

Reinvigorating commercial and public spaces

Tailored
Living
Solutions

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

The development seeks to create a welcoming environment for local residents. The commercial space will be located at ground and mezzanine floor level, along the Larkshall Road street frontage. This should improve footfall and provide a more attractive premises for prospective commercial tenants. New planting, street trees and greenery will help to improve the pedestrian routes into the station and Station Square.



Another key space will turn the corner from Larkshall Road and face into the new square, near the level crossing. This will lead to the potential new station entrance lending itself to café use.



Station Square

The new Station Square will safeguard land for a potential future new station entrance. This would potentially provide step-free access to Highams Park Overground Station. The public area will be high-quality and thoughtfully designed to ensure that it is green, safe and accessible to all.



What types of shops, services or workspace do you think we should include?

Please write your ideas on a post-it and stick them in this space.

What improvements would you like to see along Larkshall Road?

Please write your ideas on a post-it and stick them in this space.

What would make Station Square appealing to the local community?

Please write your ideas on a post-it and stick them in this space.