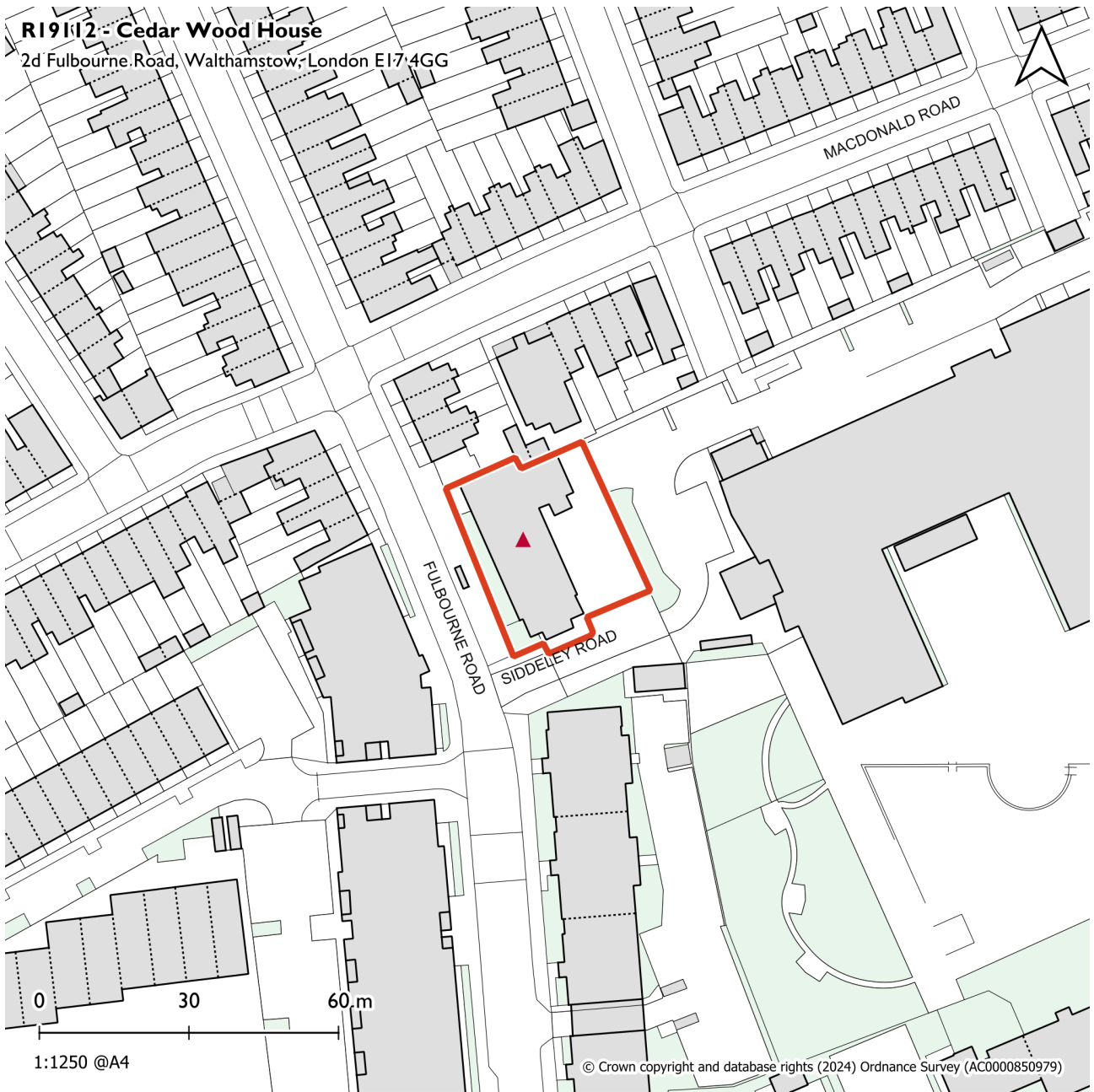


**Cedar Wood House (R19112)**



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

Address:	2d Fulbourne Road, Walthamstow, London E17 4GG		
Previous site reference:	N/A	Ward:	Chapel End
Site Size (Ha):	0.10	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Forest Road Corridor Strategic Location; Locally Listed Building; AQMA; CDA.		

