

Former Crownlea, Wood Street (R19072)



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

Address:	253 Wood Street, Walthamstow, London E17 3NT		
Previous site reference:	SA40	Ward:	Wood Street
Site Size (Ha):	0.64	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Wood Street Strategic Location; TPO (adjacent); EFSAC (400m); AQMA; CDA; Playing Fields (adjacent).		

Former Crownlea, Wood Street (R19072) - Site Allocation

Site Allocation

- A. Provide new homes and workspace, including modern, flexible industrial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 95 homes
- C. 900 sqm non-residential uses, focused on industrial and office 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. Transition

Former Crownlea, Wood Street (R19072) - Site Requirements

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

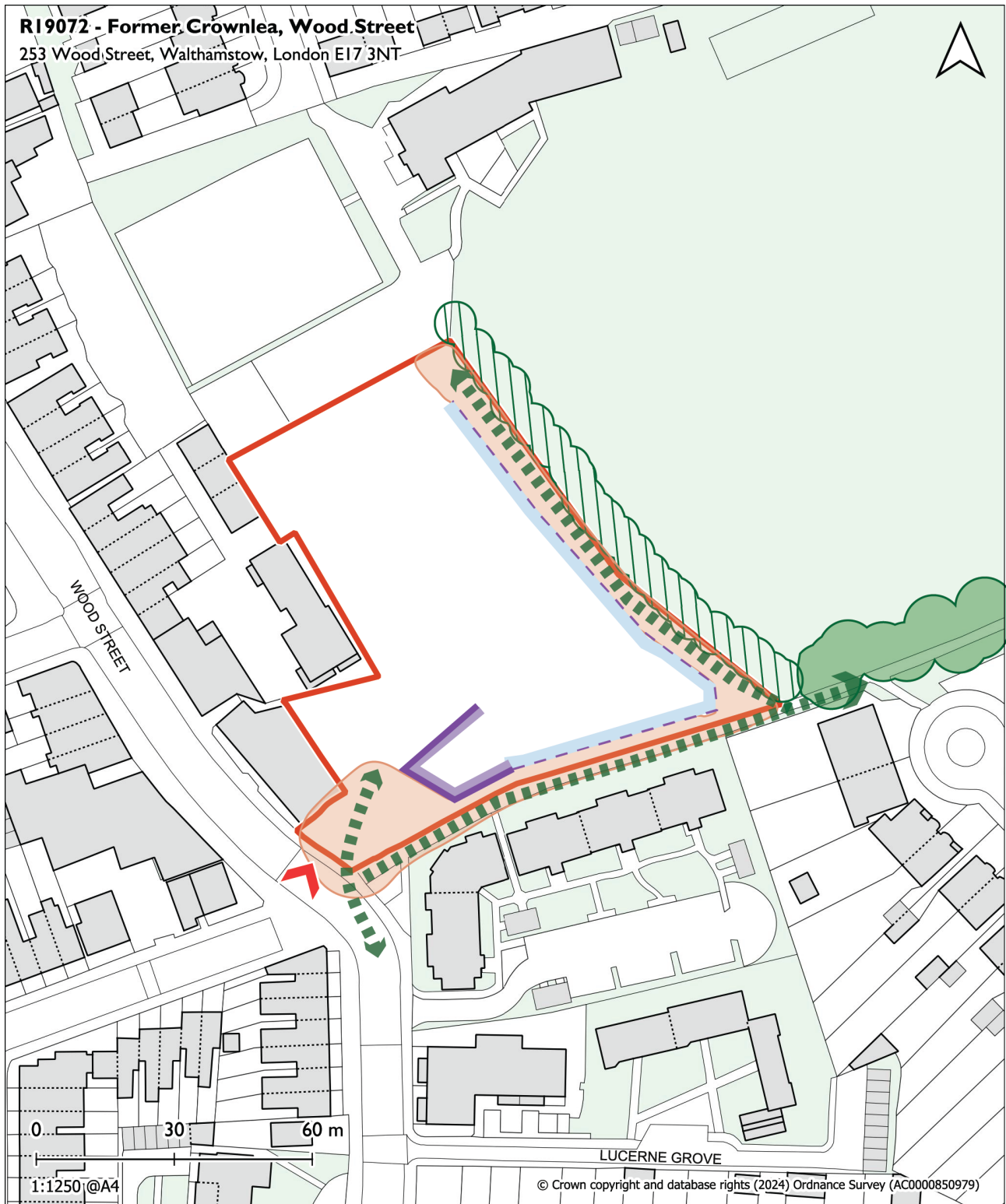
- A. Optimise the capacity of the site to deliver approximately 95 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Reprovide employment uses on site, including office (such as co-working) and light industrial uses, as part of a mixed-use scheme. Proposals should seek to maximise the quantum of employment uses, whilst ensuring the overall coherence of the scheme. The reference capacity for reprovision is 900 sqm. The design of the scheme should ensure sensitive uses, such as residential, are appropriately separated the employment uses, and that the impact of noise and other pollutants, particularly from the light industrial uses, is appropriately mitigated.
- D. Provide well designed frontage onto Walthamstow Cricket Club, having regard of the appearance of the scheme from the playing fields. The design of this frontage should also be informed by a ball-strike risk assessment to mitigate against negative impact on recreational use, with the Agent of Change principle applied. Proposals should also provide well designed active commercial frontage onto Wood Street and Buck’s Walk, having regard for the level change along this path by potentially providing a

commercial frontage on both the ground floor and the first/upper ground floor level. Both frontages should maximise natural surveillance to ensure community safety for all.

- E. Create new high quality pedestrian-focused public realm at the centre of the site and enhance the existing public realm along Buck's Walk to create a well landscaped environment which is green, safe and accessible to all.
- F. Enhance existing pedestrian and cycling connectivity along the existing Buck Walk route, and create new routes through the site and along the adjoining Cricket Ground.
- G. Provide safe, well defined and well managed servicing and delivery access to the site from Wood Street.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including planting new trees along the boundary line with the Walthamstow Cricket Club, green space, and green roofs.
- 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.
- M. Mitigate the impact of any localised poor air quality from Wood Street on the site through the appropriate design and siting of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.
- N. Mitigate existing pluvial flood risk to the west of the site to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate. Development should also make efforts to reduce pluvial flood risk off site.

- O. Consider whether there is the opportunity to work with landowners of the adjacent site at 247-253 Wood Street to provide a cohesive development.

Former Crownlea, Wood Street (R19072) - Placemaking Plan



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