

Papermill Place - Phase 3

Where: 24 Sutherland Road, E17. Who For: East Thames. What: 82 units.



Architect: Levitt Bernstein

Papermill Place (Watermark E17)

This project represented the final phase of the Papermill Place redevelopment, part of the wider regeneration of the Blackhorse Road area. The former brownfield site was the first major housing development for the Blackhorse Lane/Sutherland Road regeneration masterplan and will help kick start other regeneration projects in the area. Although the site had an extant planning permission obtained by others, East Thames wanted to bring forward their own new proposal.

Following initial comments from the local authority, CMA Planning were brought into the team to advise on the proposals and support the scheme. In addition to countering the Council's concern over matters such as open space, areas such as Secured by Design and prejudicial impact to adjoining sites also had to be addressed.

A key issue for East Thames was timescale, due to their desire to start work on site. In order to assist with this, CMA worked with the team to highlight how the scheme differed from the approved development, and flagged up the key advantages and benefits. CMA Planning presented the scheme at the Planning Committee, addressing the concerns of objectors and secured planning permission from the London Borough of Waltham Forest in October 2010. The scheme was then completed in June 2013.

