



Site H5 – Barnardo’s

Located in Barkingside, the site extends to 0.58 hectares and consists of a recently constructed purpose-built office building which houses the Barnardo’s headquarters, with significant landscaped car parking.

Access: Pedestrian access is gained from Tanners Ln to the north of the site, with separate vehicular access available to the south of the site on Court Way. The site is located a short walk from Barkingside underground station and a number of bus stops.

Vacancy rates: No vacancies were recorded at the site which is wholly occupied by Barnardo’s.

Environmental condition: The site is well maintained and is the location of a number of semi-matured trees.

On-site Uses: Office use only. The site consists of the Barnardo’s Head Office and associated car parking.

Adjacent Uses: The site is located at the junction of Barkingside’s retail, civic, and residential-dominated areas. A large Sainsbury’s supermarket site lies to the north, and Redbridge Magistrates Courts bound the site to the west. To the east of the site can be found new residential development, beyond which is located older housing and amenity space in the form of a village green.

Policy: The newly developed site forms part of opportunity site AL07 as outlined in the emerging proposals map.

Conclusion: The site has recently been developed for modern office use and as such should be preserved in its current form.





Site IL04 – Beal Road

The Beal Road site extends to an area of 0.5 hectares, and forms part of Cranbrook Road’s commercial frontage. The cluster consists of a number of distinct buildings offering a continuous upper floor office space offer.

Access: Vehicular access is taken from Cranbrook Road via underpass to reach limited parking to the rear of the properties. Some on-street parking can be found on Beal Rd and Mansfield Rd.

Vacancy rates: Upper floor office suites appear to have relatively high vacancy levels.

Environmental condition: The site appears to have little or no ecological value, and risk of ground contamination is considered to be low.

On-site Uses: The site consists primarily of office space, above seemingly popular retail units.

Adjacent Uses: Retail can be found along Cranbrook Road for most of its extent. Residential development bounds the cluster to the west.

Facilities and services for workers: The site’s proximity to Ilford town centre ensures the site is well placed for shops, facilities and services. Valentines Park can be quickly reached on foot.

Conclusion: The extent of the site's significant existing current employment uses and office-oriented context results in the site having stronger potential for modernisation and protection as an office-led site than conversion to other uses.





Site IL08 – Clements Lane

Mixed use cluster consisting mainly of office development.

Access: Vehicular access to the roadway which traverses the site (Clements Lane) can be accessed from Winston Way or Clements Road.

Vacancy rates: Vacancy rates varied across the site, but were found to be relatively high considering the level of importance and accessibility of the location. The large office buildings situated above retail units to the north west, were for instance found to have particularly high vacancy levels.

Environmental condition: The majority of structures are well-maintained and partly or fully in active use. No obstacles to development relating to gradient of the land or presence of mature trees exists, and likelihood of contamination is low due to the current nature of the site.

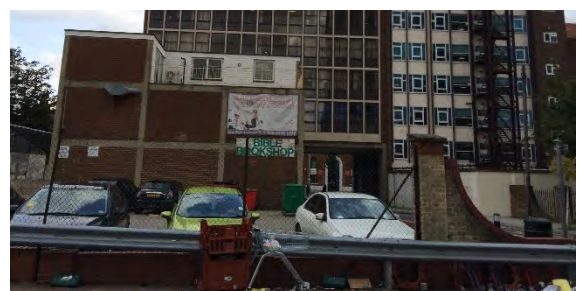
On-site Uses: The site consists mainly of office development, with an entertainment venue toward west of the site alongside Pioneer Point high rise residential towers.

Adjacent Uses: The cluster is bounded by retail development to the north and west of the site, and a multi-storey car park to the south.

Facilities and services for workers: Good access to a range of facilities.

Policy: Approximately three quarters of the cluster falls within opportunity areas (ITCOS8 and ITCOS9). Opportunity Sites Schedule shows total capacity for 289 units.

Conclusion: The recent success of Pioneer Point, the proximity to shops and services, and the dated condition of current office space suggests that a mixed use approach to the site would be appropriate featuring a mix of office and housing uses.





Sources: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, Aero, swisstopo, and the GIS User Community

Site IL12 – Connaught Road West

The site covers an area of 0.56 hectares, of which approximately three quarters consists of a collection of individual buildings relating mainly to storage and offices.

Access: The site has frontage to the High Road, from which vehicular access is gained from multiple points. Public transport accessibility is relatively poor, but due to improve following the commencement of Crossrail services at two nearby stations (PTAL: 3).

Vacancy rates: A small part of the easternmost part of the site appeared vacant.

Environmental and structural condition: The quality of structures is varied. The builder’s merchants fronting the high road are particularly unattractive, and do not respond to the site’s historic context.

On-site Uses: The site consists of storage – including a builder’s merchant - and office space interspersed with small numbers of other businesses including retail, and some residential.

Adjacent Uses: The site bounds mainly residential units, with a large church to the west.

Facilities and services for workers: Businesses located in the vicinity are diverse, with easy access to the centre of Ilford for any further shops and services.

Policy: The site lies within Ilford Metropolitan centre.

Conclusion: The site is a sustainably located and appropriate location for continued employment use. This would need to be sympathetic to the adjacent heritage asset and to the site’s visual prominence.





Site IL03 – Coventry Road and Cranbrook Road

Site consisting of various buildings of varying quality and character in predominantly office use.

Access: Access to the majority of the cluster is taken via Cranbrook Road, which is relatively congested with little space for parking. Some office buildings on Coventry Road have proprietary off-street parking. The site enjoys good pedestrian and public transport accessibility.

Vacancy rates: Some vacant office space was noted, primarily along the northern section of the Cranbrook Road frontage in the form of seemingly outdated office space.

