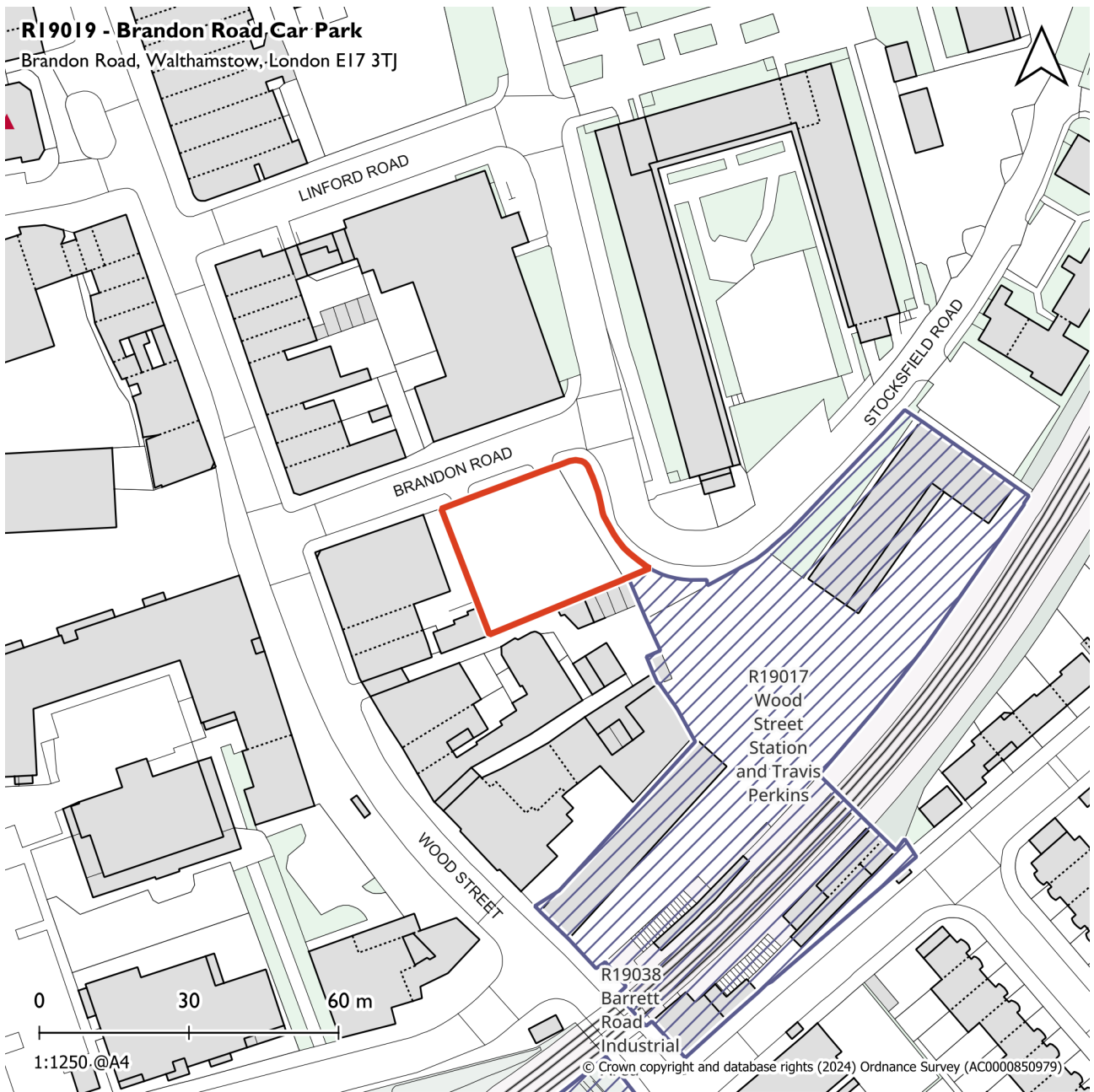


**Brandon Road Car Park (R19019)**



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

Address:	Brandon Road, Walthamstow, London E17 3TJ		
Previous site reference:	SA43	Ward:	Wood Street
Site Size (Ha):	0.08	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Wood Street Strategic Location; Wood Street District Centre; AQMA; CDA.		

