

London Borough of Waltham Forest

Affordable Housing Opportunity Land at Claude Road, London E10 6NA

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

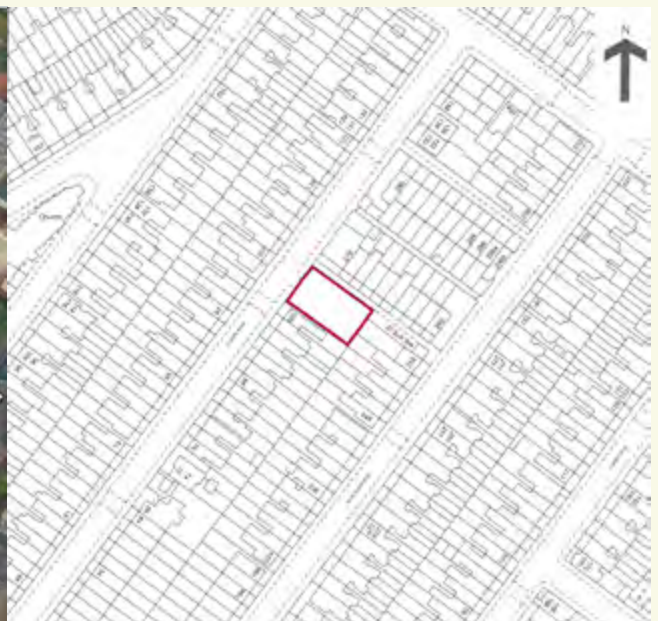
The site is located adjacent to 100 Claude Road E10, and dwellings at 268-278 Murchison Road front the site. The site is currently being used for parking vehicles, but this use is not a designated use and is not regulated by the Council.

The site is situated on Claude Road, which is a predominantly residential area.

The site is located a 9 minute walk (700m) from Leyton Midland Road Overground station. Services from this station run between Barking and Gospel Oak.

The nearest bus stops are situated a 6 minute walk (500m) from the site on Hainault Road. The stops are served by route W16 (Chingford Mount to Leytonstone).

The site size is 442sqm, and it is currently used for surface parking.



Site Details

Planning

- There are no site allocations, it is not within a conservation area.
- The site's context and surrounding area is primarily two storey terraced properties, this does not make the site an appropriate location for tall 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).
- The site contains a tree to the rear of the site. Any scheme would need to take account of this and consider Root Protection 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

The site is accessible from the public highway and potential bidders are free to view the site at their own risk. The Council will 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