



Design and Access Statement
67-71 Victoria Road
Romford, RM1 2LT

JUNE, 2024



TEAM

Victoria Road Romford, Ltd.	Client Developer
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Carney Sweeney	Planning Consultant
Guarda Landscape	Landscape Design
i-Transport	Transport
Love Design Studio	Energy and Sustainability
Love Design Studio	Noise and Vibration
Flo Consult	Flood Risk Statement
Flo Consult	Surface Water Management
BB7	London Plan Fire Strategy
2 Point	Daylight/ Sunlight

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1.0 Context

1.0 Introduction

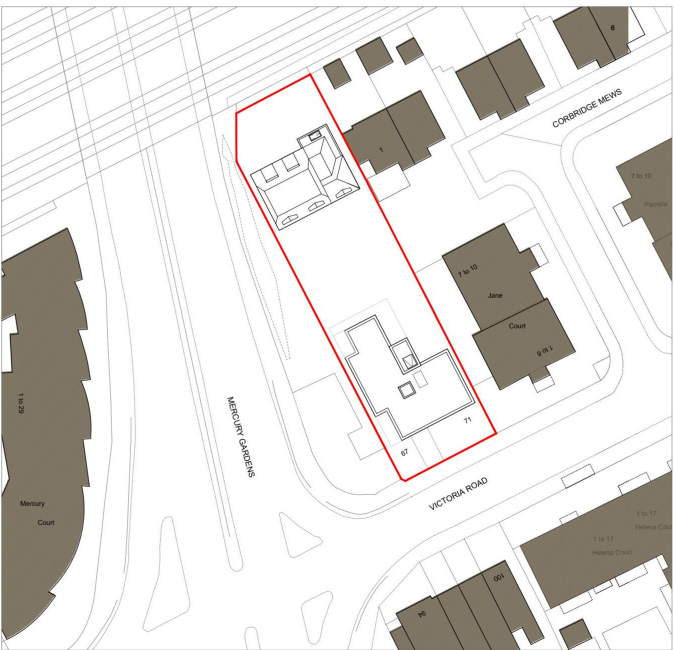


67-71 VICTORIA ROAD ROMFORD RM1 2LT

The proposed residential scheme at 67-71 Victoria Road follows the refusal of application P0487.23 (dated 22/05/2023) and the subsequent appeal dismissal (ref: APP/B5480/W/23/3324488, dated 13/03/2024).

The dismissed planning appeal (APP/B5480/W/23/3324488) has been used as an influencing factor in the design of the proposal under this planning application. The key matter has been that of overshadowing impact on the rear garden of 1 Corbridge Mews.

The building form of the three house terrace at the rear of the site has been adapted to ensure sufficient sunlight is received in the garden throughout the year. This has been found acceptable by the daylight and sunlight analysis.



The property is a deep site on the corner of Victoria Road and Mercury Gardens. Commercial buildings occupy the front of the property. A one storey extension extends to the rear along much of the eastern boundary. The rest of the site is open gravel and hardstanding.

The proposed buildings aligns to the houses and apartment building of the adjacent property.

An apartment building at the front of the property comprises two apartments per floor over three storeys. An open space in the middle of the plot is landscaped as a shared amenity space.

The north (rear) of the property is a terrace of three homes at a height of up to two and a half storeys. Total residential provision on site is for 9 homes.

1.1 Site Location



Aerial View From Southwest



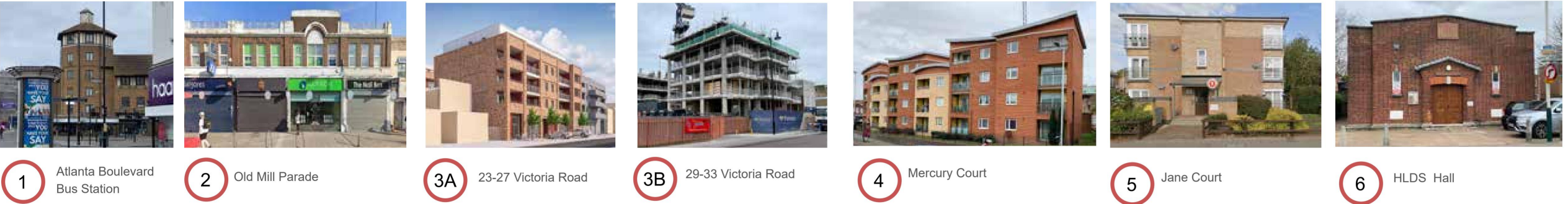
Location Plan

The development site is located on the north east corner of Victoria Road and Mercury Gardens. The north boundary of the site is an elevated rail line. To the east of the site is 1980s residential development as apartment buildings and semi-detached homes. To the south of the site Helena Court is a four storey apartment building. To the west of the site, opposite Mercury Gardens, is Mercury Court, an early 2000's apartment building between four and three storeys with a continuous frontage.

