Units 10 and 12, Forest Trading Estate, Priestley Way

Webinar

FUSION GROUP

October 2026



FUSION GROUP



LONDON | BRENT CROSS 25
'Best Student Property'- Student Voice Awards 2025
Opened 2025 | 662 Beds



NOTTINGHAM | KING EDWARDS STREET
'Best Student Property'- Student Voice Awards 2025
Opened 2025 | 552 Beds

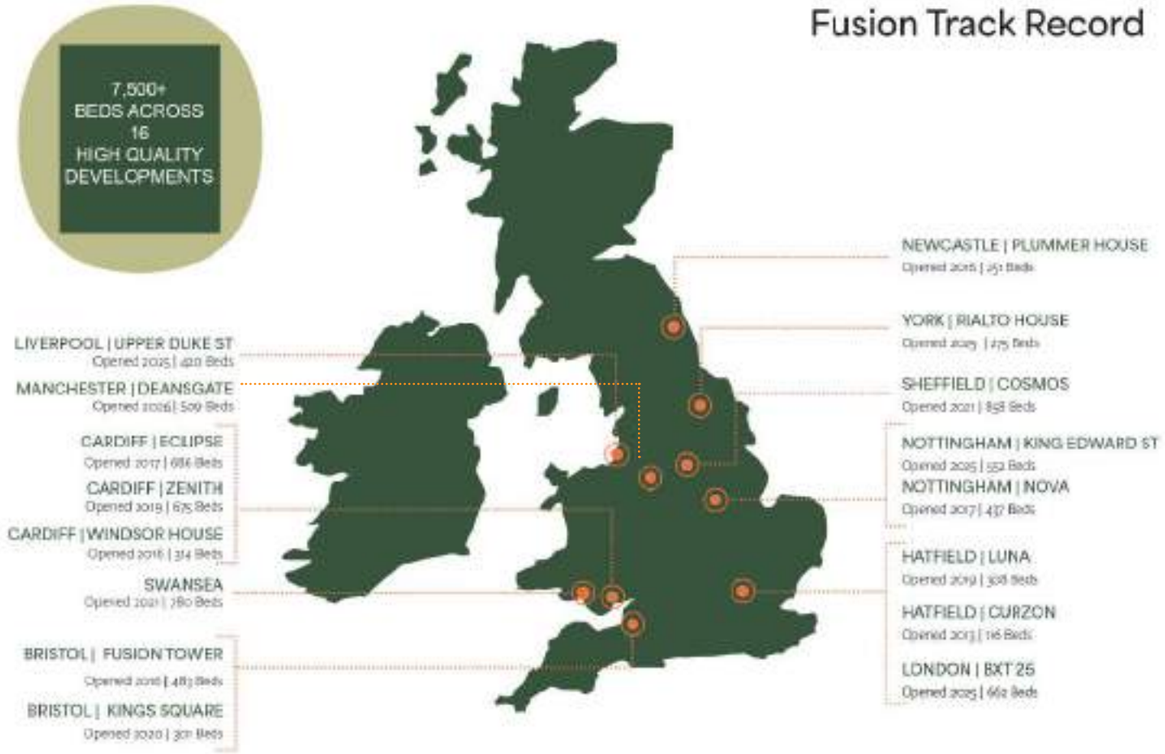


LONDON | CANADA WATER
Under Construction | 742 beds & 79 Affordable Homes

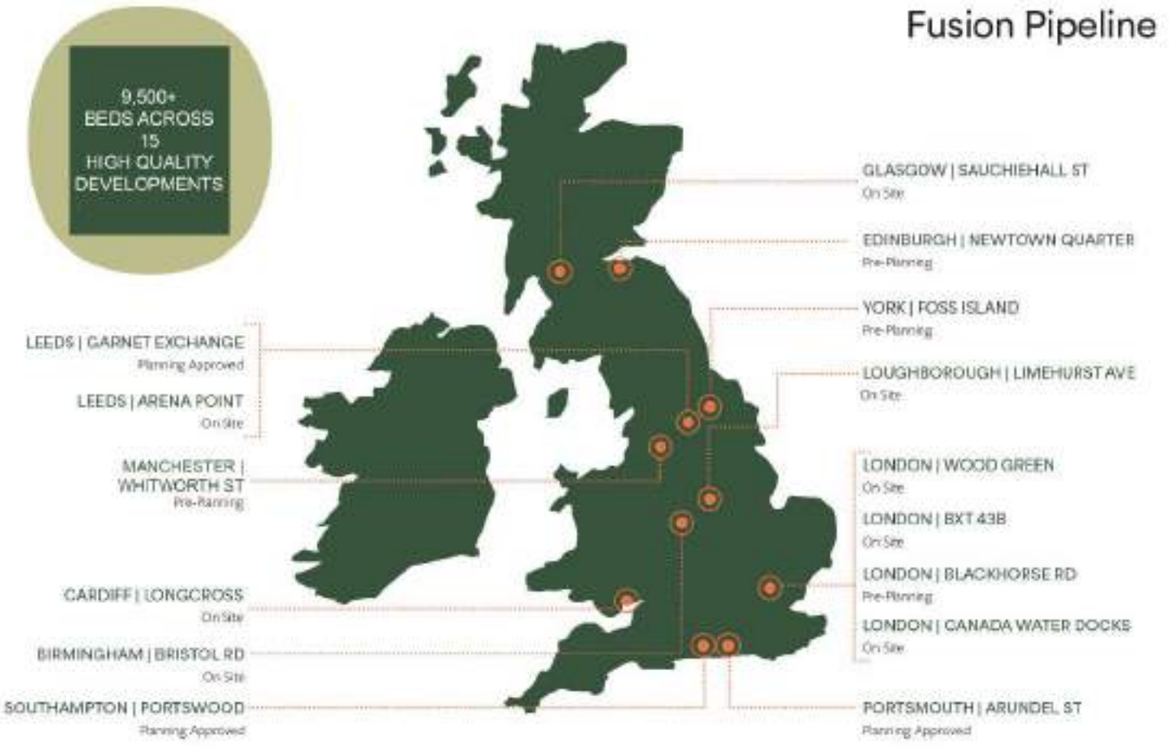


LONDON | WOOD GREEN
Under Construction | 636 beds & 78 Affordable homes

Fusion Track Record



Fusion Pipeline



Design Team

Client

Architect

Planning Consultant

Townscape Consultants

Highways Consultant

Landscape Architects

Environmental Consultants

Project Managers

Structural / Civil Engineer

Stakeholder / Community Engagement

Daylight / Sunlight / Microclimate

Environmental

Fire Engineer

CDM Advisor

Building Services

Affordable Workspace


Units 10 and 12,
Forest Trading Estate,
Priestley Way
BLACKHORSE LANE
BLACKHORSE LANE
BLACKHORSE LANE
LEE CHANNEL
LEE CHANNEL
LEE CHANNEL
FOREST ROAD
FOREST ROAD
FOREST ROAD
FOREST ROAD
Walthamstow
Wetlands
Lee Valley Park

Planning and Public Engagement Timeline

Site Acquired - October 2024

December 2024 - July 2026

Development Performance Agreement
Pre-Application Meetings

London Borough of Waltham Forest
Planning
Design and Conservation
Urban Design
Highways
Landscape

Applicant Team

April 2026 & July 2026

Design Review Panel Meetings

September 2025 & August 2026

Techincal Consultation Meetings

Greater London Authority
MET Designing Out Crime Officer
Natural England
Environment Agency
London Wildlife Trust
LBWF Occupational Health

11th March 2026

Public Consultation

Planning Application Submitted - August 2026

Planning Committee - December 2026 (Target)

Decision Notice - Early 2027

Start on Site - Late 2027

Target Opening Date - September 2030

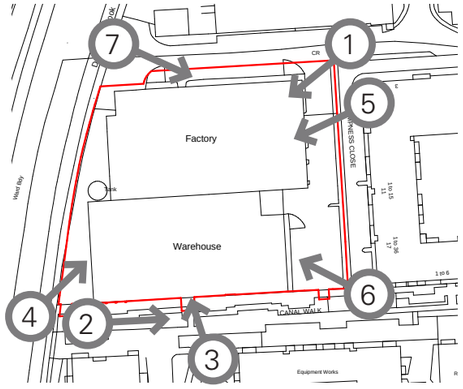
Vision

- Provision of a high-quality development on an underutilised brownfield site.
- Provision of affordable accommodation to meet the Borough's affordable housing need.
- Reprovision of employment and 100% 'affordable workspace' on site.
- Provision of high quality and professionally managed PBSA.
- Provision of high-quality public realm and landscaping.
- A scheme that responds to and integrates with the Blackhorse Lane Masterplan.
- A sensitive, contextual design using high-quality materials for timeless appeal.
- A development prioritising fabric-first design, low embodied carbon, energy efficiency and long-term resilience.

