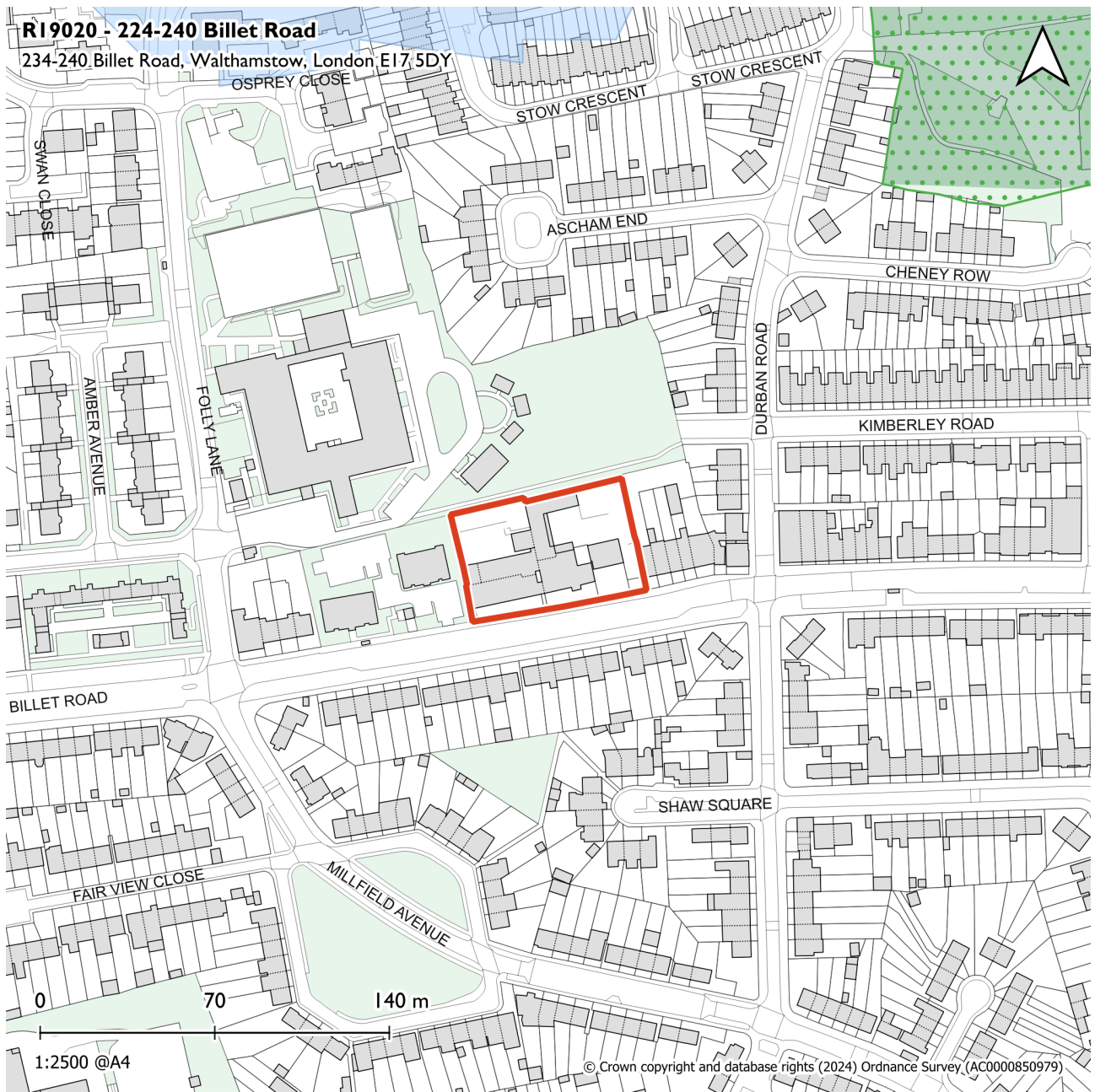


**224-240 Billet Road (R19020)**



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

Address:	234-240 Billet Road, Walthamstow, London E17 5DY		
Previous site reference:	SA45	Ward:	Higham Hill
Site Size (Ha):	0.32	Ownership:	Private
Consent Status:	Consented	Planning Reference(s):	222990
Planning Designations:	AQMA; CDA.		

