

# Stonelea & Thornebury

Where: Union Close, Leyton, E11. Who For: Family Mosaic. What: 79 units



## Stonelea & Thornebury

Architect: Alan Camp

Outline planning permission had originally been approved for this site for 58 units with 14% affordable housing provision, but following advice from CMA Planning, Family Mosaic purchased the site from the NHS on the basis of achieving a higher density scheme.

A detailed planning application was then submitted in October 2015 which increase the number of units to 79 with a mix of flats and 4-bedroom houses, and also increased the affordable housing provision to 30%.

During the course of the pre-application discussions and consideration of the application various issues had to be addressed which included ecology of the site, parking arrangements, adding extra front doors, landscape designs and providing extra detail for the proposed disabled homes.

Following this, the scheme received unanimous backing at the LBWF Planning Committee in April 2016. Councillors were impressed with the scheme proposals not least because they will deliver much needed affordable and market housing in a Borough that is facing many challenges in the current housing crisis.

Alongside the accommodation being provided, the proposals include a large communal garden and a 'village green' type amenity space, as well as private gardens for the houses and a number of ground floor flats. The site also sits alongside Langthorne Park and is situated only a 10 minute walk from Leyton underground station.