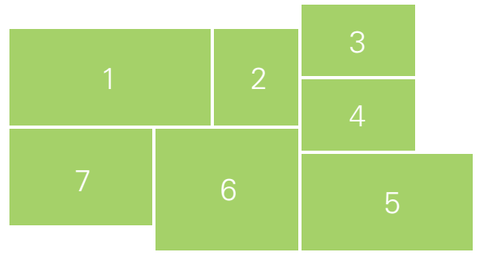


The Site




7
1
5
Factory
Warehouse
4
2
3
6
CANAL WALK
Equipment Works




1
2
3
4
7
6
5











The Proposal

Purpose Built Student Accommodation

Total number of beds	758
Total Gross Internal Area	23,456sqm
Total Internal Amenity Area	994 sqm
Cycle Parking (Long Stay)	382

C3 Affordable Residential

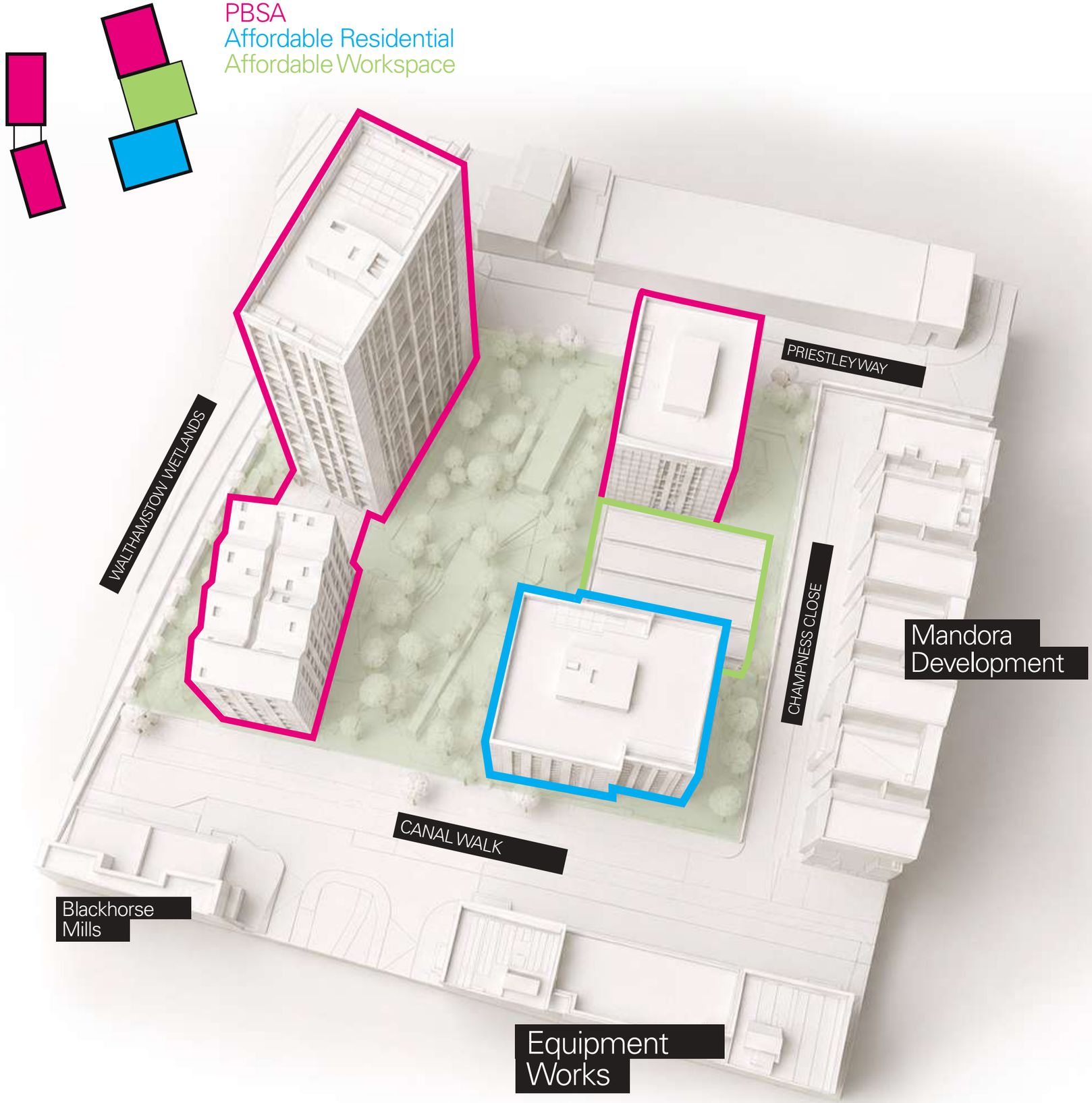
Total number of apartments	62
1-Bed 2-Person	11 (18%)
2-Bed 3-Person	5 (8%)
2-Bed 4-Person	13 (21%)
3-Bed 5-Person	33 (53%)
Wheelchair Accessible	7 (11%)
Total Gross Internal Area	7,007 sqm
Net Letable Area	4,761 sqm
Private Amenity Space (Terraces and Balconies)	470 sqm
Cycle Parking (Long stay)	153

Light Industrial / Affordable Workspace

Total Gross Internal Area	963 sqm
Cycle Parking (Long stay)	20

Public Realm

Public Realm across the site	3,613 sqm
Total Play Space	799 sqm
Proposed Trees (made of specimen, field and multistem trees)	173



Sensitive Design

We have listened to previous local feedback and, in response, have carefully considered and refined the evolving design. The following highlights some of the key design changes made in response to the comments received.

1. Introduced gap between tower and sawtooth block to enhance differentiation between two blocks.

2. Generous twenty-two meter wide separation created between PBSA and affordable residential block.

3. Reduction in height of affordable residential block.

4. Pocket Park created to provide younger age group play space and soften edge with champness close

5. Minimum distance between light industrial elevation and Champness Close increased to 15 meters.

6. Reduced building footprint to PBSA block increasing separation from Champness Close residents.

7. Makers yard created to activate Priestley Way.



Public Realm

PUBLIC REALM

Use	Area (sqm)
Brookside	706
Central Spine	2,677
Pocket Park	230
TOTAL	3,613 sqm

PRIVATE AMENITY

Use	Area (sqm)
PBSA Amenity	171
TOTAL	171 sqm

PLAYSPACE (PUBLIC)

Age group	Area (sqm)
0 to 4 yrs	311
5 to 11 yrs	260
12–15 yrs	149
16–17 yrs	79
TOTAL	799 sqm

ANCILLARY (PRIVATE)

Use	Area (sqm)
Maker's Yard	395
TOTAL	395 sqm

ACCESSIBILITY

Private Access	677 sqm
Public Access	4,412 sqm

Public Realm

The landscape strategy for the Proposed Development is organised into a series of key landscape typologies. Each typology responds directly to the adjacent building uses and spatial requirements, while maximising opportunities for public open space, play and landscape connections across the Site.



