

# Wanstead High Street

Proposed development at 28-30 Wanstead High Street, E11 2AQ

Caerus Developments are asking the public for comments on their mix use proposals for the vacant private land located at 28-30 Wanstead High Street.

The current scheme comprises:

- ✓ *24 much needed new homes*
- ✓ *New ground floor nursery for local mums and dads*
- ✓ *Approximately 40 full time and other part times jobs associated to the nursery*
- ✓ *Over 50% of the site to be donated to public open space*
- ✓ *Landscaping options which we welcome your feedback on*
- ✓ *Onsite play ground for all age groups and public use*
- ✓ *Preservation of mature trees*

*Location of 28-30 Wanstead High Street:*





## Development Proposal:

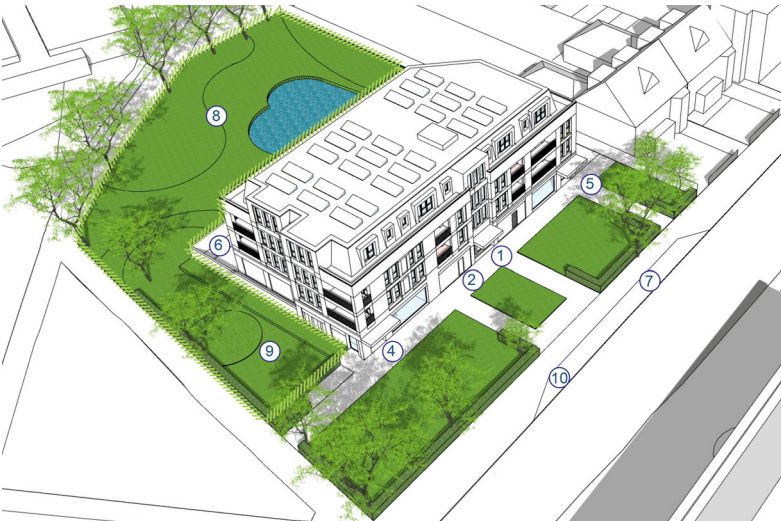
- *Four storey building with recessed upper floor*
- *Ground floor nursery with associated outside space supporting approximately 40 new full-time jobs.*
- *24 residential apartments on the upper floors comprising:*
  - *9 x 1 bedroom*
  - *11 x 2 bedrooms*
  - *4 x 3 bedrooms*
- *At least 35% of habitable rooms will be for affordable housing*
- *Private balcony space to all apartments*
- *Provision of disabled parking space otherwise car free development*
- *New servicing layby off Wanstead High Street*
- *Total of 66 new bike spaces being provided*
- *Bio diverse roofs with solar cells for increased sustainability*
- *Enclosed refuse store for both residential and commercial uses*

*Proposed CGI of the proposals looking north along Wanstead High Street*



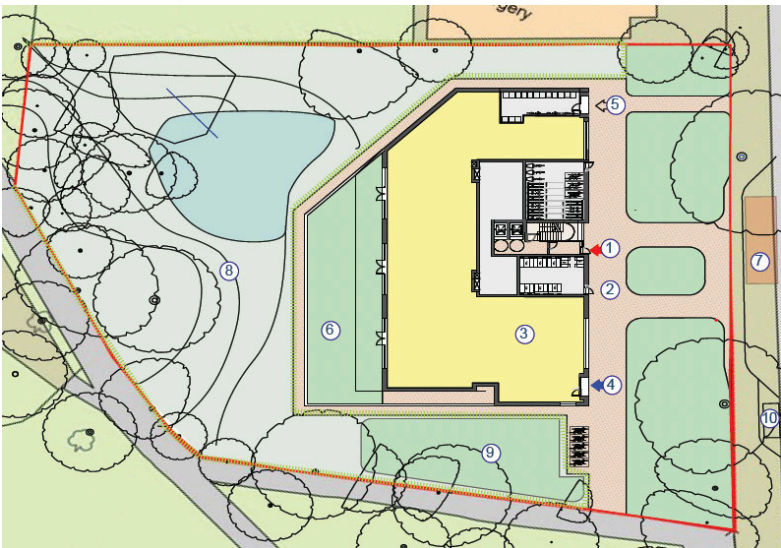


Development Plans:



