THE SOCO

LIVING BETTER TOGETHER

PUBLIC CONSULTATION

115 High Street Walthamstow



Welcome.

Thank you for joining us at this second public consultation on the emerging proposals for 115 High Street, Walthamstow.

Since our first public consultation in July, we have reviewed your feedback and continued to develop and refine the proposals.

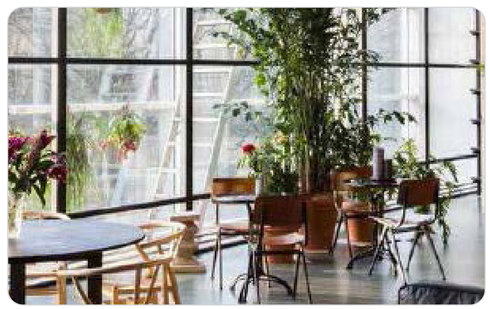
The updated proposals include a significant reduction in the height and scale of the building, alongside further changes to the design. Today, we would like to show you how the proposals have developed and hear your views.

The proposals include purpose-built shared living accommodation, new commercial space at ground floor level and improvements to the streets and spaces around the site.

The Operator & The Site

Seeing the severe lack of housing and increasing social isolation in the UK, The SOCO founders Matthew and Ben were driven to consider a new, better form of housing. As part of its fifth London project, the SOCO aims to provide safety, convenience and real community.







The Site

The current site sits on Walthamstow High Street, and is occupied by a two-storey retail building. A service yard is accessed from Mission Grove to the rear.



Your Feedback, Our Response

Thank you for the feedback you shared with us during our first public consultation in July. Since then, we have reviewed your comments alongside feedback from Waltham Forest Council and its Design Review Panel as the proposals have developed.

Height and scale

You Said

You raised questions about the height and scale of the proposed building, including how it would relate to the High Street.

Our Response

We have significantly reduced the height and scale of the proposals. The building is now proposed at 6 storeys, compared with the 8-storey scheme presented at our first consultation.

Local businesses

You Said

You would like the new commercial space to support local businesses.

Our Response

The proposals include around 240 sqm of flexible commercial space at ground floor level, helping to maintain an active High Street frontage. We are continuing to engage with local residents, businesses and market traders to understand the types of uses they would like to see here.

Shared living and community

You Said

You wanted to understand how shared living would create a sense of community and raised concerns about residents having fewer long-term ties to the area.

Our Response

The proposals include a range of shared spaces designed to encourage residents to meet and spend time together, including shared kitchens, dining and social spaces, a courtyard garden and outdoor terraces.

Previous proposals

- 319 studios
- 8 storeys
- Taller, more uniform building





Updated proposals

- Around 250 studios
- 6 Storeys
- Lower, stepped building
- Façade broken into smaller sections

Your Feedback, Our Response

Changes since our first round of consultations

- Around 250 shared living studios are now proposed
- The building has been reduced from 8 storeys to 6 storeys
- The internal layout has been redesigned, including a revised two-core arrangement

The proposals have developed in response to community feedback, discussions with Waltham Forest Council and its Design Review Panel, and further technical work.

Previous proposals

- 319 studios
- 8 storeys

Updated proposals

- Around 250 studios
- 6 storeys

High Street/Palmerston Road looking west:





What is Shared Living?

At 115 Walthamstow High Street, we want to offer **the most attainable tier of build to rent, available for anyone to enjoy.**

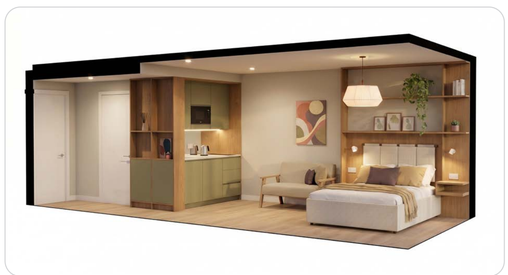
Shared living is a community-based solution to the housing crisis, providing a safe, convenient and social living offer for everyone. Whether you're living alone and need social, high-quality accommodation, a key worker that's unable to afford accommodation near to work, or if you're looking for a fresh start somewhere new, shared living is for you.