The site is deep and broadly flat, set slightly lower than the property to the east. Mercury Gardens drops in level to pass beneath the rail line. A brick paved urban seating area with trees is located at the road junction. The further extent of the verge is raised grass area.

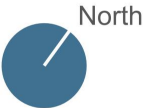
The site benefits from an open south west aspect along two sides of the property, having residential development as the urban context, and being a five minute walk to Romford Rail Station.

1.2 Victoria Road Character



Victoria Road has two distinct characters. To the west of Mercury Gardens a retail parade connects to Romford Station and the commercial city centre.

To the east is primarily residential. Along the north side of the street, some of those plots that are along the rail line, have substantial warehouse and workshop buildings.

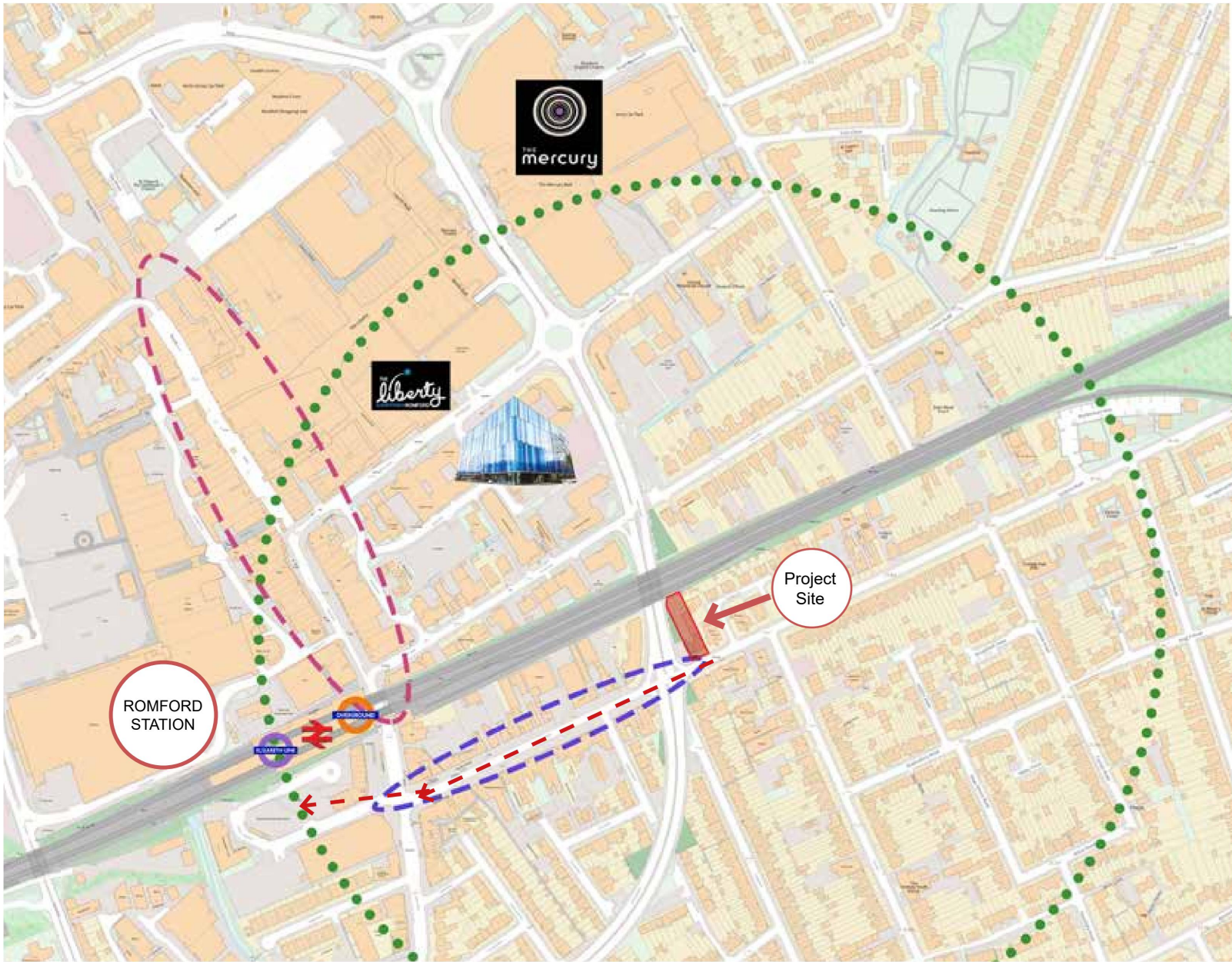


1.3 Site Assets & Access

North of the site are several large office buildings and the Sapphire Skating and Leisure Centre

South Street is the Commercial centre of Romford. High Street business and shops are supported by the Liberty and the Mercury Shopping Centres.

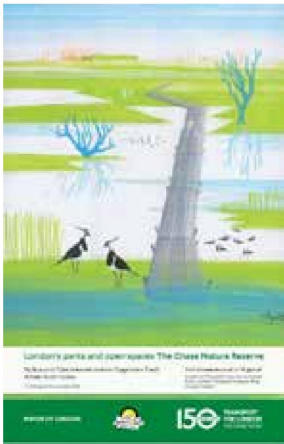
Romford Station is served by National Rail, the Overground, and the new Elizabeth Line.



Queen's Hospital is both an asset for residents to have so close, and a major employer in the area with need for residential provision nearby.



