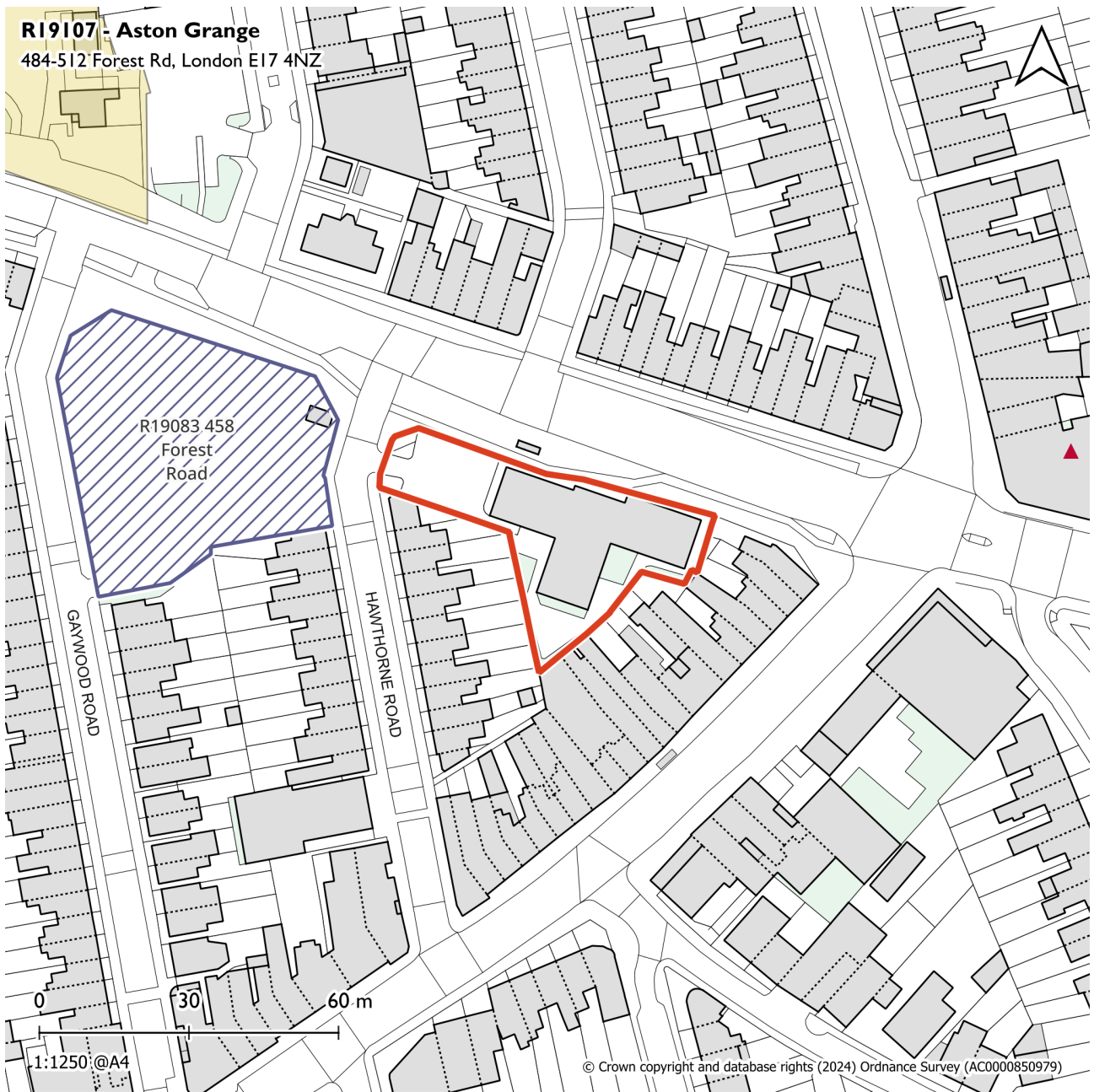


Aston Grange (R19107)



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

Address:	484-512 Forest Rd, London E17 4NZ		
Previous site reference:	N/A	Ward:	William Morris
Site Size (Ha):	0.13	Ownership:	Private
Consent Status:	Consented	Planning Reference(s):	230623
Planning Designations:	AQFA; AQMA; CDA.		

