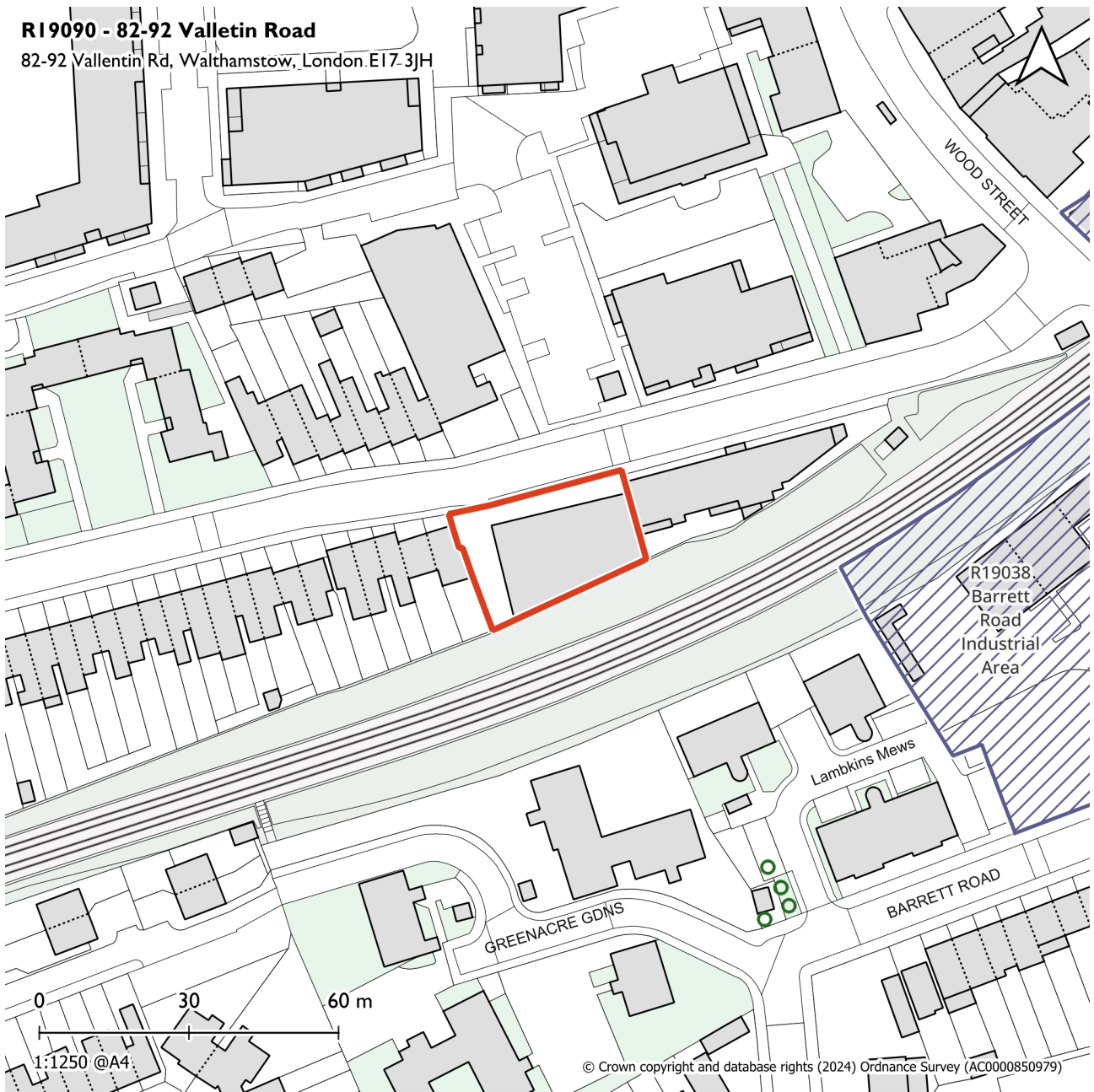


82-92 Vallentin Road (R19090)



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

Address:	82-92 Vallentin Rd, Walthamstow, London E17 3JH		
Previous site reference:	N/A	Ward:	Wood Street
Site Size (Ha):	0.07	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Wood Street Strategic Location; SINC (adjacent); AQMA; CDA.		

