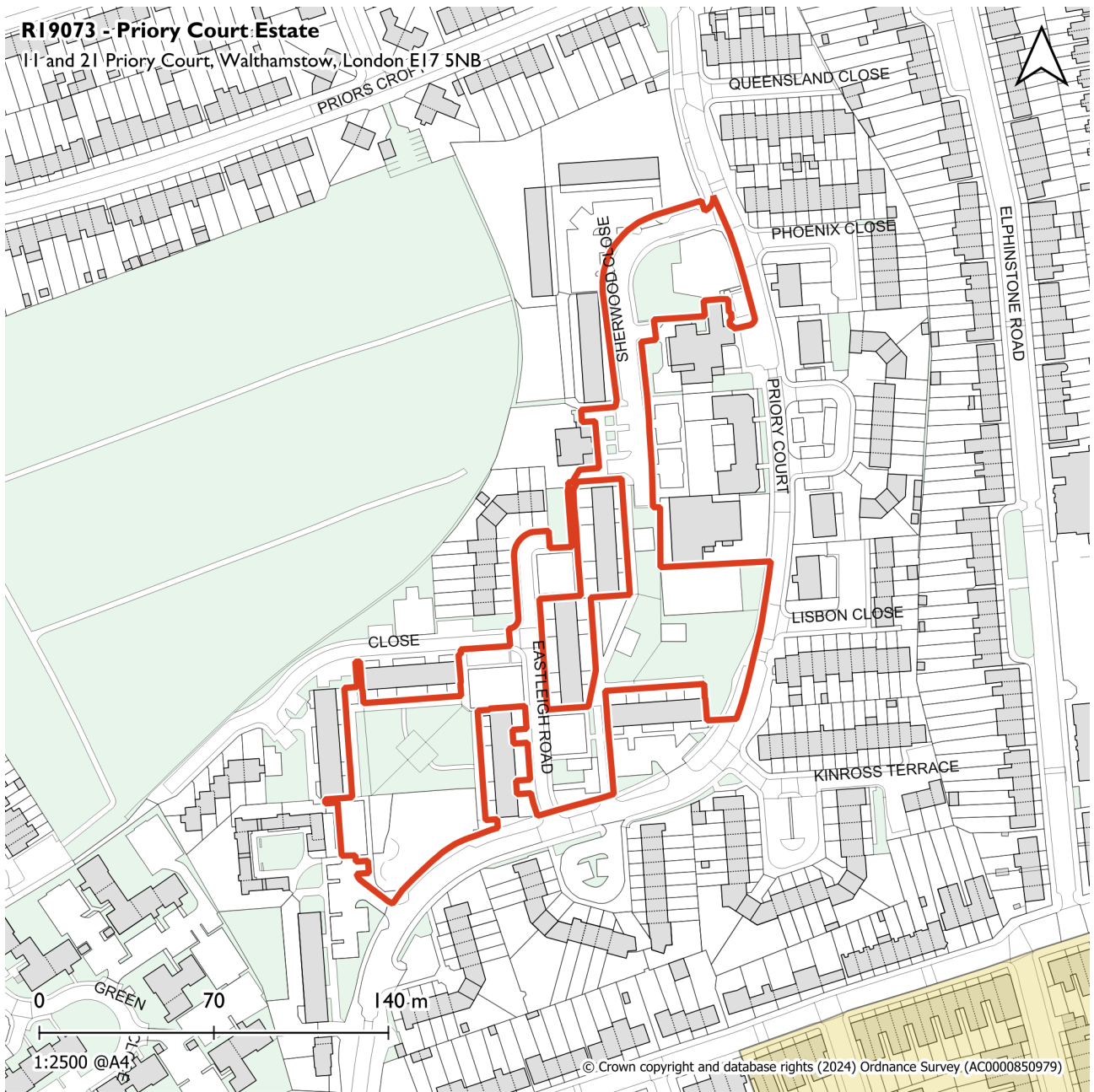


**Priory Court Estate (R19073)**



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

Address:	11 and 21 Priory Court, Walthamstow, London E17 5NB		
Previous site reference:	SA44	Ward:	William Morris
Site Size (Ha):	1.39	Ownership:	Public
Consent Status:	Consented	Planning Reference(s):	230851
Planning Designations:	AQMA; CDA; Allotments (adjacent); Greenway (adjacent).		

**Priory Court Estate (R19073) - Site Allocation**

**Site Allocation**

- A. Reprovide, modernise and improve the Multi Use Games Area (MUGA) and play area, and provide new homes, new public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 85 homes

**Potential Delivery Timescale**

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

2020-2025	2025-2030	2030-2035
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**Character-led Intensification Approach**

- D. Transition

**Priory Court Estate (R19073) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 85 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Priory Court and to routes through the site, ensuring this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- C. Avoid harmful impacts on the sensitive edges associated with the residential uses in the estate.
- D. Enhance the existing public realm throughout the site to deliver a pedestrian-focused environment which is green, safe and accessible to all. Proposals must reprovide the existing Multi-Use Games Area (MUGA) and play space on site, ensuring that it is of an improved quality, incorporating modern facilities.
- E. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- F. Deliver new pedestrian connectivity through the site. This provision must be car free, and should incorporate seating, informal play opportunities, landscaping and lighting to establish it as a ‘play way’.

- G. Mitigate existing pluvial flood risk to the north 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.

Priory Court Estate (R19073) - Placemaking Plan



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