Legend

- Light Industrial ‘Breakout Space’
- PBSA Entrance & External Amenity
- C3 Entrance & External Amenity
- Public Open Space
- Wetland Edge Connection *(Pedestrian/Cycle Path)*
- Dedicated Play Areas
- Informal Play / ‘Play-On-The-Way’
- Views to Public Open Space / Play Areas

Play Space

The landscape strategy adopts a ‘play-on-the-way’ approach, integrating opportunities for informal play throughout the public realm whilst providing a series of dedicated play spaces that respond to different age groups and patterns of use

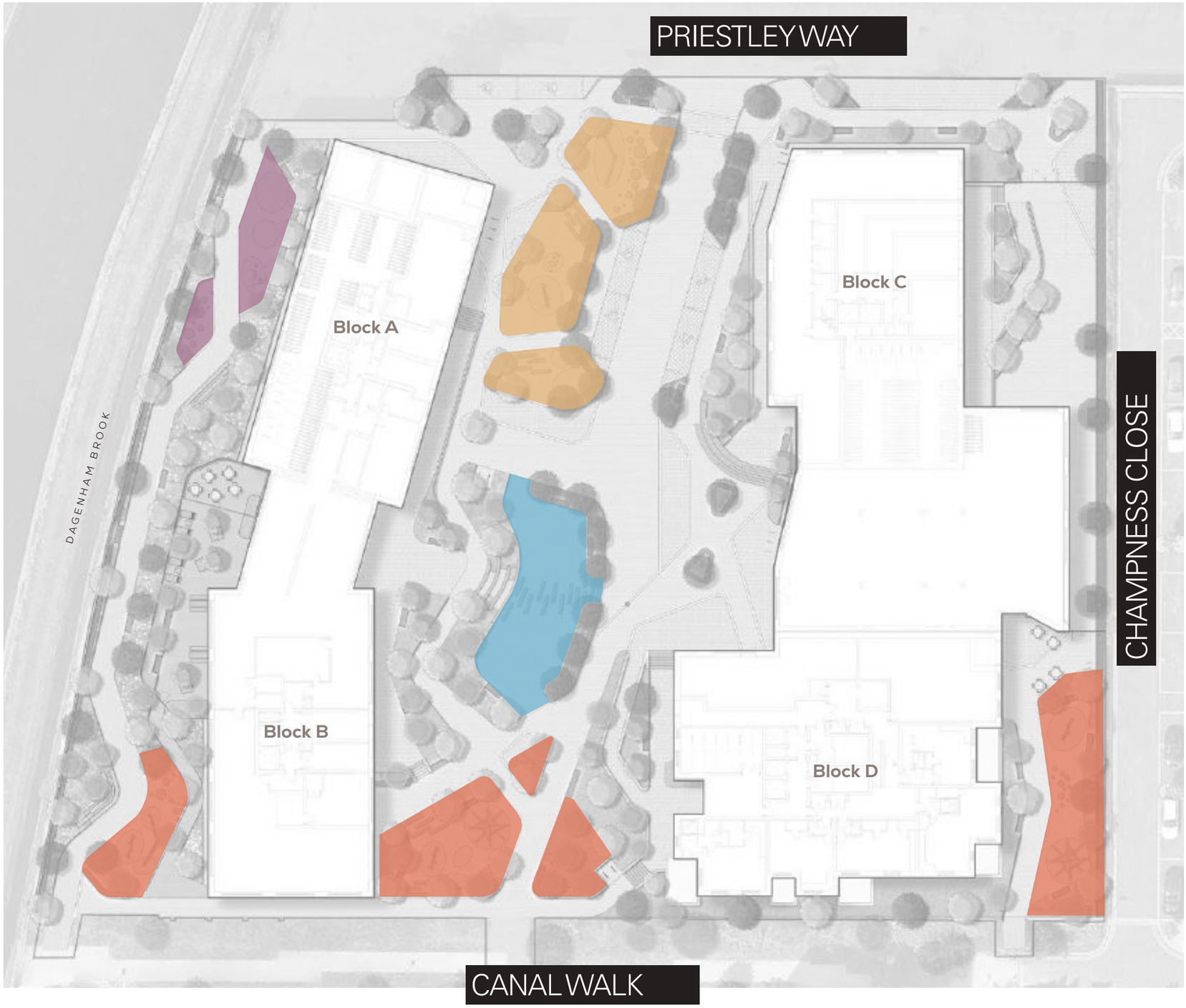
311 sqm
0-4 Year olds
Doorstep and nature-based play

260 sqm
5-11 Year olds
Climbing, balance and active play

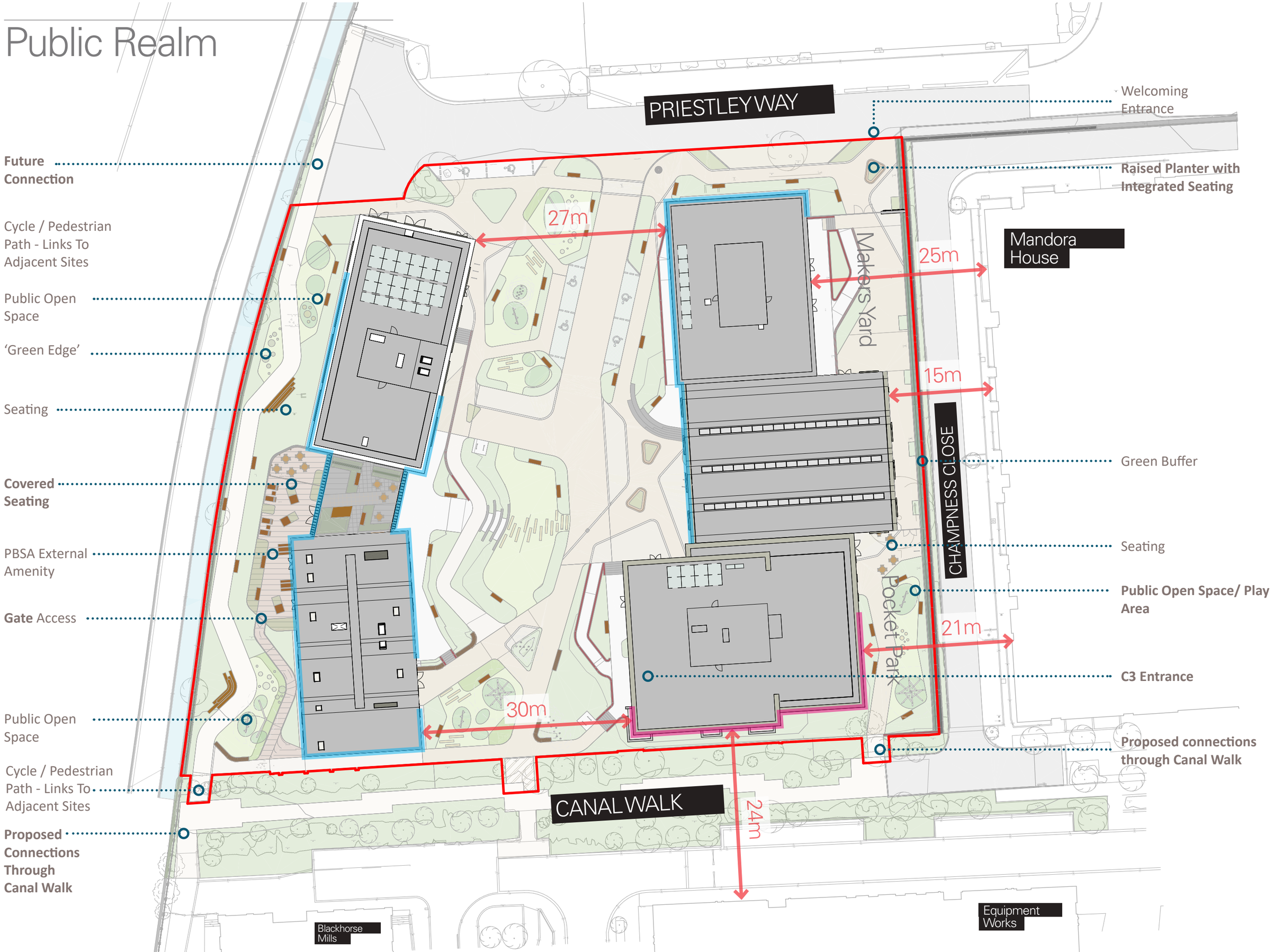
149 sqm
12-15 Year olds
Flexible social landscape

79 sqm
16-17 Year olds
Gathering and calisthenics

By distributing play between the Pocket Park, Central Green Spine and Brookside Landscape, the proposals support physical activity, informal supervision, social contact and access to nature for different age groups.



Public Realm



Affordable Workspace

PBSA
Affordable Residential
Affordable Workspace

Through further conversation with affordable workspace providers the scheme will now look to provide a flexible space that can be adapted to suit various users as the scheme evolves and the fitout brief is refined.

Affordable Workspace	963 sqm















Affordable Workspace Precedent
Arbeit Studios : Lisson Grove NW8

Socio-Economic Benefits



62 social rent homes equivalent to 10% of LBWF's annual affordable target



303 Homes-equivalent from 758 PBSA beds (GLA 2.5:1 ratio)



29% Uplift against LBWF's 2026/27 annual housing target of 1,264

- Previous site supported approximately 10 jobs (5 FTEs).
- 2.8-year construction programme supporting 1,180 construction job years.
- £2.7m in local construction worker spending.
- 65 additional full-time equivalent roles, equating to 75 jobs.
- 225 net additional jobs, including indirect and induced employment.
- £13.5m annual student, resident and worker spending.
- £4.2m annual economic activity (GVA), a £4m uplift.
- £1.3m–£1.7m in annual tax contributions.



