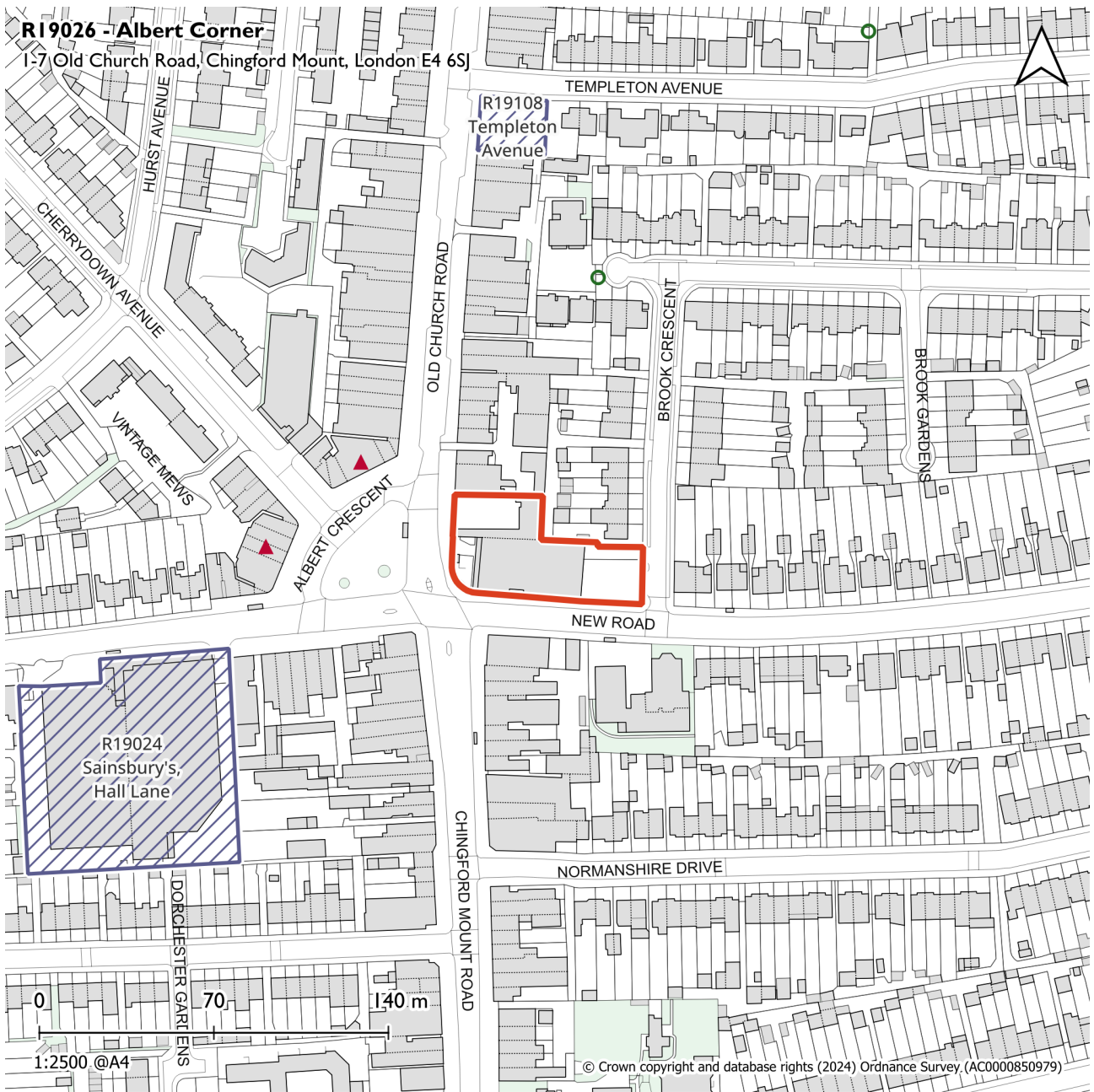


Albert Corner (R19026)



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

Address:	1-7 Old Church Road, Chingford Mount, London E4 6SJ		
Previous site reference:	SA51	Ward:	Larkwood
Site Size (Ha):	0.23	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Chingford Mount Strategic Location; South Chingford District Centre; PSA; Locally Listed Building (adjacent); AQMA; CDA.		

Albert Corner (R19026) - Site Allocation

Site Allocation

- A. Reprovide retail and workspace and provide new homes, other town centre uses, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 90 homes
- C. 1,400 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

Albert Corner (R19026) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 90 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide convenience retail and employment uses alongside other main town centre uses that enhance the South Chingford District Centre’s existing offer. Uses that are considered to be particularly suitable for this site include office uses, such as co-working space, food and beverage uses, and comparison retail. 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.
- C. Develop a coordinated design-led approach to ensure the delivery of an architecturally coherent scheme across different landownerships, ensuring that the scheme achieves a good standard of amenity for existing and future users.
- D. Contribute to the improvement of Albert Crescent as a pedestrianised public space, which will incorporate new green amenity and play space. This should include highways alterations to improve pedestrian crossings and reduce dominance of buses and cars around Albert Crescent.

- E. Enhance the existing public realm at the junction of Hall Lane / New Road (A1009) and Old Church Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- G. Provide well designed active commercial ground-floor frontage onto New Road and Old Church Road, ensuring that they relate positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- H. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- I. Mitigate the impact of any localised poor air quality from Old Church Road and Hall Lane / New 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.
- J. Mitigate existing pluvial flood risk to the east and 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.
- K. Provide a design that ensures the proposed buildings, landscaping, and infrastructure maximise on site green space and promote access and make financial contributions to existing or potential Suitable Alternative Natural Greenspaces (SANGs).
- L. Support the principles set out within the Chingford Mount Town Centre Framework (2021), or subsequent updates to this work.

Albert Corner (R19026) - Placemaking Plan



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