

London Borough of Waltham Forest

Affordable Housing Opportunity Land adjacent to 73 Kings Road, Leytonstone E11 1AU

Introduction

The Greater London Authority Small Sites for Small Builders programme welcomes small innovative developers, addressing challenging sites, with creativity and a desire to deliver new homes. The GLA encourage a range of new entrants to the market, including community land trusts, co-operatives, co-housing groups, and custom/self-builders, as well as registered providers who may be looking to develop new housing.

London Borough of Waltham Forest is releasing sites into the programme for development for affordable housing and will be prioritising community-led housing, so the Council particularly encourages Community-Led Housing groups to submit bids.

Description and Location

The site is located next to 73 Kings Road E11. It is a former garage site and the garages were demolished some years ago. St John Ambulance have a lease on part of the site for access to the rear of their 66 Queens Road operational hub, and they are temporarily using the proposed development site for parking.

The site is situated on King's Road in Leytonstone - a predominantly residential area.

The site has a PTAL (Public Transport Accessibility Level) of 5, indicating a very good level of public transport accessibility.

Leytonstone underground station is located a 5 minute walk (400m) to the south of the site. The station is served by the Central line. The nearest bus stops to the site are located adjacent to Leytonstone underground station. These stops are served by routes W15 (Higham Hill to Hackney), W16 (Chingford Mount to Leytonstone) and W19 (Walthamstow to Ilford).



Site Details

Planning

- There are no site allocations, it is not within a conservation area.
- The sites context and surrounding area is primarily two storey terraced properties, which means the site is not an appropriate location for taller buildings.
- All new developments would be car free and required to accommodate one cycle parking space for one bed units and two cycle parking spaces for two (plus) bed units, in line with Policy DM16 of the DMP (2013).
- Massing, height and design will need to be consistent with the immediate context of the surrounding area taking account of typology, building lines and area.

Further information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Archaeological desktop appraisal
- Ecological assessment
- Flood risk review
- Geotechnical and geo-environmental desk study
- Highways due diligence report
- Noise and vibration desk study
- Party wall assessment
- Rights of light/ daylight & sunlight
- Preliminary desk-top assessment
- Report on title
- Topographical and utility mapping survey
- Unexploded ordnance survey

Viewings

Potential bidders are free to view the site, which is currently fenced and gated, from the outer perimeter of the site. Please note that the site is currently in use and as such access is restricted. The Council is not proposing to grant access to the site to potential bidders, and will also not be providing accompanied viewings.

Special Condition

The site must be delivered as Affordable Housing and the Council will prioritise community-led housing. Bidders are therefore required to complete a Community-led Housing Application as part of their bid submission. Guidance on community-led housing application is included in the bid pack.

Contact

Potential bidders are requested to make any enquires by email to the London Borough of Waltham Forest email address below. The Council reserves the right to share enquiry responses with all bidders.

Email:

CommunityLedHousing@walthamforest.gov.uk