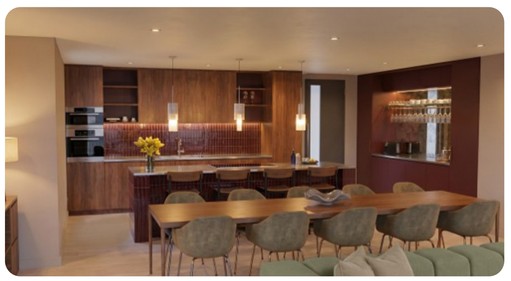
Standard studios range from **approximately 19 sqm to 24 sqm**, with larger studios also provided. The proposals include **28 wheelchair-accessible studios**, representing just over 11% of the total accommodation.

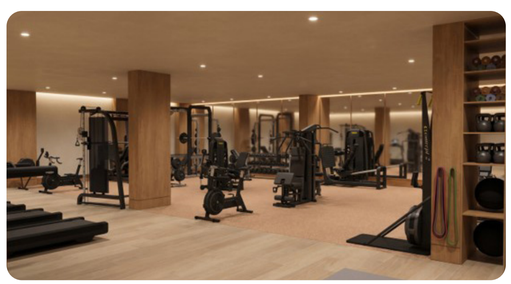
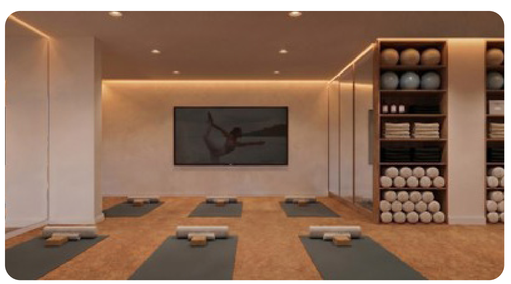
Our wider shared living offer provides a range of benefits to our residents which include:

- High-quality purpose-built accommodation, furniture and shared facilities
- Fixed cost including bills, flexible and secure tenancy terms with no additional hidden costs
- Large spaces designed for community gatherings and socialising, as well as smaller spaces to enjoy quiet conversation
- Welcoming and safe entrances, with CCTV monitoring, regular maintenance and 24-hour support
- Energy-efficient accommodation and fixed included bills

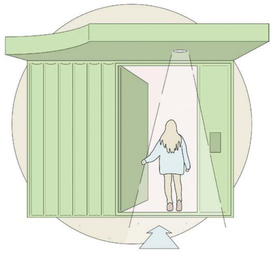
Residential and shared amenity examples





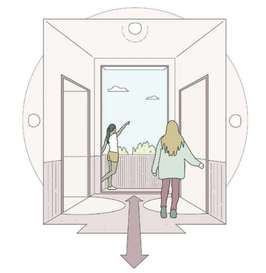
Key Principles



Welcoming and safe entrances



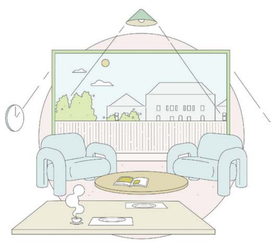
Spaces to form relationships



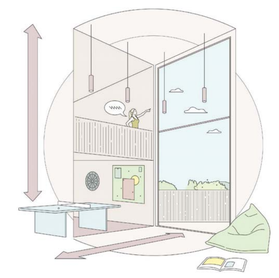
Bright and airy circulation spaces



Considered rooms



Small social spaces for quiet and conversation



Large amenity spaces for socialising

Our Scheme: The Proposal

Walthamstow High Street looking east:



We are proposing around 250 purpose-built shared living studios at 115 High Street, including 28 wheelchair-accessible studios, alongside a range of indoor and outdoor shared spaces for residents.

At ground floor level, new commercial space would provide an active frontage onto the High Street, alongside shared spaces for residents. The building is arranged around a first-floor courtyard garden, with additional outdoor terraces created by the building's upper-level step-backs.

Key Figures

- Height:
  6 habitable storeys
- Shared living studios:
  Around 250, including 28 wheelchair-accessible studios
- Indoor shared amenity:
  Approximately 905 sqm
- Outdoor shared amenity:
  Over 500 sqm of courtyard gardens and terraces
- Commercial space:
  Approximately 240 sqm at ground floor level

Reducing the Building Height

Following feedback from our first public consultation and further review with Waltham Forest's Design Review Panel, we have significantly reduced the height and scale of the building.