Aston Grange (R19107) - Site Allocation

Site Allocation

A. Provide new homes, enhanced public realm with biodiverse landscaping.

Indicative Capacities

B. 65 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

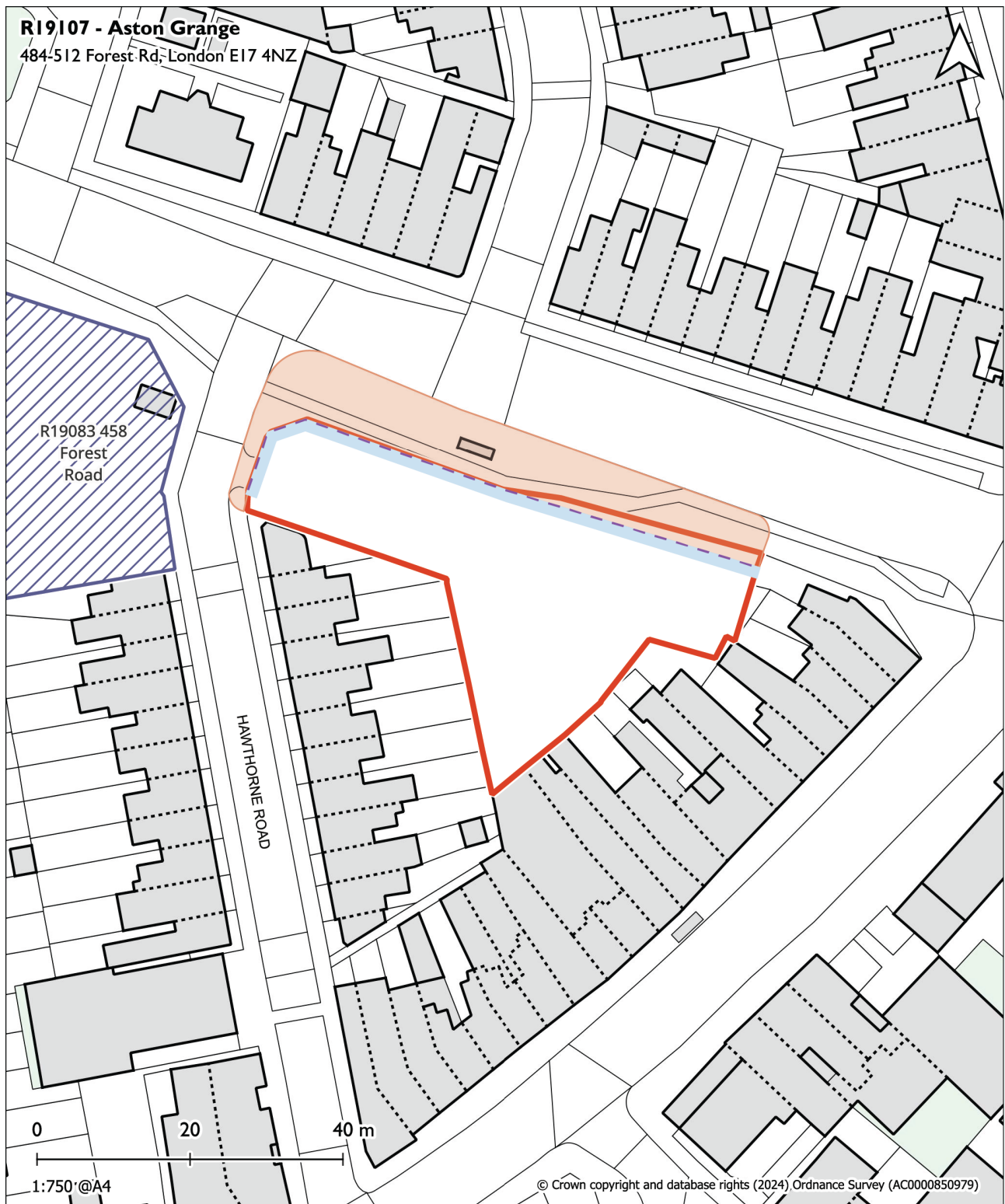
Aston Grange (R19107) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 65 high quality, accessible, sustainable homes, including affordable housing.
- B. Ensure the closure of the care home on this site does not result in inadequate provision across the borough or result in the failure to meet local needs. Development should make a financial contribution to the strategic provision of care homes if necessary.
- C. Provide well designed active residential ground-floor frontage onto Forest Road, 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 edge associated with the residential uses that bound the site.
- E. Enhance the existing public realm on Forest Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Enhance existing pedestrian and cycling connectivity along Forest Road, ensuring that the segregated cycle lane and the bus stop is maintained and kept safe and accessible to all throughout construction.
- G. Preserve or enhance the significance, setting and key views of the Lloyd Park Conservation Area and the nearby designated heritage assets, including the Grade II* listed William Morris House.

- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Mitigate the impact of any localised poor air quality from Forest Road 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.

Aston Grange (R19107) - Placemaking Plan



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