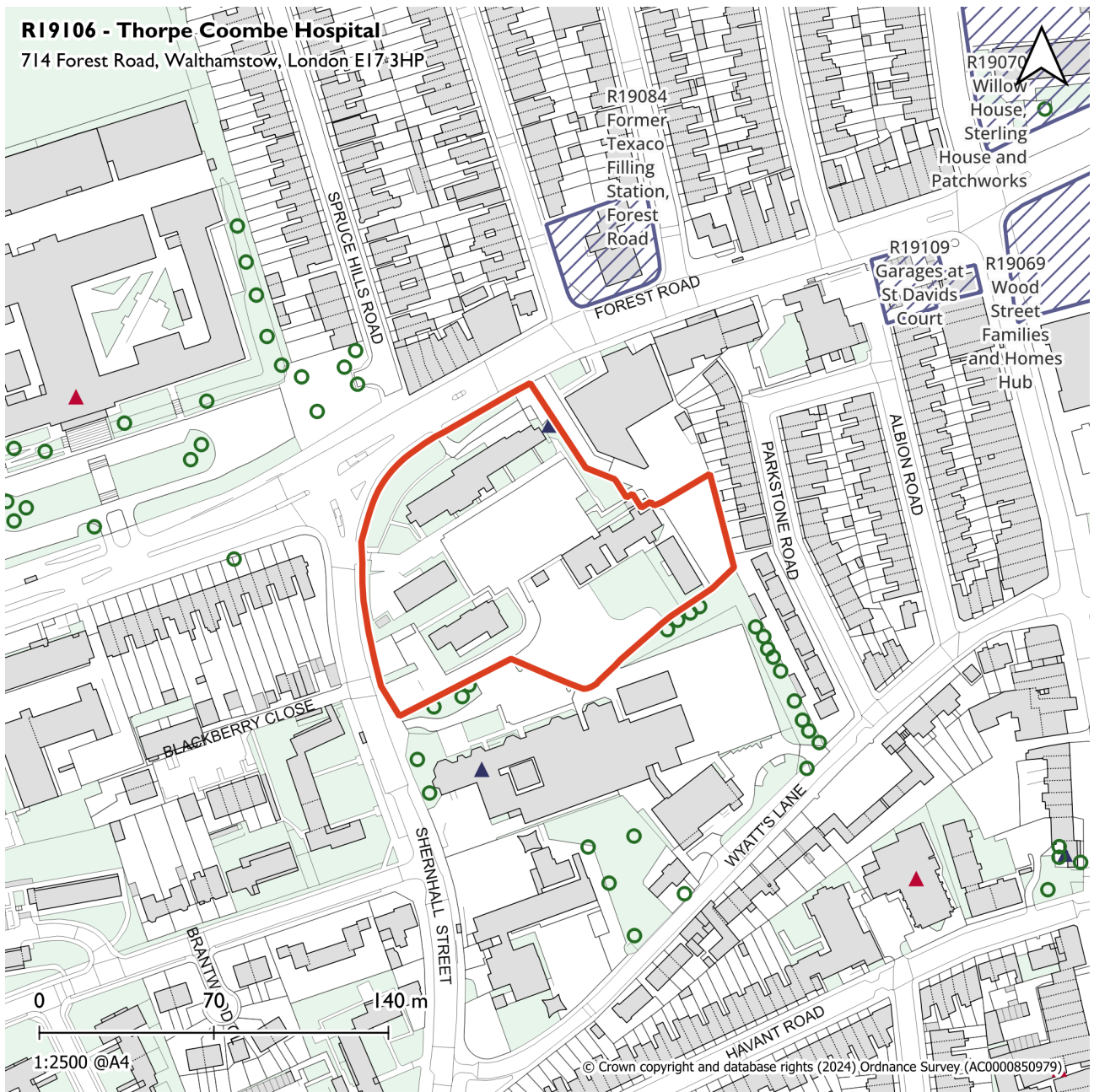


**Thorpe Coombe Hospital (R19106)**



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

Address:	714 Forest Road, Walthamstow, London E17 3HP		
Previous site reference:	N/A	Ward:	Wood Street
Site Size (Ha):	1.21	Ownership:	Public
Consent Status:	None	Planning Reference(s):	N/A
Planning Designations:	Forest Road Corridor Strategic Location; Listed Building; TPO (adjacent); AQMA; CDA.		

**Thorpe Coombe Hospital (R19106) - Site Allocation**

**Site Allocation**

- A. Provide new homes, workspace, community and/or cultural uses, new public realm and accessible, biodiverse green open spaces.

