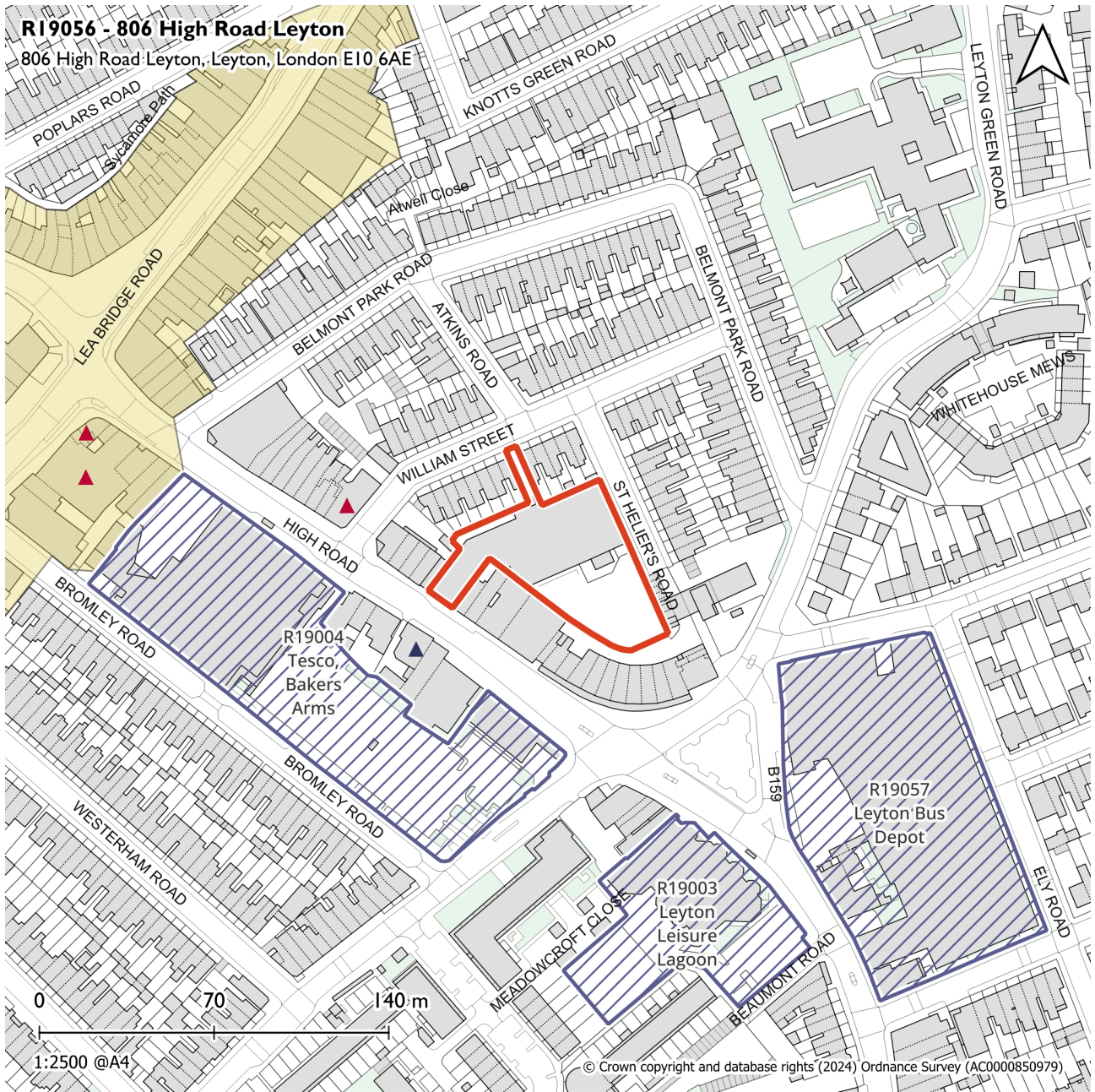


806 High Road Leyton (R19056)



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

Address:	806 High Road Leyton, Leyton, London E10 6AE		
Previous site reference:	SA13	Ward:	Forest
Site Size (Ha):	0.32	Ownership:	Private
Consent Status:	Consented	Planning Reference(s):	213777
Planning Designations:	Bakers Arms Strategic Location; Bakers Arms District Centre; PSA; Listed Building (adjacent); Locally Listed Building (adjacent); APA; AQFA; AQMA.		

