extension project
- 2 Proposed enhanced town square and gardens as part of the Mall extension project
- 3 Proposed Solum development - Retail / Residential
- 4 Future TFL underground station upgrade works
- 5 Ongoing Highway gyratory works
- 6 Potential TFL bus station works
- 7 Potential future library refurbishment works
- 8 Completed new pedestrianised public space
- 9 Completed Scene development - Retail / Residential / Cinema
- 10 Potential future High Street enhancements
- 11 Proposed Mission Grove residential development
- 12 Proposed South Grove residential developments
- 13 Bar / Events space opened in former EMD Cinema
- 14 Creative Hub opened in Central Parade
- 15 Proposed Residential / Commercial redevelopment of Juniper House
- 16 Ongoing £2.9m regeneration of St James Street's Heritage and Public Realm

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Community Benefits



£25m
potential additional
spending in
Walthamstow each
year



up to £2.5m
boost in business
rates & council tax

up to £3m
investment in public
realm

up to £5m
community levy
made for initiatives
and infrastructure



over £120m
construction
investment



space for up to
12 new retail
stores



up to **5** new
restaurants



up to **500**
new homes

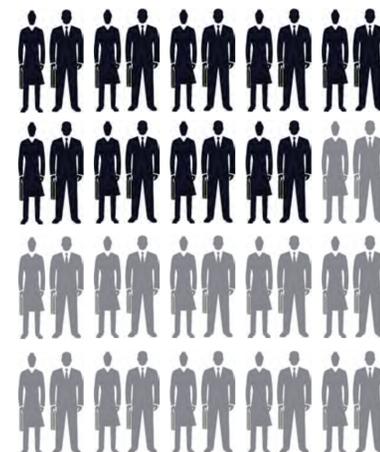
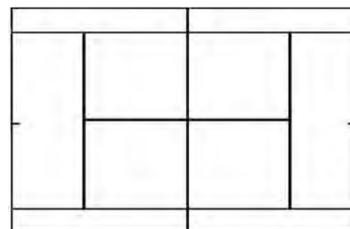


View from Natwest building looking south



improvements
and upgrades to local infrastructure
including Tube and Bus services

over **2 Acres** of
enhanced public space
equivalent to **42** tennis
courts



up to **350**
permanent
jobs created
for local
people along
with another
500 during
construction
works

