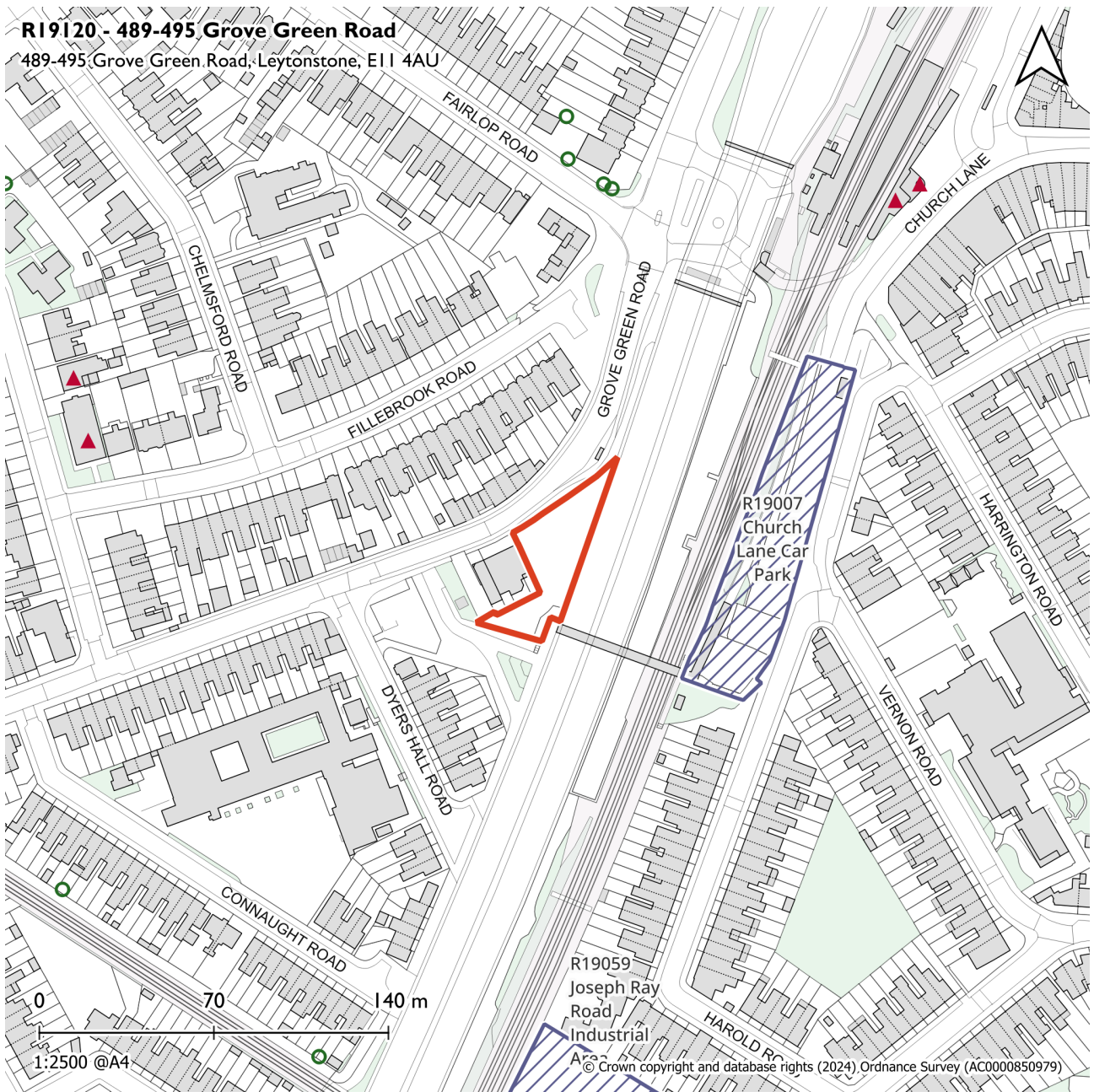


489-495 Grove Green Road (R19120)



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

Address:	489-495 Grove Green Road, Leytonstone, E11 4AU		
Previous site reference:	N/A	Ward:	Leytonstone
Site Size (Ha):	0.13	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	SINC; AQMA; CDA.		

489-495 Grove Green Road (R19120) - Site Allocation

Site Allocation

- A. Provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 20 homes

Potential Delivery Timescale

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

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

- D. Transition

489-495 Grove Green Road (R19120) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 20 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential, ground-floor frontage onto Grove Green Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Create new high quality pedestrian-focused public realm in the northern part of the site adjacent to the bus stop, which is green, safe and accessible to all.
- D. Enhance existing pedestrian and cycling connectivity to the bridge over the A12 and railway at the south of the site. This connection should be safe and accessible to all, overlooked, well lit and attractively designed.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting along the eastern border with the A12, green spaces, and green roofs.
- F. Mitigate the impact of any localised poor air quality from the A12 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 based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.

489-495 Grove Green Road (R19120) - Placemaking Plan



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