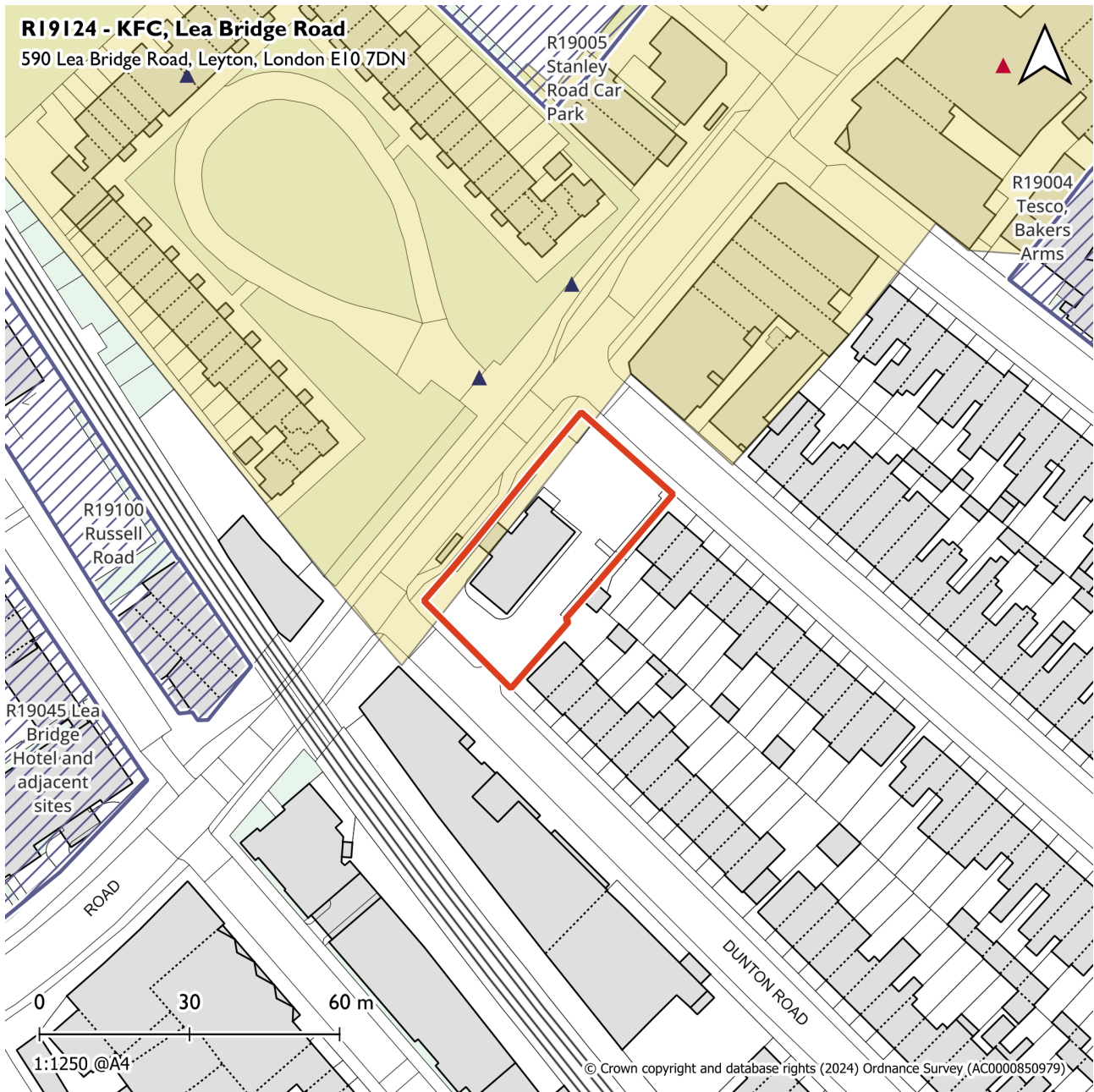


**KFC, Lea Bridge Road (R19124)**



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

Address:	590 Lea Bridge Road, Leyton, London E10 7DN		
Previous site reference:	N/A	Ward:	Lea Bridge
Site Size (Ha):	0.12	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Bakers Arms Strategic Location; Listed Building (adjacent); Conservation Area; APA; AQFA; AQMA.		

