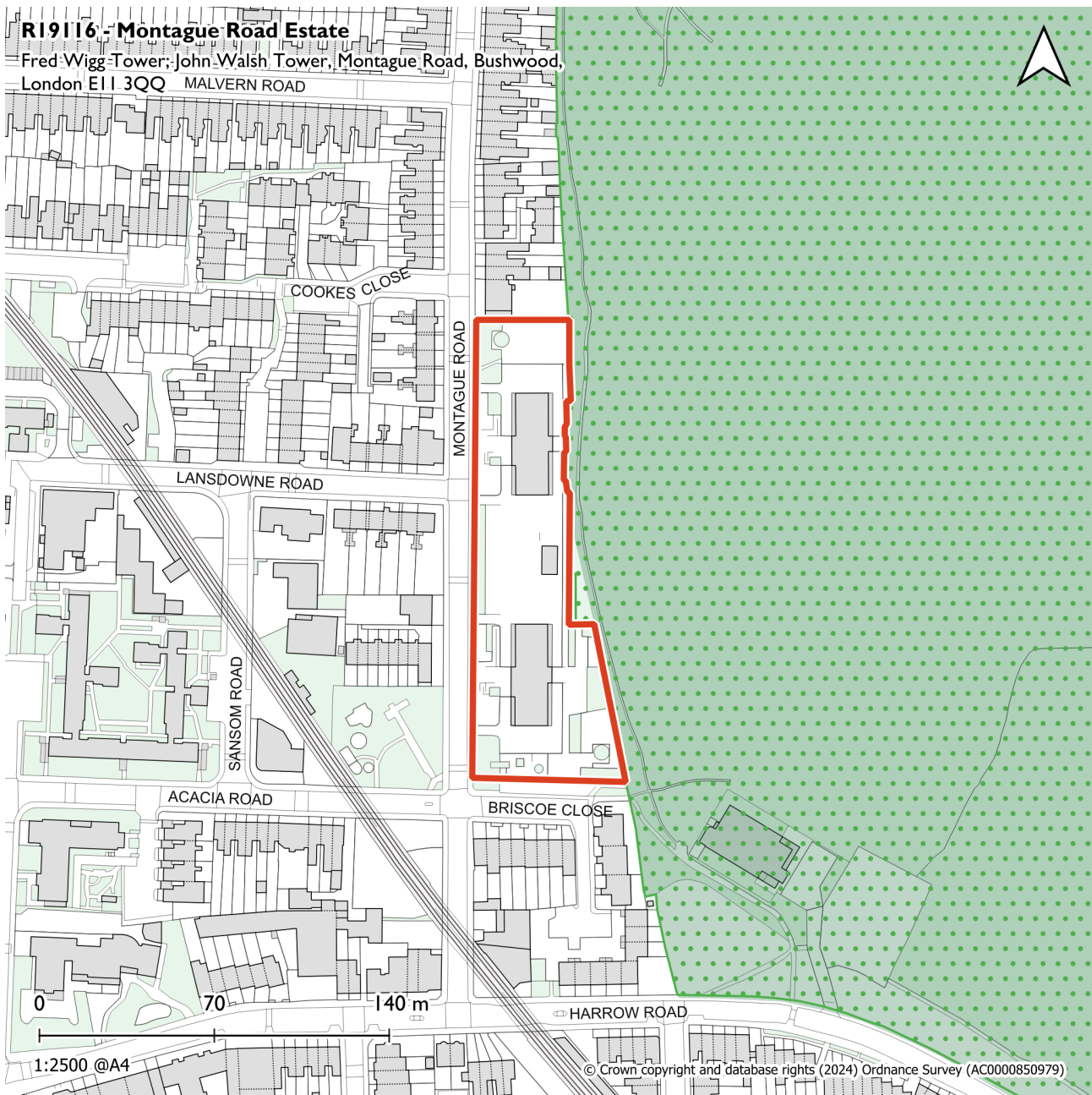


**Montague Road Estate (R19116)**



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

Address:	Fred Wigg Tower; John Walsh Tower, Montague Road, Bushwood, London E11 3QQ		
Previous site reference:	N/A	Ward:	Cann Hall
Site Size (Ha):	0.80	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Area potentially suitable for tall building(s)*; SINC (adjacent); AQMA.		

Footnote to Planning Designations - \*This site is proposed through this document to be designated as a 'Location Suitable for Tall Buildings'. This is set out in more detail under 'Policy Map Changes'.

\* This site has been identified as a location where a building/buildings of 18 storeys or more may be acceptable, within an indicative range of 18 - 29 storeys. This is subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policies set out within Local Plan Part 1, including Policy 54 Tall Buildings.

**Montague Road Estate (R19116) - Site Allocation**

**Site Allocation**

- A. Regeneration of the estate to provide new homes for existing tenants and new residents, new and enhanced public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 415 homes (gross) / 181 homes (net)

**Potential Delivery Timescale**

- C. Development of the site is expected to be completed in

2020-2025	2025-2030	2030-2035
-----------	-----------	-----------

**Character-led Intensification Approach**

- D. Transformation

**PREREQUISITES**

The redevelopment of this estate is subject to positive vote in a ballot of existing tenants.

