

Stonelea Gardens

Where: Union Close, Leyton, E11. Who For: Peabody. What: 79 homes



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Architect: Alan Camp

Outline permission had originally been approved for this site for 58 units with 14% affordable housing provision, but following advice from CMA, Peabody Mosaic purchased the site from the NHS on the basis of achieving a higher density scheme. A detailed application was then submitted which increased the number of units to 79 with a mix of flats and 4-bedroom houses, and also increased the affordable provision to 30%.

During the pre-application discussions and consideration of the application various issues had to be addressed including ecology, parking, front doors, landscape designs and providing extra detail for the disabled homes. Following this, the scheme received unanimous backing at the LBWF Planning Committee in 2016. Councillors were impressed 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 scheme was completed in 2021 and has been shortlisted for an Inside Housing Development Award and won a Bronze Award at the What House Awards, and won two categories at the Evening Standard New Homes Awards.

