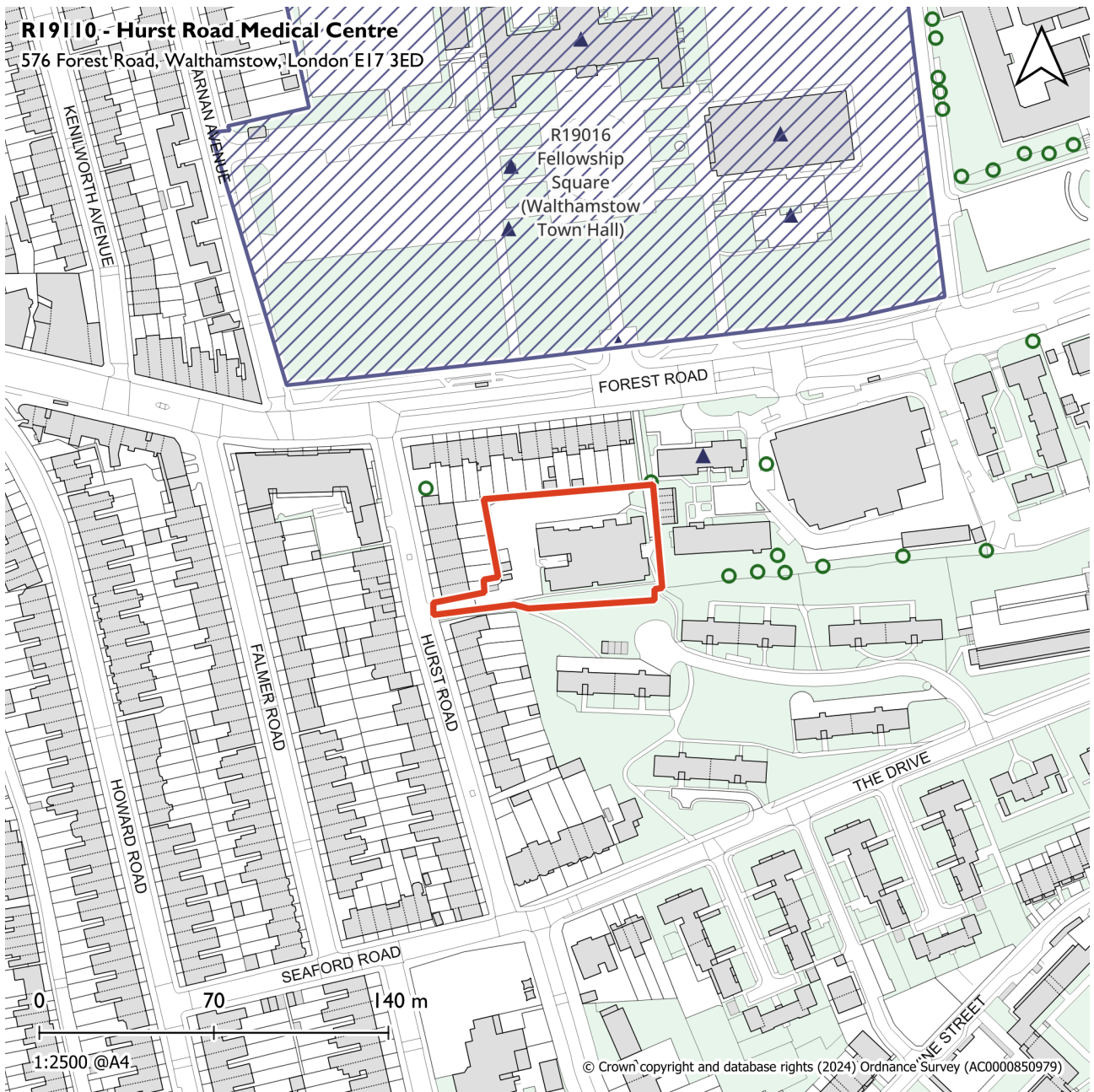


Hurst Road Medical Centre (R19110)



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

Address:	576 Forest Road, Walthamstow, London E17 3ED		
Previous site reference:	N/A	Ward:	Hoe Street
Site Size (Ha):	0.32	Ownership:	Public
Consent Status:	Consented	Planning Reference(s):	214025
Planning Designations:	Forest Road Corridor Strategic Location; Listed Building (adjacent); TPO (adjacent); AQMA; CDA.		

Hurst Road Medical Centre (R19110) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 35 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

- E. Transition

Hurst Road Medical Centre (R19110) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 35 high quality, accessible, sustainable homes, including affordable housing.
- B. Reinstate the pedestrian connection to The Drive Estate and repair and enhance the connection to the Forest Road, on the east side of the site. These connections should be safe and accessible to all, overlooked, well lit and attractively designed.
- C. Provide a positively designed active residential frontage onto the east alleyway, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Brookcroft building to the east of the site.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- F. Deliver enhanced greening and biodiversity throughout and, where possible, around the site, including through the provision of tree planting, new green space, and green roofs.

- G. Retain and enhance the tree with a Tree Protection Orders (TPO) 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.
- H. Mitigate existing pluvial flood risk to the east 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.

Hurst Road Medical Centre (R19110) - Placemaking Plan



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