

Chingford Horticultural Society and adjacent site (R19121)



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

Address:	86 and 100 Larkshall Road, Chingford, London E4 6PE		
Previous site reference:	N/A	Ward:	Endlebury
Site Size (Ha):	0.14	Ownership:	
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	SINC; AQMA; CDA.		

Chingford Horticultural Society and adjacent site (R19121) - Site Allocation

Site Allocation

- A. Reprovide community facilities and provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

Indicative Capacities

- B. 10 homes
- C. Non-residential uses, to be determined through detailed application

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. Reinforcement

Chingford Horticultural Society and adjacent site (R19121) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 10 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide community facilities to deliver facilities of an improved quality to contribute to meeting local community infrastructure needs.
- C. Provide well designed active community ground-floor frontage onto Larkshall Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- E. Enhance the existing public realm onto Larkshall Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.

- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs, ensuring that existing hardstanding is replaced with new green amenity.
- G. Retain and enhance significant and/or mature trees by incorporating them 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.
- H. Design and site buildings and new green space to protect and enhance the integrity of the Chingford to Walthamstow Railside Site of Importance for Nature Conservation (SINC) and the associated Green Corridor to the east of the site.

Chingford Horticultural Society and adjacent site (R19121) - Placemaking Plan



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