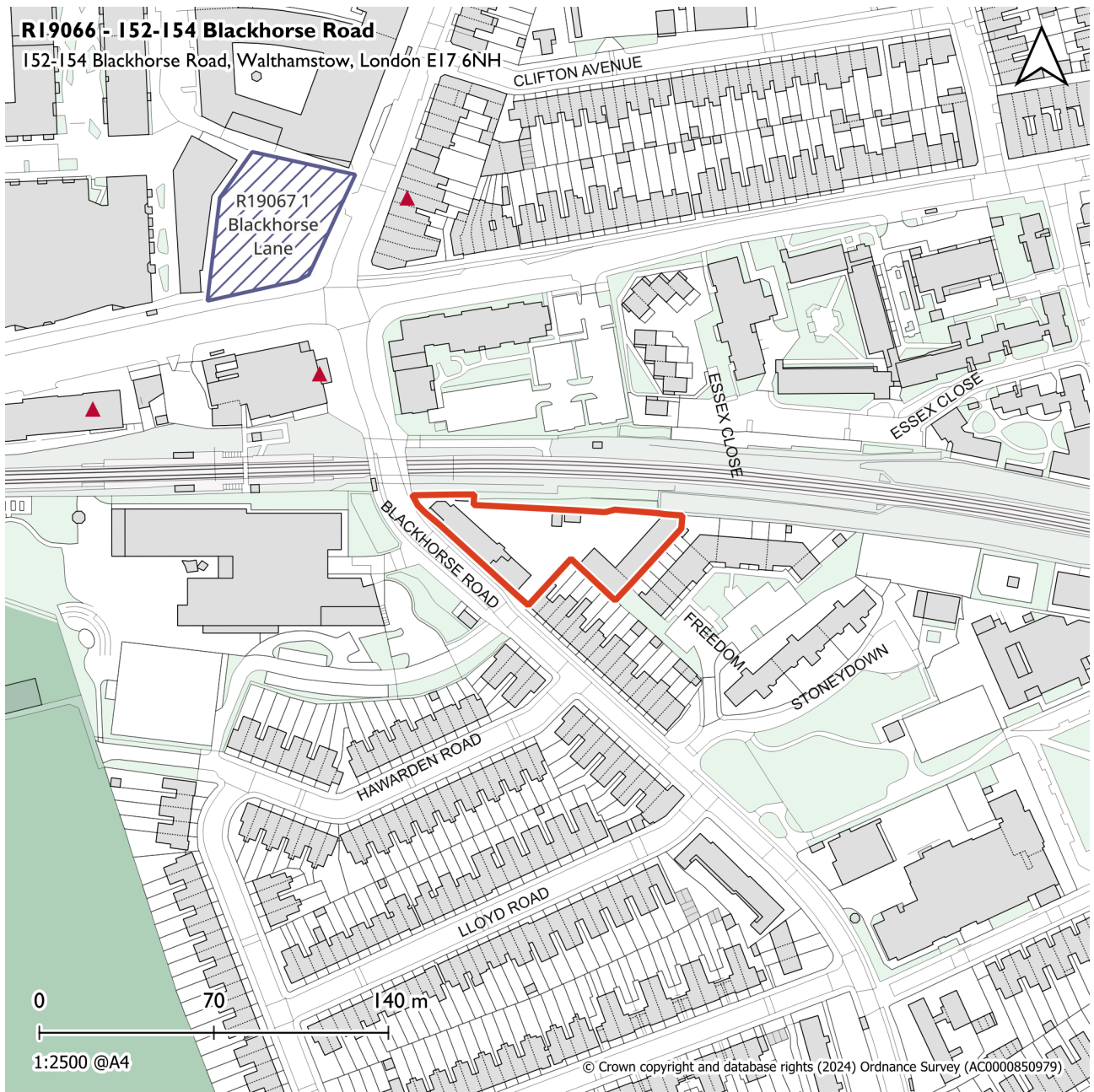


152-154 Blackhorse Road (R19066)



Please read in conjunction with the 'Site Boundary and Constraints Plan Key', which can be found at the end of the document.

Address:	152-154 Blackhorse Road, Walthamstow, London E17 6NH		
Previous site reference:	SA32	Ward:	High Street
Site Size (Ha):	0.25	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Blackhorse Lane Strategic Location; Blackhorse Lane Neighbourhood Centre; Area potentially suitable for tall building(s)*; CEZ; AQFA; AQMA.		