Environmental condition: Existing structures are relatively modern and of reasonable quality. The popularity of the office space is questionable as evidenced by the presence of to let signs along the Cranbrook Rd frontage. No obstacles to development relating to gradient of the land or presence of mature trees exists, and likelihood of contamination appears to be low based on current site use.

On-site Uses: Office space with retail at ground level along parts of the Cranbrook Rd frontage.

Adjacent Uses: Predominantly retail, with residential development to the east.

Facilities and services for workers: Good access to facilities due to proximity to Ilford Centre. Valentines Park can be quickly reached on foot.

Policy: The site is white land in the plan, with no opportunity area designation.

Conclusion: A modernised office offer would complement existing occupancy levels and promote activity and vibrancy in a sustainable and prominent gateway location.





Site IL02 – Cranbrook Road West

A contiguous area of employment space consisting of multiple adjacent office buildings interspersed with some buildings relating to education.

Access: Vehicular and pedestrian access is gained via individual access points from Cranbrook road.

Vacancy rates: Some office vacancies noted, particularly to the north of the site.

Environmental condition: Generally poor, with lack of maintenance evident in places.

On-site Uses: Mainly offices with some educational establishments. Uses become more diverse towards the south of the site, where some retail space can be found at ground floor level.

Adjacent Uses: The site is bounded by a significant extent of residential development to the west.

Facilities and services for workers: The site is well placed for shops, facilities and services due to its location close to the centre of Ilford. Valentines Park is located adjacent to the site.

Policy: Unlike the southern portion of the site, the northern part of the site falls outside of the Metropolitan Centre, and within an opportunity area represented by SHLAA site 15 which is identified in Opp Sites Schedule as having capacity for 158 housing units.

Conclusion: An opportunity exists to diversify the uses on this side of Cranbrook Road with a mix of residential and employment development in line with the opportunity site designation.





Site IL14 – East of Francis Avenue

The western part of the site is a currently undergoing redevelopment. The eastern half of the site is vacant and suffers from an inefficient use of the plot. The site fronts the High Road and sits in close proximity to a number of other ongoing and recently completed development sites.

Access: Access is gained via the high road, which is the location of a variety of public transport options.

Vacancy rates: The land was mostly vacant, with demolition ongoing at the time of visit. The eastern portion of the site relates to the local newspaper 'Ilford Recorder'

Environmental condition: The site is largely vacant.

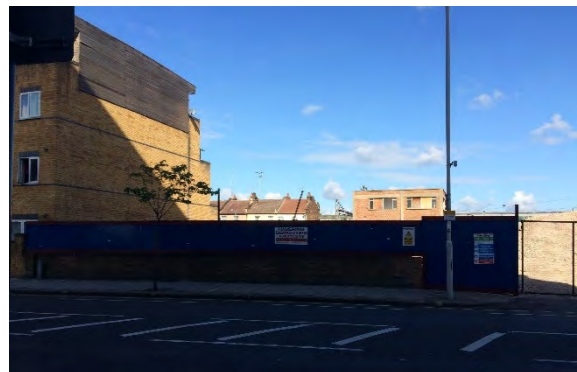
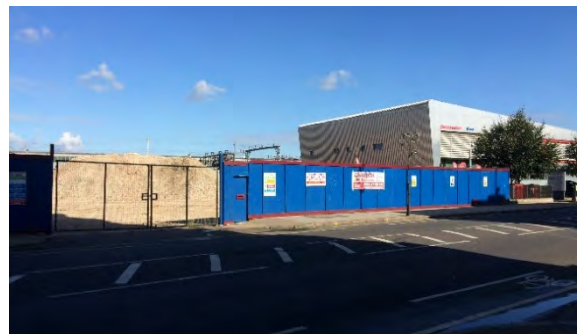
On-site Uses: Various industrial buildings and post-demolition development land.

Adjacent Uses: Adjacent to the site can be found a mix of residential development and motor vehicle dealerships. The area is in transition, with the recent development of Isaac Newton academy. The high-rise Charter House office building is located across the road and appears to be undergoing change also.

Facilities and services for workers: Businesses located in the vicinity are diverse, with straightforward access to Seven Kings for further shops and services.

Policy: Emerging policy identifies the site as Opportunity Area SHLAA17. Opportunity Sites Schedule shows total capacity for 105 units.

Conclusion: Development is currently ongoing for a mixed use scheme incorporating 105 residential units in the west of the site (0.365 ha), whereas the eastern portion is considered to be suitable for change and/or intensification of uses (0.281 ha).





Site W2 – East of Marlborough Road

The site extends to around 0.44 hectares and consists of an office complex in the form of Marlborough Business Centre at the northern half of the site, with materials storage and associated buildings to the south.

Access: Vehicular access is gained from Marlborough Road to the south west of the site. The office component has pedestrian access from both George Lane and Marlborough Road. Wider transport accessibility is good, with South Woodford tube station located adjacent to the site, and straightforward access to the North Circular Road.

Vacancy rates: Some offices were found to be to let, however the site appeared popular on the whole with visible business activity.

Environmental condition: Although well-kept, there is very little ecological value in the form of vegetation on site. The storage uses on-site do not accord with surrounding residential development.

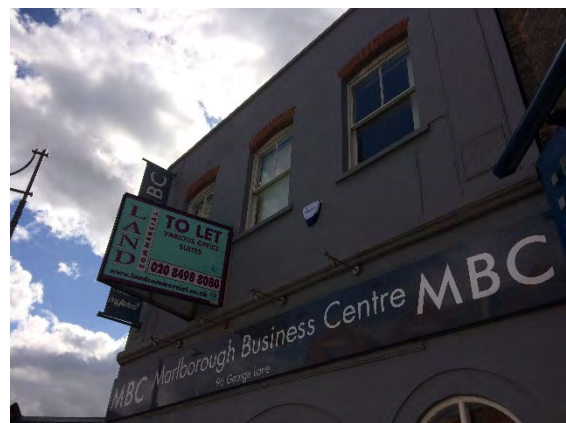
On-site Uses: Office (B1) and Storage (B8).

