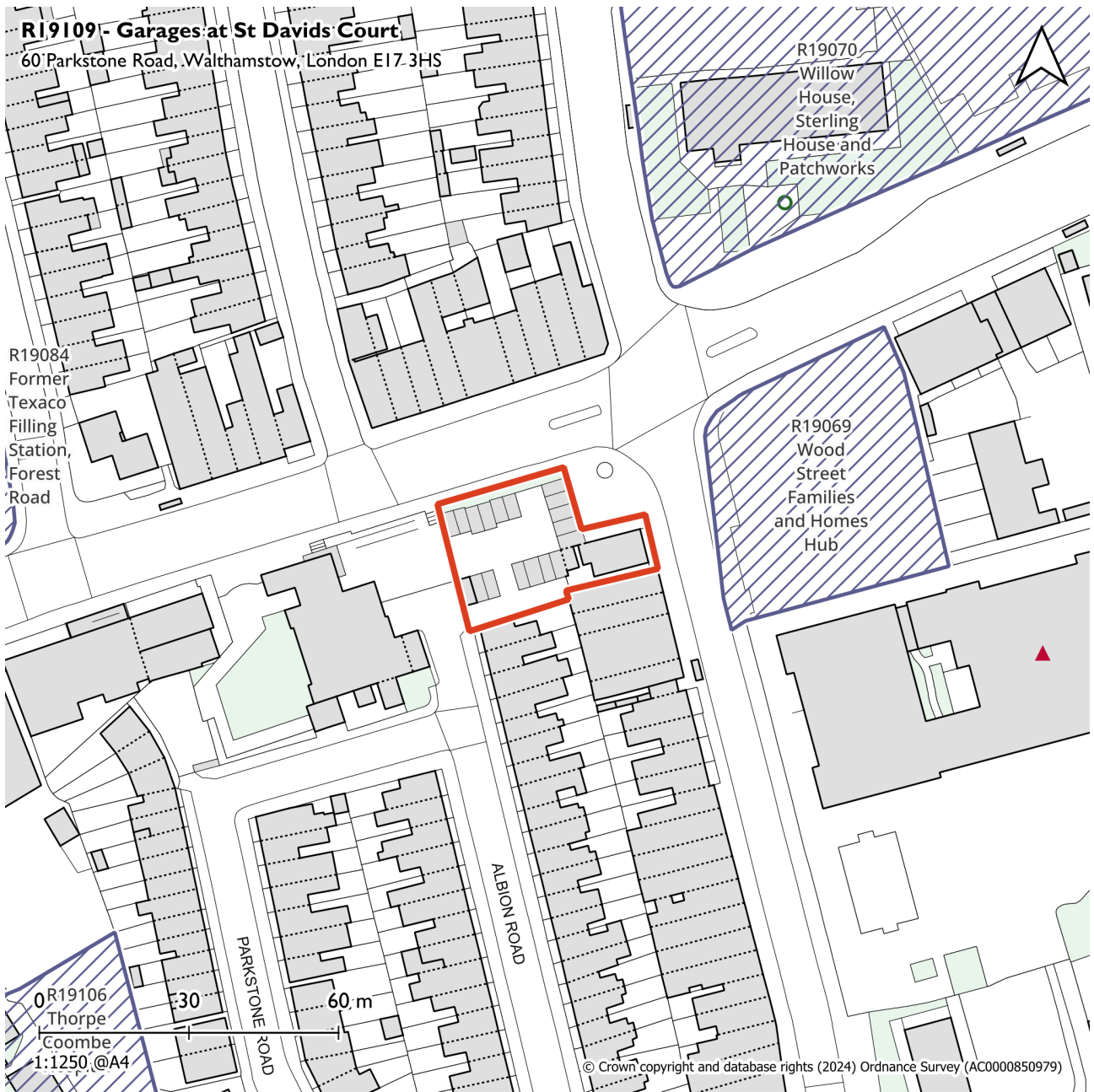


Garages at St Davids Court (R19109)



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

Address:	60 Parkstone Road, Walthamstow, London E17 3HS		
Previous site reference:	N/A	Ward:	Wood Street
Site Size (Ha):	0.08	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Forest Road Corridor Strategic Location; AQMA; CDA.		

Garages at St Davids Court (R19109) - Site Allocation

Site Allocation

- A. Provide new homes and town centre uses, new and enhanced public realm and accessible, biodiverse green open space.

