

58 Hall Lane and the Marmion Centre (R19025)



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

Address:	58 Hall Lane, Chingford, London E4 8EU		
Previous site reference:	SA50	Ward:	Valley
Site Size (Ha):	0.28	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Chingford Mount Strategic Location; AQMA; CDA.		

**58 Hall Lane and the Marmion Centre (R19025) - Site Allocation**

**Site Allocation**

- A. Reprovide community facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open space

**Indicative Capacities**

- B. 25 homes
- C. 630 sqm community uses

**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. Reinforcement

**58 Hall Lane and the Marmion Centre (R19025) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 25 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide the community facilities to deliver facilities of an improved quality to contribute to meeting local community infrastructure needs.
- C. Provide well designed active community ground-floor frontage onto Hall Lane, 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.
- E. Enhance the existing public realm at the southern part of the site fronting Hall Lane to deliver a pedestrian-focused environment which is green, safe and accessible to all. The provision should incorporate informal play features in line with the aspirations of the Child-Friendly Chingford programme.
- F. Enhance existing pedestrian and cycling connectivity through the site linking Hall Lane with Marmion Avenue.

- G. Deliver enhanced greening and biodiversity throughout and, where possible, around the site, including enhancements to the existing open space to the east of the site.
- H. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- I. Mitigate the impact of any localised poor air quality from Hall Lane 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.
- J. Mitigate existing pluvial flood risk to the east of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site.
- K. Support the principles set out within the Chingford Mount Town Centre Framework (2021), or subsequent updates to this work.

### 58 Hall Lane and the Marmion Centre (R19025) - Placemaking Plan



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