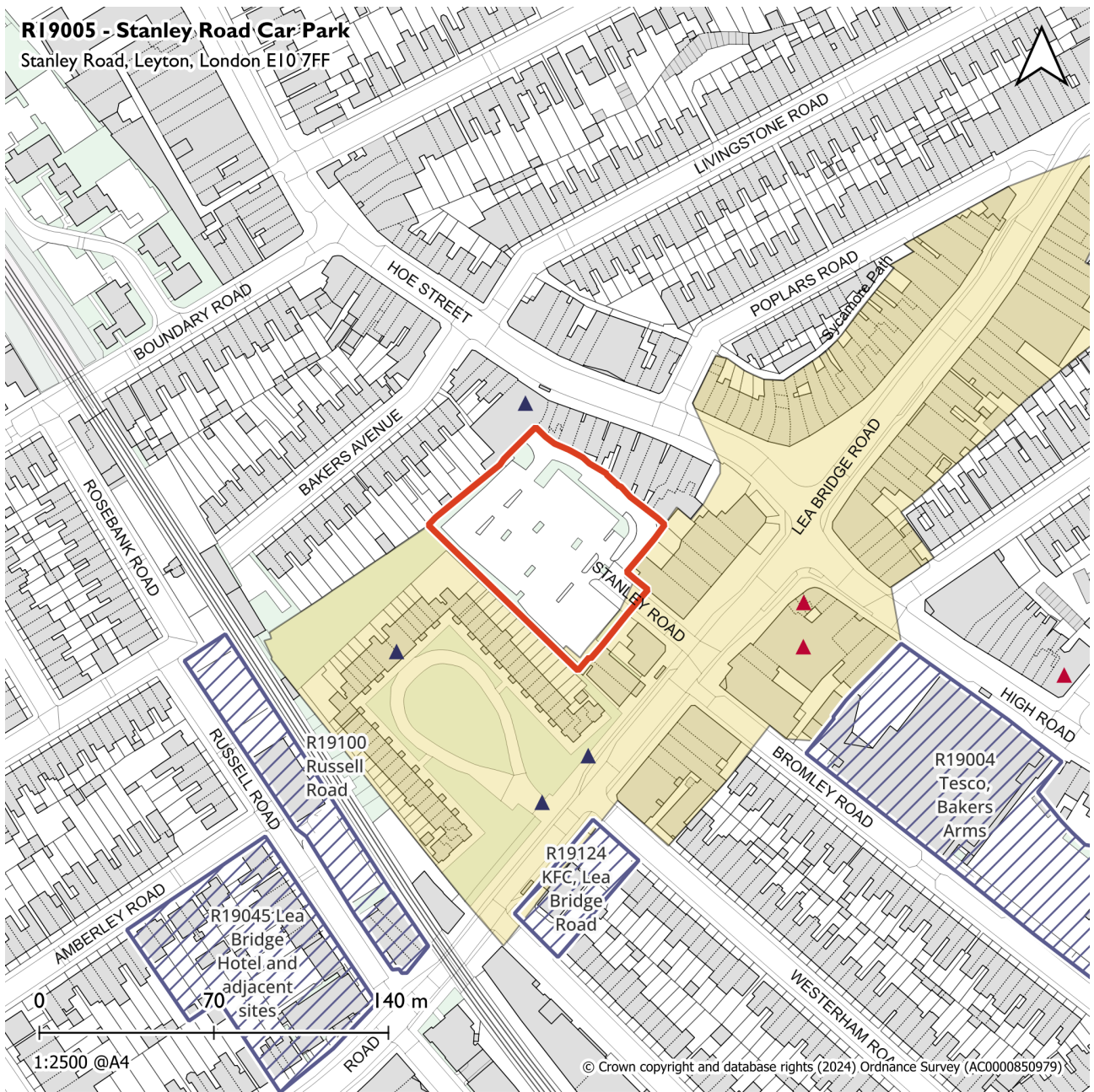


Stanley Road Car Park (R19005)



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

| | | | |
|--------------------------|--|------------------------|------------|
| Address: | Stanley Road, Leyton, London E10 7FF | | |
| Previous site reference: | SA12 | Ward: | Lea Bridge |
| Site Size (Ha): | 0.48 | Ownership: | Public |
| Consent Status: | None | Planning Reference(s): | N/A |
| Planning Designations: | Bakers Arms Strategic Location; Bakers Arms District Centre; Listed Building (adjacent); Conservation Area; APA; AQFA; AQMA. | | |

Stanley Road Car Park (R19005) - Site Allocation

Site Allocation

- A. Provide new homes, new and enhanced public realm and accessible, biodiverse green open space.

Indicative Capacities

- B. 50 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. Transition

Stanley Road Car Park (R19005) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 50 high quality, accessible, sustainable homes, including affordable housing.
- B. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- C. Preserve or enhance the significance, setting and key views of the Bakers Arms Conservation Area and the nearby designated heritage assets, including the Grade II listed Bakers Arms Alms Houses, Grade II Listed Former Empress China 468 - 474 Hoe St and Grade II Listed 807 High Road Leyton. The massing of proposals should complement the setting of the Alms Houses.
- D. Deliver new and enhanced greening and biodiversity throughout and around the site. Proposals should create a publicly accessible green space in the centre of the site and provide new tree planting to the south west of the site to create a green buffer with the Alms Houses. The repurposing of the car park to provide alternative uses, including affordable housing and new public realm / green spaces, supports the borough's Climate Action Plan.
- E. Retain and enhance significant and/or mature trees, where possible, 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.

- F. Enhance the existing public realm on Stanley Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. This should create a high quality shared space that enhances the entrance to the site whilst accommodating the servicing function to surrounding commercial uses.
- G. Maintain the road which runs to the north-east of the site and which provides access to the rear of a number of high street properties that front Hoe Street, enhancing its character through landscaping improvements.

Stanley Road Car Park (R19005) - Placemaking Plan



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