Energy Performance

- Zero fossil fuel, all-electric homes
- Fabric first, exceeding Part L notional standards
- Climate resilience and occupant comfort
- Carbon performance far beyond policy minimum
- Efficient, low-demand services
- Monitoring and transparency







Thank you for attending this evenings webinar.

If you have any further questions, please do not hesitate to visit

London Borough of Waltham Forests Planning Portal

https://placehub.walthamforest.gov.uk/planning/

Planning Application Reference : 262056

Please also refere to our consultation website and email contact:

unit10-12fte.co.uk

unit10-12fte@conciliocomms.com

FUSION GROUP

Appendices

FUSION GROUP

"DEVELOPER OF THE YEAR"
Student Accommodation Awards 2025









UNLOCKING POSITIVE LIVING

We take pride in building environments and creating communities that can provide the best experience for all of our residents through our operations.

We have listened to our residents. Taking on their feedback as lessons learned and improved. Our operational principles reflect our experience within their world and has evolved with every building. We also work closely with local authorities and Universities to better understand their needs and how this can be translated across our considered approach.

We are founded on the belief that student living should be about people and experiences, not just rooms and buildings. For that reason, we recruit for teams from the hospitality and retail industry, not just the student accommodation sector, with an emphasis on customer service. This helps to elevate the overall feeling of the building authentically whilst Operations and Building Management is trained (rather than the other way round!).

All services are designed so that both staff and students have multiple opportunities to engage and interact with each other throughout the term to ensure students needs are met and to enhance the overall experience within the building.

FUSION GROUP



We are: Thoughtful by Design

- Capturing student feedback at multiple stages of the design process
- Stress-test ambitious aspects of the design prior to development
- Future-proof design by understanding the evolving student audience needs
- Prioritising well-being in all areas



We are: Happy by Design

- Positive interactions with local partners to create a community that is sustainable for the future
- Creating a safe space that students can feel comfortable to grow
- Ensuring brand touchpoints that improve mental and physical well-being are integral to the design

We are: Sustainable by Design



As a business, we seek to act in a way that has a positive impact on the environment, communities we belong to and our for our employees.

- BREEAM 'Outstanding' ratings targeted as best practice, along with "A" rated Energy Performance Certification ("EPC")
- All Fusion schemes are designed to minimise overall energy use and carbon emissions
- Integration of Green technologies implemented at construction
- A responsible and efficient building blueprint developed for the operations of every scheme



Sustainability Targets

BREEAM



BREEAM assessment will be undertaken for the PBSA, with the target of achieving a BREEAM 'Excellent' rating as a minimum and aspiration for BREEAM 'Outstanding'.

Aspiration for the traditional residential dwellings to be assessed against the Home Quality Mark (HQM) standard.

Health and Wellbeing



The development provides significant amenity space and promotes walking and cycling to encourage healthier more sustainable living.

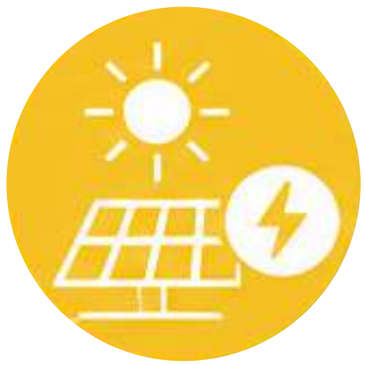
Daylight, ventilation, accessibility and adaptability are also being reviewed to ensure the development proposals provide a healthier environment.

Materials



Opportunities to reduce embodied carbon will be discussed throughout the design process, maximising material re-use and specification of low carbon materials. The material strategy for the development shall consider lifecycle environmental impacts, with a view to optimising materials utilisation and safeguarding natural resources. A whole life-cycle carbon assessment will be undertaken.

Energy



Carbon savings will be assessed and a significant reduction is anticipated at both the Be Lean Be Green stages. Furthermore, by prioritising electricity over fossil fuel consumption, the scheme is future-proofed to take advantage of a decarbonising national grid.

Climate Change Adaption



The future climate is expected to be warmer with variations to the timing and intensity of rainfall. To ensure that the building continues to perform throughout its lifespan, the design will be assessed against CIBSE TM52: 2013 The Limits of Thermal Comfort: Avoiding Overheating in European Buildings and CIBSE TM59:2017 Design methodology for the assessment of overheating risk in homes. Climate change scenarios will also be incorporated into the assessment of flood risk.

Waste and Recycling



Circular economy principles will be adopted in the design, with aspirations to divert over 95% of waste materials from landfill during demolition, excavation and construction. Circular economy will be considered throughout the design process, including assessment using OneClick LCA software.

The operational waste strategy will comprise the provision of dedicated spaces of adequate sizes and in convenient locations for storage of general refuse, recyclables and food waste.

Water and Drainage



Water efficient / low flow sanitary fittings will be specified to reduce potable water consumption and foul flow.

Drainage systems and waste water discharge shall be designed in line with best practice guidance to eliminate any pollution risks for watercourses and underground water.

Building Form and Passive Measures



Passive design measures will be taken into consideration to minimise excessive external wall to floor ratios and maximise dual / triple aspect dwellings. Elevation design and fenestration will look to minimise excessive solar gains before considering mechanical methods.

Site Constraints

Easements

Thames Water Tunnel

The Thames Spine Tunnel is a high-pressure water main which cannot be diverted and passes through the site from north to south.

The Blackhorse Lane Strategic Industrial Location (SIL) masterplan documents advise the required building exclusion zone.

The text below,has been provided by Thames Water.

"Under your site (labelled factory and warehouse below) is the 100" internal diameter (2540mm) Lee Valley Spine Tunnel. This is a segmental concrete raw water tunnel, carrying vital clean water along the Lee Valley into London. This asset is owner, operated and maintained by Thames Water. This is not a sewer or wastewater asset.

The axis level (vertical centre line) at your site is approx.-11.5m AOD, and ground level is +9.0mAOD. Thames Water do not permit piling with 15m vertically or 10m horizontally of the tunnel. I have attached a high-level visual representation of this. Therefore, under no circumstance will piling within this zone will be permitted".

Environment Agency 8m Easement to the Dagenham Brook

The Environment Agency generally requires a minimum 8-meter setback (easement/buffer zone) from the edge of the Dagenham Brook for any proposed development to ensure unhindered access for flood maintenance and to prevent structural encroachment. Development within this 8-meter zone mandates formal Flood Risk Activity Permits



The Proposal

Plans

Ground Floor Plan

1 Affordable Housing Entrance

2 PBSA Entrance

3 Light Industrial Main Entrance

4 Vehicle Access into Public Realm

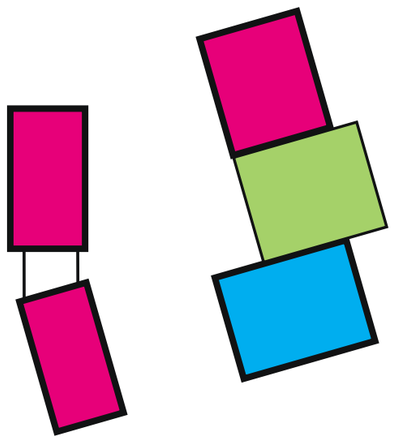
5 Connecting Pedestrian routes onto site