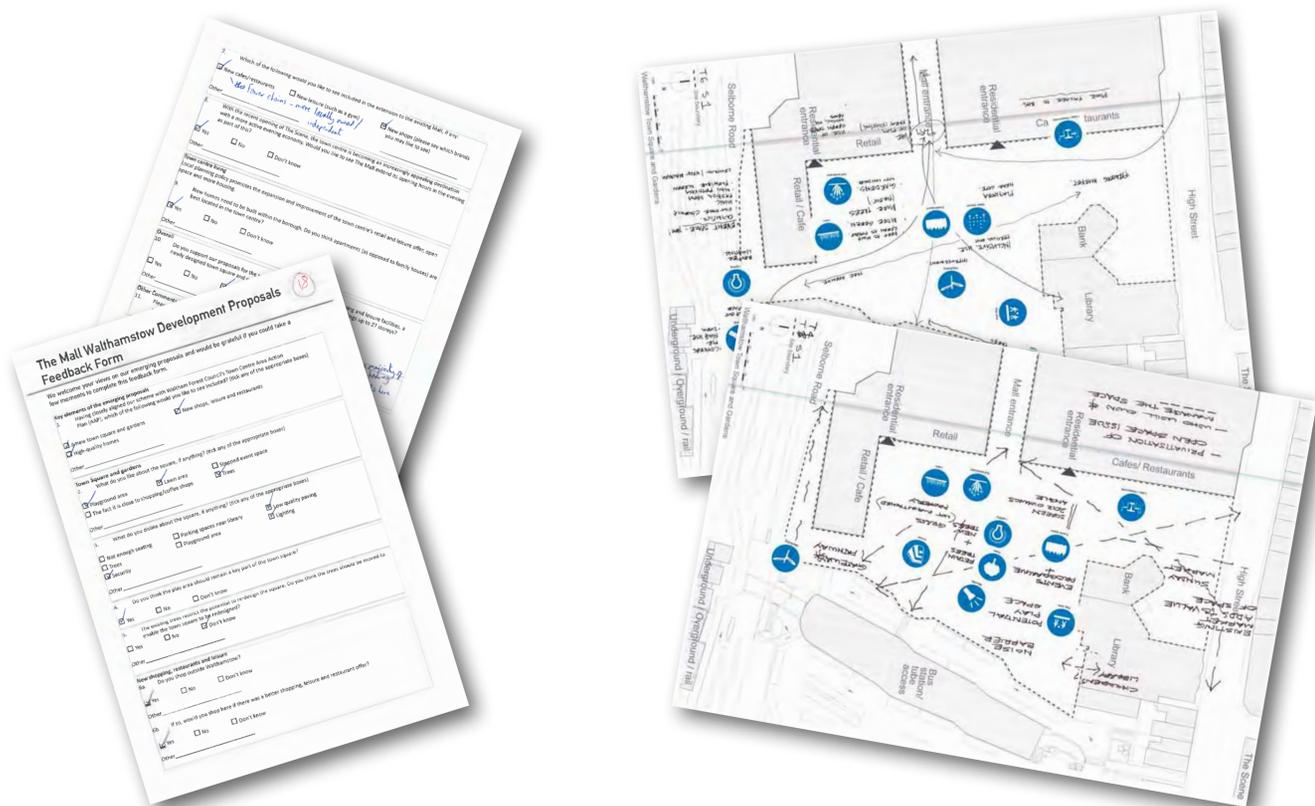


Keyplan

What you said...



Photograph from our public consultation last year



During our public consultation last year, we received a lot of valuable feedback and comments about our proposals. In particular, we received great comments and ideas from young people about the play area and how they would like to see it improved. Some of our key findings were:

55 %

of people indicated overall support of our proposals.

77 %

of people supported the idea of a multi-functional gathering space.

70 %

of people wanted to see new shops, leisure and restaurants.

86 %

of people said they would shop locally more often if the retail offer was better.

68 %

of people liked the trees within the town square.

56 %

of people said apartments are best located in the town centre beside transport.

78 %

of people thought the play area should remain part of the town square.

Some comments were raised over the loss of green space and trees, the amount of affordable housing, the height and density of the proposals:

- Although the size of the green space will be reduced; the quality, variety, accessibility and usability of the town square will be dramatically improved through the design of the proposals.
- The design retains many of the mature trees in the avenue and includes new tree planting whilst also removing trees to create better connectivity between spaces.
- The scheme will include affordable housing on site, the levels of which are under review with Waltham Forest Council and the GLA, these will be confirmed prior to planning submission.
- The site has been identified by the council to deliver up to 600 new homes. The height and density of the residential proposals has been designed to deliver up to 500 new homes, in line with GLA guidance directly adjacent to Walthamstow transport interchange.

We are interested in your ideas and feedback, so please fill out one of our feedback forms.

What we have done...



Following our consultation last year, we have advanced detail on a key area – the designs for the town square and gardens. We have carried out extensive community workshops and worked in close consultation with Walthamstow Borough Council to develop these proposals. Our aim is to create an inclusive space which:

