

Welcome!

Tailored
Living
Solutions

480-506 LARKSHALL ROAD AND JAMES YARD, E4 9HH

Thank you for visiting our exhibition.

We, TLS, are keen to share with you our emerging proposals to transform the sites at 480-506 Larkshall Road and James Yard into a high-quality, mixed-use development. By bringing these two sites together into one development, we have a unique opportunity to deliver a comprehensive scheme that provides new co-living homes, landscaped outdoor areas, and vital commercial space. Our masterplan includes the safeguarding of land to enable the future delivery of a potential new entrance to Highams Park Station.

Please tour our exhibition at your own speed. Each board explains different aspects of the proposal. We have set them out in an order we think is logical, but feel free to tour them in any order you choose.

Our team is here to help you. They are keen to meet you, to hear your feedback, explain our ideas to you and to answer your questions!



Meet the Team

TLS

Tailored Living Solutions (TLS) is a London-based property developer established in 2012, with a strong track record of bringing forward high-quality residential, commercial and mixed-use developments across the capital. TLS specialises in unlocking complex urban sites and transforming underutilised buildings, vacant land and constrained town centre locations into vibrant, well-designed communities.
www.tailoredlivingsolutions.com

BM | stitch.

BM Stitch is a London based architects and urban designer's studio specialising in housing and urban regeneration. It brings together Stitch's specialist housing expertise with Broadway Malyan's global masterplanning reputation, technical delivery experience and digital innovation capability.
www.bmstitch.com

PAD landscapes

PAD landscapes is an award-winning landscape architecture practice established in 2017. PAD specialise in the creation of bespoke, high-quality environments for landmark commercial, residential, mixed-use and public realm developments.
www.padlandscapes.com

THE TERRAPIN GROUP

The Terrapin Group is a public affairs agency which specialises in planning. It provides strategic advice and arranges political and community engagement programmes tailored to each local authority.

www.terrapiingroup.co.uk

larkshallroad.whatyouthink.co.uk