

Templeton Avenue (R19108)



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

Address:	53 Old Church Road, Chingford, London, E4 6SJ		
Previous site reference:	N/A	Ward:	Larkwood
Site Size (Ha):	0.06	Ownership:	Private
Consent Status:	None	Planning Reference(s):	180439
Planning Designations:	PSA; AQMA; CDA.		

Templeton Avenue (R19108) - Site Allocation

Site Allocation

- A. Provide new homes, town centre uses and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 10 homes
- C. 280 sqm town centre uses

Potential Delivery Timescale

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

2020-2025	2025-2030	2030-2035
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Character-led Intensification Approach

- E. Reinforcement

Templeton Avenue (R19108) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 10 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide town centre uses on site that enhance and complement the South Chingford District Centre’s existing offer. Uses that are considered particularly suitable for this site include retail, professional services, and food and beverage. 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.
- C. Provide well designed active commercial ground-floor frontage onto Old Church Road and an active residential ground-floor frontage onto Templeton Avenue, ensuring that these relate positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Enhance the existing public realm onto Old Church Road to deliver a pedestrian-focused environment which is safe and accessible to all. The provision should consider how it can contribute to delivering the aspirations of the Child-Friendly Chingford programme.

- 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. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- G. Mitigate the impact of any localised poor air quality from Old Church 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, contributing to improved air quality locally and across the borough as a whole.
- H. Mitigate existing pluvial flood risk to the west 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. Support the principles set out within the Chingford Mount Town Centre Framework (2021), or subsequent updates to this work.

Site Name (R19108) - Placemaking Plan



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