Adjacent Uses: Residential development bounds the site to the west and south, with retail and transport-related land to the north and east.

Facilities and services for workers: The site is amongst the best placed for amenities due to close proximity to George Lane.

Policy: The site is identified in the opp Sites Schedule as having capacity for 66 housing units.

Conclusion: The office element of the cluster (approx 0.130 ha) has scope to be intensified and improved, and the southernmost section of the site (approx 0.310 ha) is suitable for change with housing as an option, with relatively high densities likely to be appropriate to reflect the accessibility of the location and to mirror the aspirations at Eastwood Close.





Site IL06 – East of Mill Road

Very large underused site at the heart of Ilford Town Centre mainly consisting of hardstanding and vacant late 20th century office structures.

Access: Access to both the local and strategic network is very good, with close proximity to Ilford Town centre, and within easy reach of the North Circular. In terms of parking, some car parking for businesses exists to the rear of the properties which front the A118. The vacant buildings sit within large surface car parks, however these are currently disused. Public transport access is very good and expected to improve with the arrival of crossrail (PTAL: 6A).

Vacancy rates: Very high. The vast majority of the site is currently vacant, apart from iCon building at the centre of the cluster. Much of the office space which remains (to the east of the site) appears to be available to let.

Environmental and structural condition: With the exception of the modern residential tower at the centre of the site off Priory Road, the existing structures on-site are of low quality, both those which are vacant and in use. The site has very little ecological value and a poorly maintained environment. Risk of ground contamination is low due to the nature of previous use.

On-site Uses: Office, education, and retail use. Vacant buildings on-site appear to have consisted of a large amount ex-office space.

Adjacent Uses: The site is bounded to the north by Ilford railway station and associated land, to the west by a new residential development and Mill Lane. The site is otherwise curtailed by the A118.

Facilities and services for workers: Central location ensures good access to all services and amenities.

Policy: The site is a key aspect of the Ilford Town Centre AAP and is the subject of a 2014 planning brief which details an aspiration for mixed use development. Capacity for 532 units are identified in the Opportunity sites schedule.

Conclusion: A masterplanned mixed use scheme with business as a focus and the iCon building as its centrepiece would benefit Ilford town centre in its entirety, particularly following the commencement of Crossrail services at the adjacent station.





Site W3 – Eastwood Close

Large site of 1.13 hectares with strong potential for other uses in a sustainable and accessible location.

Access: Vehicular access to the site is taken via a narrow roadway leading to George Lane/ B168 junction. This is not well placed for the circulation of larger vehicles. Pedestrian access can be gained from George Lane via a covered passageway, though on the whole public realm is very poor on-site. A clearly defined desire line runs from the car park north of the site to George Lane, passing through the centre of the cluster.

Vacancy rates: Low, however a number of offices were visibly empty and to let along the George Lane frontage.

Environmental and structural condition: Some trees noted around the site boundary, however none are likely to pose an obstacle to development. The majority of the site takes the form of hardstanding with structures which are mostly outdated and of low quality, particularly in parts of the cluster furthest from George Lane.

On-site uses: Office space can be found to the south and west of the site, with distribution and storage being found elsewhere. The site includes other uses such as retail and a nursery.

Adjacent uses: Adjacent uses mainly consist of retail, car parking, and the elevated section of the B168.

Facilities and services for workers: Very good, with range of nearby services within walking distance.

Policy: A planning brief exists for the site detailing an aspiration for a mixed use scheme. Identified in Opp Sites Schedule as having capacity for 15 housing units.

Conclusion: The site is in a sustainable location, but is currently under used. A master planned approach with residential development as a focus would benefit the area as a whole in line with the council's Planning Brief for the area.





Sources: Esri, DigitalGlobe, GeoEye, Earthstar (Earthstar), CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, WorldView, and the GIS User Community

Site IL11 – Redbridge Enterprise Centre

Extending to approximately half a hectare, Redbridge Enterprise Centre consists of a row of small low rise industrial units.

Access: Access is gained from Thompson Close which is already rather congested as a result of the adjacent retail park. Pedestrian and cycle access is highly constrained as a result.

Vacancy rates: No vacant property was noted on the day of assessment.

Environmental condition: A number of mature trees and other vegetation can be found along the southern boundary of the site.

On-site Uses: A mix of primarily storage and distribution is located on site.

