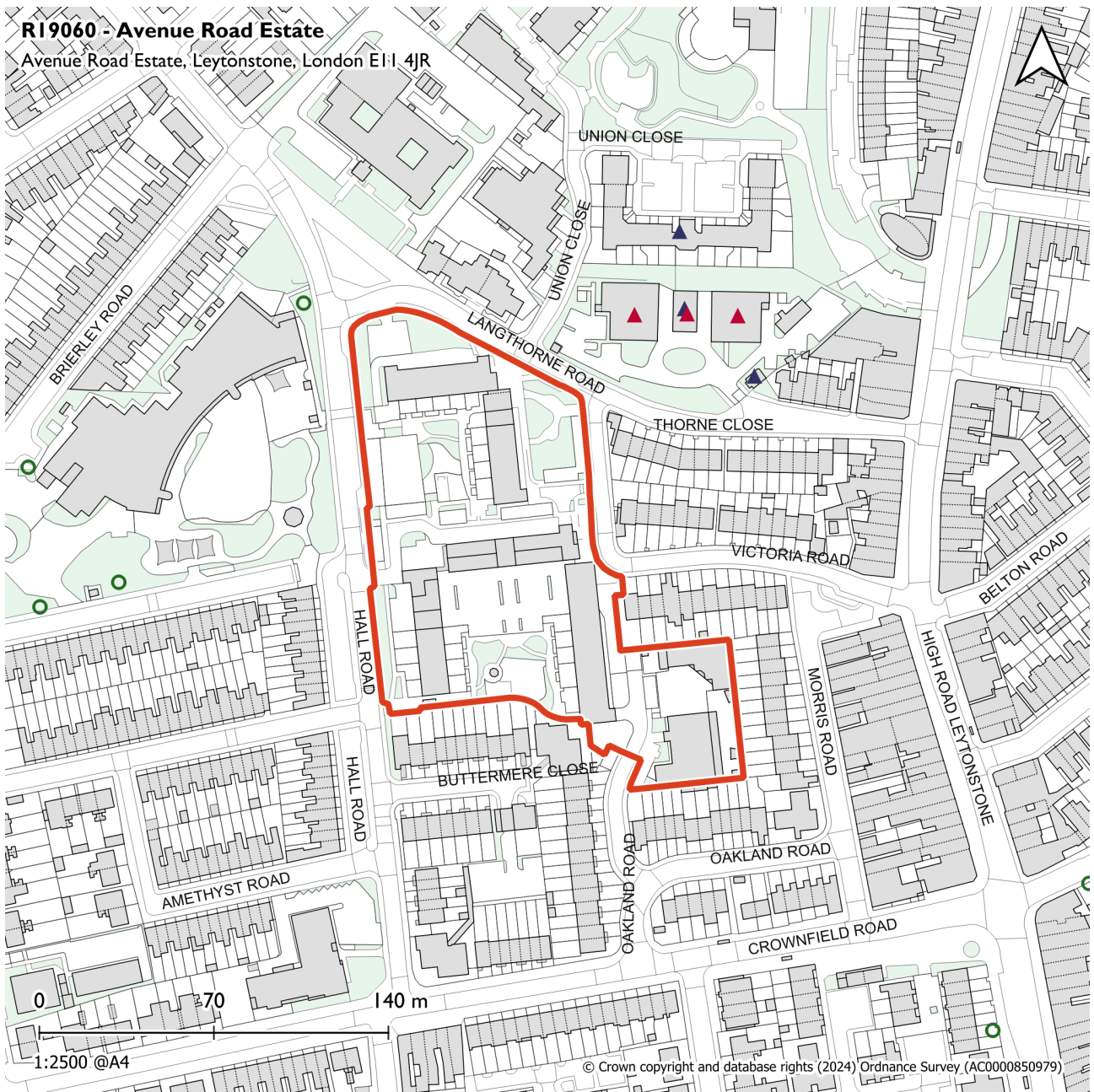


Avenue Road Estate (R19060)



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

Address:	Avenue Road Estate, Leytonstone, London E11 4JR		
Previous site reference:	SA21	Ward:	Cathall
Site Size (Ha):	1.63	Ownership:	Public
Consent Status:	Resolution to grant	Planning Reference(s):	222588
Planning Designations:	South Leytonstone Strategic Location; Area potentially suitable for tall building(s)*; Locally Listed Building (adjacent); TPO (adjacent); AQMA.		

Footnote to Planning Designations - *This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, with buildings of 23 and 19 storeys tested and approved as part of the planning application (reference: 222588). An additional area covered by this site is proposed through this document to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

Avenue Road Estate (R19060) - Site Allocation

Site Allocation

- A. Regeneration of the housing estate to provide enhanced community facilities and provide new homes for existing tenants and new residents, commercial uses, new and enhanced public realm, and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 615 homes (gross) / 260 homes (net)
- C. 1,175 sqm non-residential 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. Transformation

Avenue Road Estate (R19060) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 615 high quality, accessible, sustainable homes, including new homes for existing residents of the estate and affordable housing.
- B. Prioritise the delivery of new high quality social rented homes for existing residents. Ensure that all existing residents who wish to remain are offered a new home on site. The phasing of the redevelopment should be carefully planned to ensure that existing residents can be housed on site during the works programme. The regeneration of the estate is subject to a balloting process with the residents.
- C. Work with the Council to agree an appropriate tenure mix for other new homes, to both meet local needs and ensure estate regeneration priorities are viable.
- D. Reprovide the existing community uses to deliver facilities of an improved quality and to contribute to meeting local community infrastructure needs.

- E. Provide commercial uses of a size and scale that is appropriate for the edge of centre location and which complements Thatched House Neighbourhood Centre's existing offer. Uses that are considered particularly suitable for this site include workspace, convenience retail, and café/restaurant uses. 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, and their provision must not undermine the viability and vitality of the centre.
- F. Provide well designed active ground-floor frontage onto Hall Road, Langthorne Road, and fronting onto the public realm within the site, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- G. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- H. Create new high quality pedestrian-focused public realm throughout the site, with an area of significant provision in the form of a park in centre of the site, which should incorporate play space and should be green, safe and accessible to all.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- J. Deliver new pedestrian and cycle connectivity through the site, linking Langthorne Road, Hall Road, Victoria Road and Snowberry Close.
- K. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Lodge to the south east of the main hospital block (Langthorne Hospital), Grade II listed Langthorne Hospital (main original block, formerly the West Ham Union Workhouse) and Grade II listed Chapel to the south of the main hospital block (Langthorne Hospital).

Avenue Road Estate (R19060) - Placemaking Plan



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