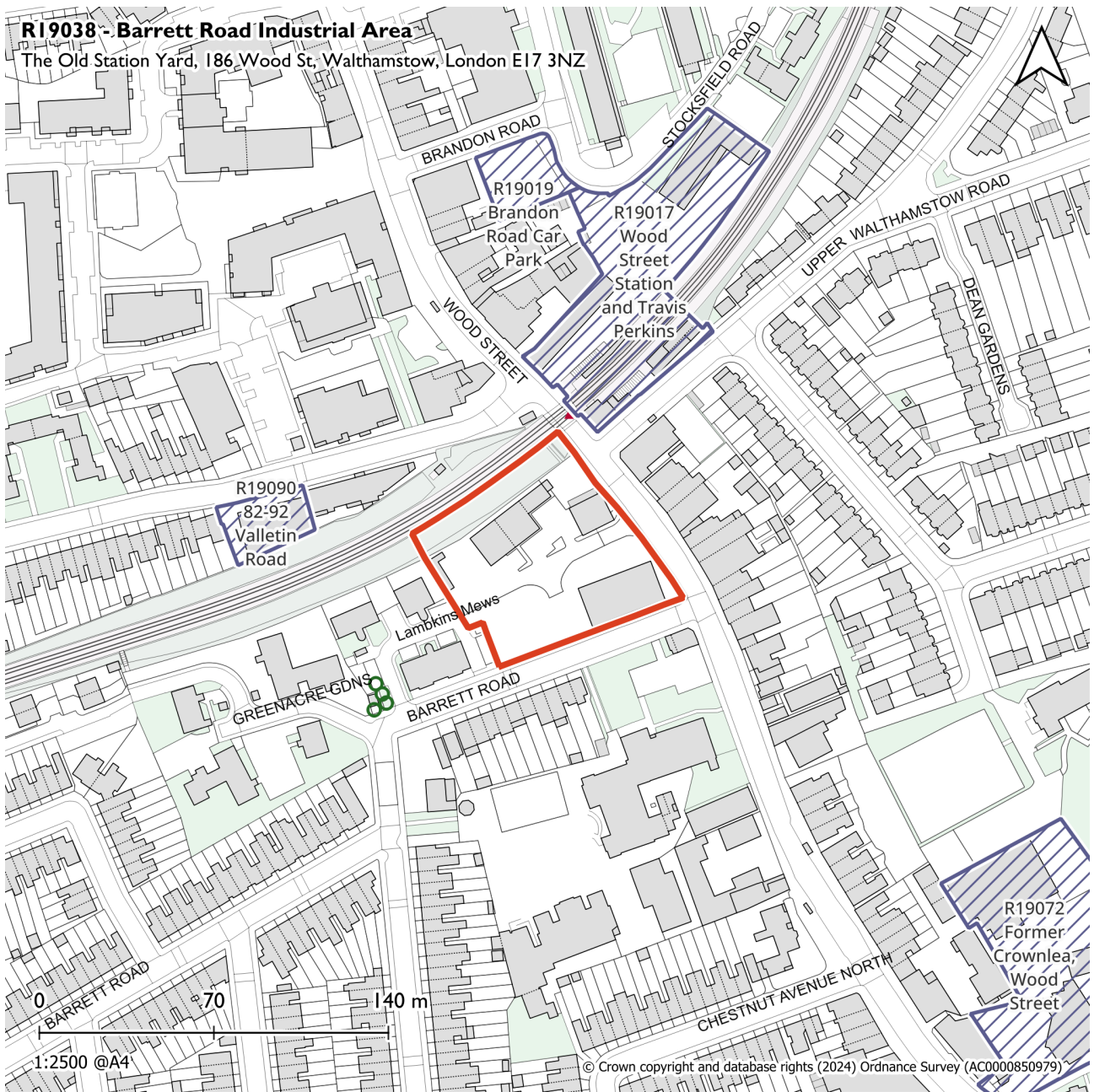


Barrett Road Industrial Area (R19038)



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

Address:	The Old Station Yard, 186 Wood St, Walthamstow, London E17 3NZ		
Previous site reference:	SA67	Ward:	Wood Street
Site Size (Ha):	0.54	Ownership:	
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Wood Street Strategic Location; LSIS; Locally Listed Building (adjacent); TPO (adjacent); SINC; AQMA; CDA.		

Barrett Road Industrial Area (R19038) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. Minimum reprovision of 900 sqm of industrial floorspace, with potential to provide 2,900 sqm.

