Planning Statement - Residential Development Opportunity

Introduction and background

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

The site details

Address: Tintagel Drive, Stanmore, HA7 4SR

- Site is located on the south side of Tintagel Drive in Stanmore
- The site is not within a conservation area and does not sit within the curtilage of a listed building
- The site is located in a Controlled Parking Zone (CPZ) Zone: H (10am-11am & 3pm – 4pm Mon – Sat).
- The site is located within Public Transport Accessibility Level (PTAL) rating 2, and therefore public transport accessibility is low

Planning Constraints

- Critical drainage area covers the entire site
- Stanmore and Harrow Weald Core Strategy (2012) Sub Area 10

Development Potential

- One single family dwelling house or a two-storey flatted development of no more than two units.
- Future occupiers of the development may not be eligible for parking permits in the CPZ.
- The proposal needs to ensure that adequate off-street car parking and sheltered and secure cycle parking is achieved taking account of the number of bed spaces, gross internal floor area and PTAL. The development must maintain an active and landscaped frontage in keeping with the existing street scene


Birds Eye View


View of application site from the north and access off Tintagel Drive
Tintagel Dr
Tintagel Dr