

Chingford Library and Assembly Hall (R19029)



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

Address:	The Green, Chingford, London E4 7EN		
Previous site reference:	SA56	Ward:	Chingford Green
Site Size (Ha):	0.32	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	North Chingford Strategic Location; North Chingford District Centre; Listed Building (adjacent); Conservation Area; Locally Listed Building; APA; TPO (adjacent); EFSAC (400m); AQMA.		

Chingford Library and Assembly Hall (R19029) - Site Allocation

Site Allocation

- A. Reprovide the library and provide flexible community/cultural uses, new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 30 homes
- C. 1,100 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. Reinforcement

Chingford Library and Assembly Hall (R19029) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 30 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide non-residential floorspace, which is to include the reprovision of the library, an inclusive and accessible space for The Waltham Forest Archives and Local Studies Service, and flexible community facilities. A suitable and accessible alternative site for The Waltham Forest Archives and Local Studies Service must be secured in another location prior to any redevelopment if it is not provided on site. Ancillary uses, such as retail and/or a café, are also appropriate.
- C. Provide well designed active commercial and community ground-floor frontage onto Chingford Green and active residential ground-floor frontage fronting on to the pedestrian path to the east, ensuring that this relates positively to its heritage significance and the surrounding context, and maximises natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- E. Create new high quality pedestrian-focused public realm at the entrance to the library which integrates sensitively with Chingford Green and is green, safe and accessible to all. The public space should celebrate the community facility.

- F. Enhance existing pedestrian and cycling connectivity along the northern side of Chingford Green Park.
- G. Preserve or enhance the significance, setting and key views of the Chingford Green and Station Road Conservation Areas and the heritage assets within them, including the Grade II listed Carbis Cottage, the Grade II* listed Church of Saint Peter and Paul. In particular, development will be expected to both step away from, and step down to Carbis Cottage. A green buffer on the western boundary would also help preserve the setting of Carbis Cottage.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, through the provision of tree planting, green spaces, and green roofs. Proposals should protect and enhance the neighbouring pocket park.
- I. Retain and enhance trees with Tree Protection Orders (TPOs) and 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.
- J. Provide a development design that focuses on ensuring the proposed buildings, landscaping and infrastructure layout maximise on site green spaces and minimise access to Epping Forest SAC.
- K. Undertake a project level Habitats Regulations Assessment (HRA) setting out details of the proposed measures that would mitigate for urban effects to ensure no adverse impact on the Epping Forest Special Area of Conservation (SAC). This is required as the site is located within 400m of the Epping Forest SAC.
- L. Implement waste management measures for the site in accordance with the borough's Waste and Recycling Guidance for Developments strategy and the Exemplar Design Supplementary Planning Document (SPD), or any updates to these documents.

Chingford Library and Assembly Hall (R19029) - Placemaking Plan



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