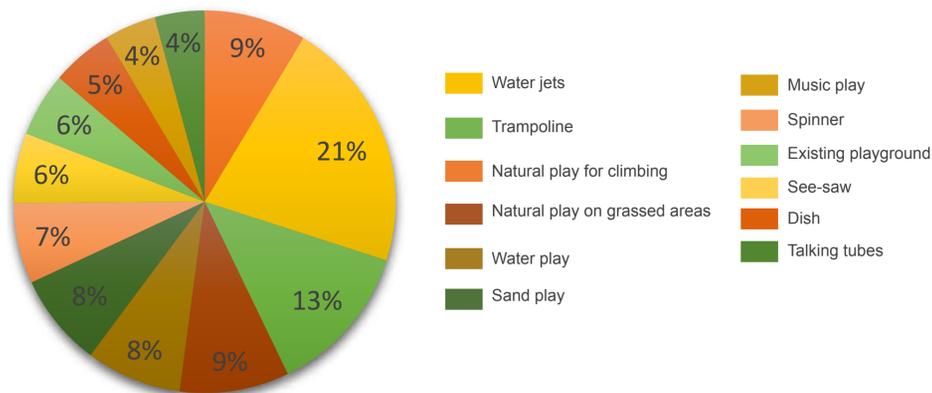
- PROVIDES A FLEXIBLE SPACE FOR EVERYONE TO USE.
- INCLUDES AN EXCITING NEW (UNDER 7'S) CHILDREN'S PLAY SPACE.
- INCLUDES SEPARATE INFORMAL PLAY GARDEN OPPORTUNITIES.
- PROVIDES KEY ROUTES AND INCLUSIVE ACCESS FOR ALL.
- CREATES A STRONG NATURAL CONNECTION BETWEEN THE HIGH STREET AND THE NEW TOWN SQUARE.
- IS SAFE AND EASY TO NAVIGATE.
- INCLUDES NEW FORMAL AND INFORMAL SEATING.
- INCLUDES ACCESS FOR CYCLISTS AND CYCLE STANDS.
- INCORPORATES NEW LIGHTING TO ENHANCE THE FEELING OF SAFETY.
- HAS BEEN DESIGNED WITH FLEXIBILITY TO INCORPORATE FUTURE DEVELOPMENTS AND IMPROVEMENTS.
- PROVIDES A WIDE VARIETY OF WELCOMING SPACES.
- HAS A MIX OF FORMAL AND INFORMAL GREEN SPACES.
- INCORPORATES EXISTING AND NEW TREE PLANTING.

We have been liaising closely with Transport for London, local bus companies and the Council's highways department on infrastructure improvements, which will deliver wider town centre enhancements.



Artists impression of town square viewed from the south

The **VOTE FOR PLAY** results from last years consultation indicated a preference for informal and naturalistic play elements which we proposed to integrate within the design.



