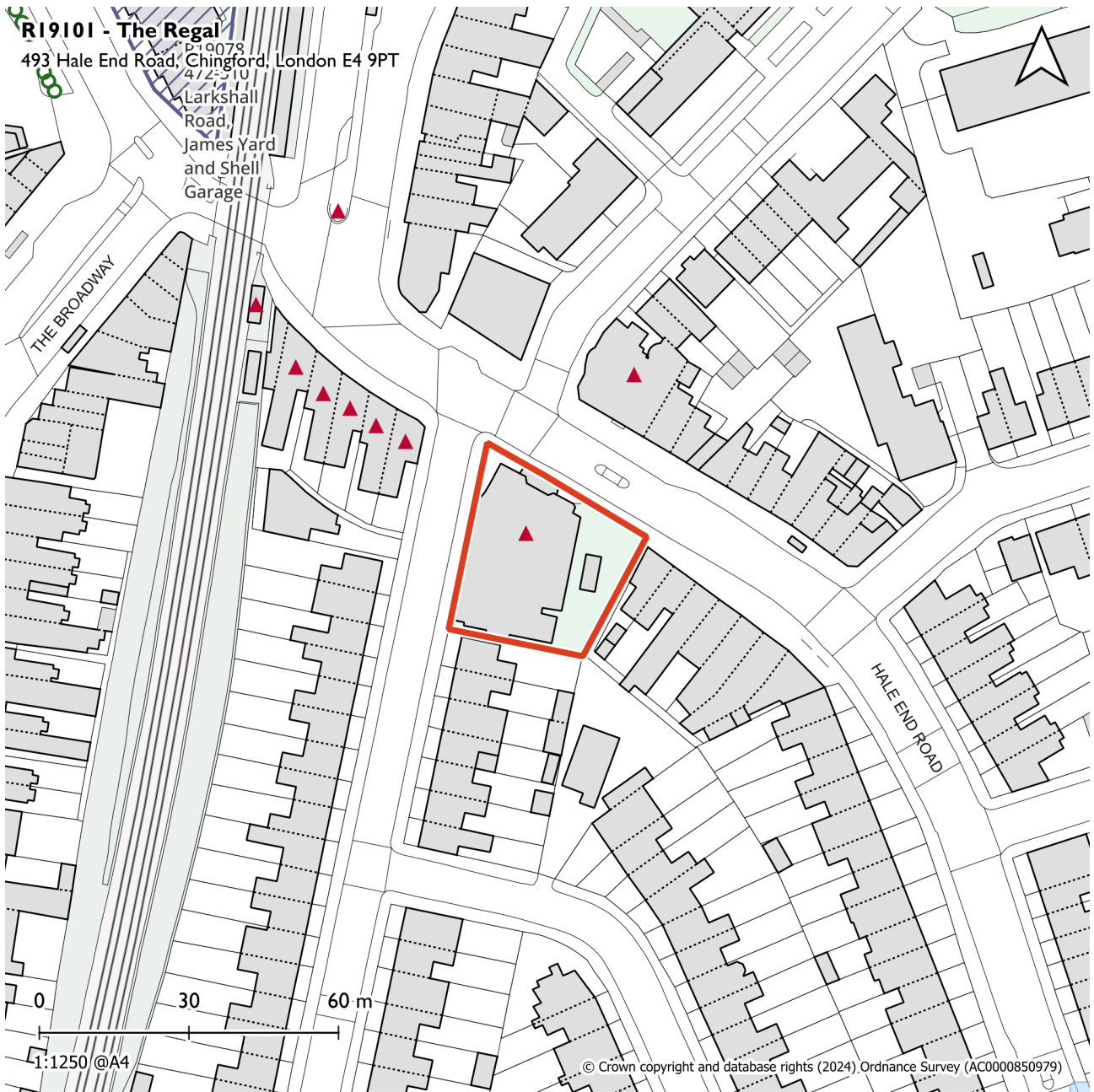


The Regal (R19101)



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

Address:	493 Hale End Road, Chingford, London E4 9PT		
Previous site reference:	N/A	Ward:	Hale End and Highams Park
Site Size (Ha):	0.10	Ownership:	Private
Consent Status:	Resolution to grant	Planning Reference(s):	240280
Planning Designations:	Highams Park Strategic Location; Highams Park District Centre; PSA; Locally Listed Building; SINC (adjacent); AQMA; HPNPA.		

