SITE LOCATION AND HISTORIC OVERVIEW
Priory Court Estate is located in the west of the Waltham Forest, and was established in 1946. By the 1980s, the buildings had deteriorated quite significantly and the estate was in decline. In the late 1990s, in partnership with Circle 33 housing the estate buildings were heavily refurbished, including new roof coverings and external cladding. Some blocks were also demolished and replaced with flats, houses and bungalows.

AERIAL SITE PLAN

SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS

OBJECTIVE
• A clear identity and sense of place.

KEY IMPROVEMENTS
• Enhanced open public area including playground equipment
• Clear logical safe pedestrian movement and improvement of existing pathways
• Rationalised car parking across Estate
• Provision of cycle parking across Estate
• Provide way-finding and site-wide lighting
PROPOSAL

- 117 car free residential units consisting of private, social rent and shared ownership
- Proposed tenure mix includes 23% social rent, 22% shared ownership
- 5 to 7 storeys high of residential units across North and South site
- 100% dual aspect of units East - West facing
- 10% of homes will be adapted for people with disabilities and there will be associated parking.
- Zero carbon footprint
- New community centre
- New pre-school nursery
- New retail stores

Possible Development Ideas

Programme

The Milestone dates for the following items below:

SOUTH SITE
- Start on site June 2020
- Provide temp. accommodation for Community Centre June 2020
- Demolish South Site (Existing Community Centre Building & MUGA) Aug. 2020
- Construction of new Community Centre Building, MUGA, Nursery, Retail, Residential Buildings and Community Public Park Sept. 2020 - Dec. 2021

NORTH SITE
- Demolish North Site (existing Nursery and Retail) Jan. 2022 - Feb. 2022