

The Brambles (R19117)



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

Address:	20 Chingford Mount Road, Chingford, London E4 9AB		
Previous site reference:	N/A	Ward:	Larkwood
Site Size (Ha):	0.19	Ownership:	Private
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Locally Listed Building; TPO (adjacent); AQMA; CDA.		

The Brambles (R19117) - Site Allocation

Site Allocation

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

Indicative Capacities

- B. 10 homes
- C. 750 sqm of community facilities, including potential place of worship

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

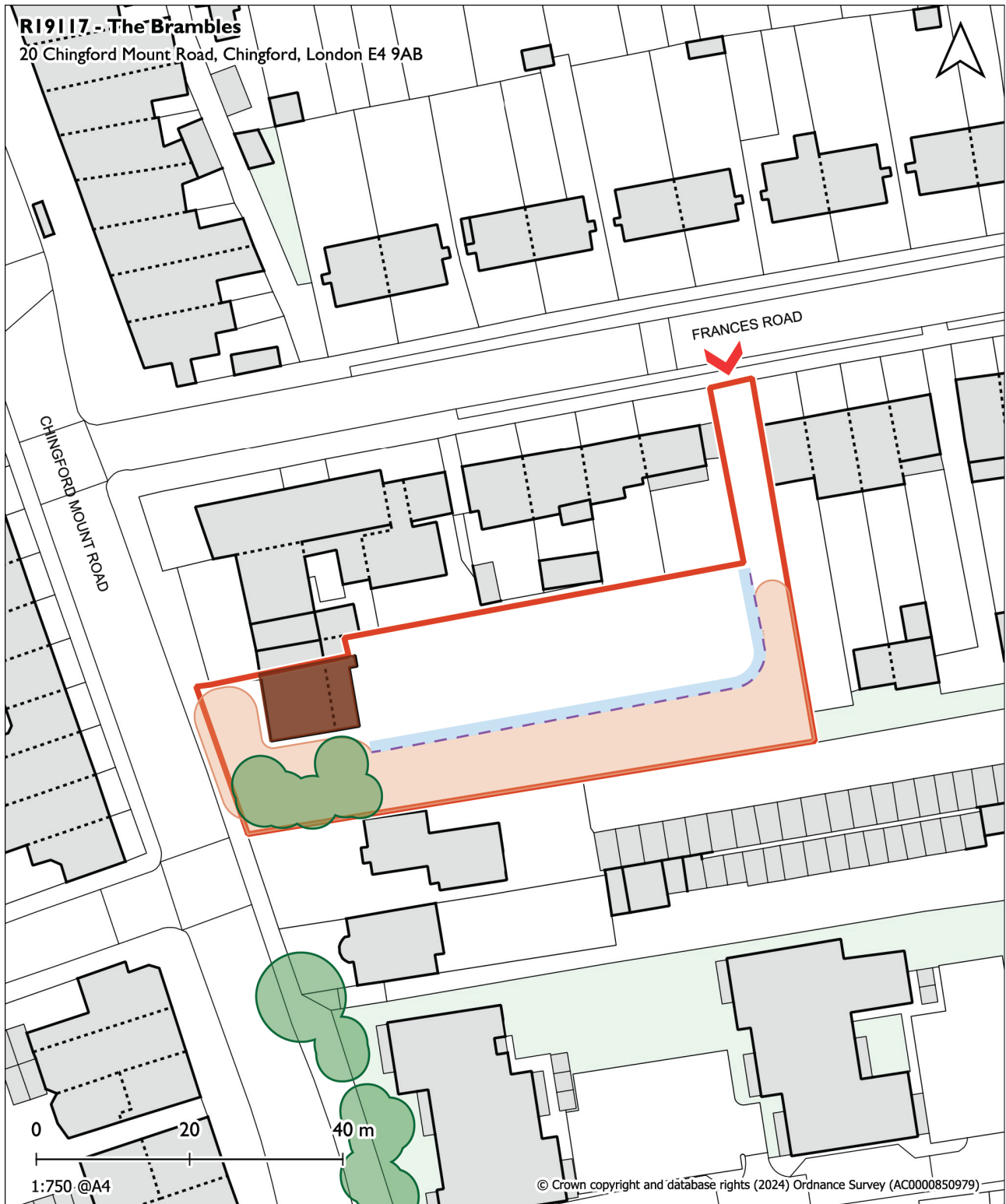
The Brambles (R19117)- Site Requirements

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 new high quality, inclusive community facilities to contribute to meeting local community infrastructure needs. Uses that are considered to be particularly suitable for this site include a place of worship and/or a community centre.
- C. Provide well designed active community ground-floor frontage onto Chingford Mount 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 Chingford Mount Road and within the site to deliver a pedestrian-focused environment which is green, safe and accessible to all.
- E. Avoid harmful impacts on the sensitive edges associated with the residential uses that bound the site.
- F. Provide safe, well defined and well managed servicing and delivery access to the north of the site from Frances Road.

- G. Enhance existing pedestrian and cycling connectivity along Chingford Mount Road, ensuring that the segregated cycle lane is maintained and kept safe and accessible to all throughout construction.
- H. Explore options to reuse and restore the locally listed 20-22 Chingford Mount Road located on site into the design of any proposals, preserving the significance of its features of historic interest.
- I. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- J. Retain and enhance significant and/or mature trees 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. Any unauthorised loss of trees will be required to be reinstated. The Biodiversity Net Gain and Urban Greening Factor will be calculated prior to any unauthorised loss of trees.
- K. Mitigate the impact of any localised poor air quality from Chingford Mount Road on the site through the appropriate design and siting 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.

The Brambles (R19117) - Placemaking Plan



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