The outstanding and vast Chase Nature Reserve is a short bus or bicycle ride toward Dagenham.



The site is positioned at a corner site on Romford's Ring Road. To the east and south a residential fabric is the dominant grain.

Walking time of six minutes at 0.3 mile



Lodge Farm Park is just off this map at circa 400 metres away.

Greenways lead to the adjacent Raphael Park.



This map demonstrates that this site has a number of assets to support the site for development

1. Access to public transportation:

This map indicates the direct 5 minute walk to the Romford Rail Station.

2. Retail Amenity:

A wide range of shops, services, post offices, pharmacists and community facilities are within walking distance of the site. They are located along Victoria Road

3. Residential Context:

The east side of the property requires appropriate scale, height and disposition of a new development. The ring road and railway line have no sensitivities - their traffic is offset by open space.

1.4 Local Planning Policy

Local Plan

The current Development Plan for the LBH comprises the London Plan (2021) and the following locally adopted documents:

Havering Local Plan 2016-3021 (2021);

Policies Map North (2021);

Policies Map South (2021);

Joint Waste Development Plan 2012

Site Specific Allocations 2008; and

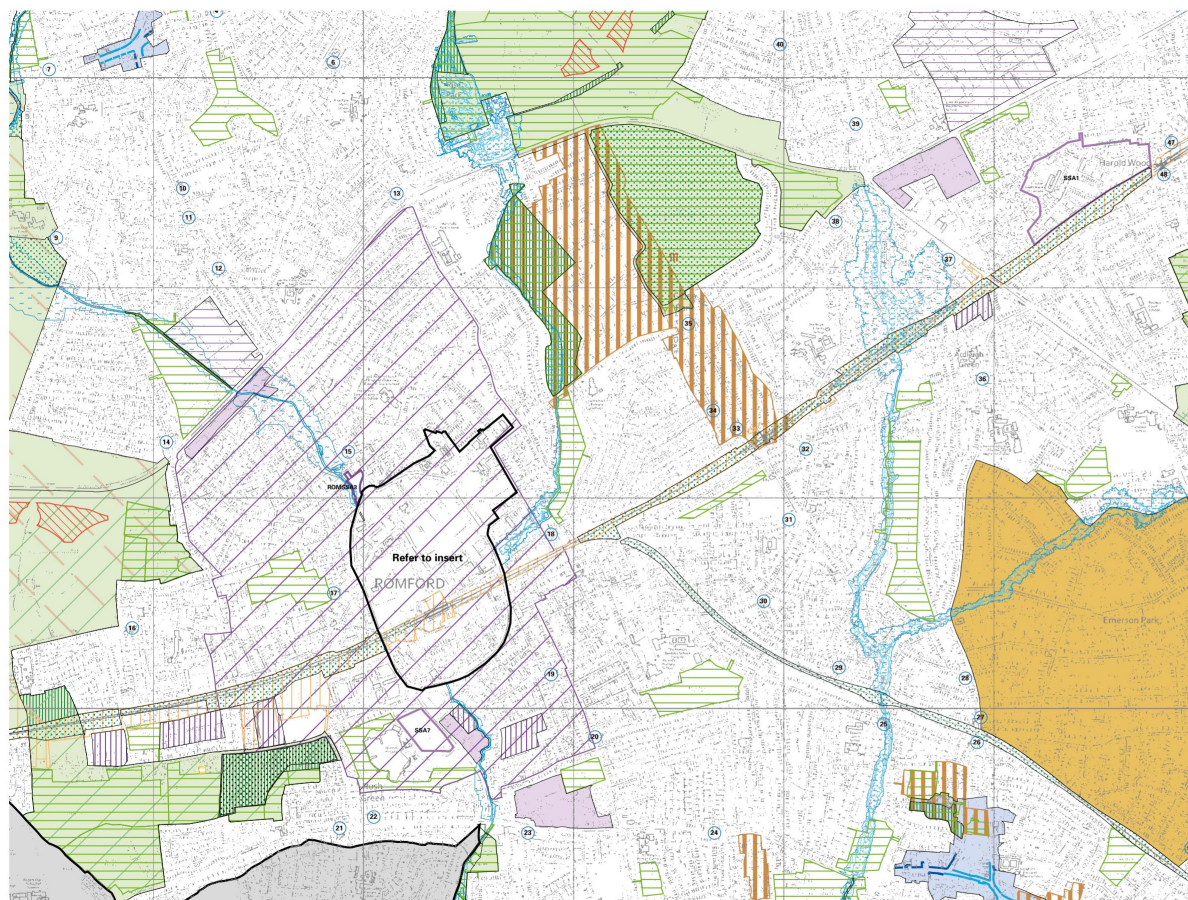
Site Specific Allocations in the Romford Area Action Plan 2008.

