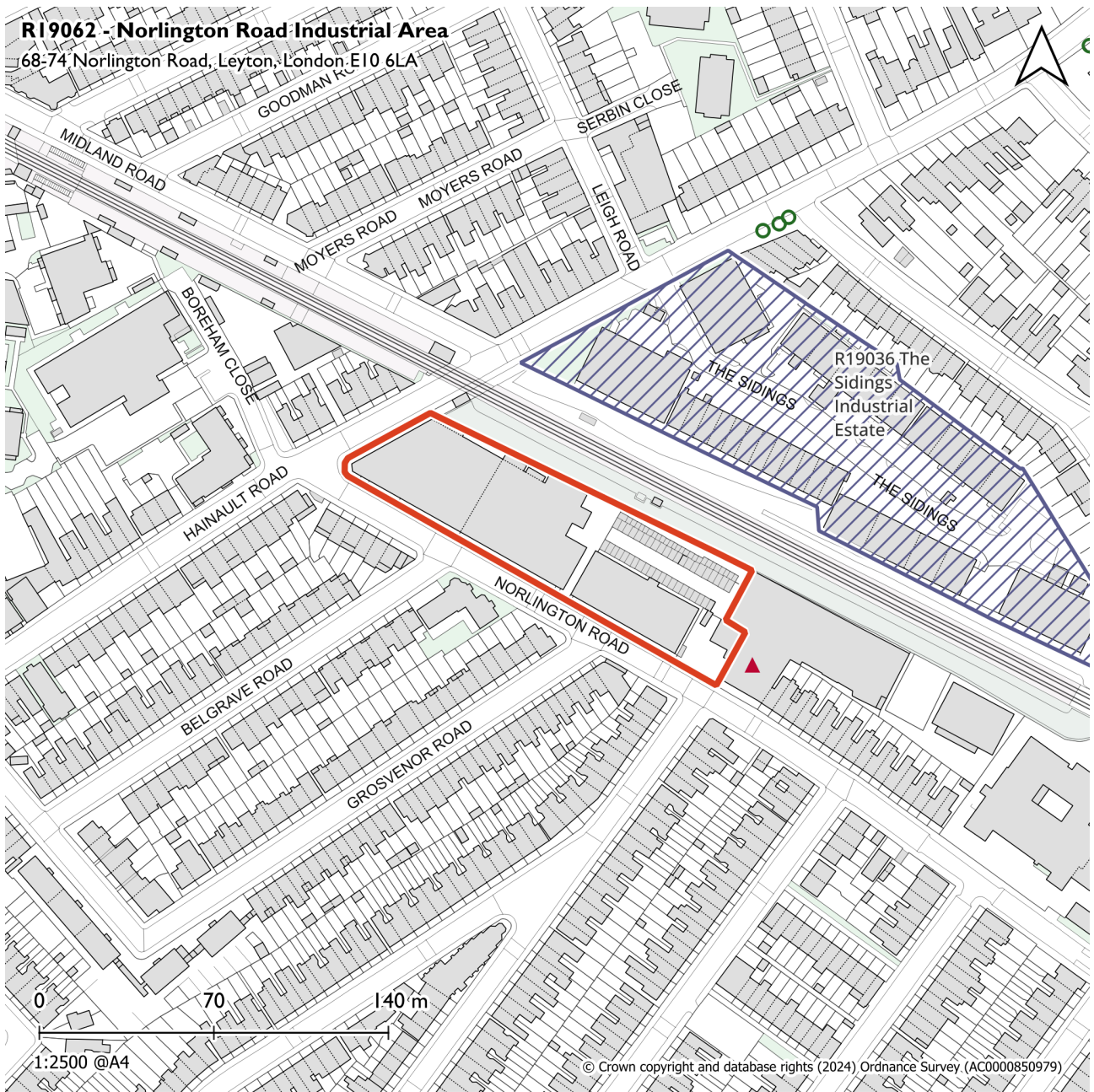


Norlington Road Industrial Area (R19062)



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

Address:	68-74 Norlington Road, Leyton, London E10 6LA		
Previous site reference:	SA24	Ward:	Grove Green
Site Size (Ha):	0.68	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Locally Listed Building (adjacent); AQMA.		