**KFC, Lea Bridge Road (R19124) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 15 homes
- C. 250 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

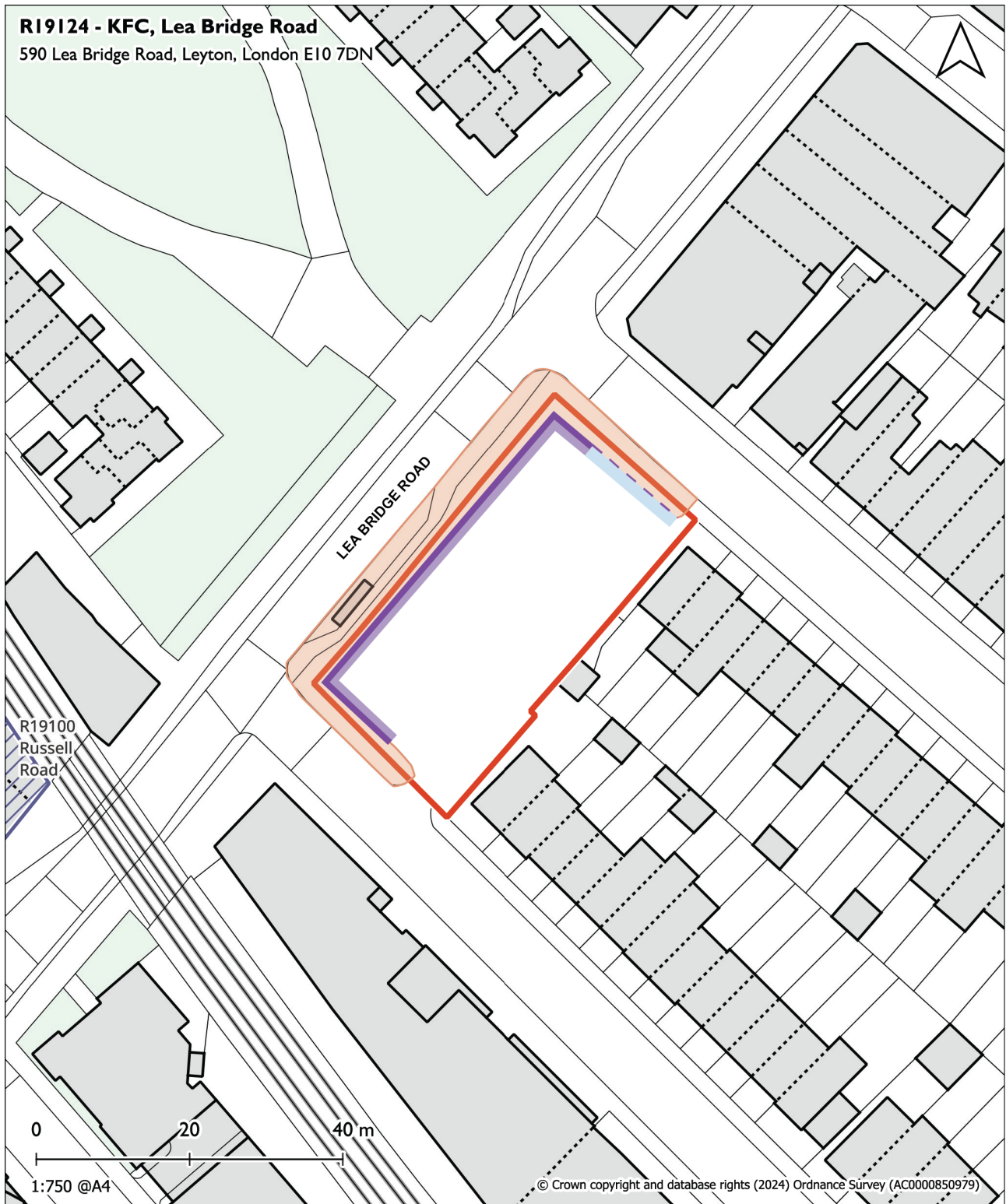
**KFC, Lea Bridge Road (R19124) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 15 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 Bakers Arms District Centre’s existing offer. 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 Lea Bridge Road, and active residential ground-floor frontages onto Westerham Road and Dunton Road, ensuring that they relate positively to the surrounding context.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- E. Enhance the existing public realm on Lea Bridge Road and Dunton Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.

- F. Enhance existing pedestrian and cycling connectivity along Lea Bridge Road, ensuring that the segregated cycle lane and bus stop is maintained and kept safe and accessible to all throughout construction.
- G. Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the heritage assets within it, including the Grade II listed Bakers Almshouses. In particular, development will be expected to repair the building line along Lea Bridge Road so that it corresponds more positively to the context of the street.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Mitigate the impact of any localised poor air quality from Lea Bridge 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.
- J. Mitigate any groundwater flood risk, which is identified as being greater than 75% in the western part of 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.

KFC, Lea Bridge Road (R19124) - Placemaking Plan



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