The National Planning Policy Framework forms a key material consideration within the planning process.

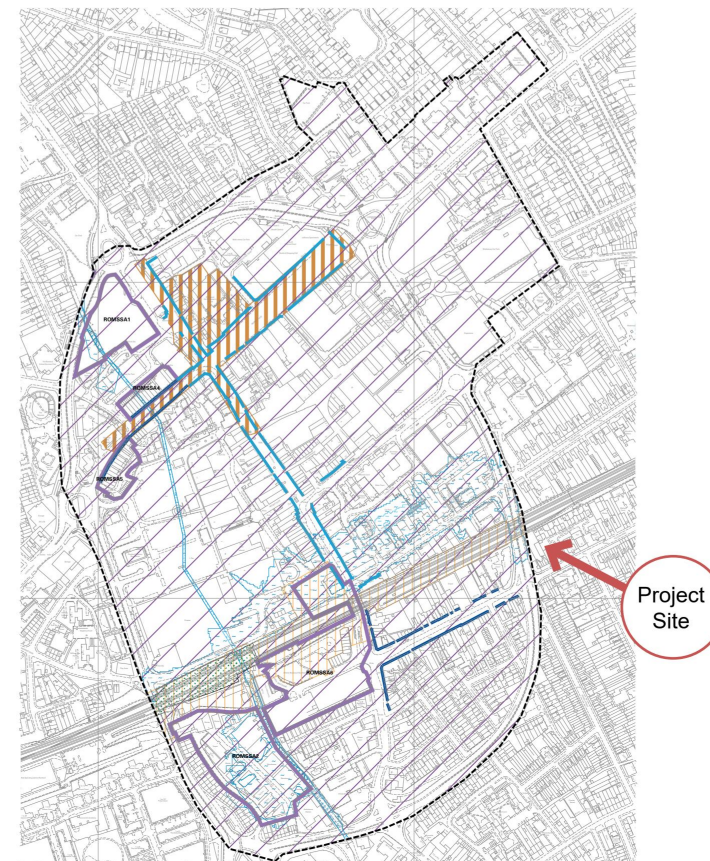
The Mayor of London's Housing SPG (2016) is also a material planning consideration relevant to this proposal.