The updated proposals are now six storeys at their highest points, compared with the 8-storey scheme presented at our first consultation.

Previous Proposals

- 8 habitable storeys (+ rooftop plant)
- 319 shared living studios

Updated Proposals

- 6 habitable storeys
- Around 250 shared living studios

Palmerston Road looking north:





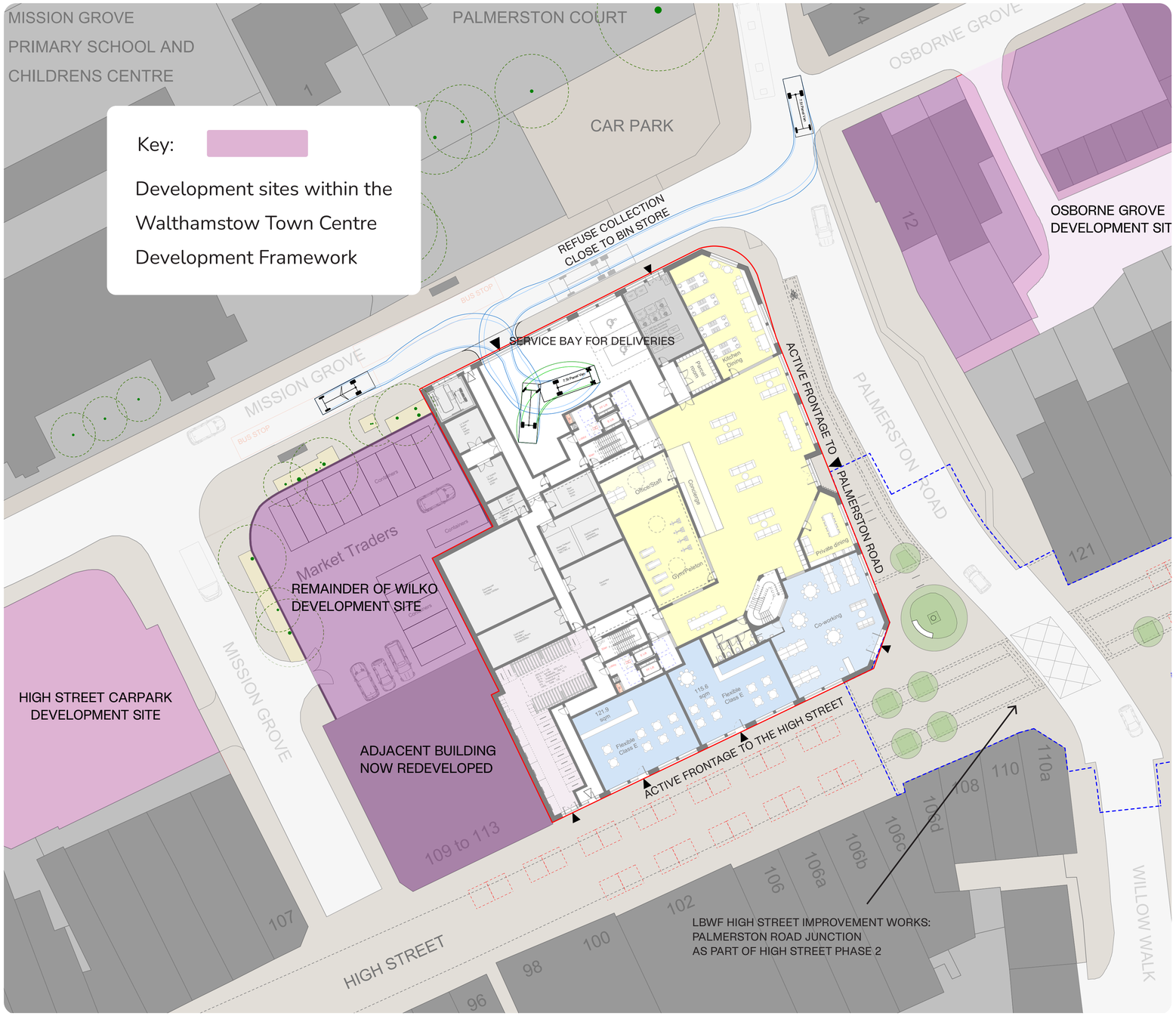
Palmerston Road looking south:





Ground Floor & Site Layout

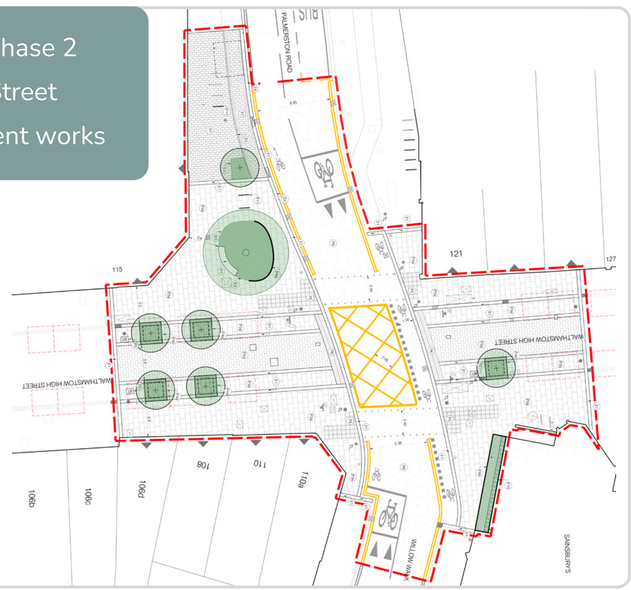
The ground floor has been designed to create active frontages onto Walthamstow High Street and Palmerston Road, with new commercial space and entrances helping to create activity at street level.



Key features include:

- New commercial space with active shopfronts facing Walthamstow High Street
- A clearly defined entrance for residents
- Shared spaces for residents at ground floor level
- Deliveries, servicing and refuse collection managed from Mission Grove, helping to minimise disruption to the High Street
- A ground-floor design coordinated with the Council's emerging proposals for improvements around the Palmerston Road junction