6 Pocket Park

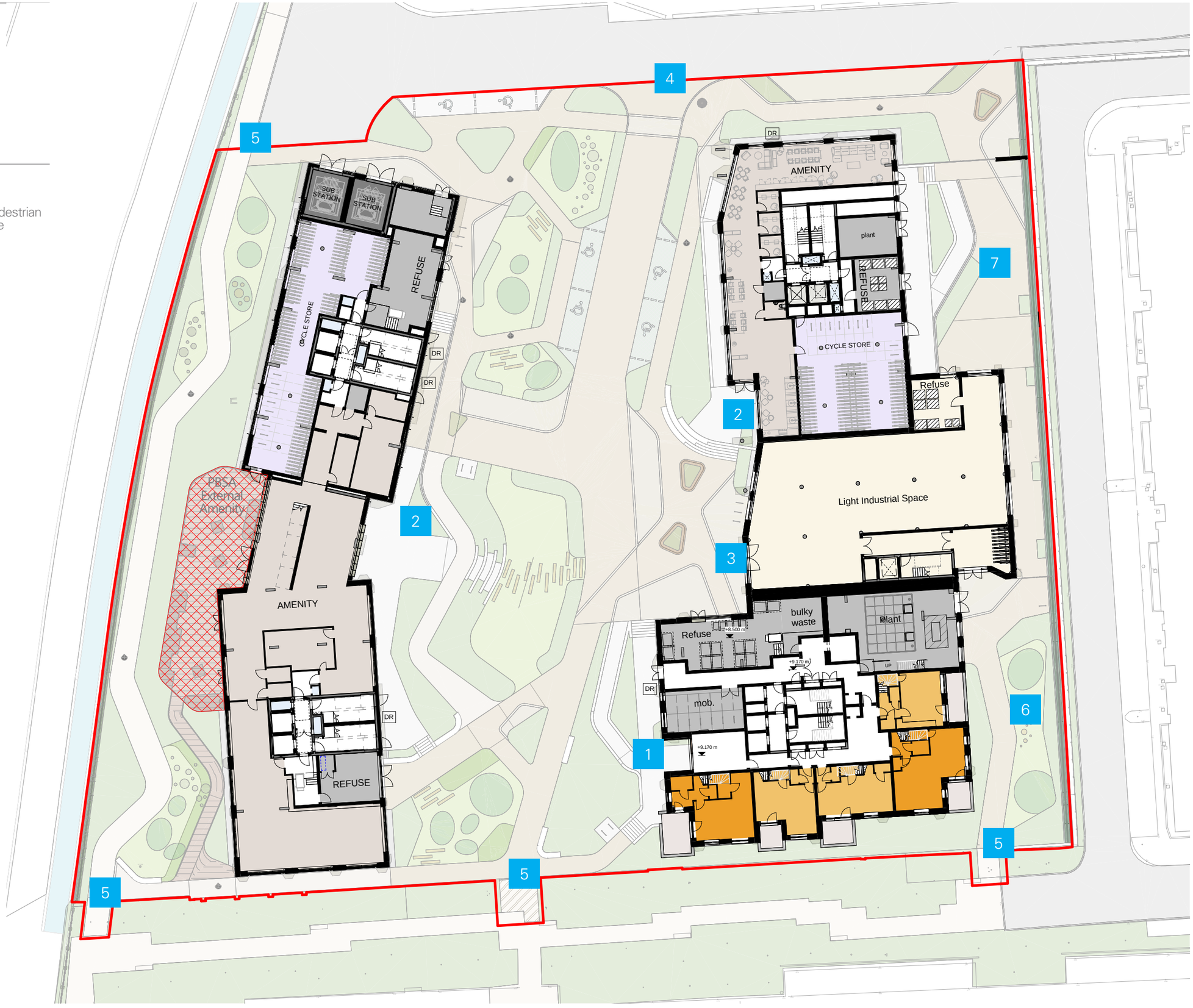
7 Makers Yard

Plan Legend

- PBSA Studio 17.2m2
- PBSA Studio 17.2m2
- PBSA Studio 19m2
- PBSA Premium Studio 22.4m2
- PBSA Accessible Studio 26.6m2
- PBSA Social Suite 4 Bed
- PBSA Social Suite KLD
- PBSA Ensuite 4/5 Bed
- Back of House
- Amenity
- Light Industrial
- C3: 1B2P Flat
- C3:2B3P Flat
- C3:2B4P Flat
- C3: 3B5P Flat



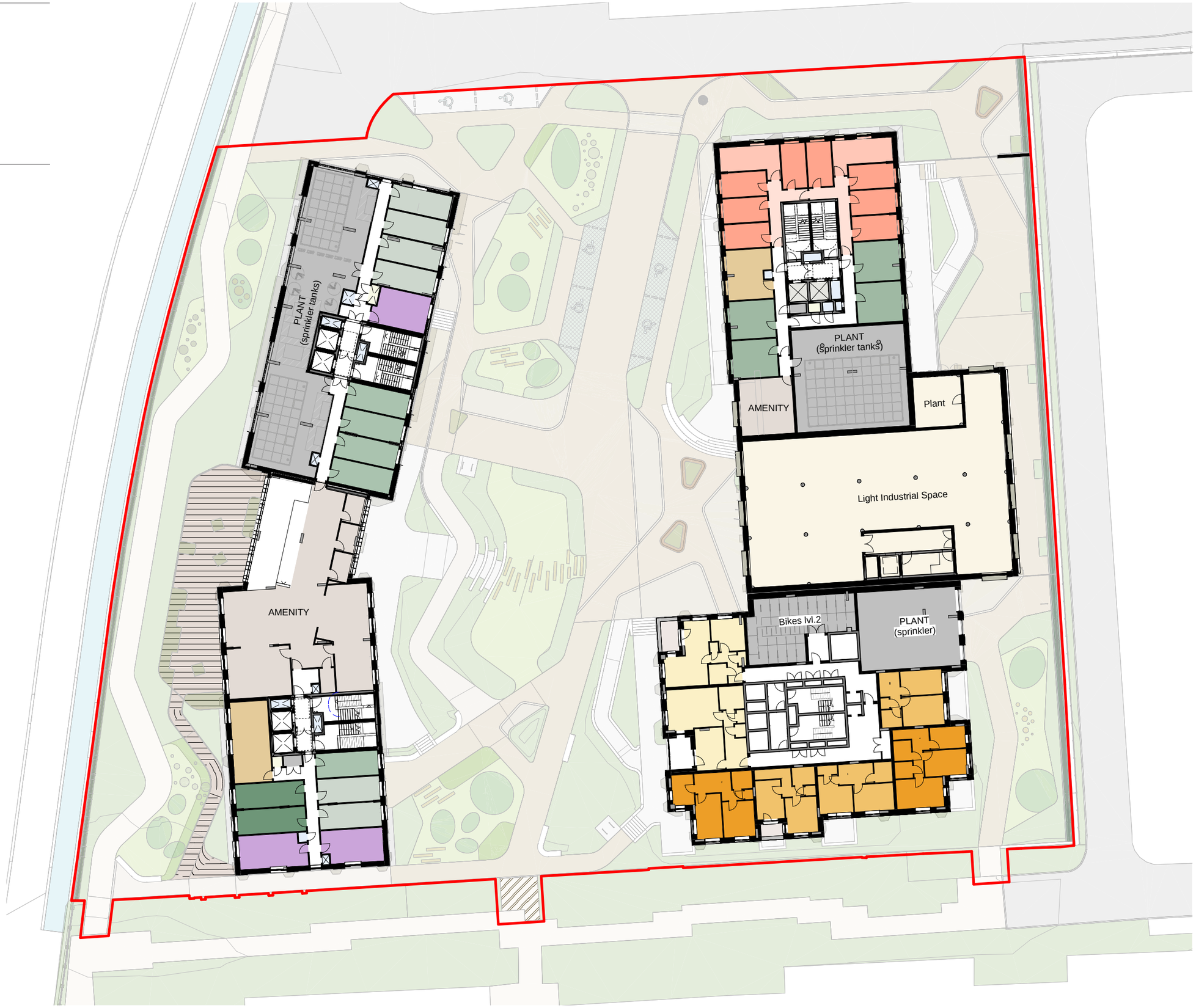
PBSA
Affordable C3
Light Industrial



The Proposal

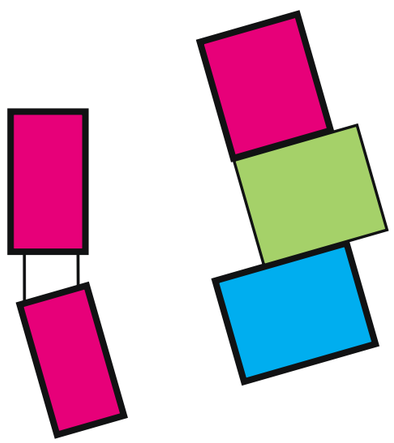
Plans

First Floor Plan



Plan Legend

- PBSA Studio 17.2m2
- PBSA Studio 17.2m2
- PBSA Studio 19m2
- PBSA Premium Studio 22.4m2
- PBSA Accessible Studio 26.6m2
- PBSA Social Suite 4 Bed
- PBSA Social Suite KLD
- PBSA Ensuite 4/5 Bed
- Back of House
- Amenity
- Light Industrial
- C3: 1B2P Flat
- C3:2B3P Flat
- C3:2B4P Flat
- C3: 3B5P Flat