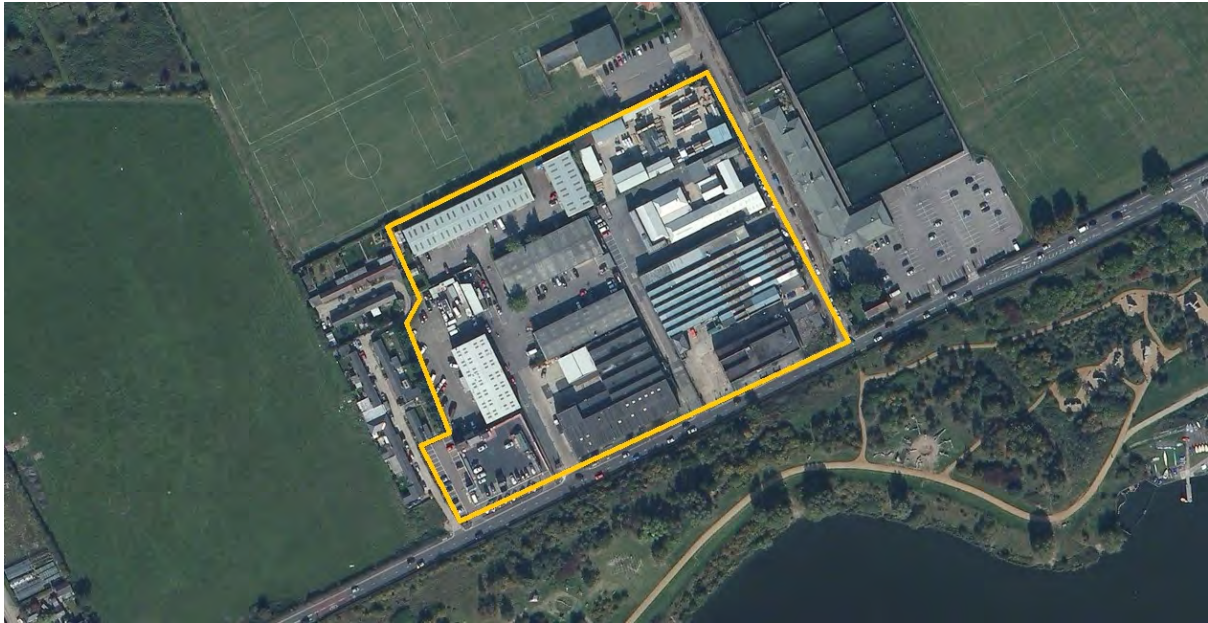
Adjacent Uses: Residential development can be found backing directly onto the southern boundary of the site throughout its full length. To the east can be found a Recycling centre, and extensive car parking associated with the nearby retail park bounds the land to the west. A large area of railway land is located to the north, including train sheds and multiple sets of in-use track.

Facilities and services for workers: The site is well-placed for access to amenities and facilities on Ilford High Road.

Policy: The site is designated as falling within an opportunity area which has a total capacity for over a hundred units. There is no pending planning application relating to the land.

Conclusion: The nature of the site as previously developed land and its sustainable site location makes the site suitable for a range of intensified uses, including housing.





Site H3 – Forest Road

Large, well-established cluster of light industrial and office units surrounded by the metropolitan green belt.

Access: The site is relatively isolated from the rest of the borough due to its location on the rural edge of Hainault. From a public transport perspective, a Central Line station can be found 500 metres to the west.

Vacancy rates: Low levels of vacancy, however some vacant office space was noted during the site visit.

Environmental condition: A number of trees can be found across the site. There is potential for land contamination due to the nature of some uses. The structures to the rear of the site are in relatively poor condition, particularly those to the north east of the cluster.

On-site Uses: Wide mix of uses, with a focus on auto-related services, offices, and storage. Larger units form the frontage with Forest road, whilst smaller units can be found to the rear of the site.

Adjacent Uses: Open countryside and playing fields surround the site, with Forest Road and Fairlop Waters Country Park to the south.

Facilities and services for workers: The site is one of the most isolated from shops, services, and facilities in the borough. Pedestrian access to Fulwell Cross or Barkingside involves a narrow footpath alongside a very busy road.

Policy: This is the only cluster within the borough to be bounded by Green Belt in all directions. The site is identified as a Business Area by the Borough Wide Primary Policies DPD policy B1, which approves intensification of B use classes, and mixed use schemes with residential if the scheme includes space for B1 small to medium enterprises (SMEs).

Conclusion: The isolated nature of the site and the relatively low levels of vacancy suggest the site should be preserved in line with the above policy.





Site IL10 – Hainault Street & Havelock Street

The site extends to approximately 0.48 hectares, of which the majority is developed, and consists of two structures with parking and access road.

Access: Access to the local network is available via Havelock Street, and public transport and pedestrian accessibility is very good, with Ilford High Road and associated transport infrastructure located within short walking distance.

Vacancy rates: The large structure fronting Ilford High Road appears to be mostly vacant and undergoing construction work. Lex House to the east of the site houses the headquarters of an educational firm.

Environmental and structural condition: The structures on site are of particularly low quality. The western building in particular has a negative visual impact on the area, and appears to require significant investment to be brought back into use. No noteworthy areas of ecological value were noted on site.

On-site Uses: The site consists of two large buildings. Lex House, to the north, is currently the site of the headquarters of an educational firm. A larger building in the south western part of the site is currently undergoing major works and appears completely vacant.

Adjacent Uses: Railway land relating to nearby Ilford Station can be found to the north of the site alongside Havelock Road which serves as a vehicular access point for the Exchange Centre. A mix of retail and housing bounds the land to the south and east.

Facilities and services for workers: The site enjoys very straightforward access to all nearby services and amenities.

Policy: Falls within an opportunity area.

Conclusion: Redevelopment of the site by making the most of its frontage to Ilford High Road and proximity to transport infrastructure could unlock potential for high density residential, retail, and office development.





Site H1 – Hainault Business Park

The largest cluster by area and one of two to be designated as a Strategic Industrial Location by the London Plan.

Access: Limited access to strategic road network exists due to the relatively isolated location of the site on the rural edge of Hainault. Compact T-junctions act as entry points from surrounding network, potentially causing issues for larger vehicles. The site is very heavily trafficked, with stationary and moving vehicles occupying a large proportion of the roadways and footpaths, creating a very poor public realm as a result, with unusable footpaths in places.

Vacancy rates: Vacancy rates are low, particularly at office-related parts of the cluster.

Environmental condition: No obstacles to development relating to gradient of the land or presence of mature trees exists, although there is potential for contamination.

On-site Uses: The majority of the site relates to storage, distribution, and auto-related businesses. Some office space can be found predominantly to the west of the cluster.

Adjacent Uses: Residential development lies to the north, with open countryside to all other sides including cemeteries to the west and south. Hainault Lodge Nature Reserve is also located in close proximity.

Facilities and services for workers: Other than small on-site facilities to satisfy the requirements of workers, the site is isolated from shops and services elsewhere in Hainault. This contributes further to the car-oriented nature of the site.