**Brandon Road Car Park (R19019) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

B. 20 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

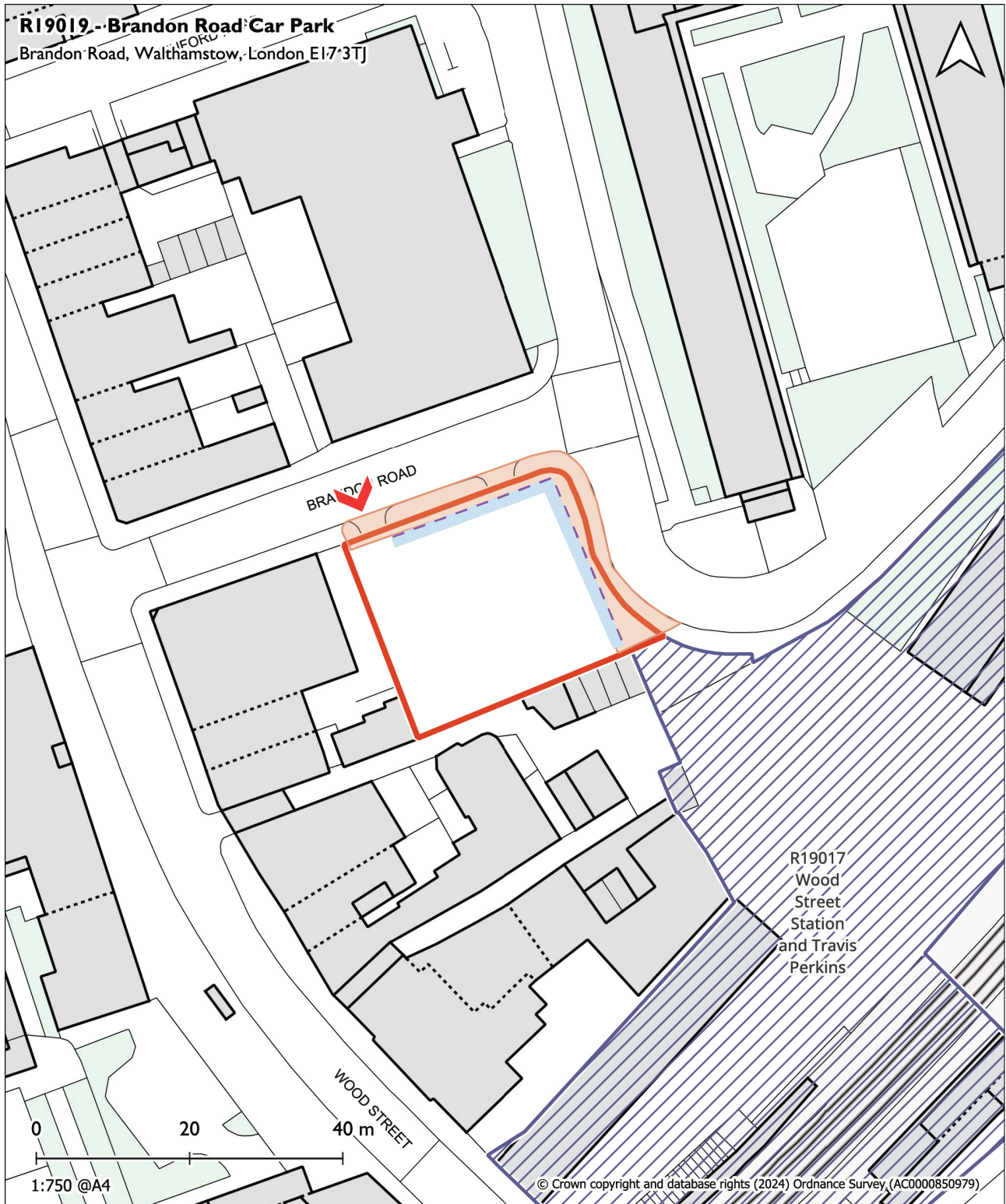
**Brandon Road Car Park (R19019) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 20 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active ground-floor frontage onto Brandon Road and Stocksfield Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Enhance the existing public realm on Brandon Road and Stocksfield Road to deliver a pedestrian-focused environment which is safe and accessible to all. Proposals should consider how the existing landscaping could be reprovided and enhanced in support of the new uses.
- 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. The repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, supports the borough’s Climate Action Plan.
- E. Deliver new cycle and pedestrian connectivity around the site, considering how this might integrate with potential development on the Wood Street Station and Travis Perkins site (R19017).

- F. Retain and enhance the mature tree on Brandon Road by incorporating it into the layout and landscape design, and suitably protecting them during construction and operation. This includes root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.

### Brandon Road Car Park (R19019) - Placemaking Plan



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