PBSA
Affordable C3
Light Industrial

The Proposal

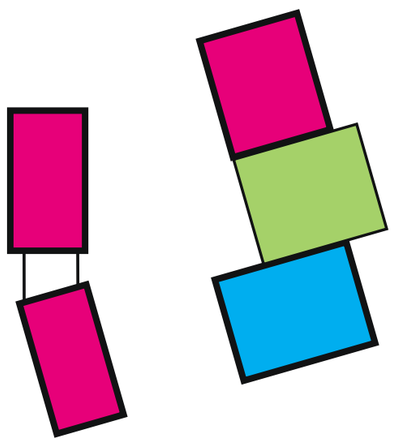
Plans

Second Floor Plan

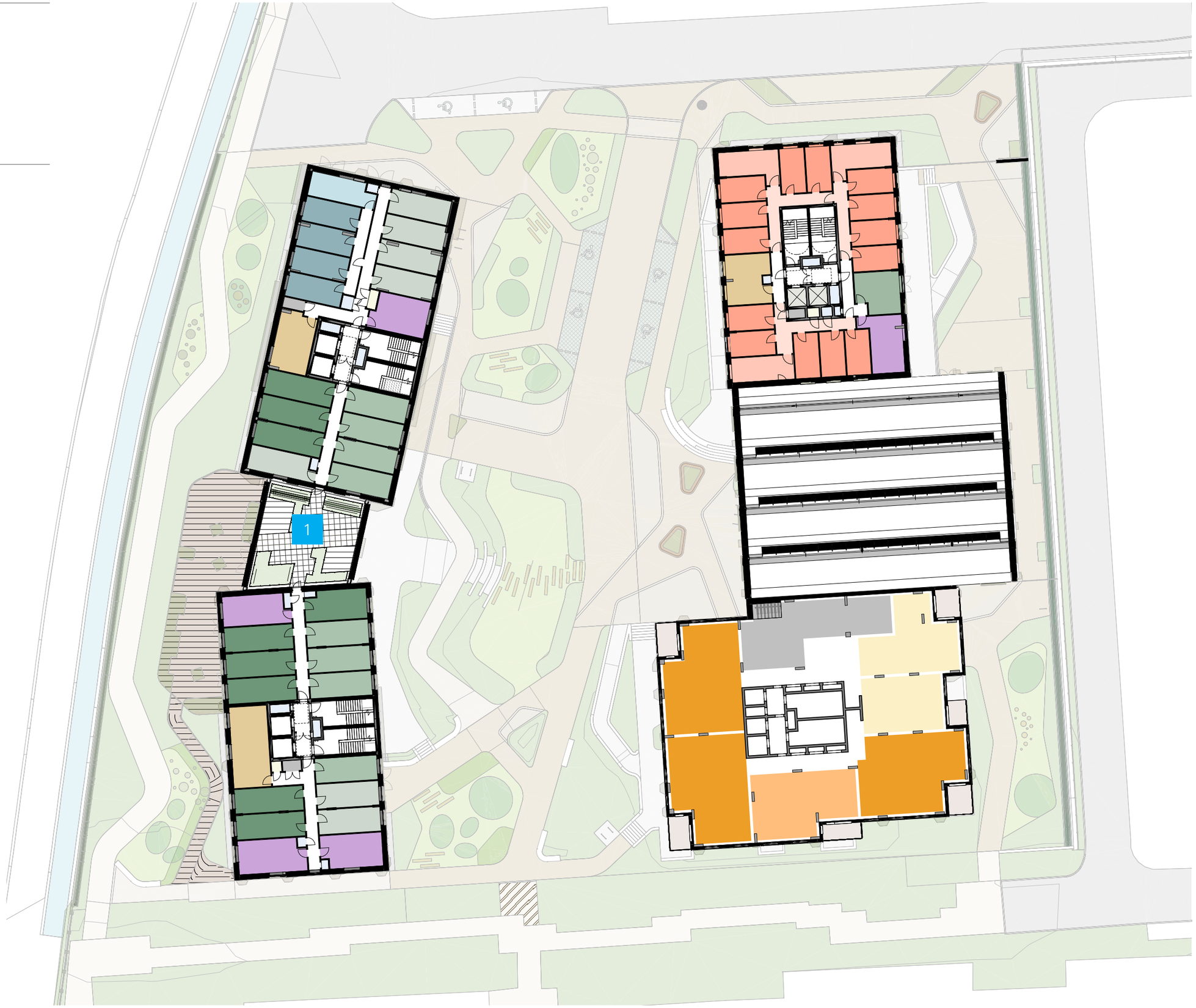
1 Accessible Roof Terrace

Plan Legend

- PBSA Studio 17.2m2
- PBSA Studio 17.2m2
- PBSA Studio 19m2
- PBSA Premium Studio 22.4m2
- PBSA Accessible Studio 26.6m2
- PBSA Social Suite 4 Bed
- PBSA Social Suite KLD
- PBSA Ensuite 4/5 Bed
- Back of House
- Amenity
- Light Industrial
- C3: 1B2P Flat
- C3:2B3P Flat
- C3:2B4P Flat
- C3: 3B5P Flat



PBSA
Affordable C3
Light Industrial



The Proposal

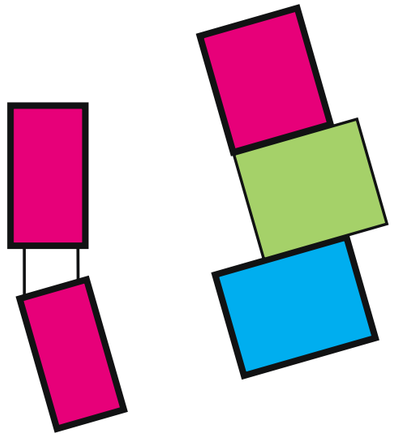
Plans

Typical Upper Floor Plan



Plan Legend

- PBSA Studio 17.2m2
- PBSA Studio 17.2m2
- PBSA Studio 19m2
- PBSA Premium Studio 22.4m2
- PBSA Accessible Studio 26.6m2
- PBSA Social Suite 4 Bed
- PBSA Social Suite KLD
- PBSA Ensuite 4/5 Bed
- Back of House
- Amenity
- Light Industrial
- C3: 1B2P Flat
- C3:2B3P Flat
- C3:2B4P Flat
- C3: 3B5P Flat



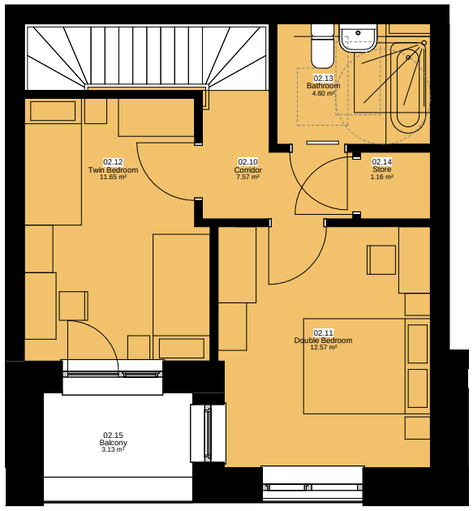
PBSA
Affordable C3
Light Industrial

Affordable Housing

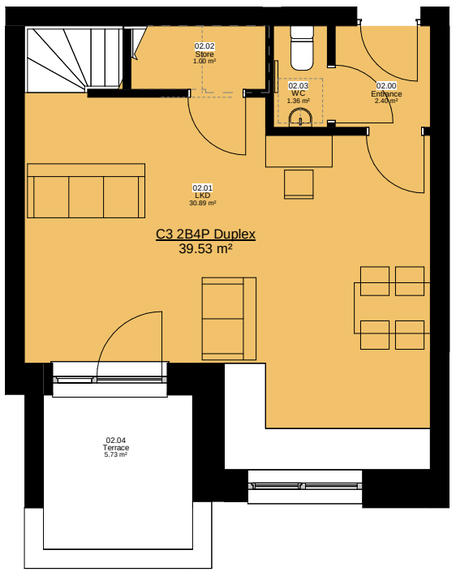
Duplex Apartments

Duplex apartments are proposed at ground-floor level to support a more active, street-based residential environment and establish a positive relationship with the neighbouring green space and surrounding streets. The two-storey arrangement enables principal living spaces to engage with and overlook the public realm, while bedrooms and other private accommodation can be positioned away from the street at upper-floor level. Generous defensible spaces, including clearly defined thresholds and landscaped frontages, provide an appropriate transition between public and private areas, enhancing residents' privacy and security while reinforcing a sense of ownership.