Footnote to Planning Designations - *This site is proposed through this document to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

152-154 Blackhorse Road (R19066) - Site Allocation

Site Allocation

- A. Reprovide workspace and provide new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 40 homes
- C. 1,560 sqm workspace

Potential Delivery Timescale

- D. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Transition

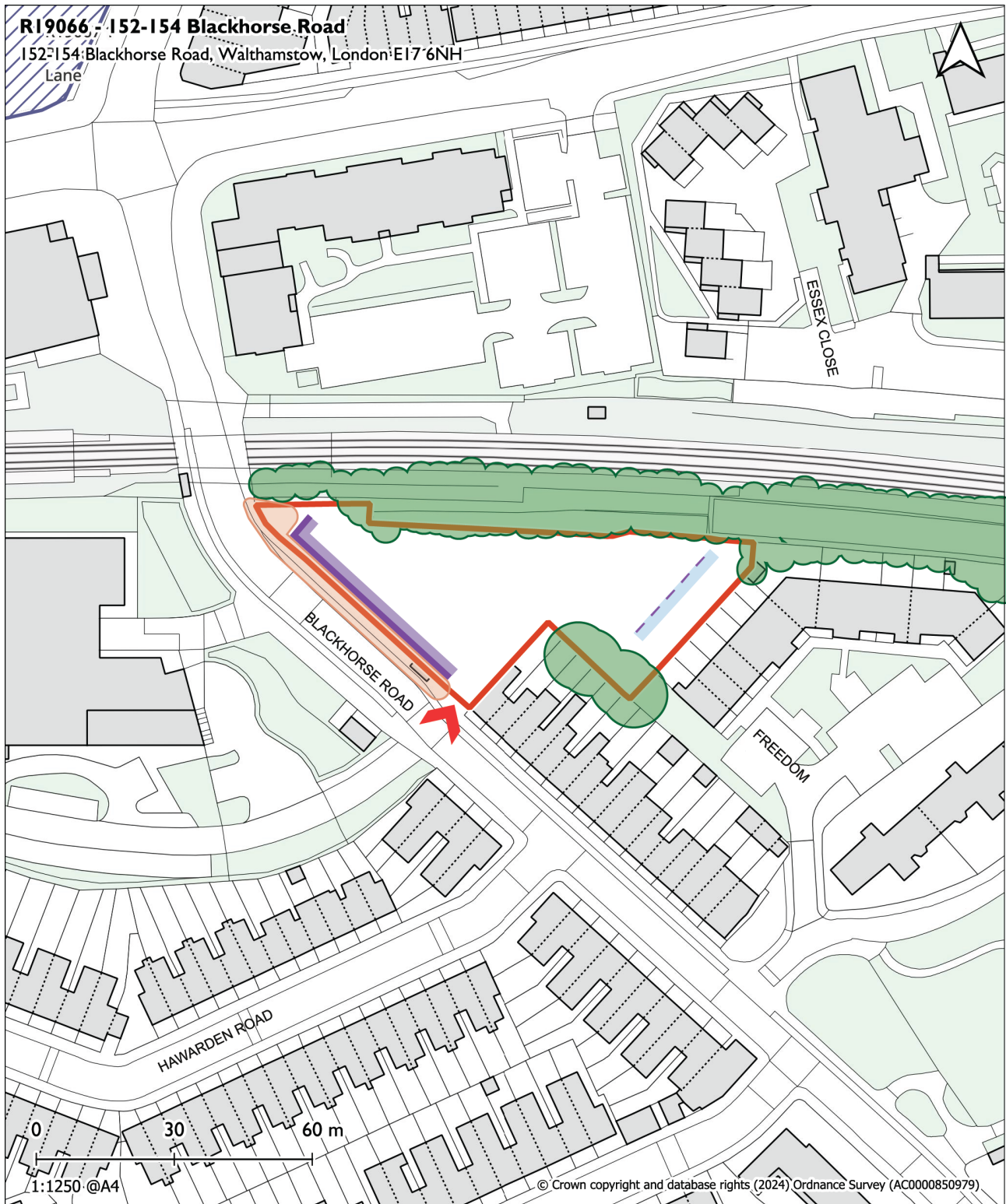
152-154 Blackhorse Road (R19066) - Site Requirements

In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 40 high quality, accessible, sustainable homes, including affordable housing.
- B. Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace on site, including affordable workspace, to accommodate workers in the creative and cultural industries, and by exploring the opportunity to incorporate cultural uses or facilities as part of the wider development.
- C. Provide well designed commercial active ground-floor frontage onto Blackhorse Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site. Massing should be focused to the west of the site away from the boundary with these uses.

- E. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should retain and enhance the existing trees and green buffer to contribute to this, whilst also retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- F. Enhance the existing public realm along Blackhorse Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals should set back the building line to provide a more generous footway to better accommodate the cycle path and bus stop.
- G. Enhance existing pedestrian and cycling connectivity along Blackhorse Road, ensuring that the stepped cycle lane is maintained and kept safe and accessible to all throughout construction.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Mitigate the impact of any localised poor air quality from Blackhorse Road on the site through the appropriate design of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips, contributing to improved air quality locally and across the borough as a whole.

152-154 Blackhorse Road (R19066) - Placemaking Plan



Please read in conjunction with the 'Placemaking Plan Key', which can be found at the end of the document.