

# Lena Kennedy Close

Where: Highams Park, E4. Who For: Sixty Bricks. What: 45 flats.



**Lena Kennedy Close**

Architect: On Architecture

CMA Planning secured planning approval for this project in October 2018 for Sixty Bricks, the London Borough of Waltham Forest's new development company. The mixed-tenure development of 45 homes contains 50% affordable housing, comprised of affordable rented (with rents set at social rent levels) and shared ownership flats (prioritised for local people and key workers in Waltham Forest). The building includes four homes that are designated as 'wheelchair accessible' and are adaptable for multiple needs. The approach means that none of homes are distinguishable in any way from the exterior regardless of the tenure.

In order to secure approval, CMA worked with the project team to deal with and address a wide range of issues, including the loss of a former ball court (considered a community use), bulk, scale and massing of the new building, parking levels (given the PTAL is 0) along with density, amenity space, architectural language and relationship to adjoining residential buildings in terms of overlooking and daylight.

CMA worked to ensure the scheme complied with relevant policies, whilst also highlighting the number of affordable homes that would be delivered, and the strong need for these in the area.



**CMA Planning**

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