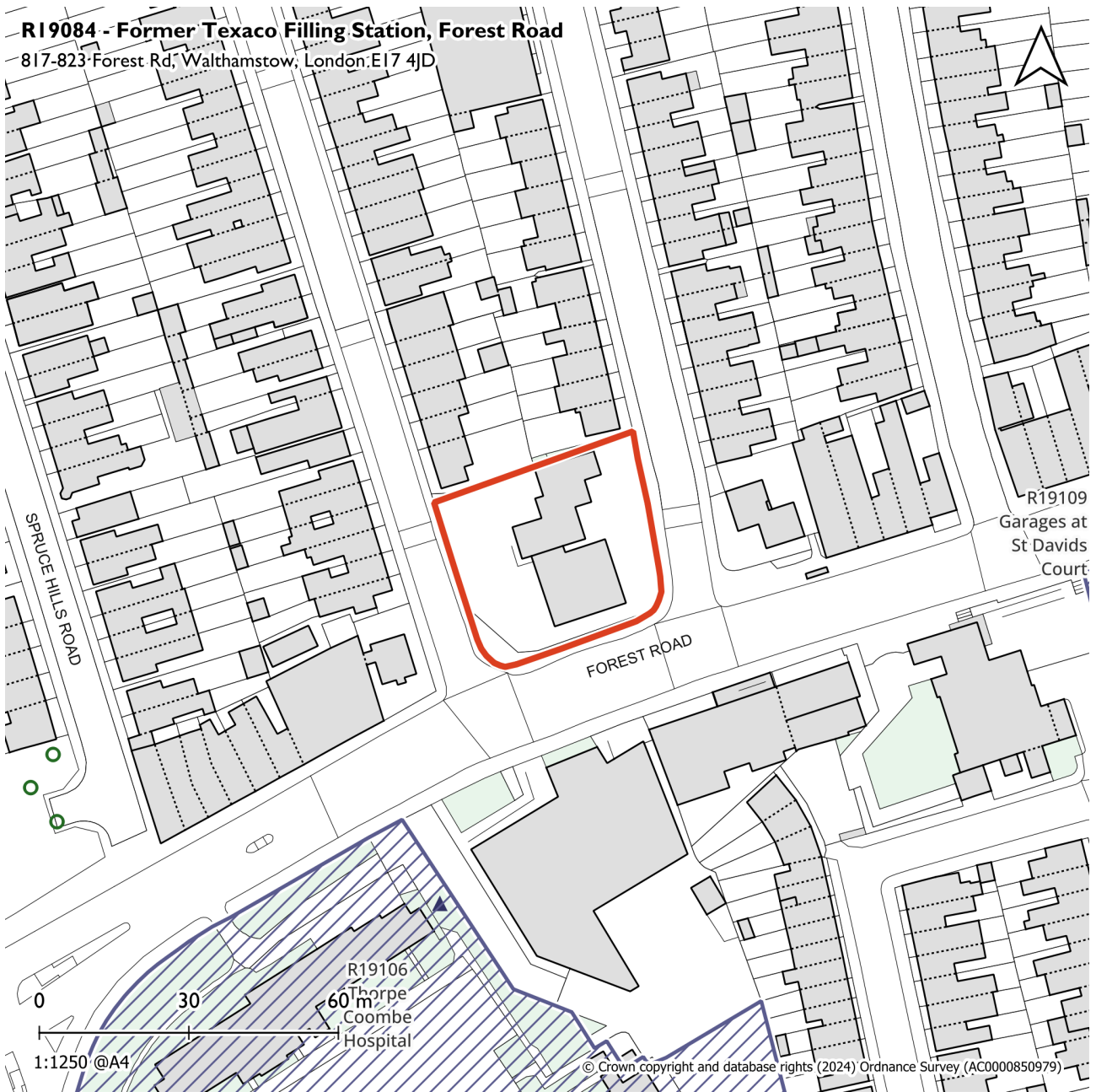


Former Texaco Filling Station, Forest Road (R19084)



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

Address:	817-823 Forest Rd, Walthamstow, London E17 4JD		
Previous site reference:	N/A	Ward:	Chapel End
Site Size (Ha):	0.14	Ownership:	Private
Consent Status:	Resolution to grant	Planning Reference(s):	232205
Planning Designations:	Forest Road Corridor Strategic Location; Listed Building (adjacent); AQMA; CDA.		

