What is Proposed

Facilitating Regeneration
The UDF advocates strategies that support and retain the social / cultural equity of the neighbourhood along with proposals that creatively adapt and re-use buildings.

The UDF seeks to retain and build upon the pre-existing diversity of uses within the area by enabling local businesses and industries to remain in-situ wherever possible. If it is demonstrated that a business cannot be retained within the existing premises, it is proposed to temporarily relocate it within the site, whilst new premises are built. Extinction of businesses is to be avoided at all costs.

New businesses are to be stimulated by the development of modern business space, suitable for contemporary uses in order to ensure the continued success and attractiveness of Blackhorse Lane as a business location. This is augmented with new residential in the form of high-quality housing at a high density, yet medium rise, which is designed to cater for local housing needs as well as attracting new residents to the area. Diversity creates wealth within the area by providing employment opportunities, it retains this wealth through attracting new residents and visitors with varied leisure and cultural resources.

The regeneration of Blackhorse Lane, and the proposed linear park, offers a unique opportunity to deliver new linkages between the two, unlocking this extraordinary resource for the well-being and betterment of residents and visitors alike.

Acknowledging the Character of the Area
The UDF proposes a strategy where regeneration works with the existing character and built form of the area. It is important to understand and value the positive existing characteristics and to incorporate these through their retention and evolution where feasible, or through progressive adaptation where not.

This type of process occurs organically on the site today. The robust built heritage is supporting the emergence of creative and artistic uses, which further complement the remaining industry. Identification of particular elements that might be nurtured and integrated into new developments, holds the key to the area’s re-invention and future success. This allows for redevelopment to capitalise on latent assets and capacity.

More fragile existing uses that contribute to both local character and culture require special consideration. The Royal Standard pub is one such institution, offering value by contributing to local identity and supporting local talent.

Addressing the Aims of LBWF / LDA
The regeneration of the Blackhorse Lane area contributes to addressing LBWF housing need through the creation of a high-quality housing component whilst creating wealth and opportunities for all residents, as set out within the Waltham Forest’s Sustainable Community Strategy, that collectively impact positively on the area and creates a sustainable, thriving community.

The UDF establishes a framework that allows the borough to proactively engage with private sector partners to deliver the regeneration of the Blackhorse Lane area.

Viability for the Private Sector
In order to succeed, the regeneration strategy requires the engagement of the private sector to deliver the redeveloped built fabric required. A phased strategy, aligned with property ownership allows for the clear parcelling of urban blocks to be independently developed by the private sector.

The removal of the need for large-scale upfront infrastructure in the UDF liberates the regeneration process from the delays and complexities of securing, financing and delivering these projects.

Each redevelopment project can proceed independently, delivering the infrastructure it requires. In effect, the redevelopment projects will collectively facilitate regeneration.
### Site wide
- Network of streets
- Green network
- Multiple modes of transport

### New developments
- Housing diversity and quality
- New businesses
- Appropriate building heights
- Improve station access
- Active ground floors

### Existing assets
- Integrate buildings of merit
- Support local enterprise
- Sustainable development
A series of urban principles have been developed for the Blackhorse Lane area in order to guide future development and ensure the delivery of the vision. Central to these principles is a clear understanding of the unique character of the area and the key objectives of the LBWF, LDA and the GLA. Accordingly, all subsequent elements of the UDF are determined utilising these guiding principles.
Site wide

Network of Streets
Develop a permeable and accessible public realm with an appropriate street hierarchy.

Multiple Modes of Transport
Encourage walking, cycling and use of public transport. Prioritise on-street car parking and an appropriate car parking ratio.

Green Network
Improve connections to the Lee Valley and emerging East London Green Grid. Provide spaces for play and recreation within a new Neighbourhood Park.

Improve Station Access
Upgrade the Standard Junction to improve accessibility to Blackhorse Road Station.
Sustainable Development
Ensure a sustainable built environment including managing flood risk, incorporating SUDS, minimising overall energy use and facilitating a decentralised energy network.
New Developments

Housing Diversity and Quality
Provide a mix of private, intermediate and social rented housing with different sized houses and flats. Ensure housing types accommodate different needs, including those of disabled people, older people and the young.

Appropriate Building Heights
Buildings of primarily 3 to 6 storeys in height that respect the existing built context and the Walthamstow Reservoirs - SPA and SSSI.

New Businesses
To ensure a mixed-use neighbourhood provide appropriate new work places by encouraging businesses that are compatible with housing and grow a small neighbourhood shopping centre.

Active Ground Floors
Develop residential typologies with front doors on to streets and windows that overlook them and ensure that non-residential uses have an active relationship to the street to help make the area lively and safe and to deter crime.
Integrate Buildings of Merit
Existing buildings should be seen as an opportunity to contextualise new development. Evaluate the viability of maintaining buildings of merit and ensure that new development is carefully integrated.

Support Local Enterprise and Businesses
Allow existing industries and organisations to remain in the area. Ensure a mixed-use neighbourhood by encouraging new workspaces for businesses that are compatible with housing and providing a small neighbourhood shopping centre.