Indicative Capacities

- B. 20 homes
- C. 300 sqm town centre 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

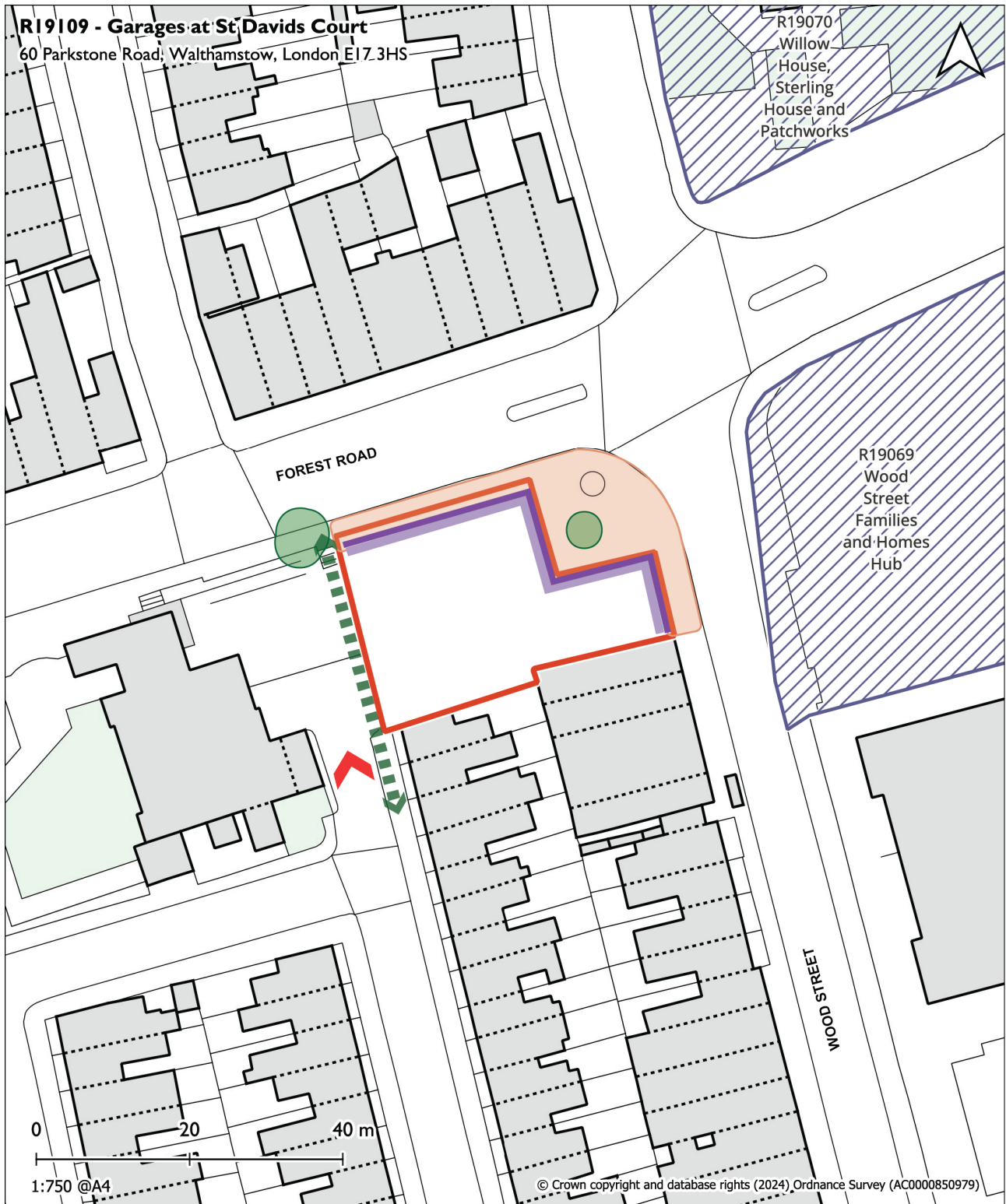
Garages at St Davids Court (R19109) - Site Requirements

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. Provide town centre uses on site that enhance and complement Wood Street District Centre’s existing offer. Uses that are considered particularly suitable for this site include food and beverage or retail uses. 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.
- C. Provide well designed active commercial ground-floor frontage onto Forest Road and Wood Street, which reflects the site’s role as the gateway entrance to Wood Street District Centre from Forest Road and maximises natural surveillance to ensure community safety for all.
- D. Provide safe, well defined and well managed servicing and delivery access to the south of the site from Albion Road.
- E. Enhance the existing public realm to create a pocket park at the Clocktower Square to the north east of the site, delivering a pedestrian-focused environment which is green, safe and accessible to all. This should reprovide areas of shaded seating and amenity and should incorporate new landscaping.

- 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.
- G. Retain and enhance trees 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. Enhance existing pedestrian connectivity linking Forest Road with Albion Road, incorporating improved cycle connectivity.
- I. Mitigate the impact of any localised poor air quality from Forest Road on the site through the appropriate design 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.

Garages at St Davids Court (R19109) - Placemaking Plan



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