

Telford Homes are delighted to share that they have received a resolution to grant planning consent for their Mill Road scheme in Ilford.

The planning committee voted unanimously in favour of the proposals, which will see the developer create a vibrant new residential quarter in this rapidly changing area of London. The scheme will deliver 239 units, of which 77 are affordable homes, as well as an improved public realm with pedestrian access to Ilford train station and the town centre. There will also be an onsite play space, riverside landscaping and three rooftop terraces for residents to enjoy. In line with our *Building a Living Legacy* strategy, the new development will be car free and will aim to achieve 56% carbon savings against a target of 35%.

An established regional hub, Ilford is on the cusp of significant regeneration. The 0.74 acre site is situated in close proximity to Ilford Station, which provides direct links to key interchanges at Stratford and Liverpool Street. The station will be on London's upcoming Crossrail line - providing much faster services into Central London and meaning the site is easily accessible to London's three key employment hubs: the West End, The City of London, and Canary Wharf.

The scheme will be purposely designed for Build to Rent, a market that is fast emerging in Ilford, underpinned by strong demographic trends, and will provide new, high-quality rental homes in a previously under-utilised brownfield site.