Former Texaco Filling Station, Forest Road (R19084) - Site Allocation

Site Allocation

- A. Provide new homes, commercial uses, enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 40 homes
- C. 235 sqm town centre uses

Potential Delivery Timescale

- D. Development of the site is expected to be completed in

2020-2025	2030-2035	2035-2040
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Character-led Intensification Approach

- E. Transition

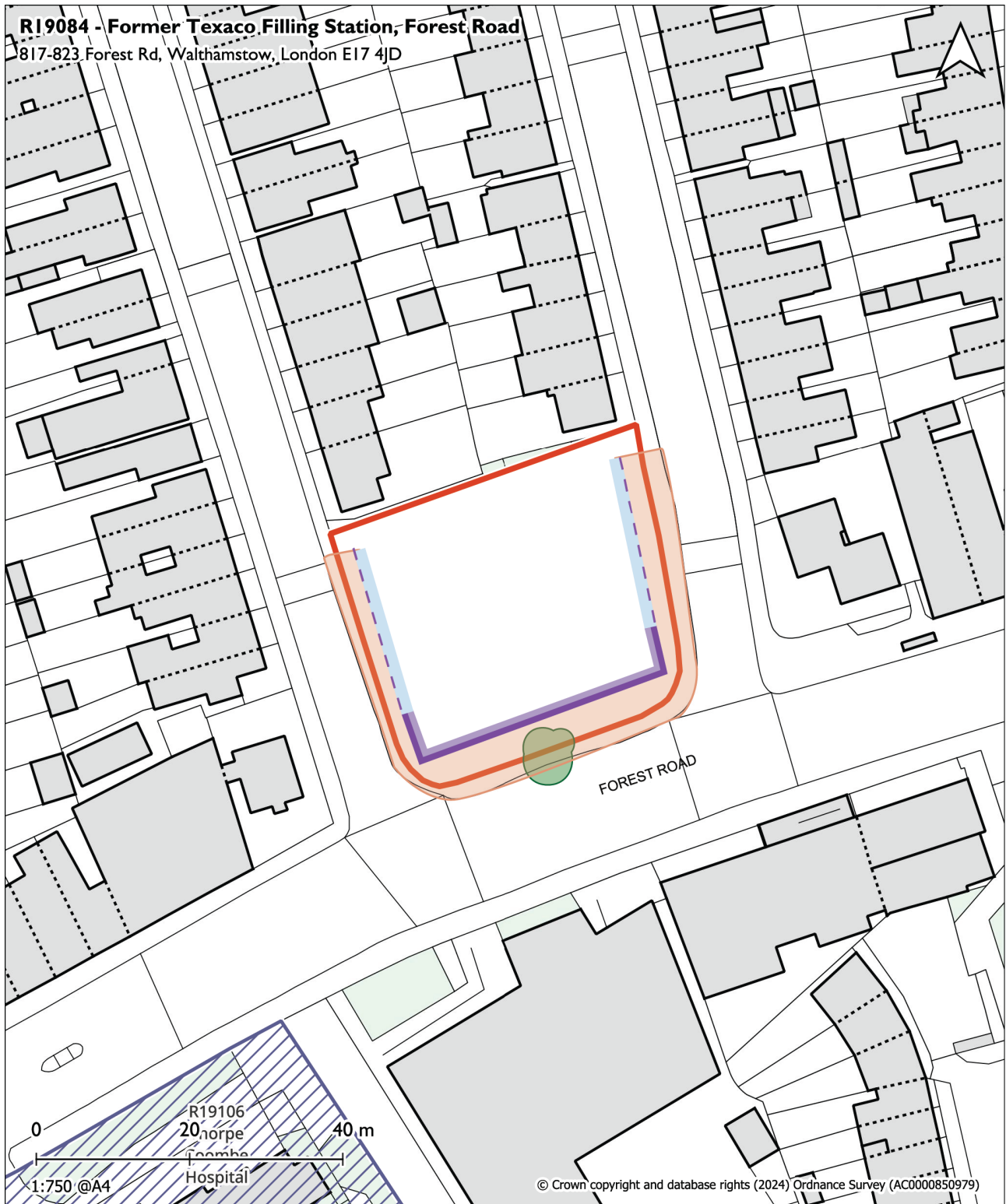
Former Texaco Filling Station, Forest Road (R19084) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 40 high-quality, accessible, sustainable homes, including affordable housing.
- B. Provide commercial uses of a size and scale that is appropriate for the edge of centre location and which complements Wood Street District Centre’s existing offer. Uses that are considered particularly suitable for this site include small scale retail uses, an office or studio space. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage, including through reference to vacancy rates within the designated centre, and their provision must not undermine the viability and vitality of the centre.
- C. Provide well designed active commercial ground-floor frontage onto Forest Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm on Forest Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.

- F. Enhance existing pedestrian and cycling connectivity along Forest Road, linking Wood Street with Hoe Street and Lloyd Park.
- G. Retain and enhance the mature tree on Forest 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.
- H. Mitigate the impact of any localised poor air quality from Forest Road 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.

Former Texaco Filling Station, Forest Road (R19084) - Placemaking Plan



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