

In summary

Tailored
Living
Solutions

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

- ▶ Linking two consented sites into a single, high quality development.
- ▶ Providing much-needed rental accommodation in Highams Park.
- ▶ 718m² commercial floorspace.
- ▶ Safeguarding land for a potential new station entrance.
- ▶ Thoughtfully landscaped public spaces including the new Station Square.
- ▶ An active frontage and enhancements to Larkshall Road and around the level crossing junction.
- ▶ Carefully planted communal outside spaces and roof terraces for residents.
- ▶ New residents and increased footfall supporting local businesses and contributing to the local community.
- ▶ Biodiversity net gain.



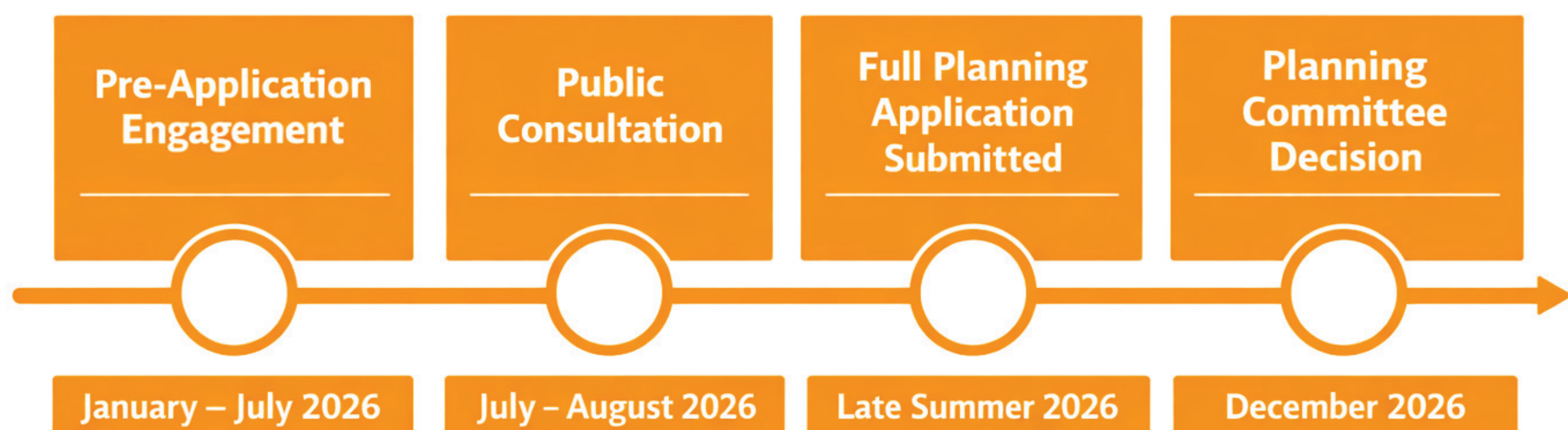
Please give us your Feedback!

We hope that you have enjoyed meeting our team and discussing your ideas with them.

Please fill in one of our questionnaires and give us your feedback. Once you have completed it you can either post it in our feedback box or return it using our Freepost service. The consultation will close on **Sunday 16th August 2026**.

Alternatively, visit our website at larkshallroad.whatyouthink.co.uk where you can also give us your feedback. Scanning the QR code below will take you straight there!

Proposed Timeline



Further Questions?

We are always keen to hear from local people. If you think of something later you would like to ask please get in touch using one of the methods on the right.

- @ larkshallroad@whatyouthink.co.uk
- 0203 174 2018
- Freepost Community Feedback
- Use the Contact Us form on our website
- Scan the QR code



larkshallroad.whatyouthink.co.uk