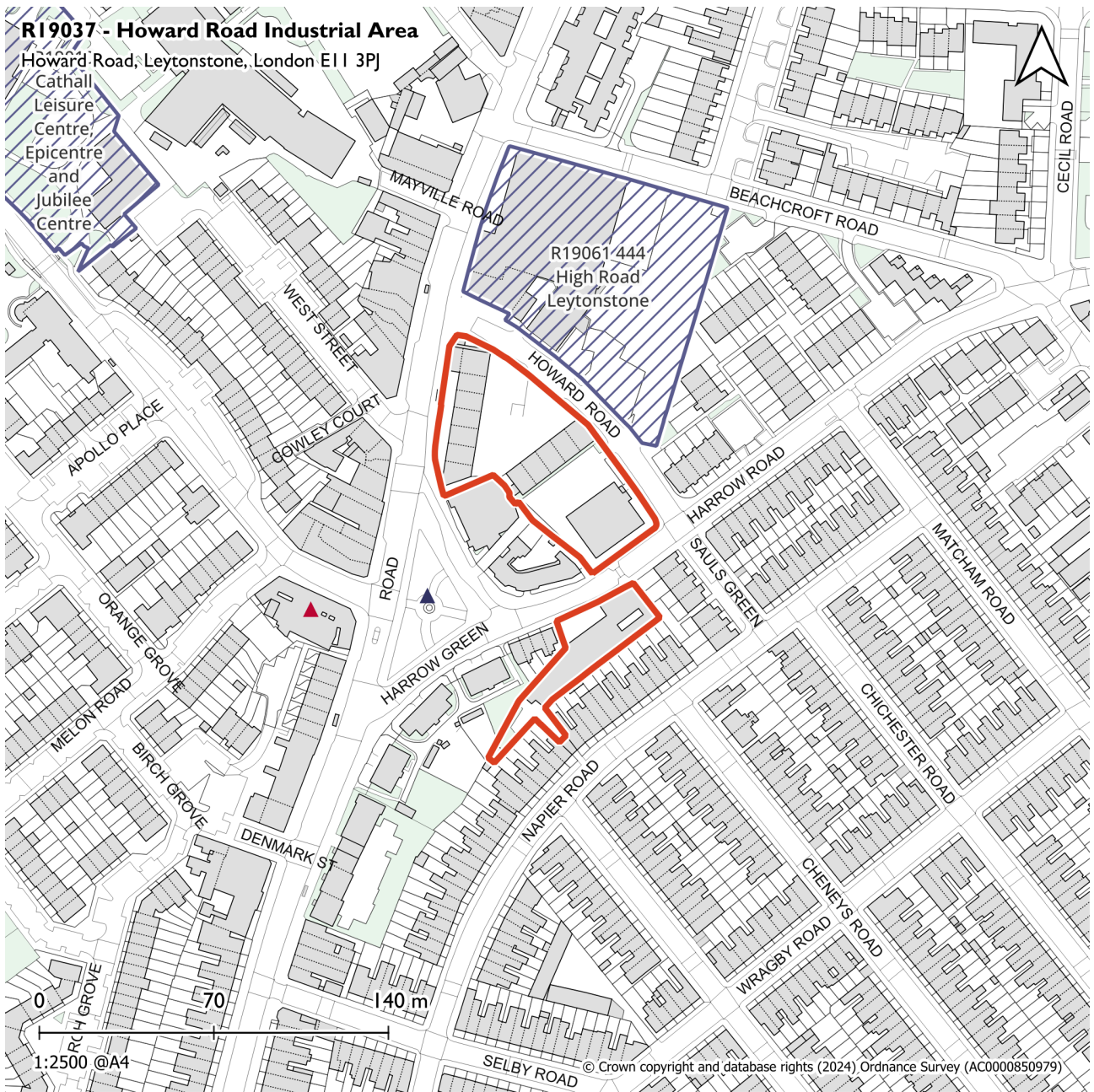


Howard Road Industrial Area (R19037)



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

Address:	Howard Road, Leytonstone, London E11 3PJ		
Previous site reference:	SA66	Ward:	Cann Hall
Site Size (Ha):	0.55	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	South Leytonstone Strategic Location; LSIS; Listed Building (adjacent); APA; AQMA.		

**Howard Road Industrial Area (R19037) - Site Allocation**

**Site Allocation**

- A. Reprovide the healthcare facility and provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Indicative Capacities**

- B. Minimum reprovision of 6,145 sqm of industrial floorspace, with potential to provide 10,700 sqm.

**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

**Howard Road Industrial Area (R19037) - Site Requirements**

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

- A. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses that are acceptable in a Locally Significant Industrial Site (LSIS), and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for reprovision is 6,145 sqm.
- B. Retain or reprovide the healthcare facility on site to deliver facilities of an improved quality to contribute to meeting local community infrastructure needs.
- C. Provide well designed active industrial ground-floor frontages onto High Road Leytonstone to create a strong street presence and provide an industrial ‘shopfront’. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the rear of the residential uses that bound the site.
- E. Provide safe, well defined and well managed servicing and delivery access from Howard Road.

- F. Enhance the existing public realm on High Road Leytonstone and Howard Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. This should incorporate soft and hard landscaping on Howard Road and street furniture on High Road Leytonstone to make use of the generous pavement width and street trees.
- G. Enhance existing pedestrian and cycling connectivity along Howard Road.
- H. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Leytonstone War Memorial and Gardens.
- I. Retain and enhance 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. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- K. Mitigate any groundwater flood risk, which is identified as being greater than 75% across the site, through appropriate design and siting of the buildings. Any basement development or excavation will be required to provide a Basement Impact Assessment and will be required to demonstrate that development will not unduly displace groundwater to neighbouring properties or increase the flood risk of these properties.



### Howard Road Industrial Area (R19037) - Placemaking Plan



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