Results of Vote for Play from 2016 consultation



Example Vote for Play board from 2016 consultation

A Space for Everyone



gardens



play garden



green screening



sensory garden



arrival space



Herbaceous sensory planting



Water feature in paving



Seating walls around planting



arrival space



events space



public art



Lighting in walls



terraced lawns



Informal play on grass mounds



Cafes & restaurants



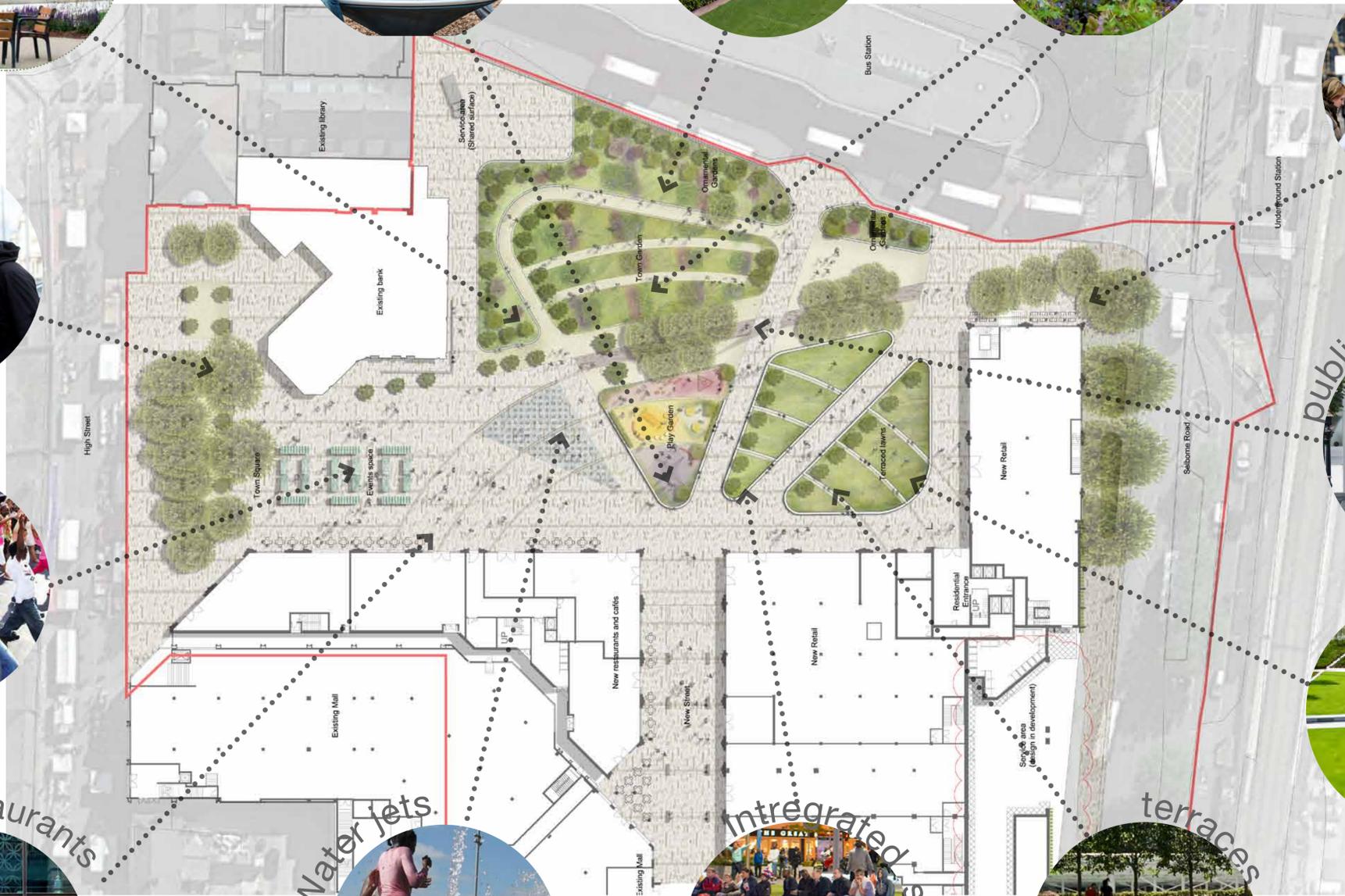
Water jets



integrated seating



terraces



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New Shopping, Restaurants and Leisure



Capital & Regional is a committed, long-term investor in Walthamstow. We purchased The Mall shopping centre in 1997 and have continually invested in its success, recently investing over £5m into its refurbishment which has already attracted new brands to the town centre. Now we feel the time is right for large-scale development.

We want to build on the success of our previous refurbishment by extending the existing shopping centre by over 86,000 sq ft over two levels. These proposals will:

ATTRACT NEW SHOPS, RESTAURANTS AND PEOPLE: delivering this significant extension to the existing Mall will meet the needs of local people and attract new leisure operators, retailers and restaurants to Walthamstow. The proposals are anticipated to add approximately £25 million of annual additional spend into Walthamstow. This will incorporate extended opening hours for car parking and new toilet facilities.

