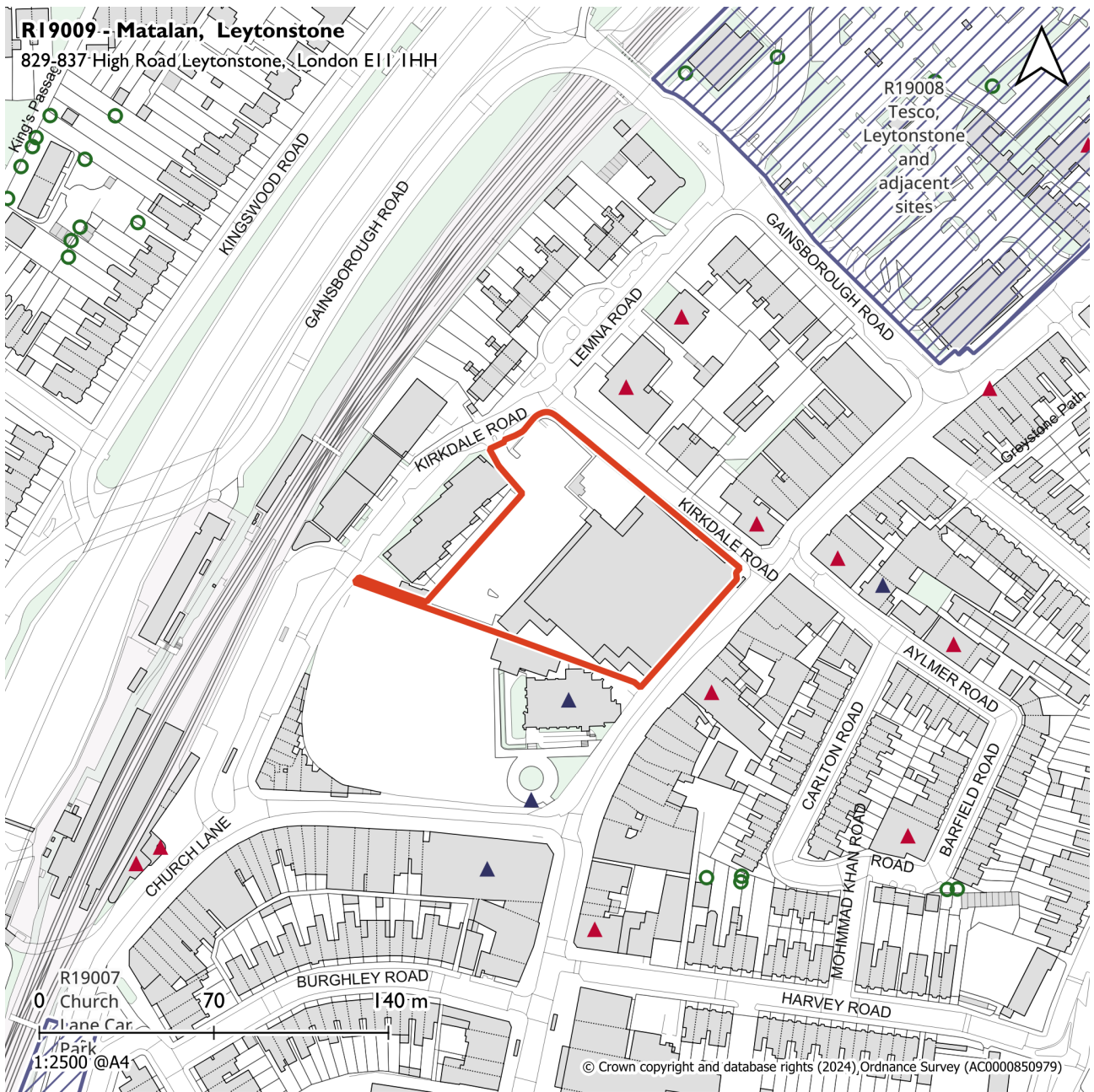


Matalan, Leytonstone (R19009)



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

Address:	829-837 High Road Leytonstone, London E11 1HH		
Previous site reference:	SA20	Ward:	Leytonstone
Site Size (Ha):	0.73	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Leytonstone Town Centre Strategic Location; Leytonstone District Centre; Area potentially suitable for tall building(s); PSA; Listed Building (adjacent); Locally Listed Building (adjacent); APA; AQMA; Greenway (adjacent).		

Matalan, Leytonstone (R19009) - Site Allocation

Site Allocation

- A. Reprovide enhanced retail uses and provide new homes, other town centre uses, new and enhanced public realm and accessible, biodiverse green open spaces.

