

Ridgeway Hotel (R19123)



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

Address:	115-117 The Ridgeway, Chingford, London E4 6QU		
Previous site reference:	N/A	Ward:	Endlebury
Site Size (Ha):	1.13	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	TPO (adjacent); AQMA; Parks (adjacent).		

Ridgeway Hotel (R19123) - Site Allocation

Site Allocation

- A. Renovation of the existing building to provide new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 5 homes

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. Reinforcement

Ridgeway Hotel (R19123) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 5 high quality, accessible, sustainable homes.
- B. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- C. Enhance the existing public realm The Ridgeway to deliver a pedestrian-focused environment which is green, safe and accessible to all.

Ridgeway Hotel (R19123) - Placemaking Plan



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