LBWF Phase 2 High Street improvement works



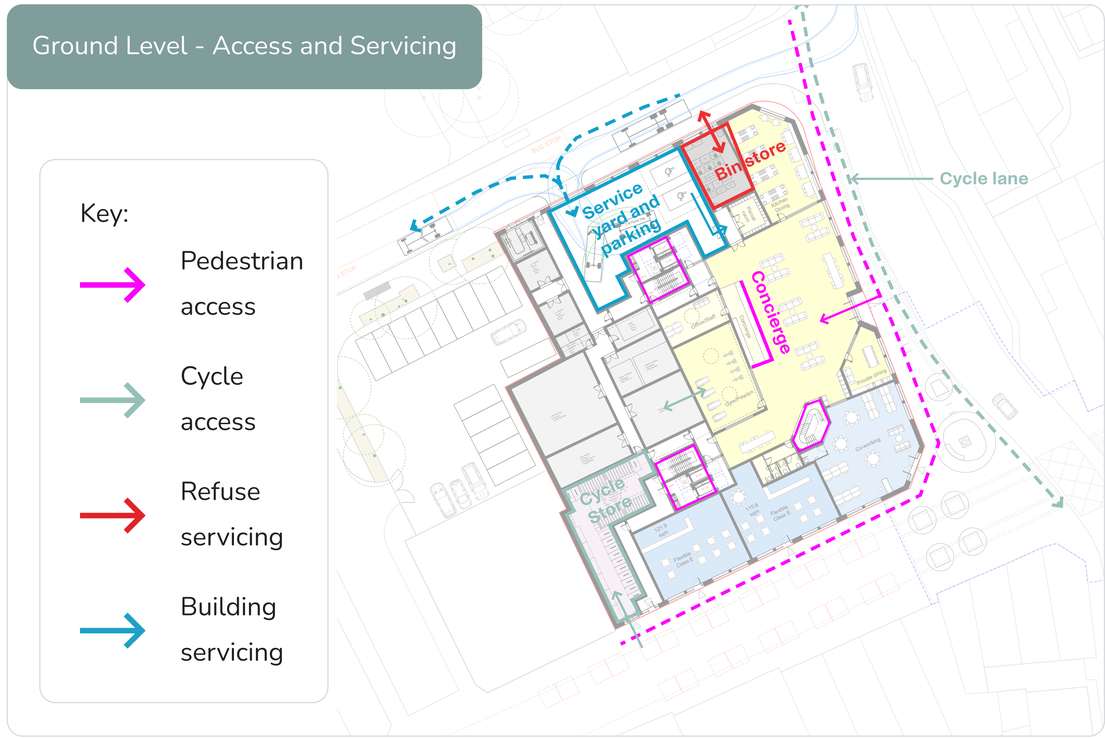
Inclusive Design & Access

We want the development to be safe, accessible and welcoming for residents, visitors and people using the surrounding streets and spaces.

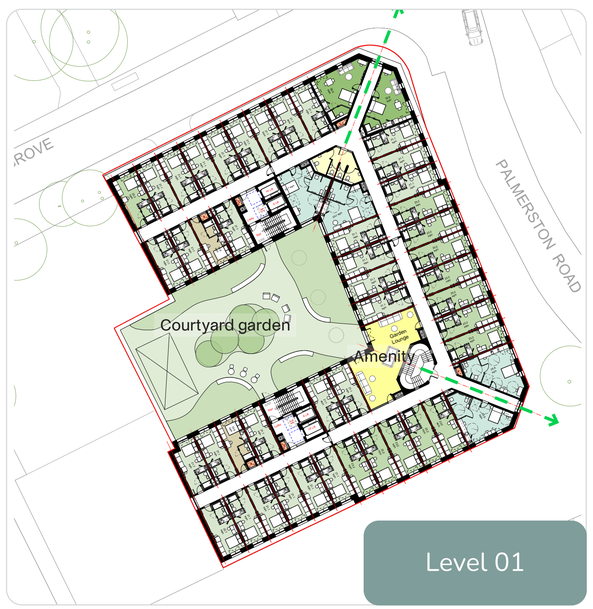
Our approach includes:

- Good lighting and clear sightlines, helping people to see and be seen around entrances and shared spaces
- A ground-floor layout designed to minimise hidden or enclosed spaces and provide clear views between entrances and the street
- Active frontages and entrances, providing activity and natural overlooking at street level
- 28 wheelchair-accessible studios, representing just over 11% of the proposed accommodation
- Clear and accessible routes through the building, helping residents and visitors to find their way around

These principles have informed the design from the outset and will continue to be developed as the proposals progress.











Design & Character

The emerging façade design responds to the character of Walthamstow High Street, using different tones of red and brown brick to reflect the materials and colours found in the surrounding area.

At ground floor level, textured brickwork would provide detail and character around the new commercial frontage, drawing on traditional High Street shopfronts. Above, different brick tones and detailing would help break down the appearance of the building and give each part of the façade its own character.

Feature windows at the building's corners would bring natural light into internal circulation spaces and add interest to the façade.

As the height and scale of the building have been reduced, the façade design and detailing have also been refined to respond to the updated form of the building.



1 **High Street shopfronts**

Textured brickwork at ground floor level adds detail and character to the new commercial frontage.

2 **Lower level**

A darker brown brick is used above the shopfronts to distinguish the lower part of the building and add depth to the façade.

3 **Main building**

A lighter red-brown brick is used across the main part of the building, with window detailing adding interest and breaking up the façade.

4 **Upper level**

The top of the building is set back slightly, helping to reduce its visual impact when viewed from the High Street.

Green Spaces & Sustainability

High-quality outdoor spaces for residents and nature

The proposed first floor external courtyard will provide an attractive space for future residents to enjoy fresh air and greenery. Expansive views west will be possible from two higher level terraces. A cluster of intimate seating areas have been carefully designed to support residents' wellbeing while creating a greener environment for the building. Both terraces and the courtyard will offer a range of socialising spots to linger, allowing residents to relax, enjoy the outdoors or spend time with neighbours in a comfortable setting.