806 High Road Leyton (R19056) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 85 homes
- C. 100 sqm town centre 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. Transition

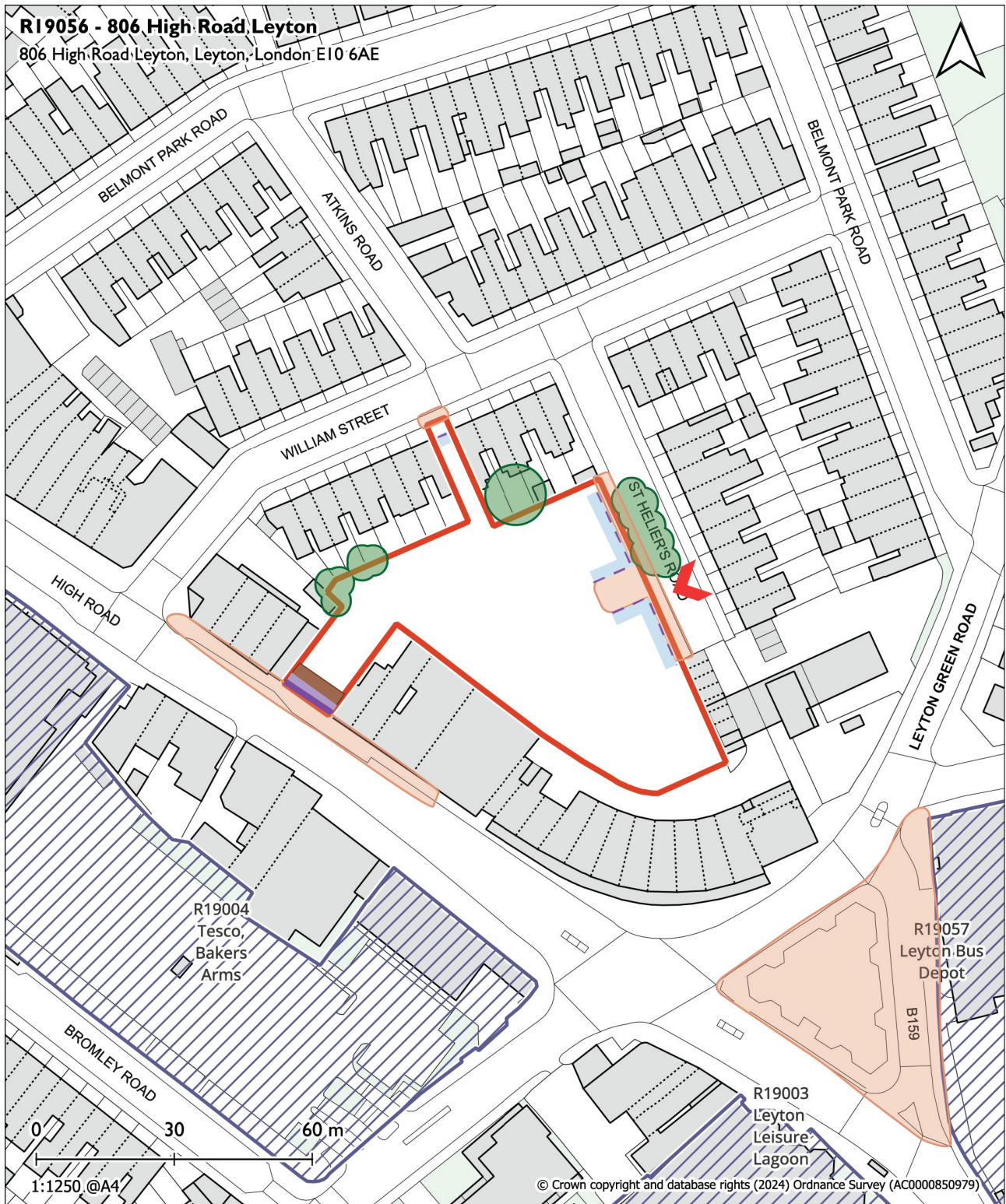
806 High Road Leyton (R19056) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 85 high quality, accessible, sustainable homes, including affordable housing. This site allocation, or parts of this site allocation, may be suitable for the provision of high quality, sustainable, accessible Purpose-Built Student Accommodation, including affordable student accommodation, subject to compliance with all relevant planning policy tests and an overall indicative cap for the Bakers Arms Strategic Location of 490 purpose-built student rooms. Purpose-Built Student Accommodation in the borough is expected to have a nomination agreement for occupation by students of one or more higher education provider(s), with the priority being provision for the University of Portsmouth.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Provide town centre uses on site that enhance and complement the Bakers Arms District Centre’s existing offer. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre.

- D. Retain and enhance the historic 806 High Road art-deco facade of the former Ritz cinema, recognised as a non-designated heritage asset, ensuring that its frontage is retained and incorporated as part a well designed active commercial ground-floor frontage onto High Road Leyton. Proposals should provide active residential frontage onto St Helier's Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- F. Provide safe, well defined and well managed servicing and delivery access to the site from St Helier's Road.
- G. Create new high quality pedestrian-focused public realm on High Road Leyton and St Helier's Road which is green, safe and accessible to all.
- H. Preserve or enhance the significance, setting and key views of the nearby heritage assets, including the Grade II listed 807 High Road Leyton.
- I. Deliver enhanced greening and biodiversity throughout and, where possible, around the site, including through the provision of tree planting, new green space, and green roofs. Proposals should contribute to and coordinate with neighbouring sites to ensure the cohesive enhancement of Leyton Green as a new and inclusive green space.
- J. Mitigate the impact of any localised poor air quality from High Road Leyton 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.
- K. Mitigate existing pluvial flood risk to the south west 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.

806 High Road Leyton (R19056) - Placemaking Plan



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