

**Highams Court (R19088)**



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

Address:	1 Friars Close, Chingford, London E4 6UU		
Previous site reference:	N/A	Ward:	Larkwood
Site Size (Ha):	0.23	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	TPO; AQMA; CDA.		

**Highams Court (R19088) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 45 homes

**Potential Delivery Timescale**

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

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

- D. Transition

**Highams Court (R19088) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 45 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Larkshall Road, ensuring that this relates positively to the surrounding context, including the presence of existing mature street trees, and maximises natural surveillance to ensure community safety for all.
- C. Provide safe, well defined and well managed servicing and delivery access to the from Friars Close.
- D. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- E. 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.

### Highams Court (R19088) - Placemaking Plan



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