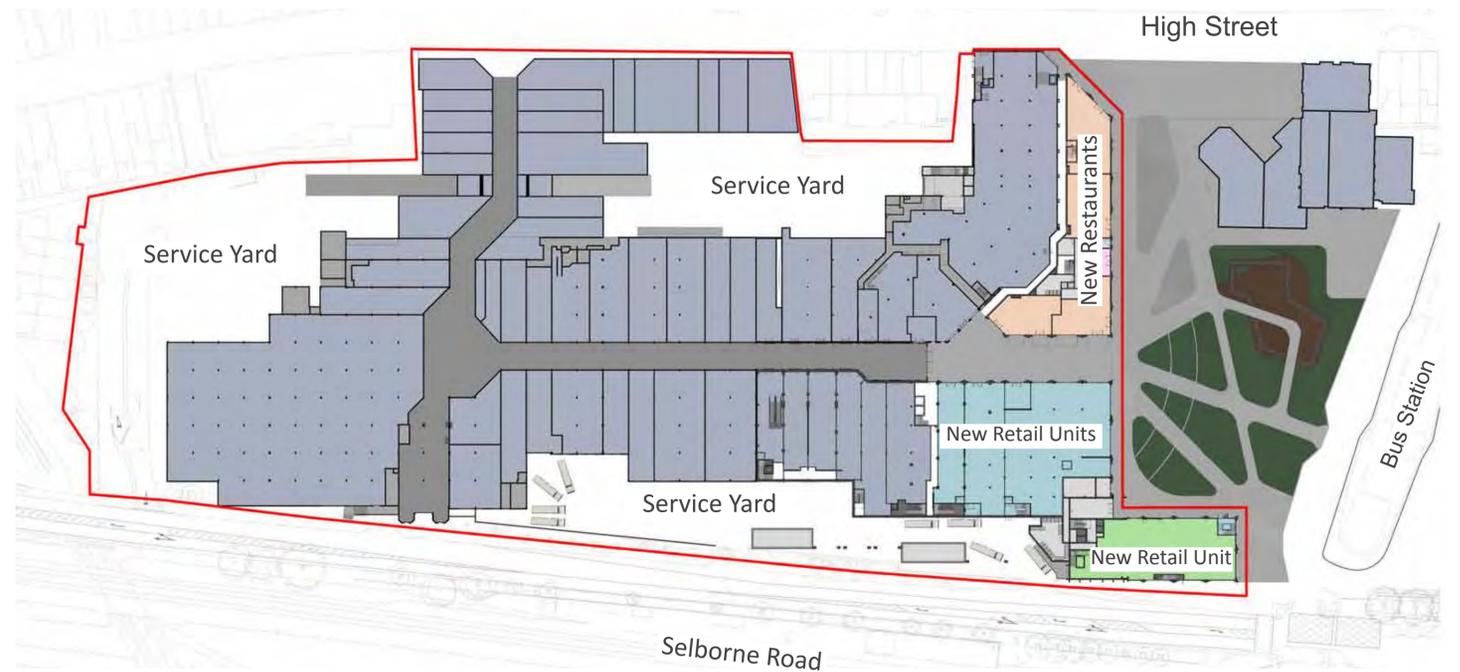
SUPPORT THE LOCAL ECONOMY: attracting new visitors to the town and through the creation of jobs. Up to 350 permanent jobs will be created for local people, with up to a further 500 during the construction phase.



Artists impression of development viewed from the east



Target Retailers



Proposed retail floor plan

We are interested in your ideas and feedback, so please fill out one of our feedback forms.

Town Centre Living



WITH ITS UNIQUE CHARACTER AND STRONG COMMUNITY FEEL, IT IS CLEAR WHY PEOPLE WANT TO LIVE IN WALTHAMSTOW - IN ORDER TO MEET GROWING DEMAND IN THE AREA, NEW HOMES MUST BE BUILT.