**224-240 Billet Road (R19020) - Site Allocation**

**Site Allocation**

A. Provide new homes and enhanced public realm with biodiverse landscaping.

**Indicative Capacities**

B. 50 homes

**Potential Delivery Timescale**

C. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
-----------	-----------	-----------

**Character-led Intensification Approach**

E. Transition

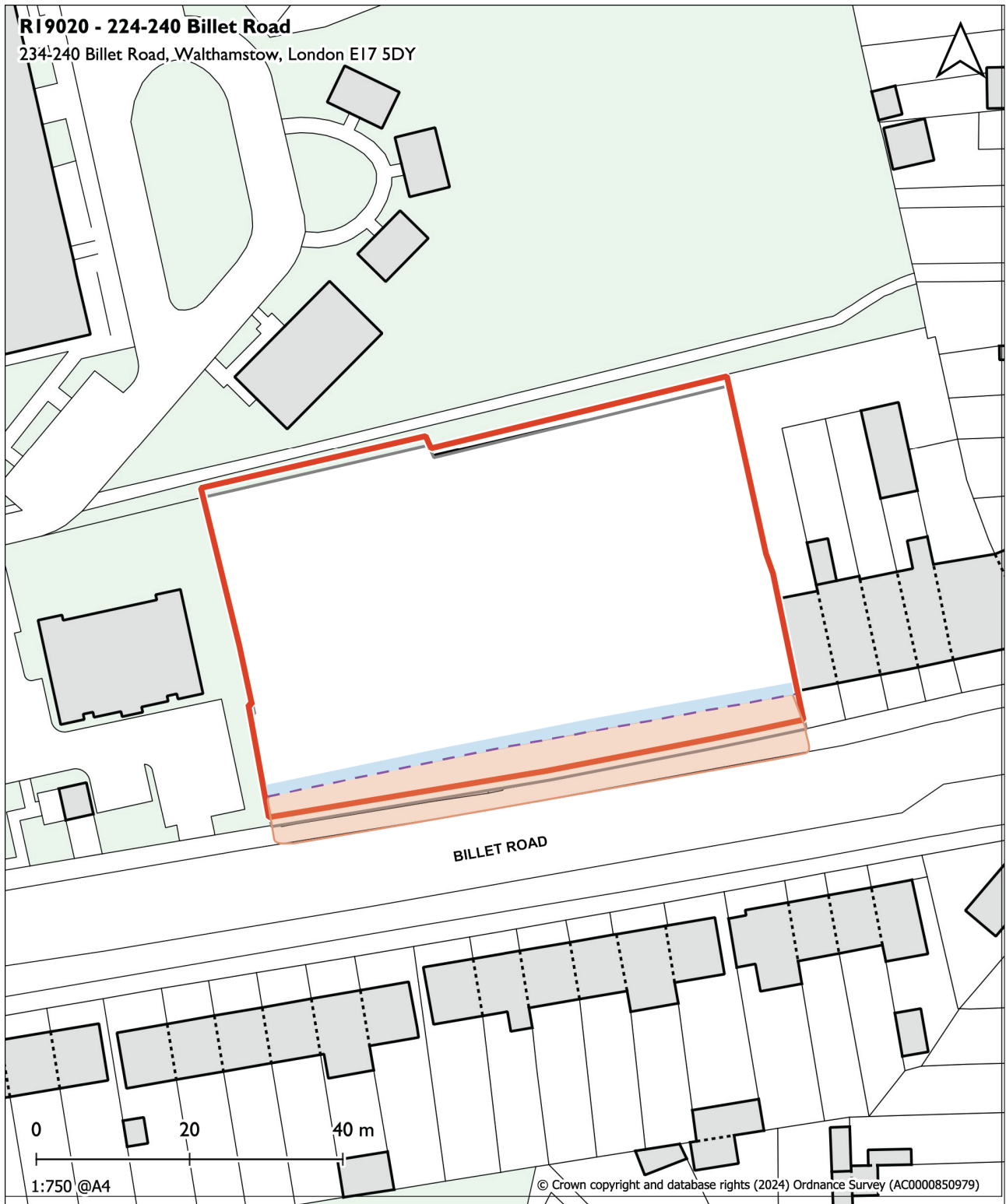
**224-240 Billet Road (R19020) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 50 high quality, accessible, sustainable homes, including affordable housing
- B. Provide well designed active residential ground-floor frontage onto Billet Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Enhance the existing public realm on Billet Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. Enhance existing pedestrian and cycling connectivity along Billet Road, ensuring that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- F. Mitigate the impact of any localised poor air quality from Billet Road on the site through the appropriate design and siting 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 based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.



224-240 Billet Road (R19020) - Placemaking Plan



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