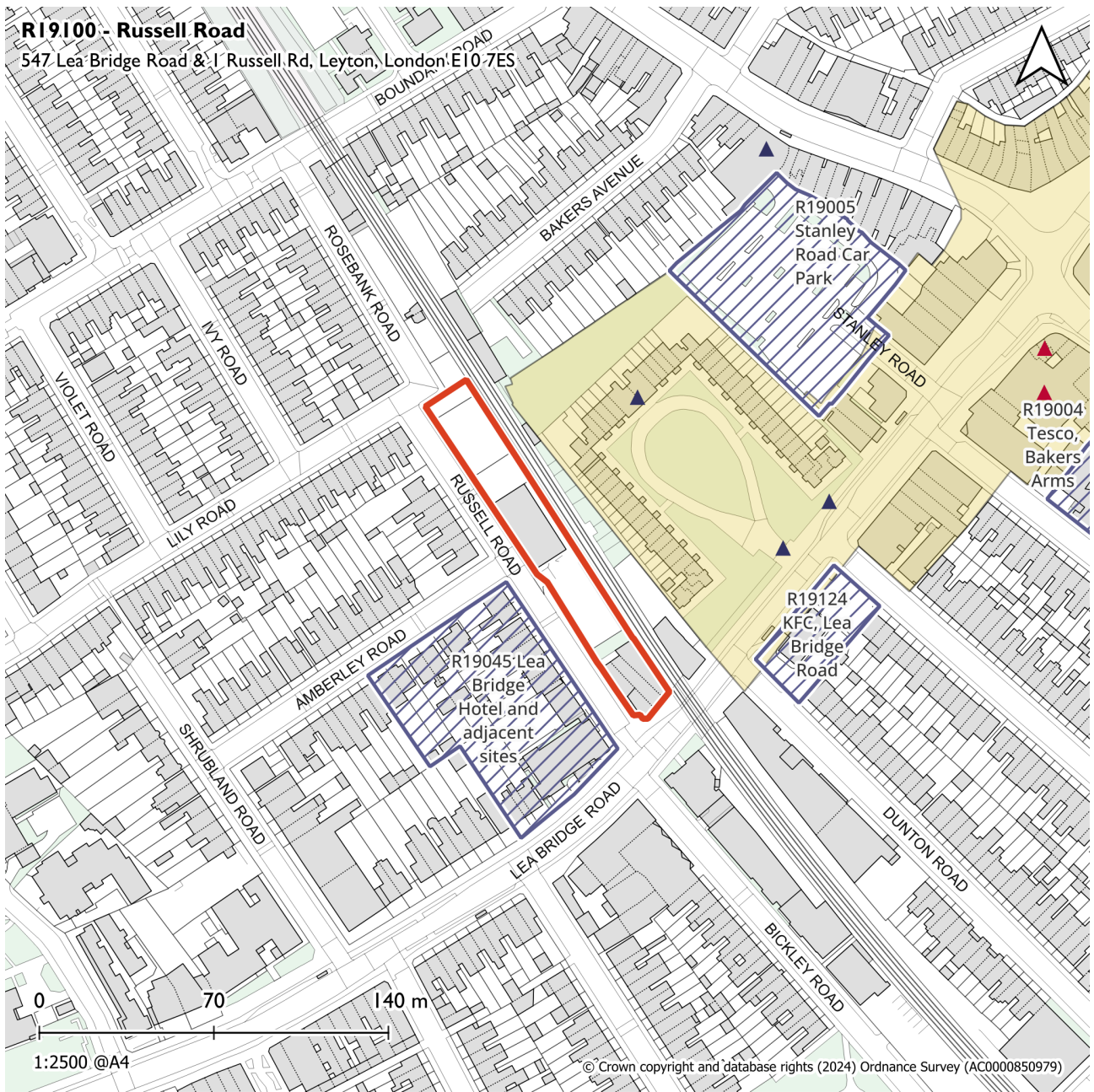


**Russell Road (R19100)**



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

Address:	1 Russell Rd, Leyton, London E10 7ES		
Previous site reference:	N/A	Ward:	Lea Bridge
Site Size (Ha):	0.23	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Conservation Area (adjacent); APA; TPO (adjacent); AQFA; AQMA.		

**Russell Road (R19100) - Site Allocation**

**Site Allocation**

- A. Reprovide commercial uses and provide new homes, new and enhanced public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 40 homes
- C. 250 sqm town centre uses.