Planning policy supports the delivery of new homes in the town centre, to help meet the demand for accommodation, and continue to bring people to the town to support the retail, leisure and business activity. The new homes are arranged above the retail in two low buildings and two tall buildings. The lower buildings are 3 - 4 floors storeys and the tall buildings would range broadly between 9– 29 storeys and provide up to 500 new homes. The design quality of the residential towers will be controlled through a strict **'Design Code'** agreed with Waltham Forest planners.

The application shortly to be submitted will be a **hybrid application** seeking a **detailed consent** for the proposed retail, low rise residential (fronting onto Town Square) and the new public realm (Town Square) elements. with the residential towers seeking **outline consent** at this stage.

AN INTEGRATED DESTINATION: The sensitively designed homes will sit proudly above the retail and leisure facilities, creating a new landmark for the town centre and providing residents with shopping facilities on their doorstep.

By creating a new focal point in Walthamstow, we believe our development will offer true town centre living. Already we have secured The Gym and award winning retailer, LIDL to come to the shopping centre with both opening later this year, and our aim is to build on this work to reinforce the sense of community within the town.

SUSTAINABLE DESIGN is at the heart of our proposals. The site is located opposite the bus, train and underground stations. It is these transport links that provide the key to unlocking the successful mix of uses and amount of new homes in our proposals. The scheme will be car free for the residential development (except for the less able) however, existing parking will continue to be provided for the shops and leisure facilities.

This aligns well with wider TFL plans to enhance local transport facilities, as well as Waltham Forest Council's own proposals for improved highways around the town centre.



