



#### Address

92 Leyton Green Road  
Leyton, E10 6AY

#### Client

London Borough of Waltham  
Forest

#### Architect

Fraser Brown McKenna

#### Form of Contract

JCT Design & Build

#### Contract Value

£7.5m

## Cedar Lawn, Leyton Green Road

### New build affordable housing

We are delivering the Cedar Lawn residential scheme which will provide 47 new homes for Waltham Forest residents - 19 one bedroom, 16 two bedroom and 12 three-bedroom homes.

Planning was approved by Waltham Forest Council's Planning Committee in May 2020 for the development to be constructed on the former site of the Short Break respite care centre. The ambition is for the housing scheme to be used to fund the majority of construction of a new purpose built facility and therapy hub on a nearby site.

The new homes are arranged in two buildings which open onto a landscaped courtyard. Following engagement with residents during 2019, Fraser Brown McKenna (FBM) Architects design introduces two new terraces, one re-establishing a street frontage along Leyton Green Road, the other forming a mews street leading on to private gardens, a shared communal garden and a play area.

The terraces have been arranged so as to retain the existing trees on the site as far as possible. The building rises to five storeys to provide a focal point at the junction of Epsom Road and Matlock Road. The project commenced on site in November 2020 and is due for completion in June 2022.