**Indicative Capacities**

- B. 100 homes
- C. 1,000 non-residential 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. Transition

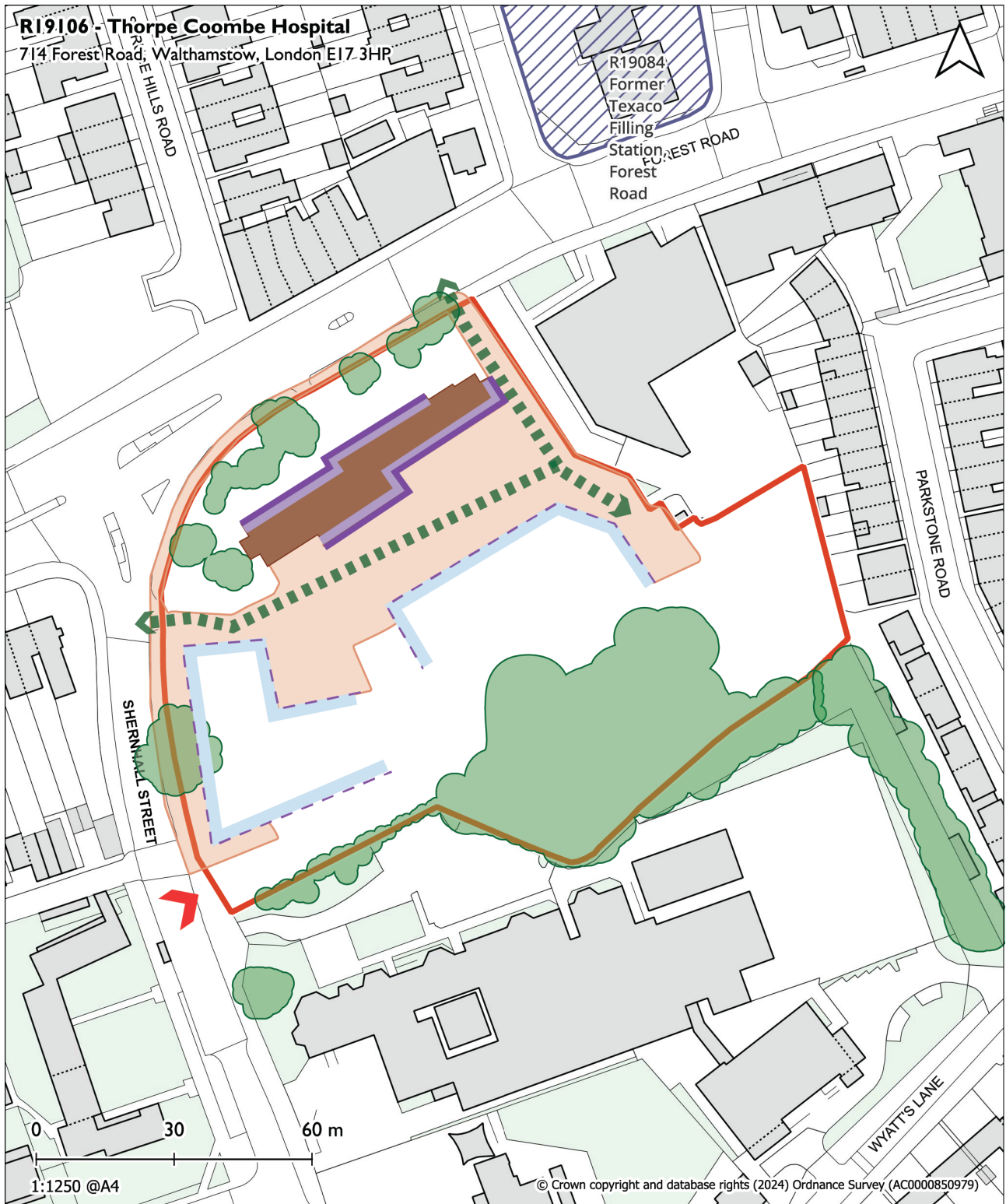
**Thorpe Coombe Hospital (R19106) - Site Requirements**

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

- A. Optimise the capacity of the site to deliver approximately 100 high quality, accessible, sustainable homes, including affordable housing.
- B. Provide workspace, community and/or cultural uses on site, incorporating these within the restored Grade II listed Thorpe Coombe Hospital Building. The quantum of uses should be informed through the detailed design process and an assessment of need should be made at the application stage.
- C. Provide well designed active residential use ground-floor frontage onto Shernhall Street, ensuring that this relates positively to the surrounding context and maximises natural surveillance to ensure community safety.
- D. Account for the level change between Forest Road and the development site as part of design proposals.
- E. Create new high quality pedestrian-focused public realm within the site, between the hospital building and new residential uses, which is green, safe and accessible to all. This should be designed to support and complement the workspace, cultural and/or community uses, and should celebrate the listed building.

- F. Deliver new pedestrian and cycling connectivity through the site, providing east west connections to the rear of the listed building, connecting to the new hospital building in the east.
- G. Preserve or enhance the significance, setting and key views of the Grade II listed Thorpe Coombe Hospital Building, bringing this building back into effective use.
- H. Deliver new and enhanced greening and biodiversity throughout and around the site, including through the provision of tree planting, green spaces, and green roofs.
- I. Retain and enhance trees with Tree Protection Orders (TPOs) and 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.

### Thorpe Coombe Hospital (R19106) - Placemaking Plan



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