Indicative Capacities

- B. 190 homes
- C. 3,500 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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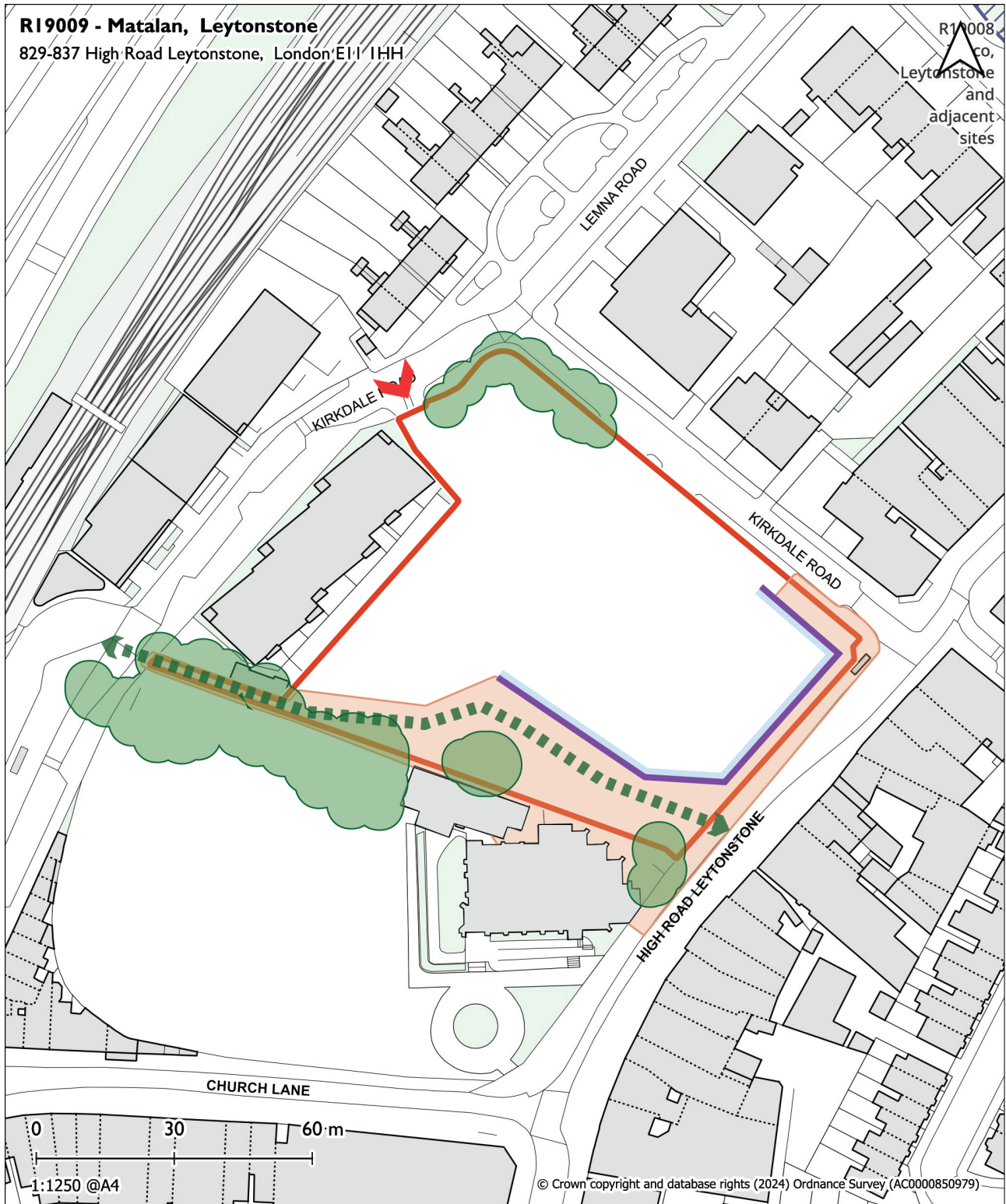
Character-led Intensification Approach

- E. Transition

- A. Optimise the capacity of the site to deliver approximately 190 high quality, accessible, sustainable homes, including affordable housing.
- B. Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site. All Build to Rent development in the borough will be expected to explore the potential to offer affordable housing to local key workers.
- C. Reprovide enhanced retail use and provide new town centre uses on site that enhance and complement the Leytonstone 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. Development should take a phased approach to allow for the continuity of trade of any future retail occupiers.
- D. Create new public realm in the area fronting onto St John’s Church to deliver a pedestrian-focused environment which is green, safe and accessible to all. Provision should include spaces to sit and new landscaping, and should contribute to the creation of a heritage quarter given the cluster of heritage assets adjacent to this site.
- E. Provide well designed active commercial ground-floor frontage onto High Road Leytonstone, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. Proposals should enhance the public realm in this location through the introduction of green amenity.

- F. Respond positively to the design, style and rhythm of the existing streetscape, referencing the datum height of the bank on the opposite side of Kirkdale Road.
- G. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- H. Enhance existing pedestrian and cycling connectivity through the site, linking High Road Leytonstone to Kirkdale Road and Lemna Road and Leytonstone Station, and explore options to create a pedestrian entrance to the church yard as part of integrated and well designed public realm enhancements.
- I. Provide safe, well defined and well managed servicing and delivery access to the site from Kirkdale Road.
- J. Preserve or enhance the significance, setting and key views of the nearby designated heritage assets, including the Grade II listed Church of St John the Baptist, the Grade II listed buildings at 694A, 696A and 698A High Road Leytonstone.
- K. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- L. Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, including setting back the building line from the row of trees to the southern and northern parts of the site. Proposals should suitably protect trees during construction and operation, including root protection as well as crown growth in proximity to buildings over the tree's natural lifespan.
- M. Mitigate existing pluvial flood risk to the centre 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.
- N. Support the principles set out within the Leytonstone Town Centre Framework (2021), or subsequent updates to this work.

Matalan, Leytonstone (R19009) - Placemaking Plan



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