Key:

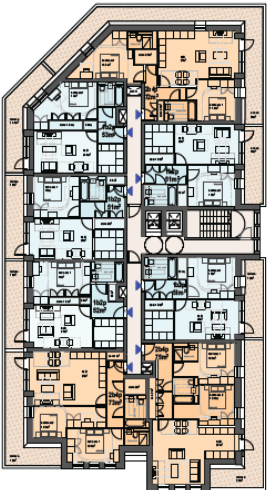
- 1. Residential entrance
- 2. Residential service entrance
- 3. Nursery
- 4. Nursery entrance
- 5. Nursery service entrance
- 6. Nursery outside space
- 7. Loading bay
- 8. Public extension to Christ Church Green
- 9. Playspace
- 10.Disabled parking space



Proposed Ground Floor



Proposed First & Second Floor



Proposed Third Floor

Floor	One Beds	Two Beds	Three Beds
Ground	Nursery & servicing		
First	2	4	2
Second	2	4	2
Third	5	3	-
TOTAL	9	11	4

## Landscaping:

- *Over 50% of the site to be donated back as an extension to Christ Church Green. Please see options below.*
- *190 square meters of on site play space which is external to the nursery and for resident and public use*
- *Retention of mature trees along the perimeter of the site*
- *3 initial landscape designs which we seek your preference and feedback on:*

