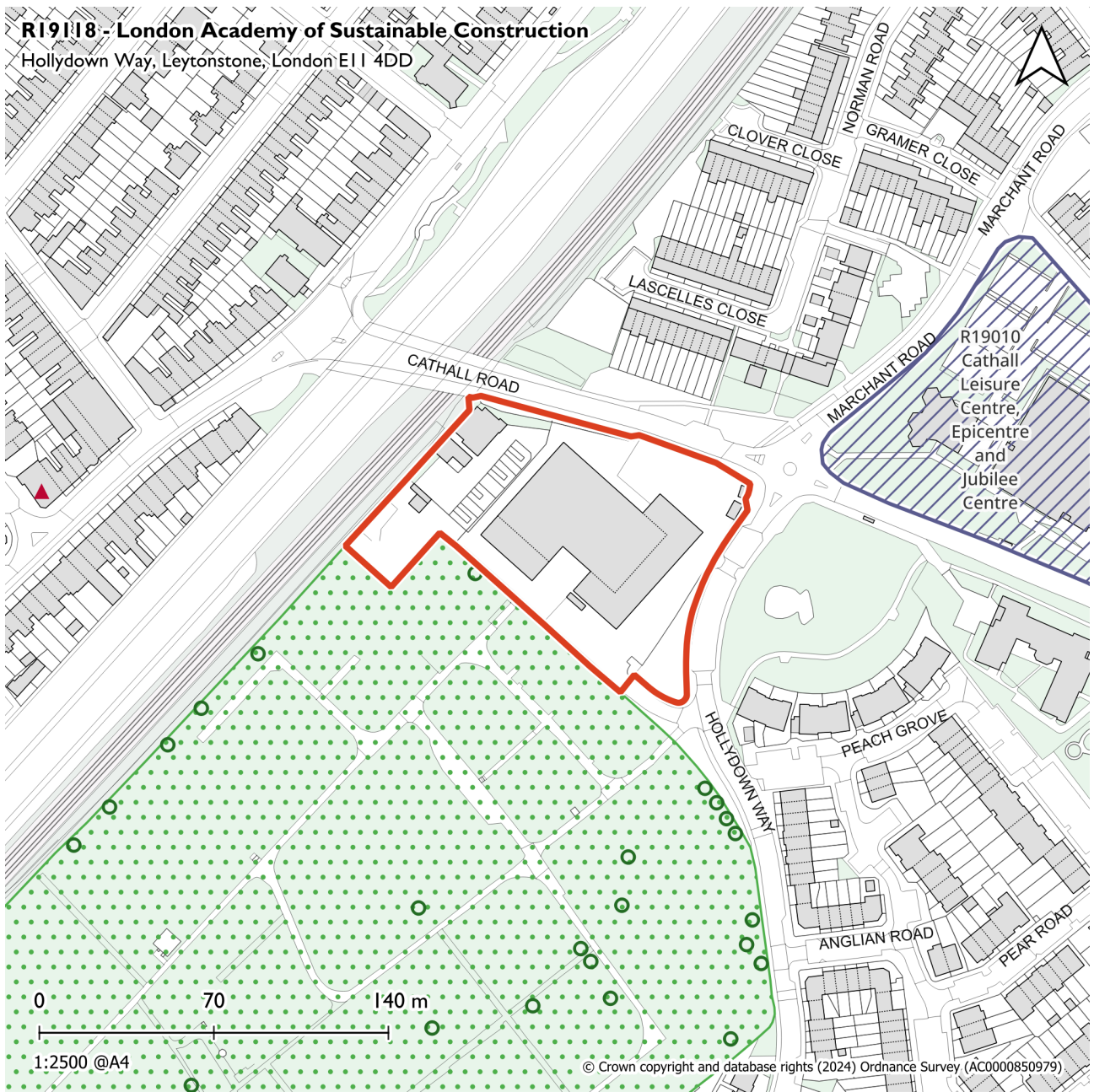


London Academy of Sustainable Construction (R19118)



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

Address:	Hollydown Way, Leytonstone, London E11 4DD		
Previous site reference:	N/A	Ward:	Cathall
Site Size (Ha):	1.04	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	APA; TPO (adjacent); SINC; AQMA.		

London Academy of Sustainable Construction (R19118) - Site Allocation

Site Allocation

- A. Reprovide educational and community uses and provide new homes, commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 160 homes
- C. 450 sqm non-residential 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