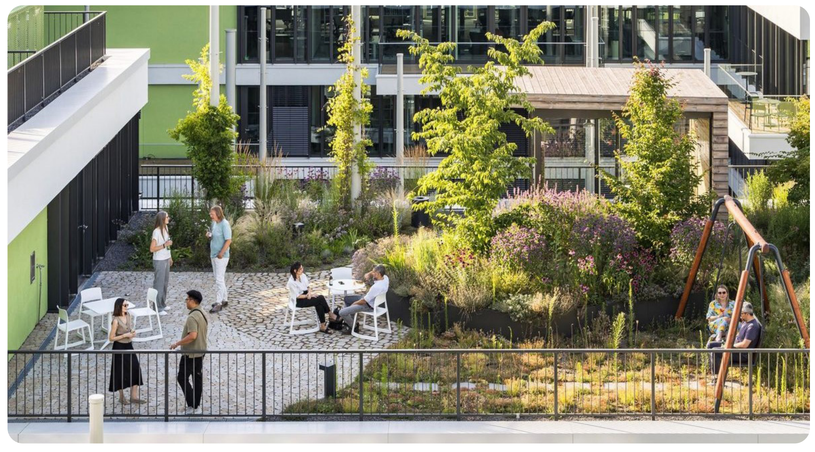


Enhancing biodiversity

Green roofs will increase planting across the building and help support local wildlife. A diverse mix of trees, shrubs, grasses and flowering plants will provide habitats for birds and pollinators, while contributing to a greener skyline and improving biodiversity.

- BNG >25%
- UGF > 0.4
- External Amenity Space > 500 sqm
- 8 proposed courtyard trees

Precedent images of proposed green and outdoor spaces







A Development That Supports The Community

Shared living at 115 High Street: a development built around Walthamstow's community

The SOCO's shared living model would provide purpose-built accommodation alongside shared spaces for residents, with new commercial space at ground floor level. The proposals aim to support community life within the building while contributing to the High Street and reducing environmental impact.

1

Responds to real need

Waltham Forest needs 27,000 new homes by 2035, and a growing share of single-person households are underserved by existing stock.

2

Keeps community together

Shared living can provide an additional housing option for people who want to live in Walthamstow, close to work, family and existing local connections

3

Designed against isolation

Shared kitchens, lounges, workspace and events are built into the floor plan, a structural response to urban loneliness rather than an add-on amenity.

4

Powers the high street

A resident population on the doorstep of 115 High Street brings daily footfall and spend directly to local shops and businesses.

5

Inclusive and sustainable by design

The proposals include 28 wheelchair-accessible studios and an all-electric building, alongside measures to reduce operational carbon and improve biodiversity.

6

Making efficient use of the site

The proposals would make better use of this town-centre site, providing new shared living accommodation and commercial space on previously developed land.

Policy Alignment & Community Benefit

115 High Street proposals align with Council policy, and support the community

The proposals for 250 purpose-built shared living studios respond directly to Waltham Forest's adopted planning policy, community feedback from our first public consultation and feedback from the Design Review Panel.

Topic	Council requirement / community feedback	How 115 High Street responds
Listening to the community	First consultation (July 2026) raised concerns over the height and scale of an 8-storey, 319-studio scheme, and its relationship to the High Street.	Height and unit count reduced to 6 storeys and 250 studios, refined further with Waltham Forest's Design Review Panel.
Policy 6 Ensuring Good Growth	Efficient use of land, healthier lifestyles, inclusive design and 15-minute neighbourhoods.	Around 250 studios including 28 wheelchair-accessible (11%), active High Street and Palmerston Road frontages, and a first-floor courtyard garden with upper-level terraces.
Policy 87 Sustainable Design and Construction	BREEAM 'Very Good' minimum for non-residential space; residential encouraged toward higher sustainability standards.	All-electric building targeting net zero carbon in operation, with on-site solar PV and air source heat pumps.
Supporting local businesses	Feedback called for commercial space that supports existing traders and remains affordable.	Around 240 sqm of flexible commercial space at ground floor, with continued engagement with local traders on the future offer.

Shared kitchens, dining and social spaces, alongside the courtyard garden and terraces, are designed to build community among residents, while new footfall and spend support Walthamstow High Street and its market.