82-92 Vallentin Road (R19090) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 15 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. Reinforcement

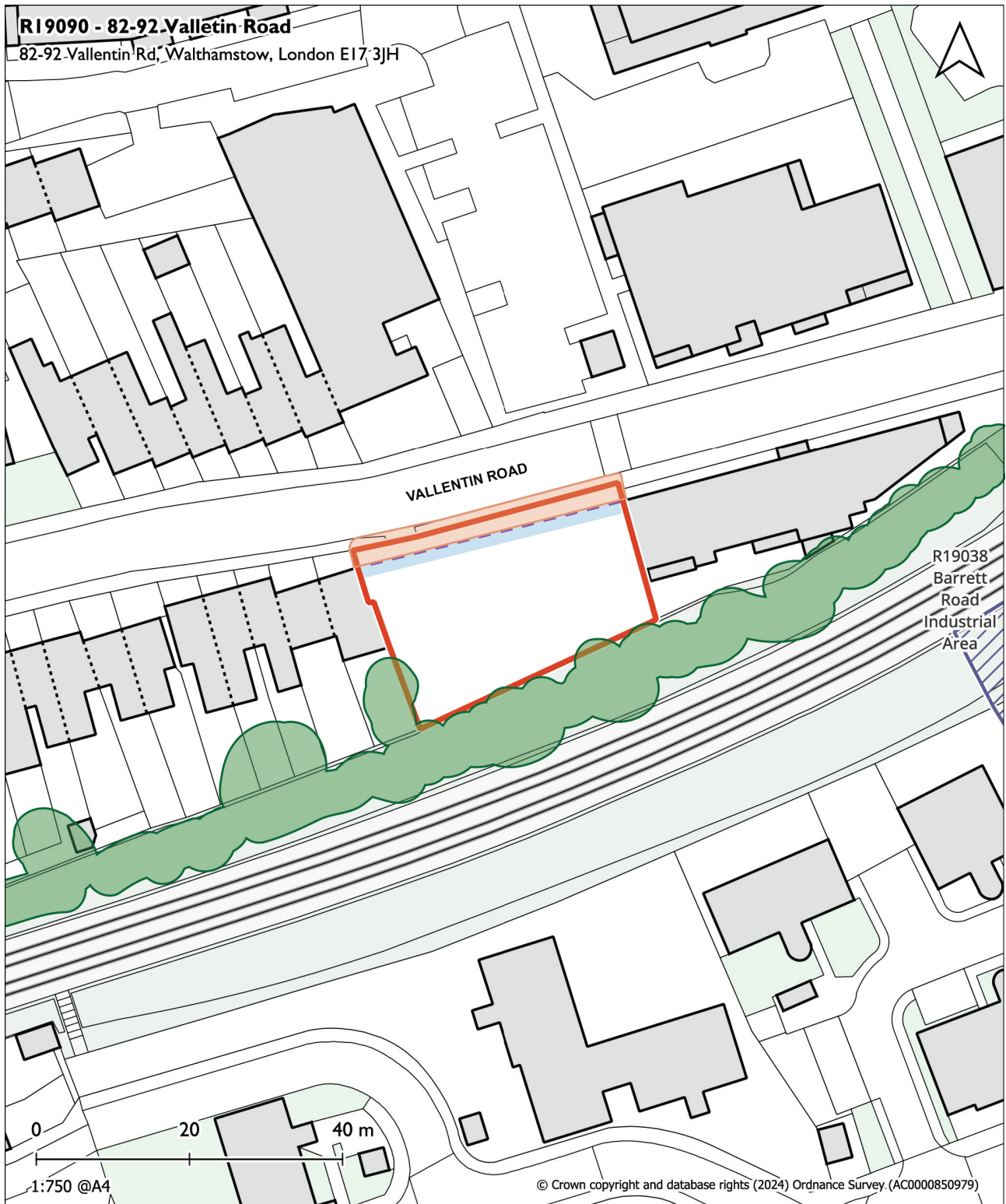
82-92 Vallentin Road (R19090) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 15 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Vallentin Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. 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 consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- 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 Vallentin Road, linking Wood Street District Centre with Walthamstow Major Centre and providing wider connectivity.
- F. Design and site buildings and new green space to protect and enhance the integrity of the Chingford to Walthamstow Railsides Site of Importance for Nature Conservation (SINC) to the south of the site.

- G. Mitigate existing pluvial flood risk to the north 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.

82-92 Vallentin Road (R19090) - Placemaking Plan



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