### **Option A: Formal Parkland**



### **Option B: Allotments**



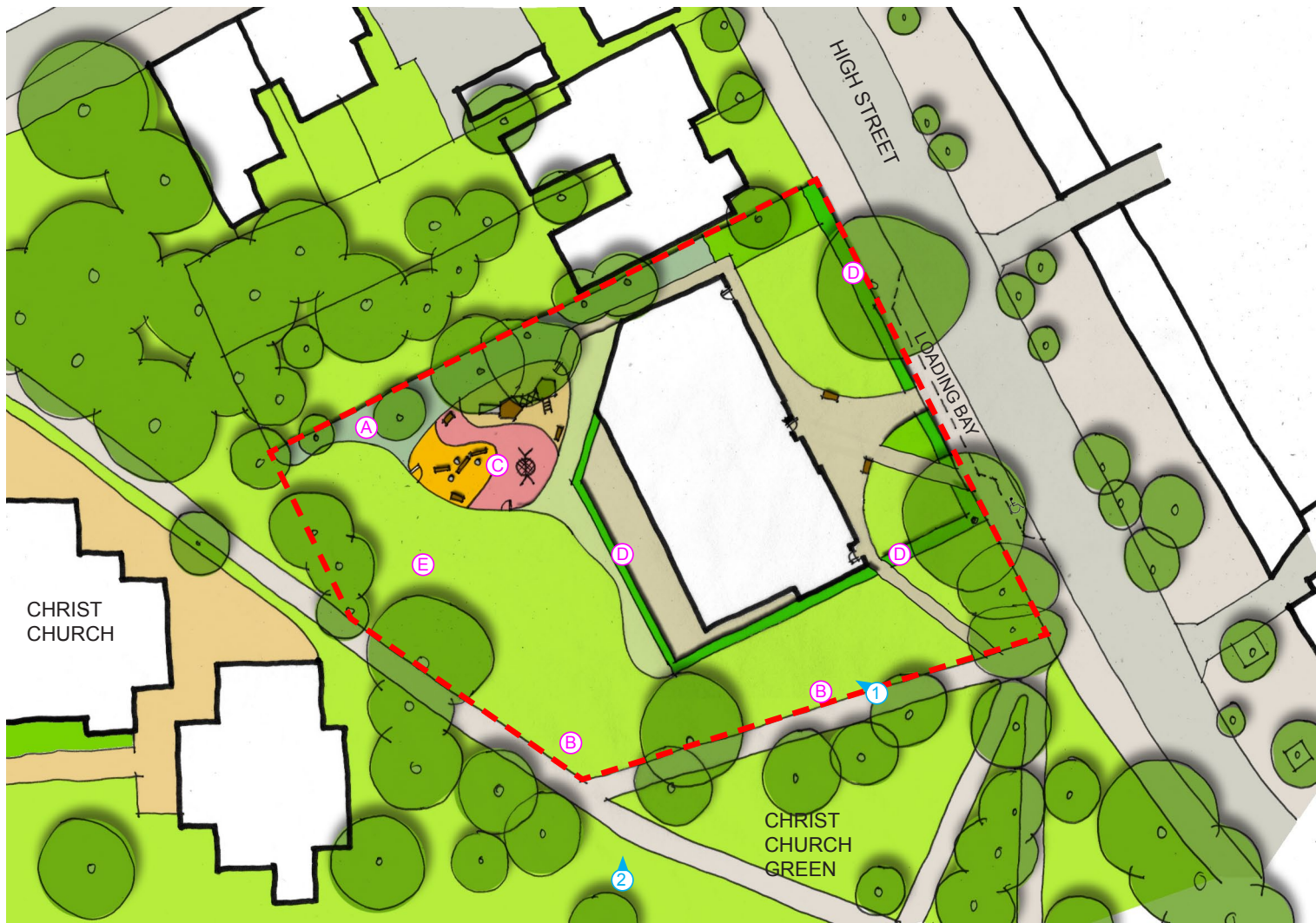
### **Option C: Pond and nature trail**



*Which do you prefer? We welcome your comments.*

Have your say; [www.wansteadhighstreetconsultation.com](http://www.wansteadhighstreetconsultation.com)





190m<sup>2</sup> Play space with planting for all age groups (i.e. 0 - 17 years). Surface to be permeable to accommodate roots of existing trees.



Native hedge planting to some boundaries.



Lawn with mature trees. Existing grass to be maintained as per the remainder of the park.



**A**  
Existing scrubby vegetation cut back and retained to the north boundary. All existing trees retained along this edge. Vegetation maintained to maximise benefits for wildlife.



**B**  
Some existing poor quality trees removed along this edge to open up new space and to help it to integrate into the existing park.







New allotment space to rear of building. Area to be secured by new fence and two gated pedestrian access points. One gated entrance to its north and one to its south west.



Areas of lawn between hedge planting and proposed building. Direct access route from disabled parking bay to main residential entrance.



190m2 Play space with planting for all age groups (i.e. 0 - 17 years). Surface to be permeable to accommodate roots of existing trees.