Policy: The site is identified as one of only six Business Improvement Districts (BIDs) in London. The site is also designated by the London Plan as a Strategic Industrial Location. Adopted local policy aims to safeguard the estate as the prime locations for B1, B2, and B8 development.

Conclusion: Improve public realm, modernise office space, and preserve. Potential to re-designate in full as IBP (Industrial Business Park).





Site H2 – Hainault Works

Isolated from other development, Hainault Works is located in open countryside in the North East of the borough. It is the only cluster ‘washed over’ by Metropolitan Green Belt policy designation.

Access: The site is accessed via Hainault Road on the site’s western boundary. Pedestrian access is possible on this frontage, however the footpaths do not connect to populated areas in the vicinity.

Vacancy rates: Low.

Environmental condition: The majority of structures on site appear well-kept and in active use. Some mature trees exist on and around the site.

On-site Uses: The site mainly consists of storage, distribution, and auto-related services. The eastern part of the site takes the form of a quarry., reflecting the directly surrounding area’s mineral extraction history.

Adjacent Uses: Open countryside, with small areas of land related to farming and housing.

Facilities and services for workers: Site users are required to use private transport to reach shops and services.

Policy: The site is "washed over" by the Green Belt and defined as a Major Developed Site in the Green Belt. The site is identified as a Business Area by the Borough Wide Primary Policies DPD policy B1, which approves intensification of B use classes, and mixed use schemes with residential if the scheme includes space for B1 small to medium enterprises (SMEs).

Conclusion: The cluster’s current use should be preserved in line with above policy – further development at the site would be unlikely to represent sustainable development.





Site C4 – High Road and Grove Road

The relatively large 1.25 hectare High Road and Grove Road site features a significant frontage to the High Road and consists of multiple small business, and Metropolitan Police depot. The entirety of the site is developed, with no internal access roads or landscaping.

Access: Although situated within walking distance to two railway stations, accessibility to public transport is relatively poor (PTAL: 3). Both stations are to be located on the crossrail line.

Vacancy rates: The site has little no vacant property. Despite this, the site does not appear to support uses which match the full potential of the location.

Environmental condition: Structures within the curtilage of the Metropolitan Police depot appear to be of good quality and well-maintained. The smaller businesses at western portion of the site are of much lower quality, however, with a mix of steel sheds and temporary structures dominating the streetscape. Only one mature tree was noted on site.

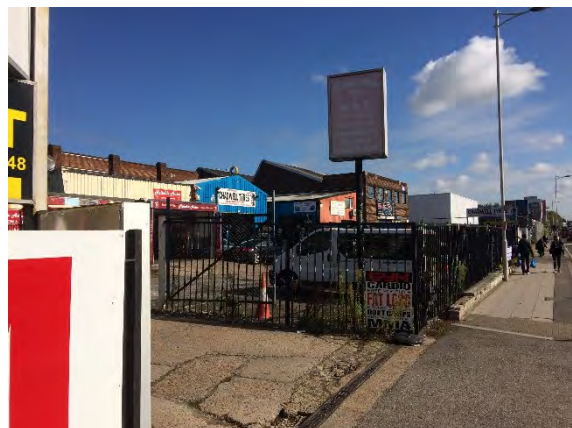
On-site Uses: The majority of the site appears to consist of Metropolitan Police depots and garages. The western third of the land is occupied by a number of smaller private garages and other auto-related businesses.

Adjacent Uses: Sensitive residential development bounds the site to the north and west. Small car showrooms and garages can be found to the east and south.

Facilities and services for workers: Amenities can be found along the High Road, including supermarkets and other services at Chadwell Heath.

Policy: Part of the site falls within an opportunity area showing capacity for 46 units.

Conclusion: Amenity value of the site would be significantly improved through redevelopment for housing subject to relocation of active businesses. This follows the successful precedent of the nearby Grove Farm industrial estate redevelopment. The site's location fronting the High Road, and ease of access to multiple crossrail-served railway stations cements its suitability for change.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, @swmapplus, AeroGRID, IGN, SPP, Swisstopo, and the GIS User Community

Site W1 – Maybank Road and Southend Road

Small site located adjacent to Raven Road Business Area with direct access to the North Circular.

Access: Very good access to the strategic road network. Underpass provides safe route across North Circular towards South Woodford, though can appear unsafe due to lack of security cameras.

Vacancy rates: The entirety of the site appeared to be in use at the time of visit.

Environmental condition: A number of trees can be found on the site's boundary. No obstacles to development relating to gradient of the land or contamination exists, other than potential amenity issues for neighbouring dwellings.

On-site Uses: Storage and auto-related businesses, with a retail parade forming its western frontage.

Adjacent Uses: The site is surrounded by residential development.

Facilities and services for workers: A small number of shops are located at the site, and South Woodford Centre can be reached on foot. The nearby retail park at Southend Road industrial site falls within walking distance.

Policy: The cluster is 'white land' in the emerging plan, a series of shops fronting Maybank Road is designated as a 'Key Retail Parade' however.

Conclusion: The site is underused in its current form, and its context renders the site well-suited to other uses including residential development.





Site W1 - Maybank

Small site of approximately one hectare consisting of a mix of uses.

Access: The site enjoys good access to local and strategic road networks. Issues exist on the stretch of Maybank Road which forms the site's southern boundary due to a lack of parking and waiting space. The site has relatively poor public transport connections.

Vacancy rates: Vacant offices which appeared outdated were noted in parts of the site, and recent change of use applications

Environmental condition: Parts of the site fall within Flood Zone 3.

On-site Uses: Storage, distribution, office space, and other uses (including gym and nursery) which underline the site's move away from employment land and its close proximity to large residential areas.