Social & Environmental Benefits

Community creation

The co-living model is inherently designed to foster community, bringing people together through shared amenity spaces, and social areas that encourage everyday interaction. This is reinforced by the mix of uses proposed on site, creating a place where people can live, meet, and spend time together rather than simply reside. The result is a development that actively works against the isolation often associated with city living.

Net zero in operation

The development is designed to be all-electric and powered by on-site renewable energy, working towards net zero carbon in operation. By removing reliance on fossil fuels and generating clean energy on site, the scheme significantly reduces its ongoing carbon footprint. This reflects a genuine commitment to operating sustainably for the lifetime of the building, not just at the point of completion.

Embodied and whole life carbon

The scheme takes a whole life carbon approach, considering not only how the building performs in operation but the carbon associated with its construction, materials, and eventual end of life. This whole life view supports smarter material choices and structural efficiency from the earliest design stages, reducing the development's overall carbon footprint across its full lifespan.

Roof farming

The scheme will be incorporating roof farming, transforming otherwise unused roof space into a productive, biodiverse asset for residents. This provides a genuine opportunity for growing food on site, connecting residents directly to where their food comes from while improving air quality, biodiversity, and roof-level amenity. It reflects a wider ambition to make sustainable living tangible and visible, not just a design principle.

Quality of life

The scheme is designed with residents' day-to-day quality of life at its centre, bringing together good design, community, greenery, and amenity into a single, cohesive offer. Rather than treating these as separate considerations, the development weaves them together to create a genuinely supportive place to live. This reflects a wider ambition for the scheme to enhance, not just accommodate, everyday life.

Circular economy

Circular economy principles are being considered throughout the design process, with the aim of reducing waste and extending material life across the development. This includes easy access to MEP services to ease ongoing maintenance and component replacement, modular construction techniques which may be explored to support future adaptability where feasible, and efforts to minimise the use of adhesives to facilitate deconstruction and material recovery at end of life.

Future adaptability

The design allows for flexibility in how the building can be used over its lifetime, ensuring it can respond to changing needs without requiring wholesale redevelopment. This adaptability extends the building's useful life and reduces the environmental impact of future redevelopment, supported by consideration of a structural grid to allow internal reconfiguration and non-structural internal partitions wherever possible.

Quality of space

High quality space is proposed both internally and externally, with careful attention paid to natural light, proportion, and comfort throughout. Every space is designed to genuinely support the way people will live, work, and relax, rather than being driven purely by density. This creates homes and shared spaces that feel considered and enjoyable to spend time in.

Health & wellbeing

The design prioritises health and wellbeing through considering thermal comfort, visual comfort, daylight, and healthy indoor air quality throughout the building. These considerations are built into the design from the outset, ensuring residents benefit from healthier, more comfortable homes day to day. Combined with the amenity and community offer, the scheme supports both physical and mental wellbeing.

Supporting the High Street

A High Street that works for residents, traders and businesses, now and in the future.

The proposals include around 240 sqm of new commercial space at ground floor level, with shopfronts facing the High Street and Palmerston Road.

The flexible commercial space could accommodate a range of businesses and services, helping to maintain activity along this part of the High Street.

The 250 shared living studios would also bring new residents to the town centre, with the potential to support existing shops, businesses and Walthamstow Market through additional local spending and footfall.

Ground-floor commercial space



Working with local businesses and traders

We know the future of this site is important to existing businesses and market traders. We are continuing to engage with local traders and businesses as the proposals develop, including to understand their views on the future commercial offer and how the development could best support the High Street.

Speak to a member of the project team today to tell us what types of businesses, shops or services you would like to see as part of the proposals.



THE SOCO

LIVING BETTER TOGETHER

Thank You

Thank you for taking the time to visit today and learn more about the updated proposals.

We would like to hear your views before the plans are finalised and a planning application is submitted to Waltham Forest Council.

Please complete a comment form and hand it to a member of the project team today. You can also share your feedback through our website, by email, phone or post.



feedback@115highstreet-walthamstow.co.uk

FREEPOST RESIDENT CONSULTATION

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Timeline

- First Round Public Consultation Events: July 2026
- Second Round Public Consultation Events: September 2026
- Target Planning Application Submission: Autumn 2026