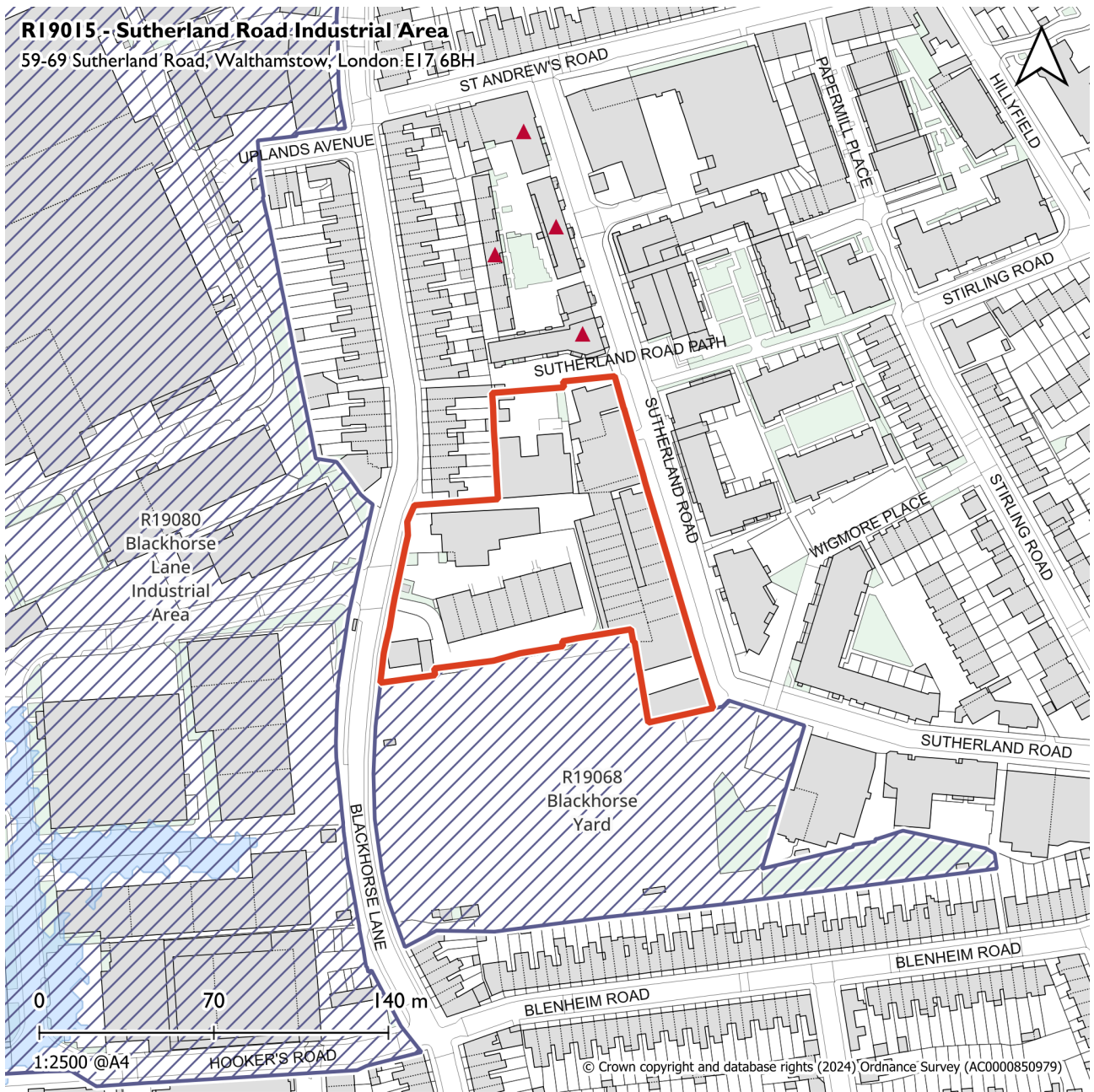


Sutherland Road Industrial Area (R19015)



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

Address:	59-69 Sutherland Road, Walthamstow, London E17 6BH		
Previous site reference:	SA35	Ward:	Higham Hill
Site Size (Ha):	1.00	Ownership:	Mixed
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Blackhorse Lane Strategic Location; LSIS; CEZ; Locally Listed Building (adjacent); AQMA.		

**Sutherland Road Industrial Area (R19015) - Site Allocation**

**Site Allocation**

- A. Provide modern, flexible industrial uses, ensuring a net increase in overall industrial capacity, and enhanced public realm with biodiverse landscaping.

**Indicative Capacities**

- B. Retain the existing provision of 5,970 sqm of industrial floorspace, with potential to provide an uplift by supporting existing businesses to intensify through the provision of workspace and ancillary uses.

**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

**Sutherland Road Industrial Area (R19015) - Site Requirements**

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

- A. Engage with existing businesses on site, setting out proposals that will enable them to grow and develop, including through the provision of new workspace and ancillary uses.
- B. Support and enhance the Blackhorse Lane Creative Enterprise Zone (CEZ) through the provision of high quality workspace on site, including affordable workspace, to accommodate workers in the creative and cultural industries, and by exploring the opportunity to incorporate cultural uses or facilities as part of the wider development.
- C. Provide well designed active industrial ground-floor frontages onto Blackhorse Lane, Sutherland Road, and Sutherland Road Path to create a strong street presence and provide an industrial ‘shopfront’. Proposals should use design to establish a better definition between public and private realm, should avoid using hostile boundary treatments, and should maximise natural surveillance to ensure community safety for all. There is an opportunity to reveal the original frontage of Dowsett House on Blackhorse Lane to enhance the frontage and celebrate the current building’s ‘sawtooth roof’.

- D. Enhance the existing public realm onto Blackhorse Lane and Sutherland Road to deliver a pedestrian-focused environment which is green, safe and accessible to all. The area in front of the industrial units on Blackhorse Lane and Sutherland Road Path should include appropriate yard space designed in the form of a 'working yard'.
- 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. Enhance existing pedestrian and cycling connectivity along Sutherland Road Path.
- G. Consideration should be given to whether the existing servicing route to the south of the site, from Blackhorse Lane, could be integrated with servicing access of the adjacent development at Blackhorse Yard (R19068).
- H. Mitigate existing pluvial flood risk to the south 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.
- I. Provide a high-level district heat network feasibility study, to be agreed with the LPA (and the GLA, if required). This site has been identified as lying within a 'Zone of Interest' for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough. Applicants should engage with the Council at the earliest opportunity.

Sutherland Road Industrial Area (R19015) - Placemaking Plan



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