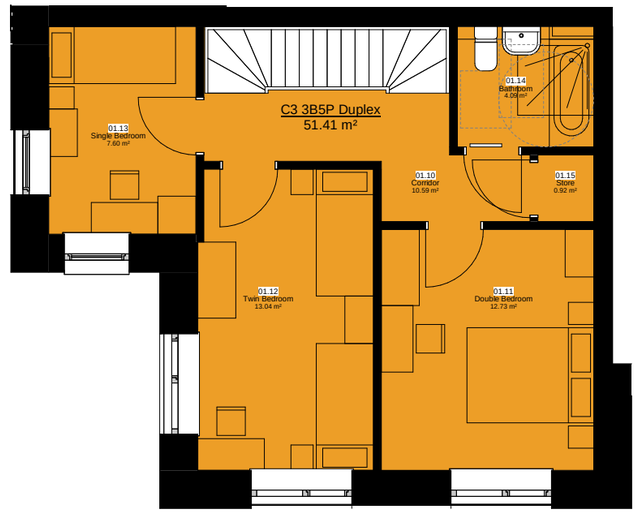
2-Bed 4-Person



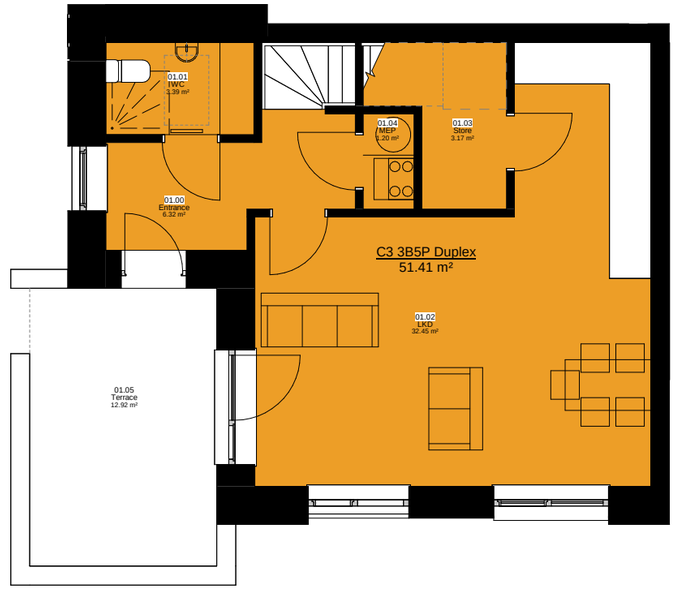
First Floor



3-Bed 5-Person



First Floor



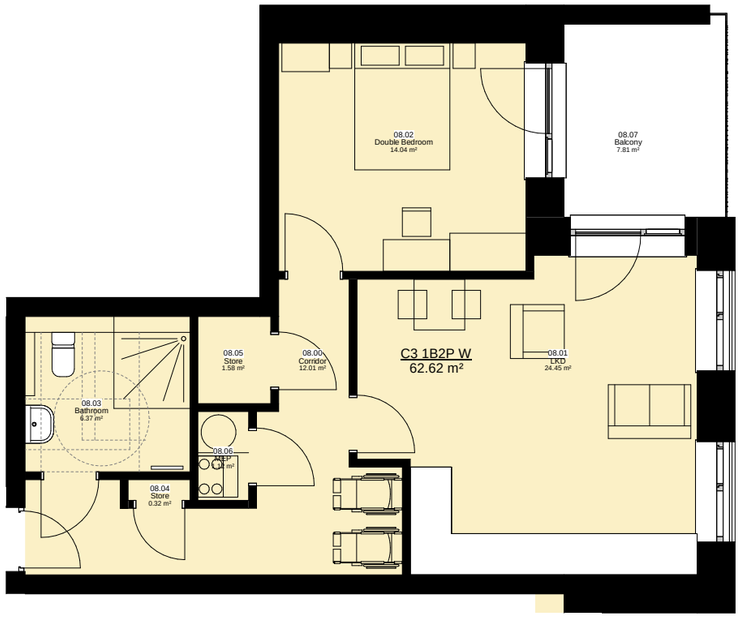
Affordable Housing

Wheelchair Apartments M4(3)

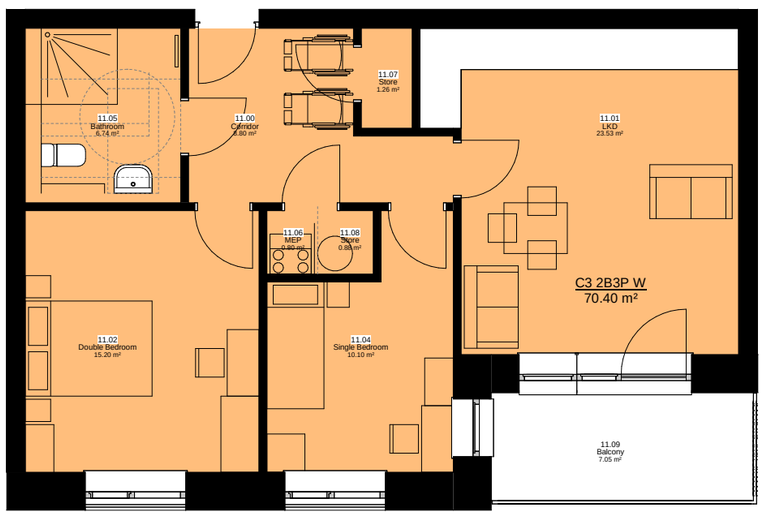
A proportion of the new homes within the development will be designed as wheelchair user dwellings in accordance with Building Regulations Part M4(3), supporting an inclusive residential environment and providing genuine housing choice for wheelchair users. In accordance with London Plan Policy D7, at least 10% of new dwellings are required to meet the M4(3) standard, with the remaining homes designed to meet M4(2) accessible and adaptable requirements.

The M4(3) homes within the proposed development near Blackhorse Lane and Forest Road will be integrated throughout the residential accommodation, providing a choice of dwelling sizes, aspects and locations rather than being concentrated within a single part of the scheme. Appropriate step-free routes will be provided from the public realm and accessible parking spaces to communal entrances, lifts and individual dwellings, with shared circulation designed to the higher accessibility standard where it serves M4(3) homes. Internal layouts will incorporate the increased circulation, transfer and manoeuvring spaces necessary to enable comfortable wheelchair use, alongside suitably designed kitchens, bathrooms, bedrooms and accessible external amenity where provided.

1-Bed 2-Person (Wheelchair)

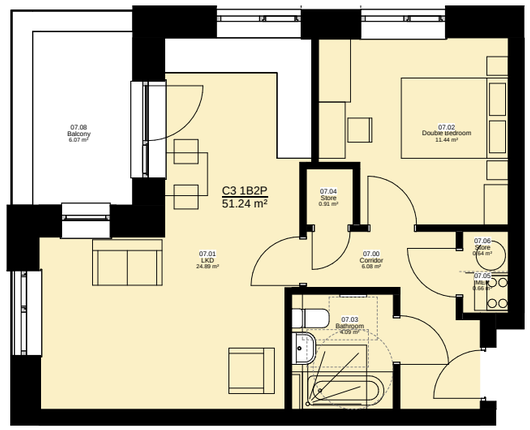


2-Bed 3-Person (Wheelchair)