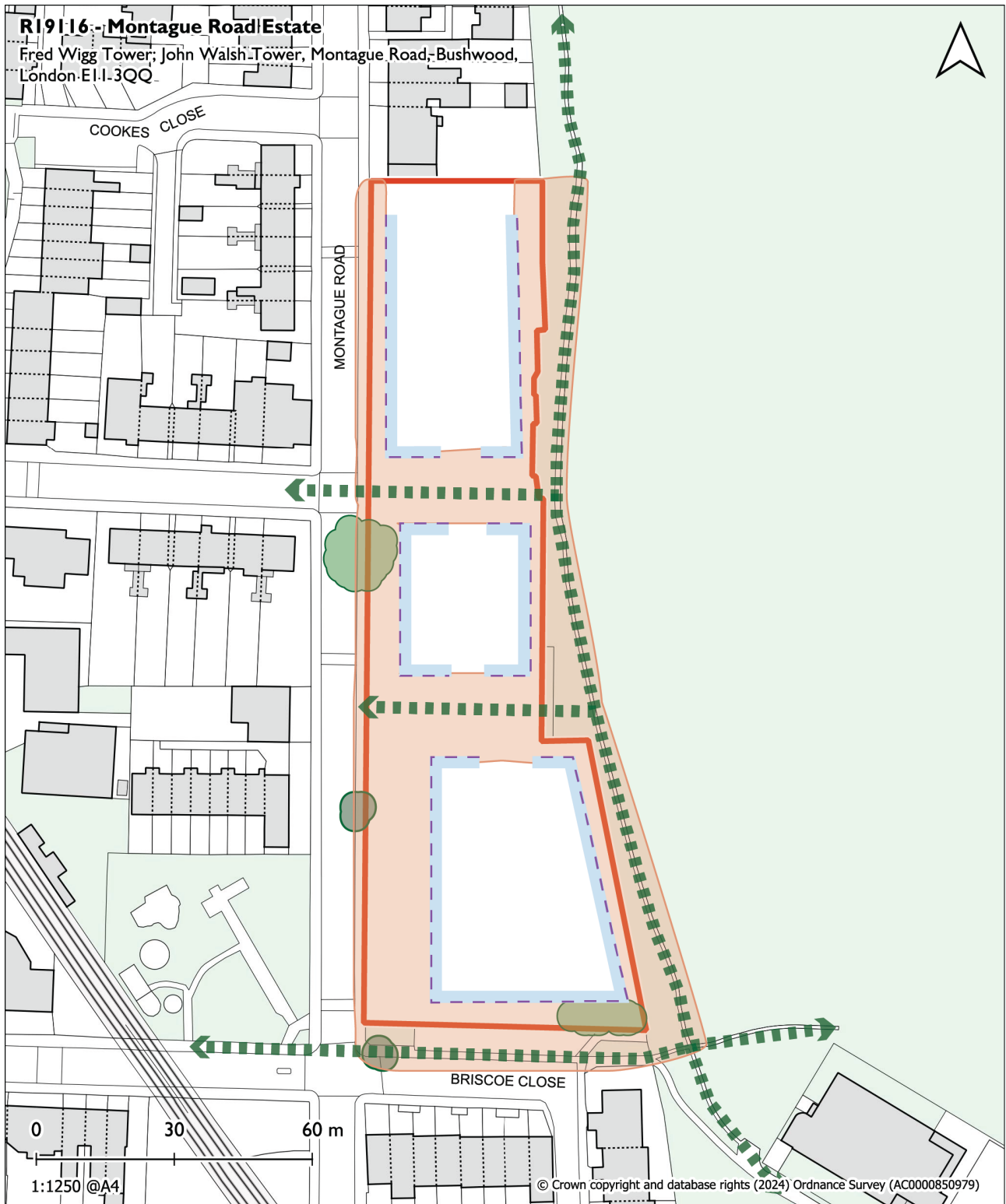
**Montague Road Estate (R19116) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 415 high quality, accessible, sustainable homes, including new homes for existing residents of the estate and affordable housing.
- B. Prioritise the delivery of new high quality social rented homes for existing residents. Ensure that all existing residents who wish to remain are offered a new home on site. The phasing of the redevelopment should be carefully planned to ensure that existing residents can be housed on site during the works programme. The regeneration of the estate will be subject to a balloting process with the residents.

- C. Work with the Council to agree an appropriate tenure mix for other new homes, to both meet local needs and ensure estate regeneration priorities are viable.
- D. Incorporate feedback from residents from the programme of consultation events preceding the ballot within the design of the scheme.
- E. Explore the potential to provide new high quality, inclusive community facilities on site to contribute to meeting local community infrastructure needs. Suitable community uses should be informed through engagement with existing residents.
- F. Create new high quality pedestrian-focused public realm on Montague Road and throughout the site which is green, safe and accessible to all.
- G. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- H. Provide well designed active residential ground-floor frontage onto Montague Road and the new public realm created within the site, including along the edge of the Wanstead Flats, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- I. Enhance views through the Estate to the Wanstead Flats through the siting and design of the buildings.
- J. Deliver new pedestrian and cycle connectivity through the site, linking Montague Road (and the surrounding streets) and the Wanstead Flats.
- K. Protect and enhance the ecological and amenity value of the Wanstead Flats.
- L. 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.
- 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. 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.

Montague Road Estate (R19116) - Placemaking Plan



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