Norlington Road Industrial Area (R19062) - Site Allocation

Site Allocation

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, new homes, enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 150 homes
- C. 12,850 sqm of industrial 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

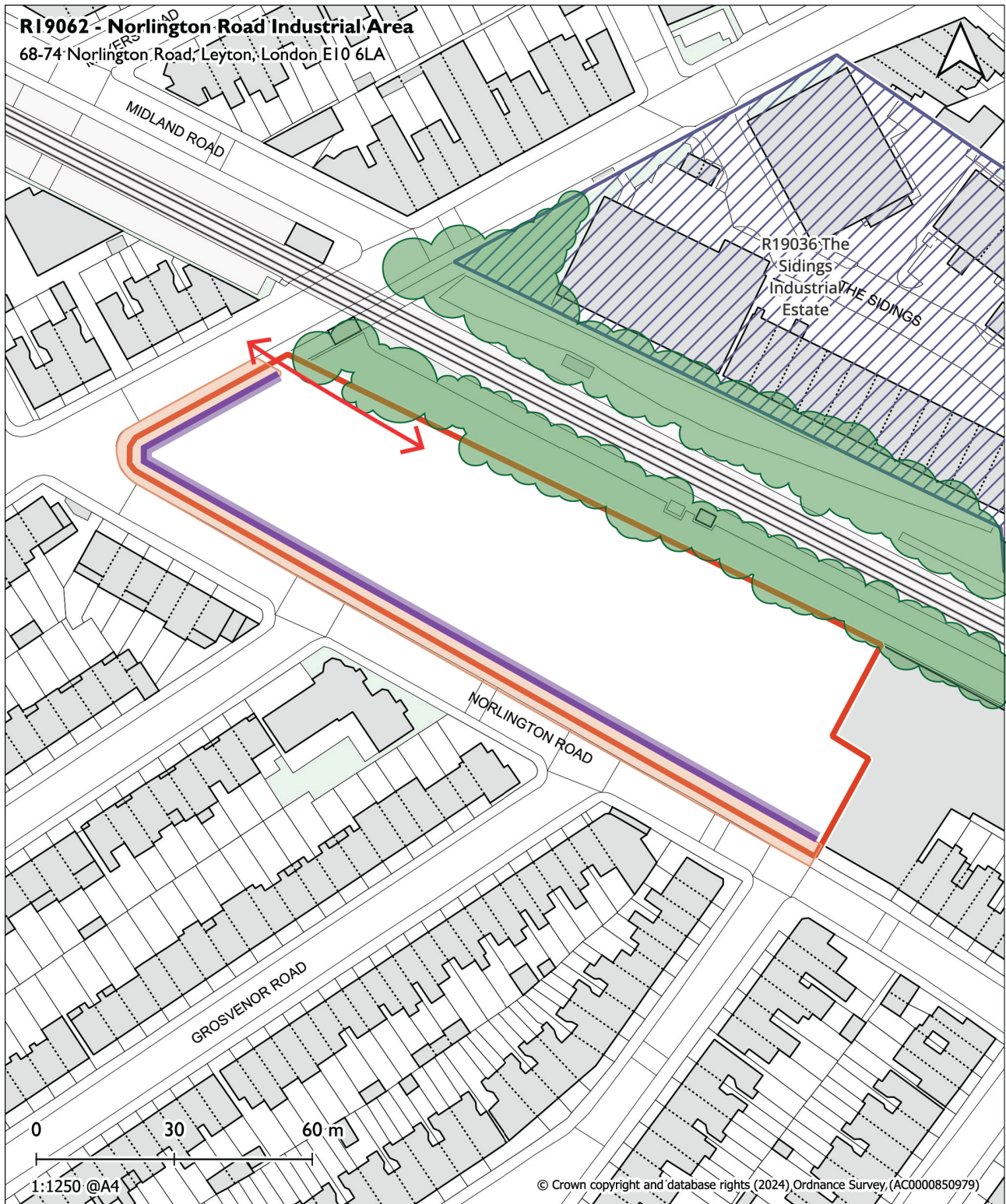
Norlington Road Industrial Area (R19062) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 150 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide as a minimum the full replacement of existing industrial capacity with industrial floorspace uses, and seek to provide an uplift in industrial capacity through the provision of multi-storey schemes and more efficient building typologies. Units should be supported by appropriate yard space, with consideration given to where this could be shared between multiple units and/or businesses. The reference capacity for re-provision is 12,850 sqm.
- C. Provide well designed active industrial ground-floor frontages onto Norlington Road to create a strong street presence and provide an industrial ‘shopfront’. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all.
- D. Avoid harmful impacts on the sensitive edges associated with the residential uses. The design of residential buildings on site should also account for the adjacency with the railway line, which generates a significant level of noise and vibration.

- E. Enhance the existing public realm the junction between Norlington Road and Hainault Road, and extending along Norlington Road, to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- F. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- G. Enhance existing pedestrian and cycling connectivity along Hainault Road and Norlington Road.
- H. Integrate the neighbouring locally listed Walbrook Works into the design of any proposals, preserving the significance of its features of historic interest.
- I. Retain and enhance significant and/or mature trees, including those adjacent to the railway, 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.
- J. Assess whether a decontamination strategy is required and, if necessary, develop and implement it. The strategy should be independently monitored and verified.

Norlington Road Industrial Area (R19062) - Placemaking Plan



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