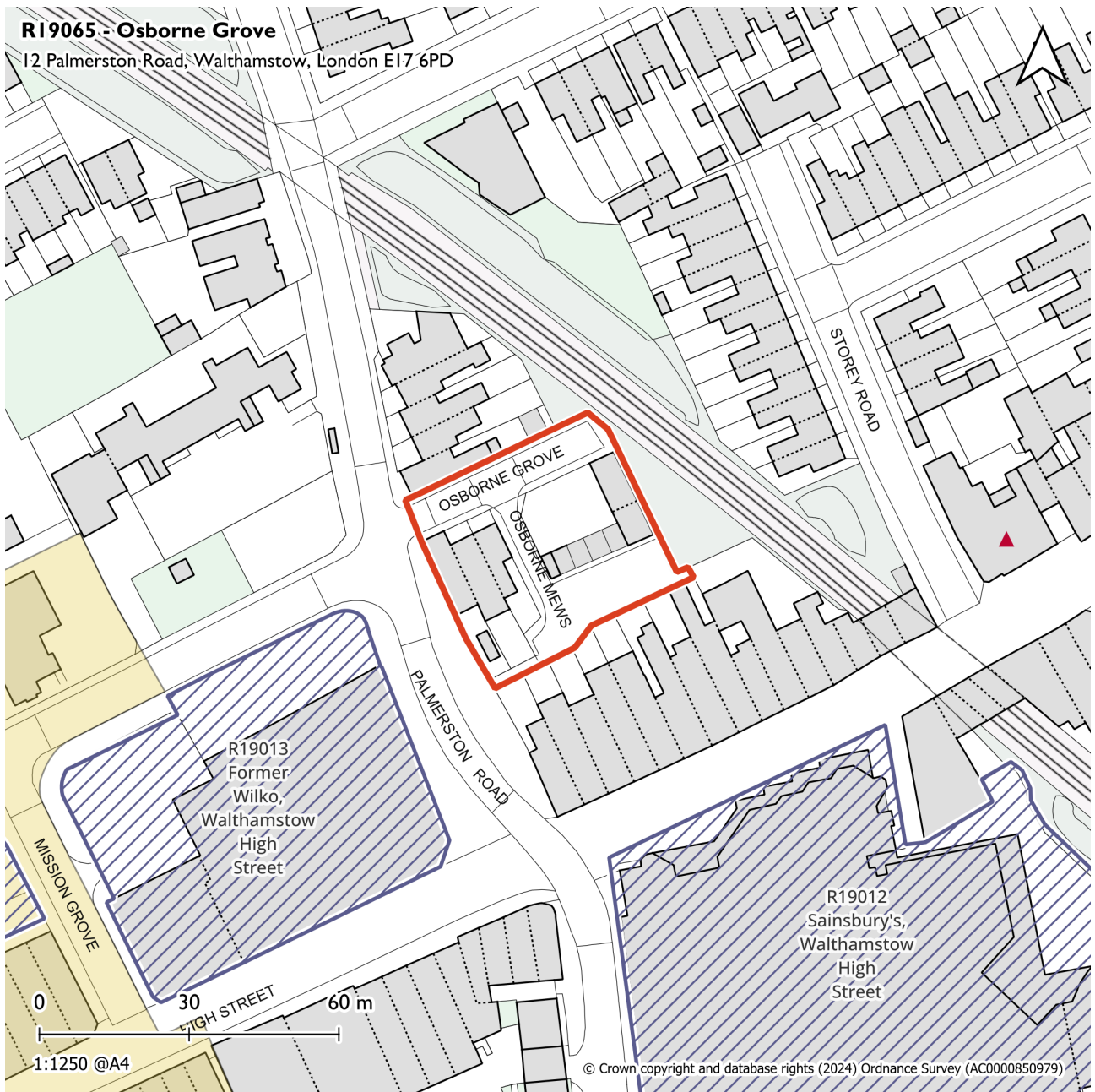


**Osborne Grove (R19065)**



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

Address:	12 Palmerston Road, Walthamstow, London E17 6PD		
Previous site reference:	SA30	Ward:	High Street
Site Size (Ha):	0.17	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Walthamstow Town Centre Strategic Location; Walthamstow Town Centre; APA; AQMA.		

**Osborne Grove (R19065) - Site Allocation**

**Site Allocation**

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

**Indicative Capacities**

- B. 30 homes
- C. Town centre uses to be determined through detailed application.

**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

**Osborne Grove (R19065) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 30 high quality, accessible, sustainable homes, including affordable housing.
- B. Ensure proposals account for the site’s relationship with Walthamstow Market and the needs of traders, including consideration of market storage facilities and provisions for stallholders. Applicants should liaise with the Council at the earliest possible stage to explore opportunities for upgraded market facilities
- C. Provide town centre uses on site that enhance and complement Walthamstow Major Centre’s existing offer. Uses that are considered particularly suitable for this site include workspace. 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. Given the site’s location away from the Primary Shopping Area, a residential only scheme would also be appropriate for this site.
- D. Provide well designed active commercial or residential ground-floor frontage on Palmerston Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.

- E. 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.
- F. Enhance the existing public realm on Palmerston Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. The provision should include street furniture to encourage pedestrians to dwell.
- G. Enhance existing pedestrian and cycling connectivity along Palmerston Road, ensuring that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- 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. Retain and enhance significant and/or mature trees along 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.

### Osborne Grove (R19065) - Placemaking Plan



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