The Regal (R19101) - Site Allocation

Site Allocation

A. Provide a cinema, new homes and enhanced public realm with biodiverse landscaping.

Indicative Capacities

- B. 30 homes
- C. 2 screen cinema and ancillary 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

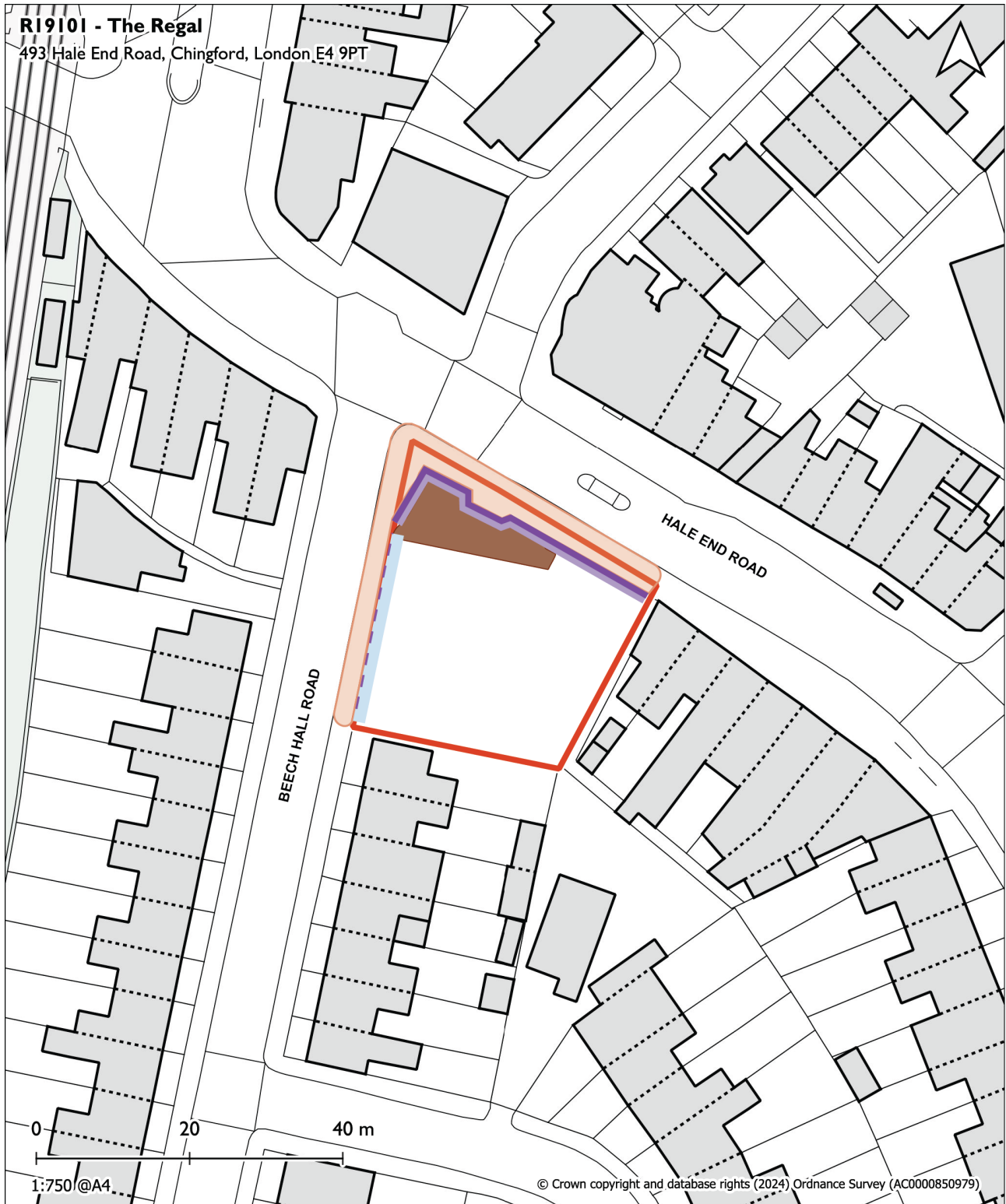
E. Reinforcement

The Regal (R19101) - Site Requirements

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

- A. Optimise the capacity of the site to deliver approximately 30 high-quality, accessible, sustainable homes, including affordable housing.
- B. Provide a 2-screen cinema, restoring and enhancing the significance and setting of the heritage building, supported by ancillary uses such as a café or bar/restaurant.
- C. Provide well designed active commercial ground-floor frontage onto Hale End Road, and active residential ground-floor frontage on to Beech Hall Road, ensuring that these relate positively to the surrounding context and maximises natural surveillance to ensure community safety for all.
- D. Provide safe, well defined and well managed servicing and delivery access on Beech Hall Road.
- 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. Support the principles of and ensure policy compliance with the Highams Park Neighbourhood Plan.

The Regal (R19101) - Placemaking Plan



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