

Hoe Street

Where: Walthamstow, E17. Who For: M&D Silk Properties. What: 54 units, 395 sqm commercial



Hoe Street

Architect: Stockwool

This project comprises two sites on opposite sides of Hoe Street, both formerly used for motor trade related businesses, one a garage, the other a petrol station. Both businesses had closed and the sites were no longer in active use and were in need of redevelopment.

CMA Planning secured planning approval for their redevelopment in November 2015 from the London Borough of Waltham Forest. Because the sites were physically separated, two separate applications had to be submitted. However, the proposals were presented in a linked manner which ensured that affordable housing provision and wheelchair unit provision was calculated as a whole over both sites, which resulted in better split of tenures and various economies of scale.

Other issues that had to be addressed included car parking levels, the height and scale of the two buildings, residential quality within the proposed development, relationship to neighbours, relationship to a nearby listed building affordable housing level and review mechanism and the loss of commercial uses.

CMA led the discussions with the local authority to ensure these and other points were covered and approval could be secured.