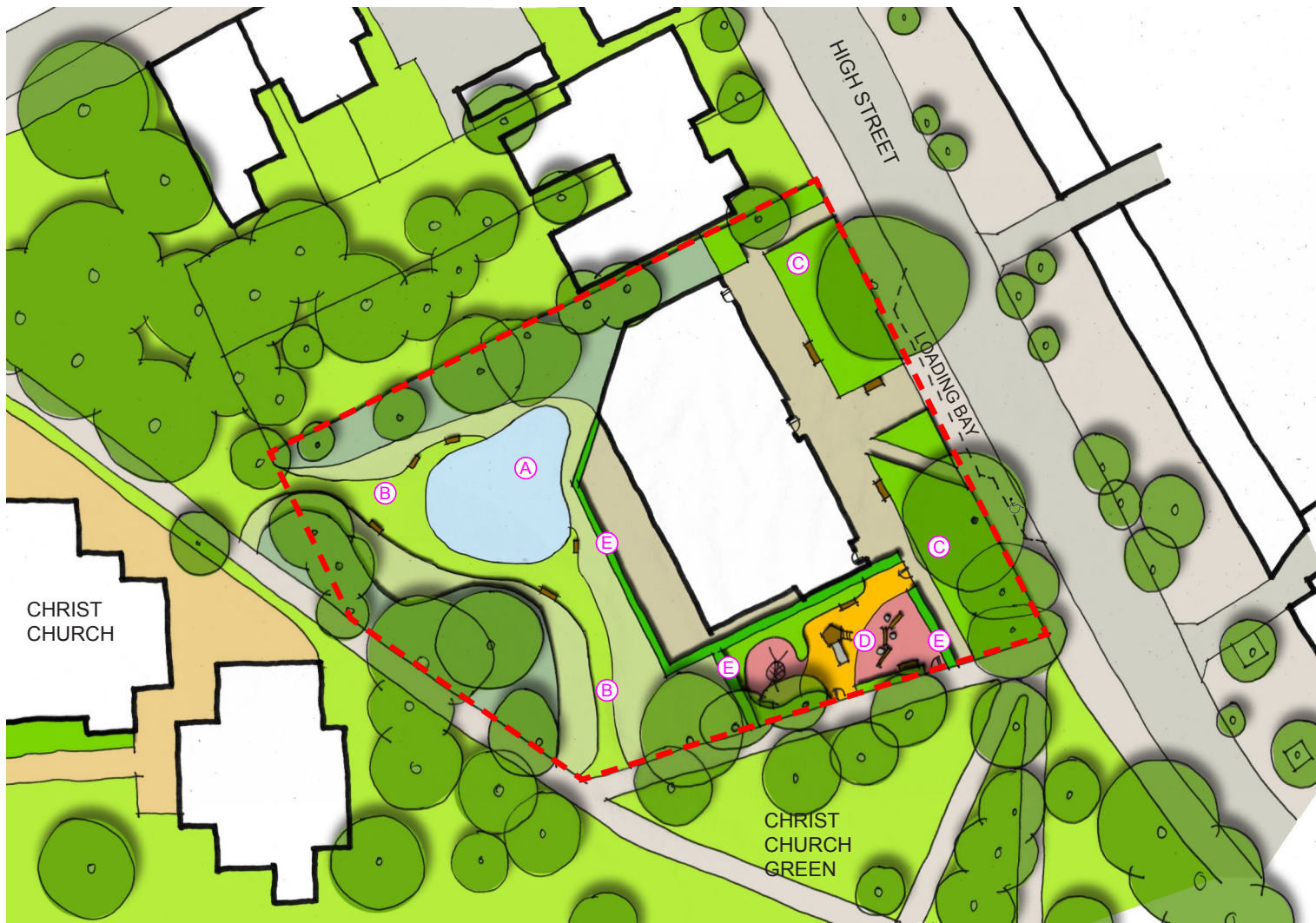
(A) Scrubby vegetation retained to the edges of the proposed allotments area. To provide wildlife benefits.



(B) All existing trees retained along the edges of the proposed allotment area. To provide a sense of enclosure to the allotment area.







Wide planting beds with wildlife friendly planting to High Street elevation. Direct access route from disabled parking bay to main residential entrance



190m2 Play space with planting for all age groups (i.e. 0 - 17 years). Surface to be permeable to accommodate roots of existing trees.



Native hedge planting to some boundaries.



Rain garden/ swale/ pond feature. Area to be maintained to maximise benefits for wildlife.



Area of wild flower and grass created with mown path cut through to create an ecology trail. The majority of existing scrubby vegetation and trees retained, with gaps cut through to allow for pedestrian access.



Wanstead High Street | Landscape Plan - Ecology | 1:500 at A3 | 14/02/22 | L0845SK03D

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# Consultation and Timeline:



*Proposed CGI of the proposals looking south along Wanstead High Street next to the Evergreen Surgery*

## Indicative timeline for the development



The proposals are still evolving and if you wish to comment please contact us on the below.

Please can we have comments by 31<sup>st</sup> July 2022.

@ Email Tim or Georgia at:-  
[info@wansteadhighstreetconsultation.com](mailto:info@wansteadhighstreetconsultation.com)

Visit our Website  
[www.wansteadhighstreetconsultation.com](http://www.wansteadhighstreetconsultation.com)

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