Adjacent Uses: The site is bounded by allotments to the north, by high density residential development to the west, and low-to medium density residential streets to the south and east. This poses problems relating to access, as a large number of vehicles were seen to be parked along Maybank Rd for both the purposes of the residents and for those using the businesses.

Facilities and services for workers: The site is isolated from shops and services, exacerbated by poor public transport.

Policy: The site is identified as opportunity area (RO05). Adopted policy designates the site as a 'Housing Development Opportunity'. Identified in opp Sites Schedule as having capacity for 36 housing units.

Conclusion: Flood risk issues may limit scope for large scale development of non-employment uses. An element of residential development may otherwise be appropriate, however, particularly to the west of the cluster where flood risk is lowest and density of adjacent residential development is highest.





Site C1 – Newton Industrial Estate

The 1.1-hectare Newton Industrial Estate is located on the A12 at the eastern edge of the borough.

Access: Vehicular access is gained from the westbound carriageway of the A12. Pedestrian access exists via a footpath along the site's frontage which can be accessed from an underpass if making use of the bus stop on the eastbound site of the A12.

Vacancy rates: Low. The units appeared occupied, although parts of the site which are occupied by firms other than Anglian appeared under used, with significant areas of seemingly unused hard standing to the rear of the site.

Environmental condition: The structures seem dated, and the site more widely is badly maintained, with some waste material seen across the land.

On-site Uses: The site is primarily occupied by Anglian Home Improvements as a storage, distribution, and sales centre. The remainder of the site appears to be occupied by other firms for storage and distribution and relatively large expanses of hardstanding.

Adjacent Uses: The site is bounded by residential development to the west, south and east, with access to the A12 Eastern Avenue and Padnall Lake and park to the north.

Facilities and services for workers: The site is located at the centre of a large area of residential development. As such, the nearest concentration of services and amenities is located at Chadwell Heath High Road, approximately one mile south of the site.

Policy: The site is identified as a Business Area by adopted policy, which approves intensification of B use classes, and mixed use schemes with residential if the scheme includes space for B1 space.

Conclusion: As a policy-designated cluster in current employment use, the majority of the site is considered suitable to be retained as employment land (approx 0.725 ha). The under used, mainly surface car parking component to the east of the site is better suited for release for other uses (approx 0.375).





Site IL01 – North of Clarence Avenue

Also referred to as 'Valentine's Triangle', the cluster is relatively large and consists of multiple buildings of varying quality under a range of uses.

Access: Vehicular access is taken from multiple entrances, including entry points on Beehive Lane and Eastern Avenue. On-site car parking exists for some elements of the site, with additional on-street parking at Clarence Ave. The site enjoys very close proximity to Gants Hill underground station.

Vacancy rates: Some office vacancies noted, with floorspace at Wentworth House advertised locally.

Environmental condition: No obstacles to development relating to gradient of the land or presence of mature trees exists, and likelihood of contamination is considered to be low.

On-site Uses: The site consists primarily of office development in the form of high-rise Wentworth House and surrounding office buildings. Self-storage also occupies a substantial part of the site. A portion of the cluster is occupied by an educational establishment and a fast food restaurant.

Adjacent Uses: The site is bounded by residential development to all sides.

Facilities and services for workers: Some facilities can be found at Gants Hill.

Policy: The site is a key focus within the Gants Hill AAP, and as such features in a site prospectus, produced by the council, detailing aspirations for the site as a mixed-use town centre consisting of around 300 apartments, a supermarket, office and commercial leisure space and amenity space in the form of either new build or conversion.

Conclusion: Significant opportunities exist for intensification of the site in line with above policy position.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS AeroGRID, IGN, JEP, AeroMap, and the GIS User Community

Site IL09 – Postway Mews

The cluster consists of multiple adjoining buildings of various quality and levels of vacancy, under various uses.

Access: Vehicular access to the site can be gained via Chadwick Road to the east, and Clements Road to the west. The pedestrianised nature of the public realm to the north of the site facilitates access for those on-foot.

Vacancy rates: Buildings throughout the cluster appeared to suffer from relatively high levels of vacancy on the assessment visit day.

Environmental condition: Structures on-site appeared to have lacked sufficient upkeep for some time, including those in prominent locations, which negatively affect perceptions of the wider area. The site is flat, with no cover of mature trees or other potential ecological obstacles to future development.

On-site Uses: Diverse site consisting mainly of office space (B1), storage (B8), with some retail and residential.

Adjacent Uses: Retail uses occupy the majority of land to the North and North East of the cluster, fronting on to Ilford High Road. A Royal Mail sorting office can be found to the south of the cluster, with further employment land uses to the west.

Facilities and services for workers: The site enjoys very good access to facilities.

Policy: A central part of the area designated Metropolitan Centre, the site is also identified as an opportunity site with capacity for 301 units across the cluster.

Conclusion: The site has strong potential for mixed use development to capitalise on its central location.





Site W7 – Raven Road

Large site is located the busy Charlie Browns Roundabout.

Access: Although the site enjoys good vehicular connectivity, with direct access to A1400 Southend Road and the North Circular, public transport accessibility is poor as the adjacent intersection acts as a significant obstacle to most nearby public transport options at South Woodford. Within the site, significant issues with regards to parking and the movement of vehicles were apparent, resulting in a lack of space and dangerous realm for pedestrians. The site appears cluttered, with little demarcation of individual businesses.

Vacancy rates: There are very little vacant properties on site, however change of use applications away from industrial uses have been granted on site over recent years.

Environmental condition: The site is in constant active use and is polluted as a result. All units on site appear outdated, with little evidence of recent investment. Despite this, they appear to be maintained and in constant use. Mature trees and hedges can be found on the periphery of the site. Contamination may be an issue at some parts of the site. The site is within Flood Zones 2/3.

On-site Uses: The site primarily consists of storage, distribution, and auto-related businesses.