Potential Delivery Timescale

- C. Development of the site is expected to be completed in

2020-2030	2025-2030	2030-2035
-----------	-----------	-----------

Character-led Intensification Approach

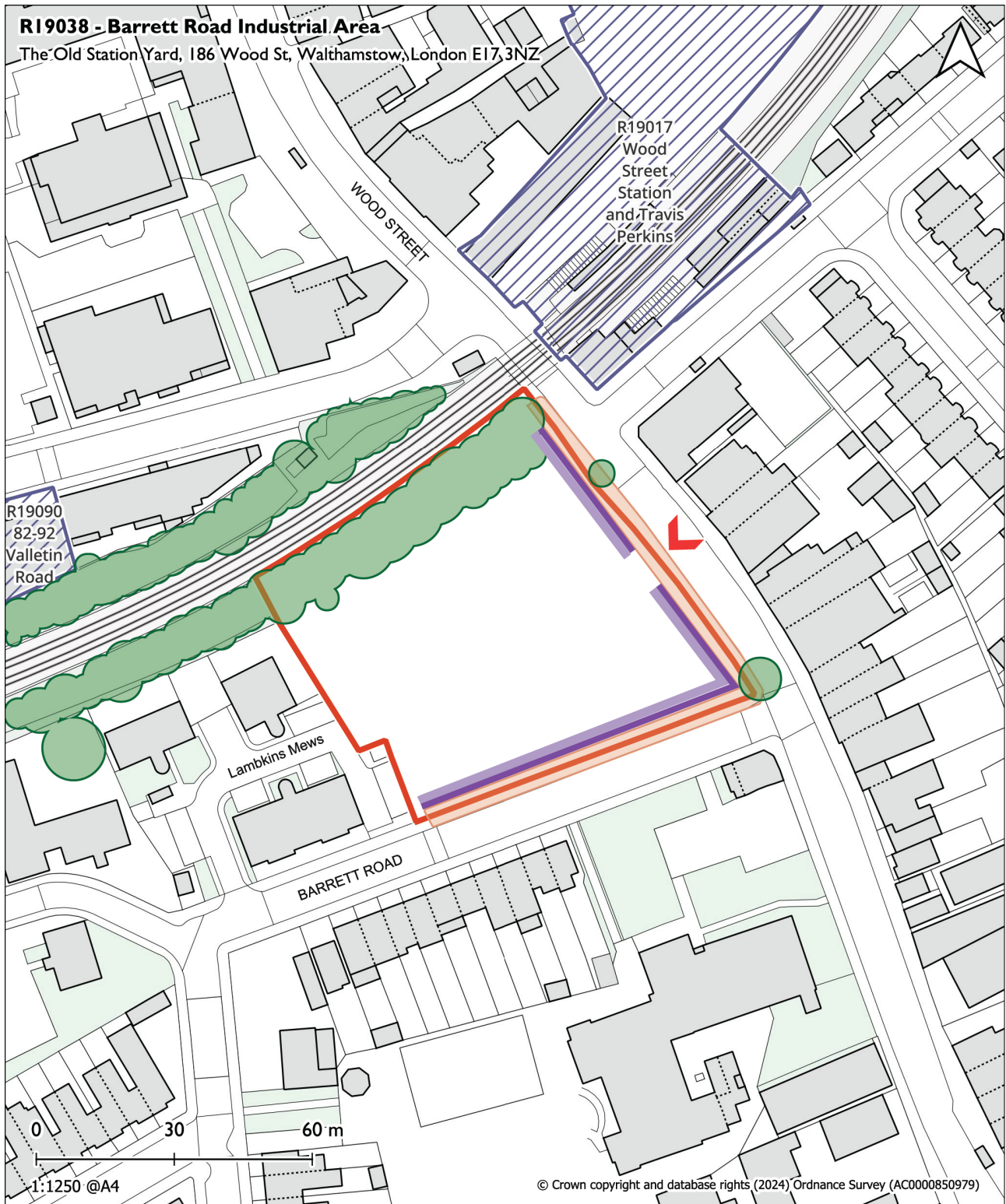
- D. Transition

Barrett Road Industrial Area (R19038) - Site Requirements

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 900 sqm.
- B. Provide well designed active industrial ground-floor frontages onto Wood Street and Barrett Road to create a strong street presence and provide an industrial 'shopfront' on to Wood Street. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety.
- C. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- D. Enhance existing pedestrian and cycling connectivity along Wood Street and Barrett Road.

Barrett Road Industrial Area (R19038) - Placemaking Plan



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