**Cedar Wood (R19112) - Site Allocation**

**Site Allocation**

A. Provide new homes 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
-----------	-----------	-----------

**Character-led Intensification Approach**

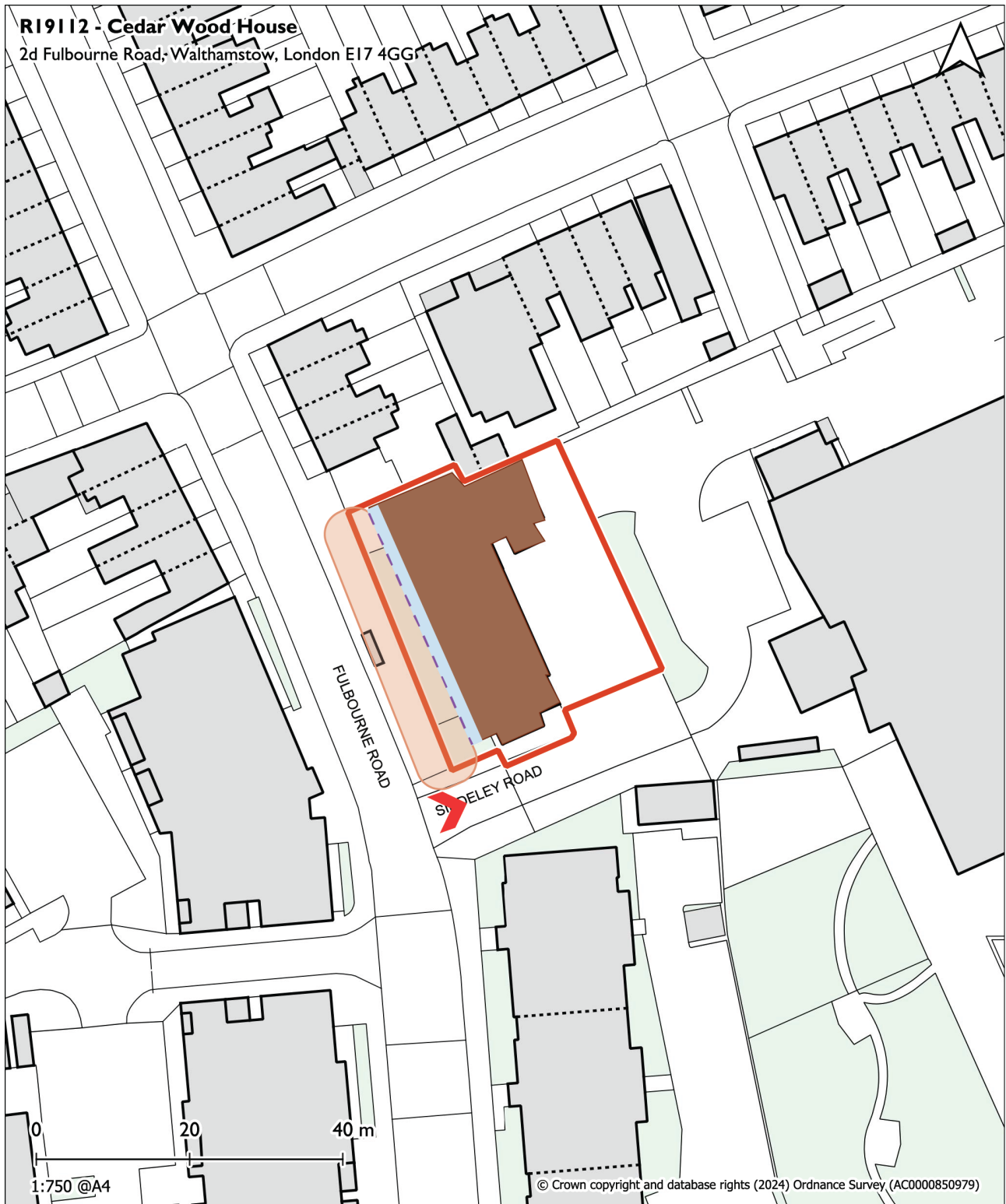
D. Transition

**Cedar Wood (R19112) - 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. Enhance the existing public realm fronting Fulbourne Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. The generous width of the footway enables opportunities for enhanced landscaping and the provision of new trees.
- 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 Fulbourne Road.
- E. Integrate the locally listed Cedar Wood House into the design of any proposals, preserving the significance of its features of historic interest.

### Cedar Wood (R19112) - Placemaking Plan



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