

Rowden Parade (R19114)



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

Address:	2 Chingford Mount Road, Chingford, London E4 8SA		
Previous site reference:	N/A	Ward:	Larkwood
Site Size (Ha):	0.15	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	TPO (adjacent); AQMA; CDA.		

Rowden Parade (R19114) - Site Allocation

Site Allocation

A. Provide new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

B. 30 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

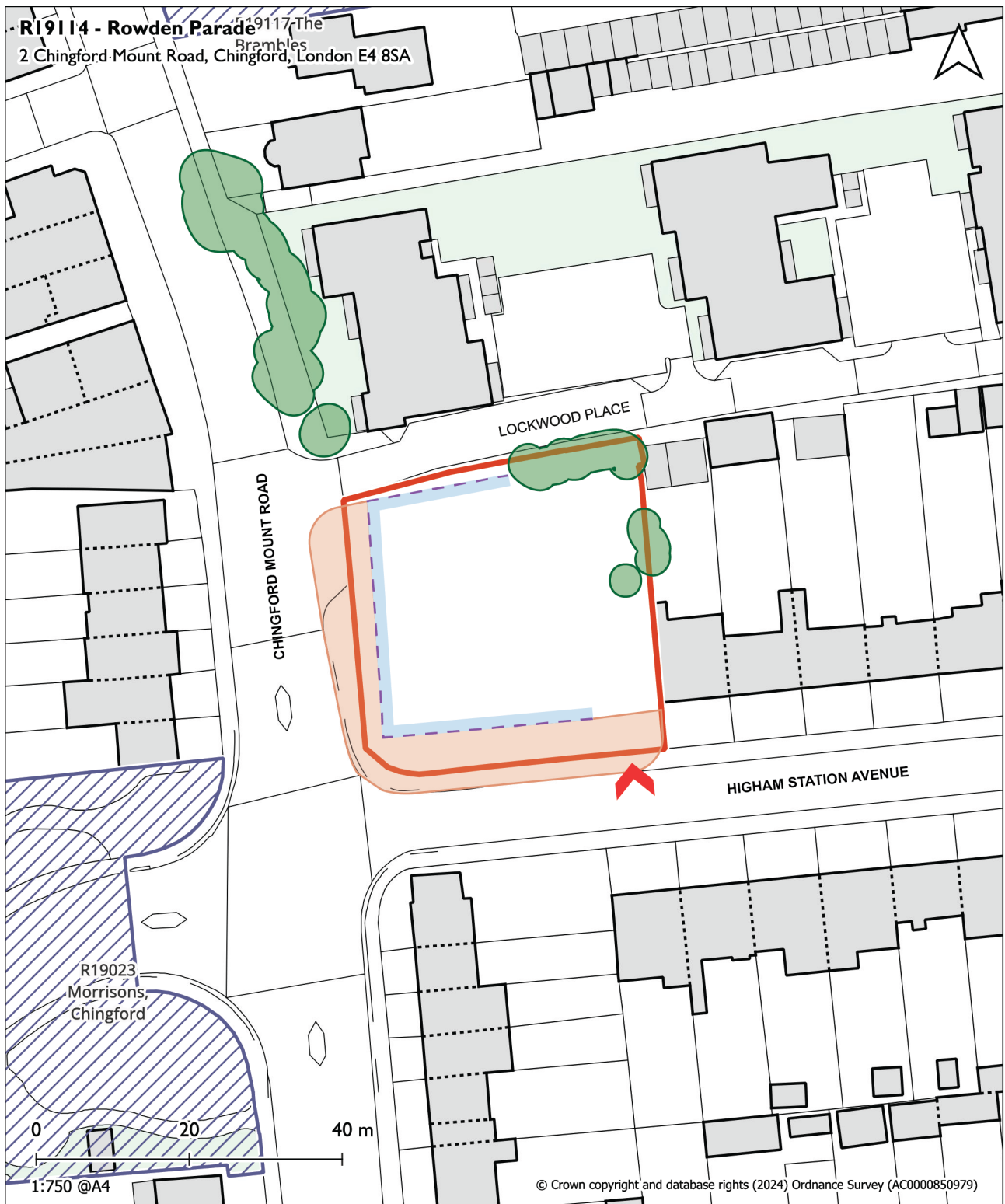
D. Reinforcement

Rowden Parade (R19114) - Site Requirements

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

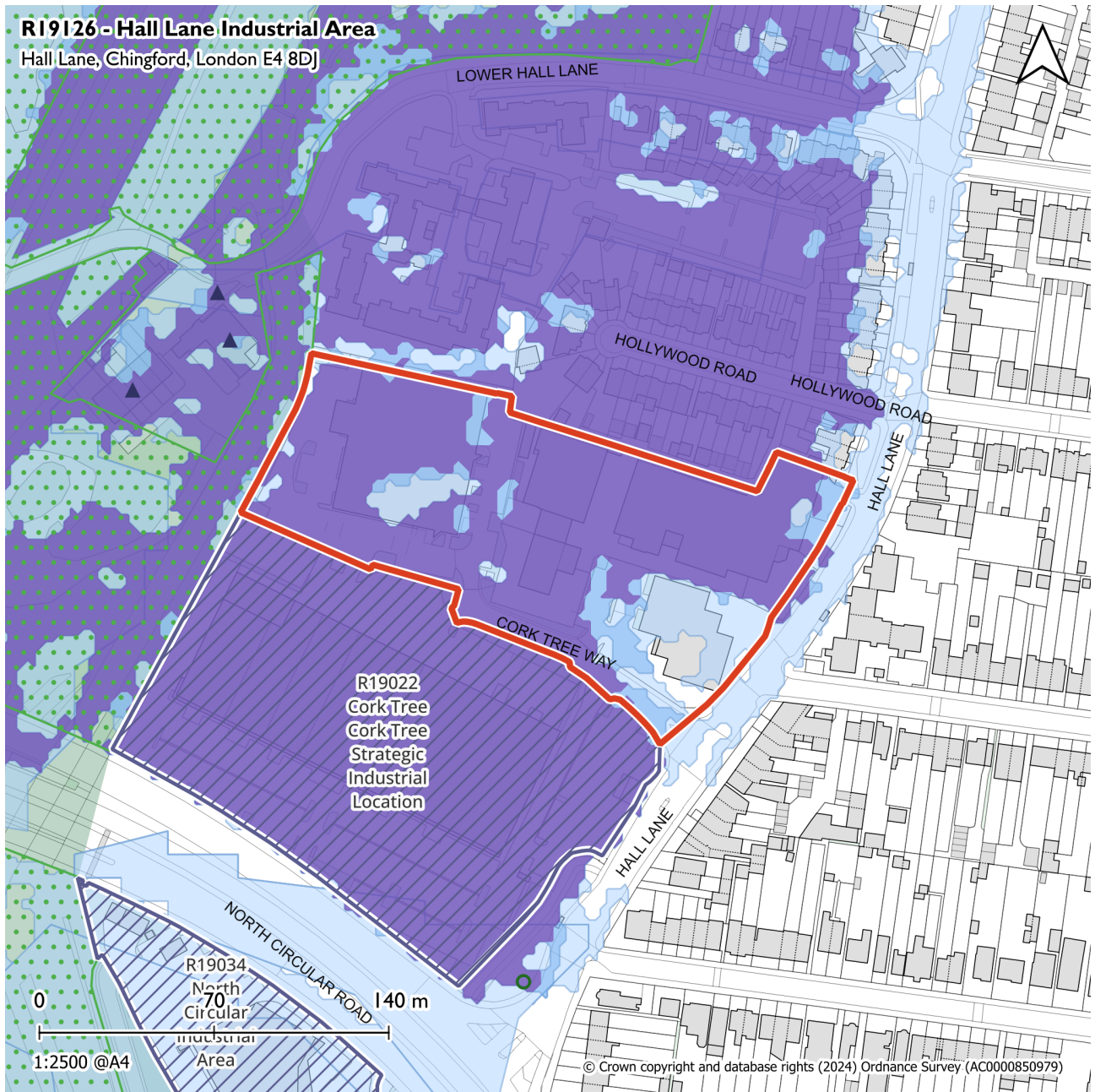
- A. Optimise the capacity of the site to deliver approximately 30 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide well designed active residential ground-floor frontage onto Chingford Mount Road, Lockwood Place and Higham Station Avenue, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all. Pedestrian access to homes on upper floors should be provided from Higham Station Avenue.
- C. Provide safe, well defined and well managed servicing and delivery access to the rear of the site from Lockwood Place.
- D. Enhance the existing public realm on to Chingford Mount Road to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- 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.

Rowden Parade (R19114) - Placemaking Plan



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

Hall Lane Industrial Area (R19126)



1 Address:	Hall Lane, Chingford, London E4 8DJ		
Previous site reference:	N/A	Ward:	Hale End and Highams Park
Site Size (Ha):	0.49	Ownership:	
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:			