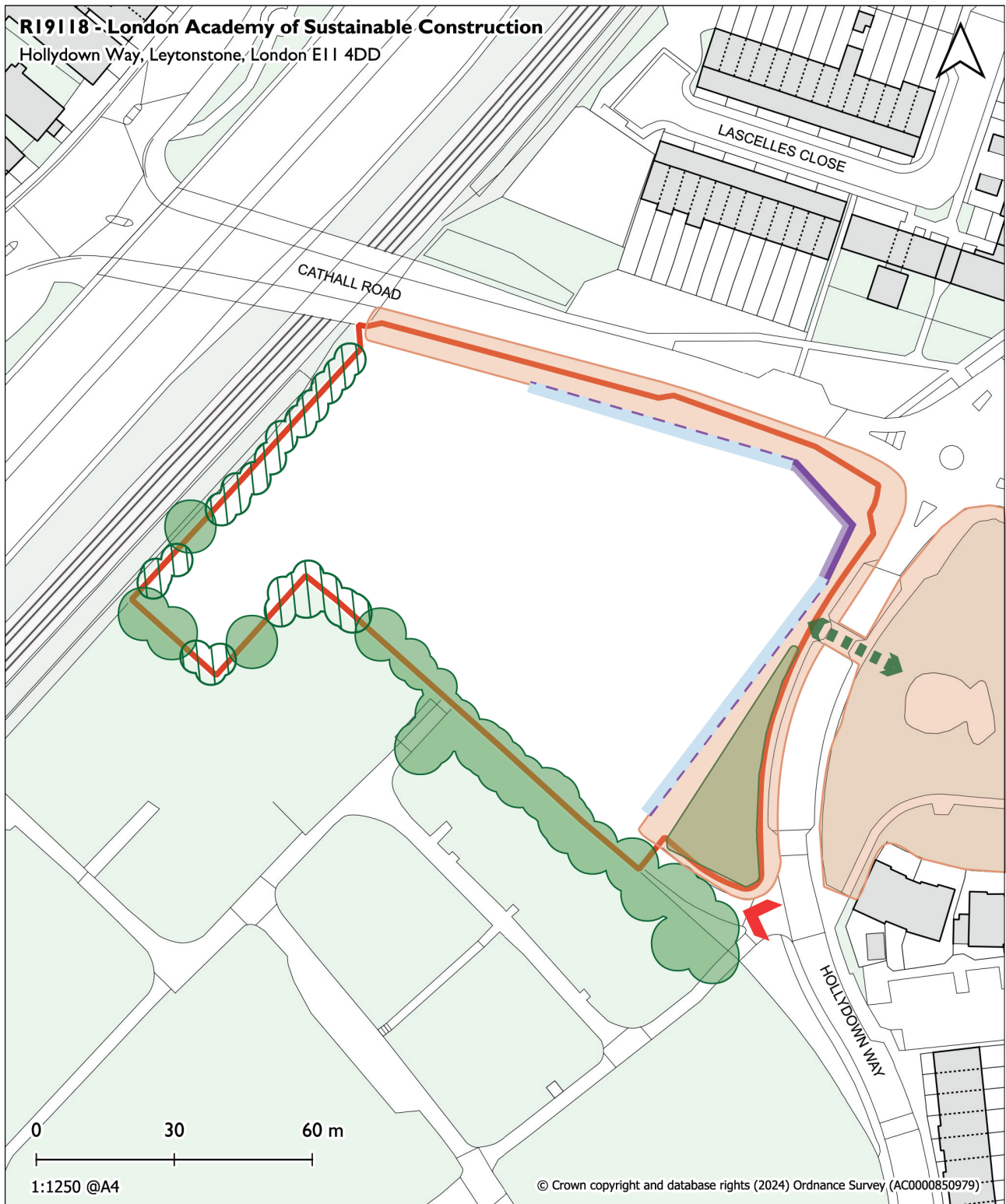
London Academy of Sustainable Construction (R19118) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 160 high quality, accessible, sustainable homes, including affordable housing.
- B. Reprovide the London Academy of Sustainable Construction educational / community use on site to deliver facilities of an improved quality, or deliver this facility on another appropriate site prior to the development of this site. If the facility is provided elsewhere, it is expected that it would be delivered within an area that will see significant growth, such as Leyton Mills (see the Leyton Mills Retail Park site allocation, R19001, and the New Spitalfields Market site allocation, R19002).
- C. Provide commercial uses of a size and scale that would support the new and local residential population, and which would complement rather than compete with the offering in nearby centres. Uses that are considered particularly suitable for this site include convenience retail. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage.
- D. Provide well designed active ground-floor frontage onto Hollydown Way and Cathall Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

- E. Avoid harmful impacts on the sensitive edges associated with the cemetery that bounds the site, including by stepping down massing towards this location and by retaining the green buffer provided by the existing trees.
- F. Demonstrate that there would be no adverse impact on the amenity of future occupiers from noise, vibrations or light associated with the continued effective operation of the railway. Proposals should consider how effective landscaping can contribute to this, whilst retaining a sufficient easement between the railway and any buildings to enable access for maintenance and servicing.
- G. Enhance the existing public realm around the site, and particularly onto Cathall Road and Cathall Green, to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- H. Deliver new pedestrian and cycle connectivity through the site, and enhance the existing provision along Cathall Road and Hollydown Way, including creating a safe pedestrian crossing from the site to Cathall Green.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting and new greening fronting onto Cathall Green.
- J. 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.
- K. Mitigate existing pluvial flood risk to the north west 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.
- L. 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.

London Academy of Sustainable Construction (R19118) - Placemaking Plan



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