**Potential Delivery Timescale**

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

2020-2025	2025-2030	2030-2035
-----------	-----------	-----------

**Character-led Intensification Approach**

- E. Transition

**Russell Road (R19100) - Site Requirements**

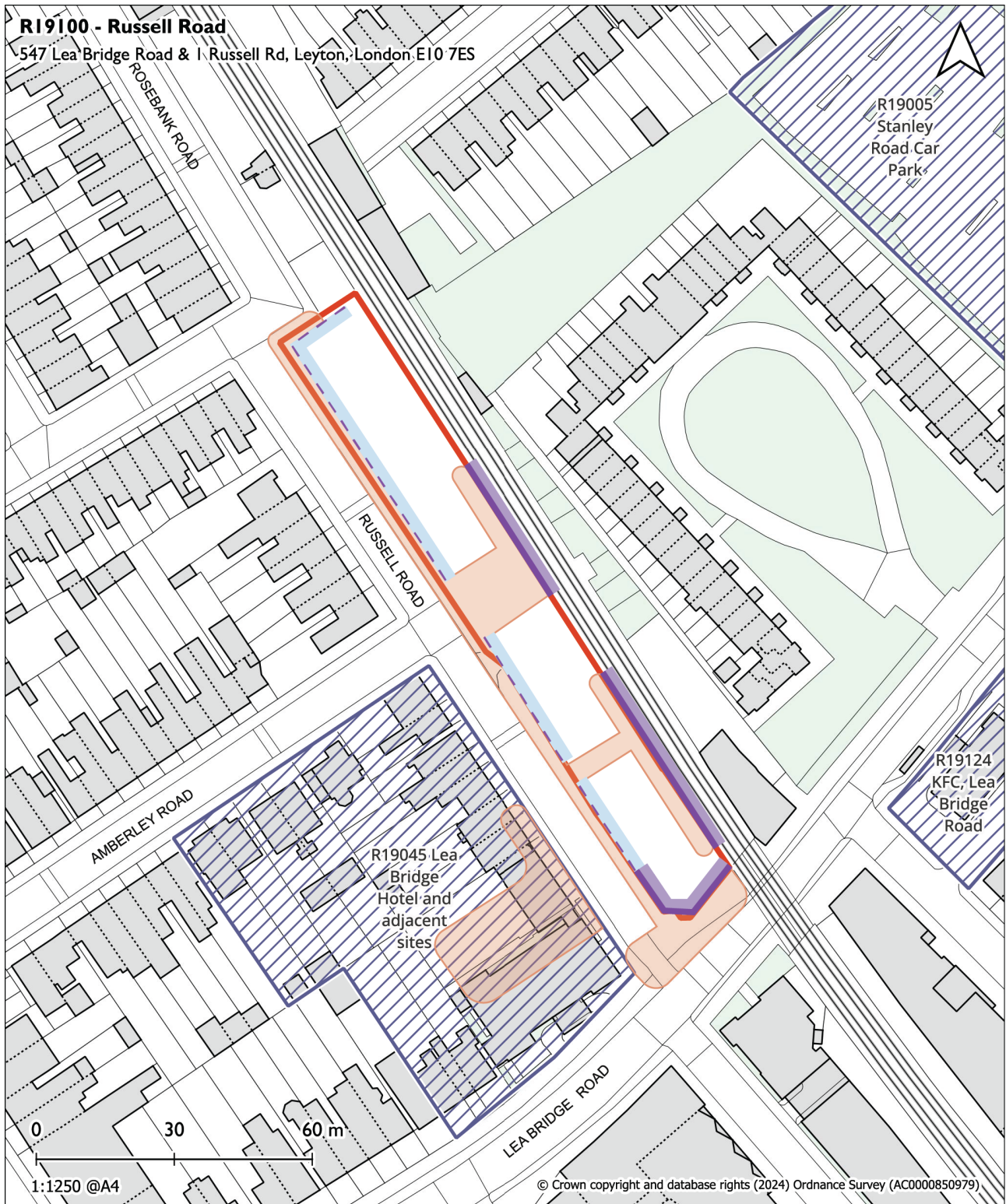
In order to secure planning permission, development proposals will be expected to

- A. Optimise the capacity of the site to deliver approximately 40 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide commercial uses of a size and scale that is appropriate for the edge of centre location and which complements the Bakers Arms District Centre’s existing offer, including by exploring the potential activation of arches and the adjacent public realm to provide space for small businesses. Uses that are considered particularly suitable for this site include workspace and food and beverage uses. 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, and their provision must not undermine the viability and vitality of the centre.
- C. Provide well designed active commercial ground-floor uses on to Lea Bridge Road, and active residential ground-floor frontage onto Russell Road, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm on Lea Bridge Road and Russell 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.
- F. Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the heritage assets within it, including the Grade II listed Bakers Almshouses. In particular, development will be expected to preserve views out of the Bakers Almshouses courtyard, protecting the roofline and building silhouette.
- G. Mitigate the impact of any localised poor air quality from Lea Bridge Road on the site through the appropriate design of the buildings, the correct use of appropriate building materials, and responsive landscaping design and ecological buffers. The redevelopment of this site in accordance with Local Plan Part 1 policies relating to car free development and better management of servicing and deliveries will reduce the number of car-based trips based on the previous car-generating use, contributing to improved air quality locally and across the borough as a whole.



### Russell Road (R19100) - Placemaking Plan



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