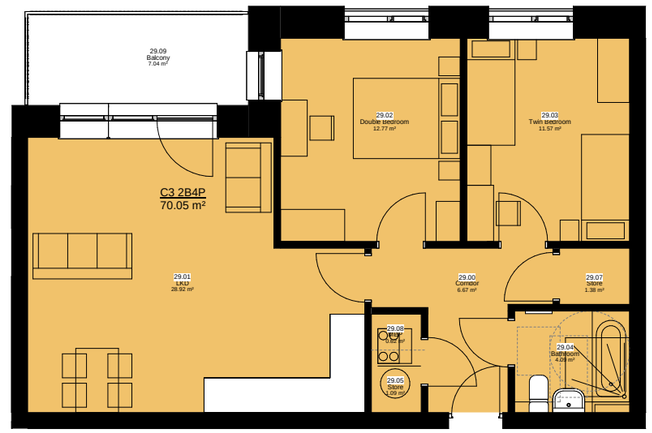


Typical Flat Types- Meeting Nationally Described Space Standards

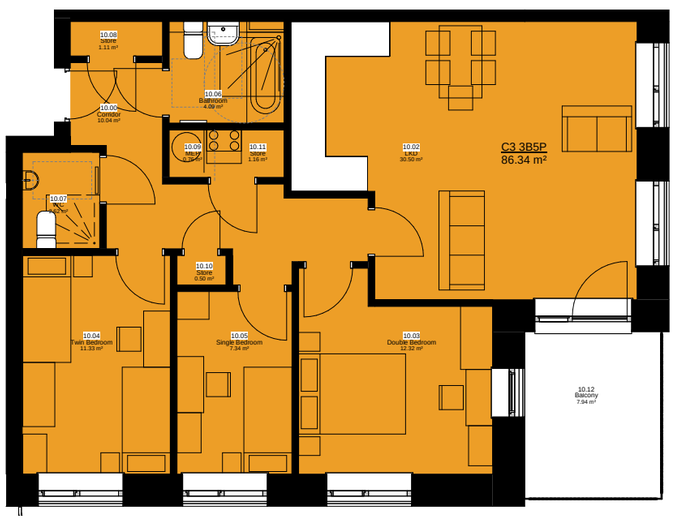
1-Bed / 2 Person



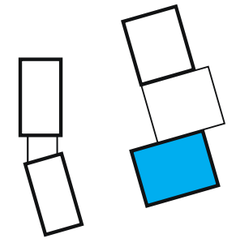
2-Bed / 4 Person



3-Bed / 5 Person

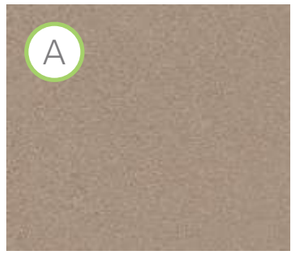


Visualisation

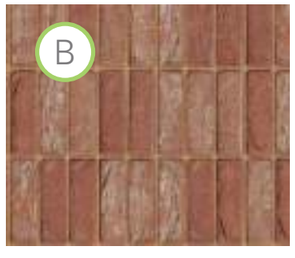




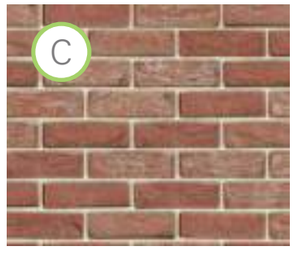
High Quality Material Palette



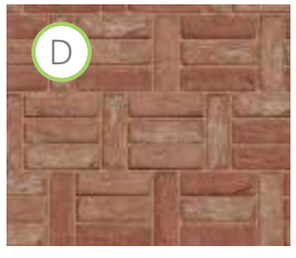
Bronze coloured metalwork



Stack bonded pink brick with red mortar



Stretcher bond pink brick with white mortar

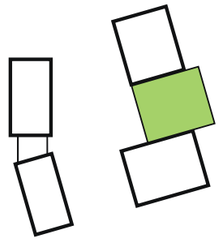


Basket weave pink brick with red mortar



Pink precast concrete feature entrance cladding

Visualisation





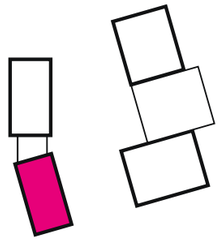
Light Industrial

Light Industrial Highlights

The Proposed Development includes some 963sqm flexible industrial floorspace, a quantum agreed with LBWF during pre-application discussions after extensive optioneering work. It will be flexible class B2 and E(g) and is proposed to be entirely affordable.



Visualisation

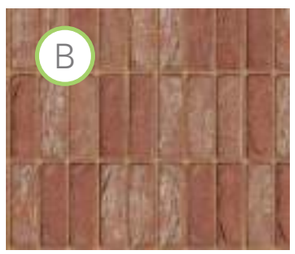




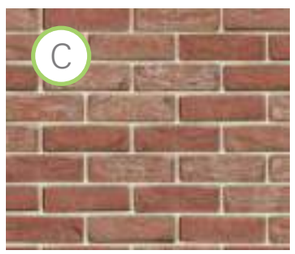
High Quality Material Palette



Bronze coloured metalwork



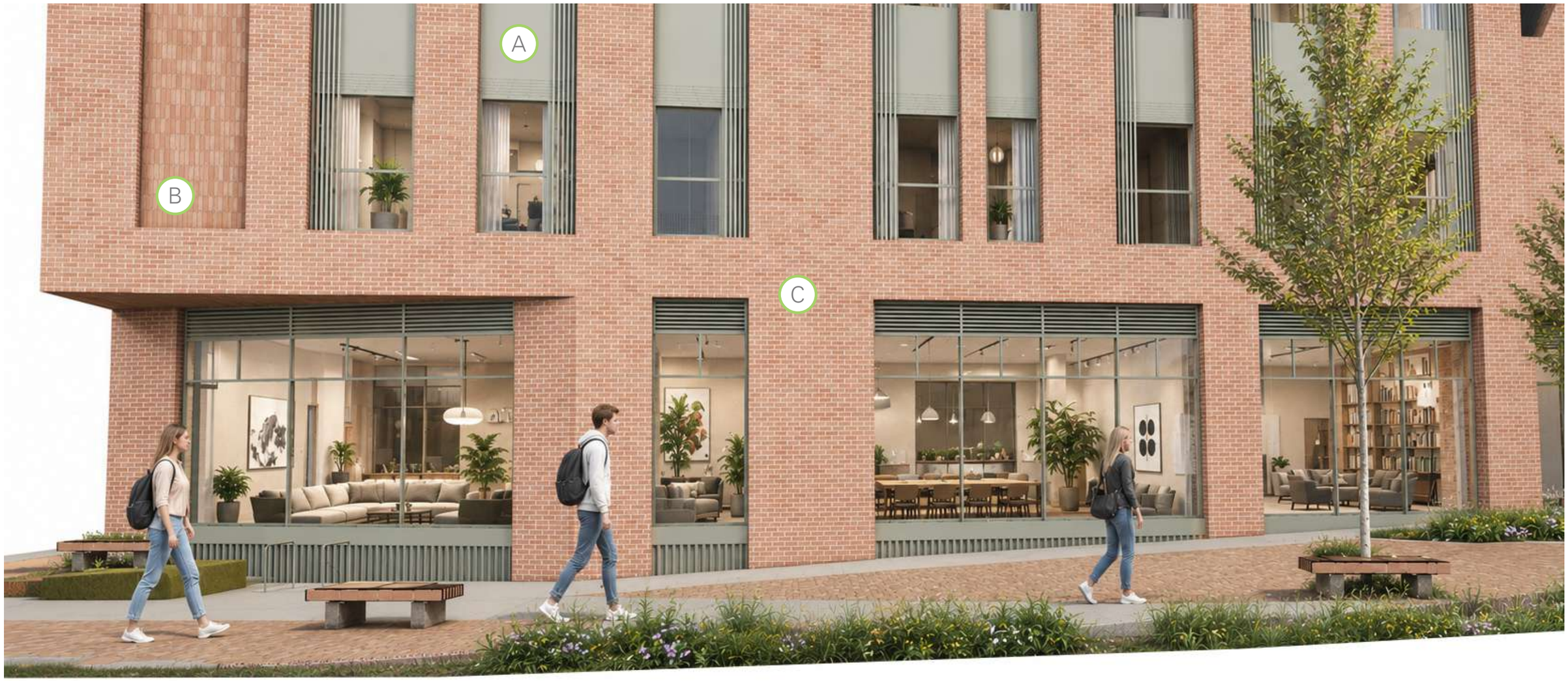
Stack bonded pink brick with red mortar



Stretcher bond pink brick with white mortar

INDICATIVE LANDSCAPING

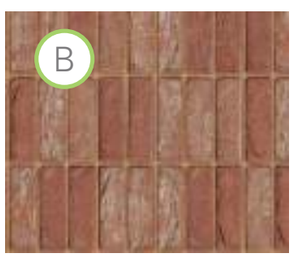
6.0 Student Accommodation



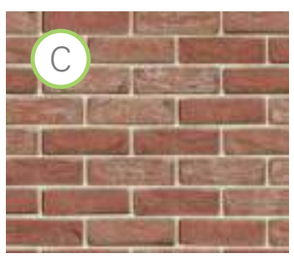
High Quality Material Palette



Bronze coloured metalwork



Stack bonded pink brick with red mortar

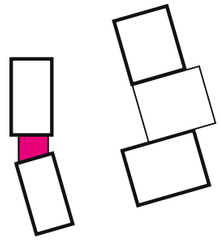


Stretcher bond pink brick with white mortar

INDICATIVE LANDSCAPING

6.0 Student Accommodation





Student Accommodation

Student Accommodation

Student Accommodation

Public Realm



Design (Landscape)



Design (Landscape)



FUSION GROUP