Artists Impression from the High Street across new Town Square

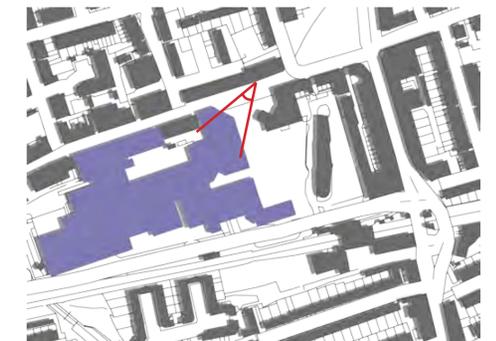
Towers illustrative only



Illustrative residential gardens



Residential entrance



Keyplan

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Feedback and Next Steps

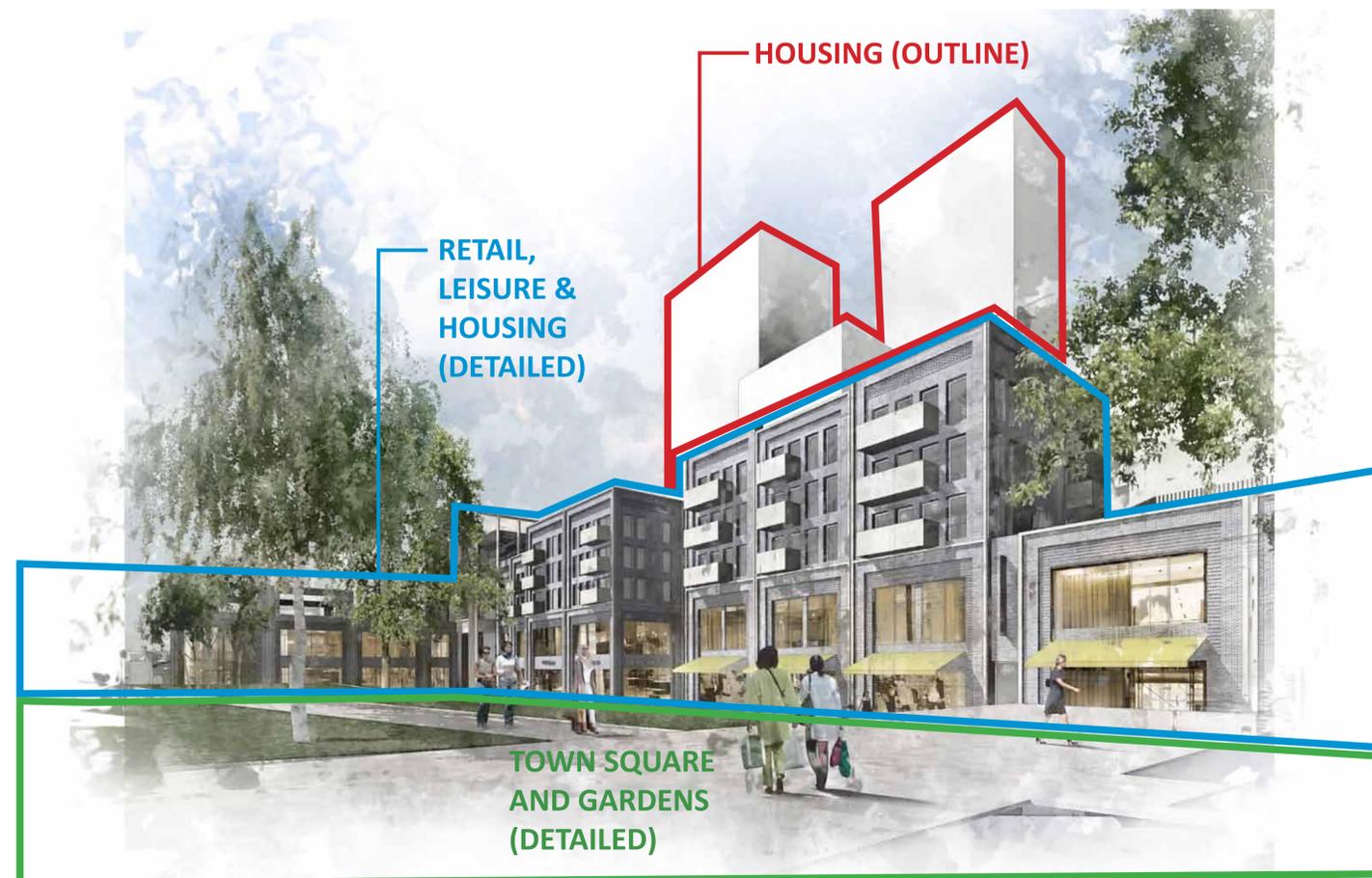


YOUR OPINIONS MATTER TO US AND WE WANT TO KNOW WHAT YOU THINK

If you have any questions or would like to discuss our vision for the designs in more detail, please speak with a member of the team or get in touch using the contact details below.

We would be very grateful if you could complete a feedback form and hand it to a member of the team or place in the box provided. All feedback will be considered as the vision for the development progresses towards a planning submission.

This exhibition has shown you how our proposals have evolved following our first exhibition last year and we are hoping to submit a planning application in the coming weeks. We are submitting a **hybrid application** comprising a **detailed planning application** for the public realm, mall extension and low-rise town square residential and an **outline planning application** for the residential tall building elements. The outline application will determine the parameters of the residential offer with further information to follow on the detail of the designs.



CONTACT US

For more information, please contact us at: mallproposal@capreg.com

MALL REFURBISHMENT

APRIL 2016

FORMER BHS STORE RECONFIGURATION PLANNING SUBMITTED

WINTER 2016

FORMER BHS STORE WORKS START ON SITE

SPRING 2017

OPENING OF LIDL AND THE GYM

WINTER 2017

FIRST PUBLIC CONSULTATION

APRIL 2016

SECOND PUBLIC CONSULTATION

FEBRUARY 2017

PLANNING APPLICATION SUBMITTED

SPRING 2017

ANTICIPATED PLANNING DECISION

AUTUMN 2017

DEVELOPMENT WORK STARTS ON SITE

MARCH 2019

COMPLETION OF SHOPS AND RESTAURANTS

AUTUMN 2020

COMPLETION OF NEW HOMES

2020 ONWARDS

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