Adjacent Uses: Residential development to the north and west of the site, with Southend Road and the North Circular forming the site's southern boundary. The River Roding and Chigwell Road form a clear boundary to the east.

Facilities and services for workers: Small food and drink facilities were noted on site, and the closest centre for facilities and amenities is located at South Woodford, around 1000 metres away.

Policy: The site is identified as a Business Area in current adopted policy, which approves intensification of B use classes, and mixed use schemes with residential if the scheme includes space for B1 small to medium enterprises (SMEs).

Conclusion: Flood risk, lack of public transport accessibility, and potential for contamination could affect viability for other uses, however the site's surrounding residential context and relative proximity to shops and services means there is potentially scope for an element of longer term residential development.





Site IL07 – Roden Street North

The small 0.3 hectare site sits between large scale residential development at the Britannia Music site, and the River Roding. The vast majority of the outlined land is developed for office uses.

Access: The site's location overlooking a North Circular junction provides very good access to local and strategic networks. Pedestrian access is very poor, however, with an overwhelmingly car-focussed environment reducing the priority of pedestrian and cyclist movement. Crossing times to reach the site were long. Public transport accessibility is good with the proximity of Ilford station (PTAL: 6A).

Vacancy rates: Vacancy rates appear high at the site, with little activity and a large number of to-let signs and advertisements for office space.

Environmental and structural condition: Structures appear relatively modern and well kept, with views over the River Roding. No trees or significant areas of vegetation were found at the site.

On-site Uses: The site consists primarily of purpose-built office development.

Adjacent Uses: Existing terraced housing is located to the south east of the development. Ongoing construction of high-density residential development is located directly to the east.

Facilities and services for workers: Well-placed for facilities.

Policy: Emerging policy shows an opportunity site (ITCO1) covering the northern the adjacent site

Conclusion: The purpose built and well-located nature of the development makes it appropriate to be maintained and improved. Scope exists for potential future mixed development depending on vacancy rates, however.





Source: Esri, DigitalGlobe, GeoEye, Earthstar © geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SPT, WorldView, and the GIS User Community

Site W4 - Shrubberies

Popular office cluster within conservation area in accessible and sustainable location.

Access: The site is accessed via a number of separate driveways leading to The Shrubberies. Private car parking exists to the rear of each property.

Vacancy rates: No vacancies were noted on site. Recent planning history relating to attic conversion to B1 use confirms the popularity of the cluster for office use.

Environmental condition: The site is in good condition in both a structural and environmental sense. A small number of trees can be found to the rear of the properties, particularly towards the south of the site.

On-site Uses: Offices, with a focus on accountancy firms.

Adjacent Uses: Significant retail development can be found in the vicinity, with two supermarkets across the road. The site is bounded to the north and east by housing.

Facilities and services for workers: Local facilities for workers are plentiful, with shops, public transport, medical practice and other services within short walking distance.

Policy: Current and emerging policy identifies the site in its entirety as sitting within a conservation area inside the boundaries of South Woodford District Centre which may hamper future expansion potential.

Conclusion: The site is successful and as such should be protected and maintained.





Site W6 – Southend Road (Woodford Trading Estate)

One of two Strategic Industrial Locations in the borough, the Southend Road site extends to 11 hectares and includes a diverse employment space offer.

Access: The site enjoys good access to local and strategic road networks, but suffers from poor public transport accessibility. Pedestrian access is gained primarily from the north of the site. Ample parking and safe levels of traffic exist throughout most of the site, apart from the eastern Roding Lane S area where pedestrian accessibility was inhibited by high levels of on-street parking and heavy good vehicle traffic.

Vacancy rates: Medium. Depending on the section of the site, vacant larger units exist on the site, although many of these appear to have been very recently constructed or refurbished.

Environmental condition: Mature trees exist along the Woodford Avenue frontage.

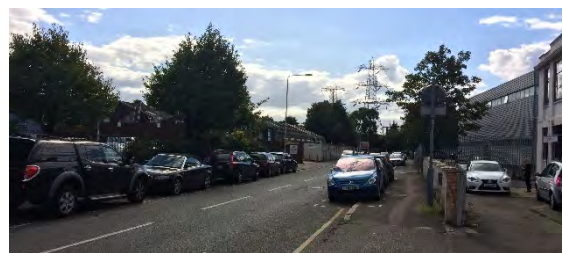
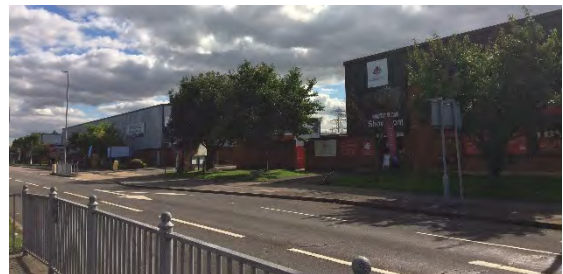
On-site Uses: Storage, retail, and distribution dominate the western and eastern-most parts of the cluster, whilst a large office development is located at the centre.

Adjacent Uses: Residential development can be found to the north of the site, with Roding Valley park to west and south, and school playing fields to the east.

Facilities and services for workers: Ongoing investment into the site was apparent with visible ongoing installation of electric vehicle charging points, security systems, and lighting.

Policy: The site is designated by the London Plan as a Strategic Industrial Location. Policy B1 of the Borough Wide Primary Policies DPD aims to safeguard the estate as 'the prime locations for classes B1, B2, and B8 development. Opportunity site IASW8 (the site's western extreme – currently occupied by a supermarket) is identified as having housing capacity for 79 units.

Conclusion: Continued private investment into the site, modest vacancy rates, a central location within the borough, and London Plan policy protection suggests that site's current employment status should be retained and enhanced to a maximum. The character and visible ongoing investment into the central part of the site lends itself to potential IBP designation (edged green).





