



Former Tottenham Hotspur Training Ground, Luxborough Lane, Chigwell

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ICENI PROJECTS - CASE STUDY

Planning permission approved for the provision of an Autistic Spectrum Disorder School and residential enabling development in the Green Belt

Iceni Projects Ltd, on behalf of the Anderson Foundation, have obtained resolution to grant planning permission from Epping Forest District Council for the development of a new state of the art Autistic Spectrum Disorder (ASD) School.

Following both officers and Area Planning Committee South recommendation for approval the application received overwhelming support from the District Development Control Committee

The school, which is to be situated on an old historic landfill site located within the Metropolitan Green Belt, has been designed to accommodate up to 128 pupils aged 4-19. The provision of 60 dwellings have been proposed as part of the scheme so to part fund, along with contribution from the Anderson Foundation, the provision of the new school facility.

5 interesting facts about the project

1: PROVISION OF AUTISTIC SCHOOL

The development is driven by the pressing need for the provision of a new ASD school within the west Essex region.

This need was identified via a 'Need Assessment, Site Search and Sustainability Appraisal' undertaken by Iceni Projects on behalf of the National Autistic Society.

2: DEVELOPMENT IN THE GREEN BELT

The District Development Control Committee determined that the need for a new state of the art specialist ASD school comprised very special circumstance, allowing for the development in the Green Belt to be approved.

3: VIABILITY OF DEVELOPMENT

A viability assessment was undertaken demonstrating that the development of 60 enabling residential units were required to part fund the development of the new ASD school. The rest of the funding will be raised through contributions made by The Anderson Foundation.

4: STRATEGIC HIGHWAY IMPROVEMENT

Significant improvements will be made to Luxborough Lane, including increasing the width of the road by approximately 5.5m; installing a 1.8m wide footway and providing additional street lighting.

5: PROVISION OF COMMUNITY SPACE

The proposed scheme has integrated a variety of community space which will be accessible to all members of the community.

Glasgow: 177 West George Street, Glasgow, G2 2LB

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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