Site IL05 – Wellesley Road

The 0.4 hectare Wellesley Road cluster takes the form of office structures forming Cranbrook Road's eastern frontage. Most of the cluster is developed, apart from a segment of roadway and small area of car parking.

Access: The site has relatively poor vehicular access, but enjoys good pedestrian and public transport accessibility (PTAL: 6A). Access to the wider road network is good.

Vacancy rates: There appeared to be high vacancy rates at the site, however this was particularly difficult to ascertain in places due to the condition of Orion and Wellesley Houses.

Environmental condition: The site appears to have little or no ecological value, with no trees having been found to be present on site. Risk of ground contamination is considered likely to be low. The buildings on-site are of low quality. They take the form of post-war purpose-built office schemes which have an unattractive appearance at street level. They are badly maintained and appear unpopular and partly vacant. Wellesley House in particular does not fulfil the potential of its sustainably located large plot.

On-site Uses: Primarily B1 offices, with retail at ground level in places.

Adjacent Uses: Retail can be found along Cranbrook Road for most of its extent. Residential development, a church, and pub bounds the cluster on all other sides.

Facilities and services for workers: The site is well placed for shops, facilities and services due to its location close to the centre of Ilford.

Policy: The site is not identified as an opportunity site for housing or otherwise, and is shown as white land in the adopted and emerging plans.

Conclusion: The past popularity of the site for employment uses and the opportunities provided by the site's central and accessible location make the site ideal for redevelopment as an office-led business centre.





Site C2 – West of Chadwell Heath Lane

0.42 hectare site consisting of two light industrial properties with significant area of hardstanding

Access: Access is gained from Chadwell Heath Lane via a T-junction.

Vacancy rates: No vacancies noted.

Environmental condition: The structures are not visually attractive, but appear well-maintained, well-established, and actively used. No trees or other vegetation noted on site. Acoustic issues relating to manufacturing and distribution activity may pose problems for dwellings closest to the south of the site.

On-site Uses: The site consists of two large industrial units. The southernmost unit is home to a manufacturer and distributor of shopfronts & shutters. The northernmost warehouse unit houses a school of cake decorating and confectionary art, appearing to include a showroom and storage, with large expanses of hardstanding/parking

Adjacent Uses: The site is bounded exclusively by residential development.

Facilities and services for workers: The nearest facilities are located at Chadwell Heath High Rd, approximately half a mile south of the site.

Policy: Emerging policy identifies the site as Opportunity Area CH07. Current adopted policy designates the site as a Housing Development Opportunity. Opportunity Sites Schedule shows total capacity for 26 units.

Conclusion: The site is not well-suited to light industrial use, mainly due to surrounding land use. Residential is likely to be more appropriate in this context.





Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, Aero, swmapbox, Bing, IGN, Swire, 2012 Imagery, and the 2012 Imagery Community

Site IL15 – West of Uphall Road

Small site on borough boundary extending to 0.43 hectares, consisting of two active businesses.

Access: Vehicular and pedestrian access is taken directly from Uphall Road. The site enjoys good access to public transport services at Barking and nearby access to North Circular for the wider road network.

Vacancy rates: Low. The site appears to be in active use.

Environmental condition: Environmental quality is particularly low for the storage part of the site. No mature trees or other areas of significant vegetation exist on site which could have an effect on development potential.

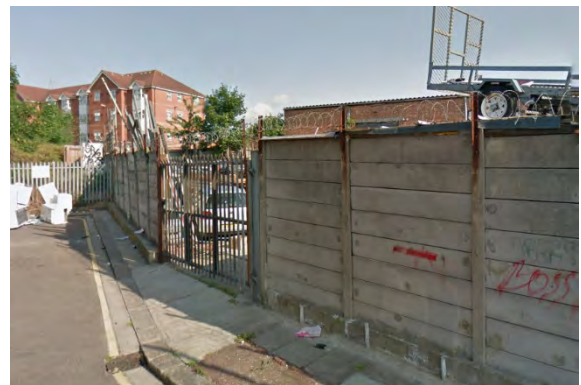
On-site Uses: Buildings in B1 use front Uphall Road, with B8 storage uses to the rear.

Adjacent Uses: The site is bounded on all sides by residential development.

Facilities and services for workers: There is acceptable access to facilities and amenities in Barking town centre.

Policy: From a policy perspective, the land is designated as a housing development opportunity and as opportunity site L03 in the emerging plan. The site is shown as having capacity for 22 units in the opportunity sites schedule.

Conclusion: The storage / scrappage element of the site appears underused with significant areas of hardstanding and storage of vehicles in a mostly residential area with good transport accessibility. Change of such incompatible uses to mixed use or primarily residential uses would benefit the site and wider area.





Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroV, Swire, Bing, AeroGRID, IGN, Esri, Mapbox, and the © 2014 Community

Site IL16 – West of Wanstead Park Road

A roughly rectangular site extending to 0.36 hectares to the rear of terraced properties.

Access: Access is gained via Wanstead Park Road via a small gap between two residential properties. In a wider sense the site is located within easy reach of Ilford Town Centre for public transport, and of the Ilford North Circular Junction to the south.

Vacancy rates: The site appears to be in use, however this may be affected by adjacent construction activity.

Environmental condition: Remediation may be required dependant on precise nature of previous site uses.

On-site Uses: Aerial photography suggests storage and/or scrapage as the site's primary use.

Adjacent Uses: The site is bounded by residential development on all sides. An elevated section of the North Circular Road can be found directly west of the site.

Facilities and services for workers: Ilford Town centre and Cranbrook Road amenities can be found within walking distance of the site.

Policy: The site is identified in the Opportunity Sites Schedule as having capacity for 27 units.

Conclusion: Adjacent residential development, and the nature of surrounding development, suggests the site is appropriate for housing to a greater extent than for continuation of current uses.