Site Designations

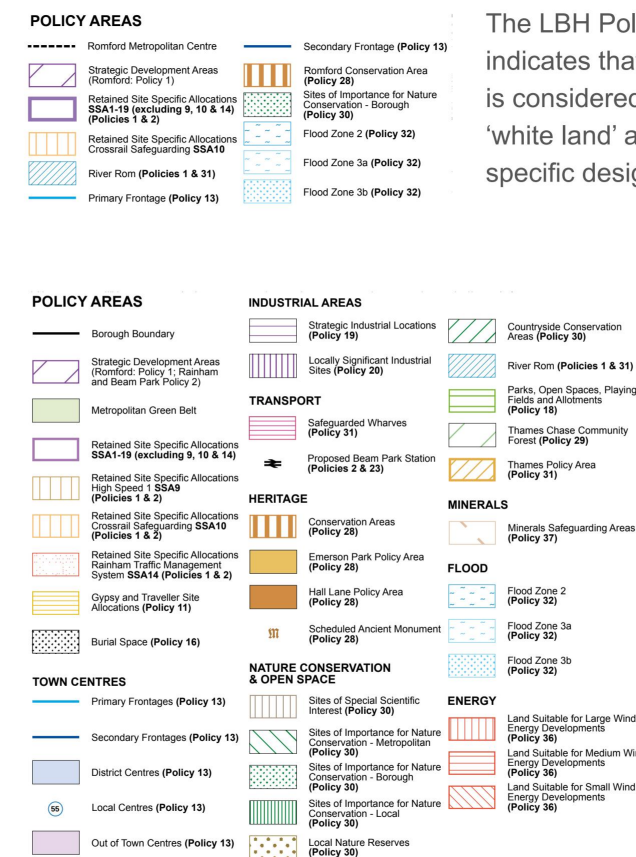
The London Borough of Havering adopted Policies Map indicates that the application site is within the designated Romford Strategic Development Area under Local Plan Policy 1.



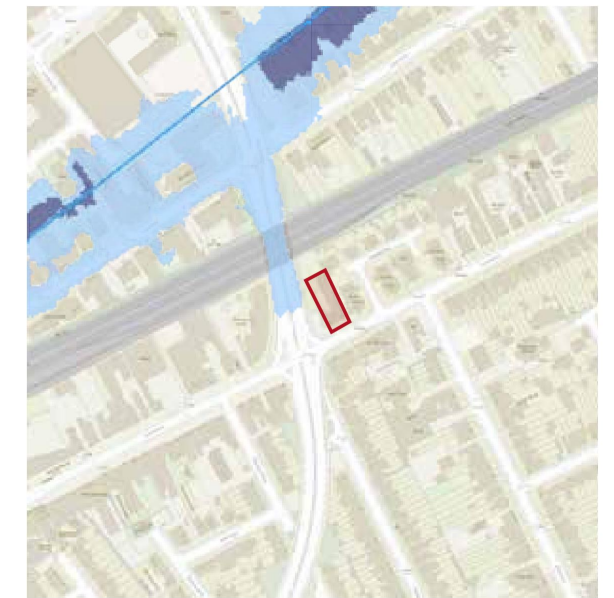
Romford Area Action Plan



The LBH Policies Map indicates that the site is considered to be 'white land' and has no specific designation.



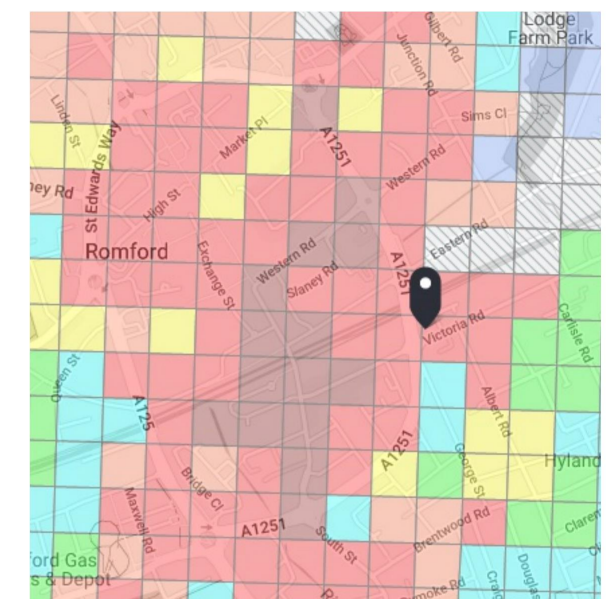
Other Designations: Flood Risk



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1

Environmental Agency (EA) fluvial flood map indicates that the site is located in Flood Zone 1 (low flood probability).

Public transport accessibility level



1a	1b	F th
2	3	
4	5	
6a	6b (Best)	

PTAL Rating for the site is 6a - almost the best possible connectivity.

1.5 Views of Site



1 View from Northwest Corner Mercury Gardens



2 Mercury Gardens looking north



3 View from junction



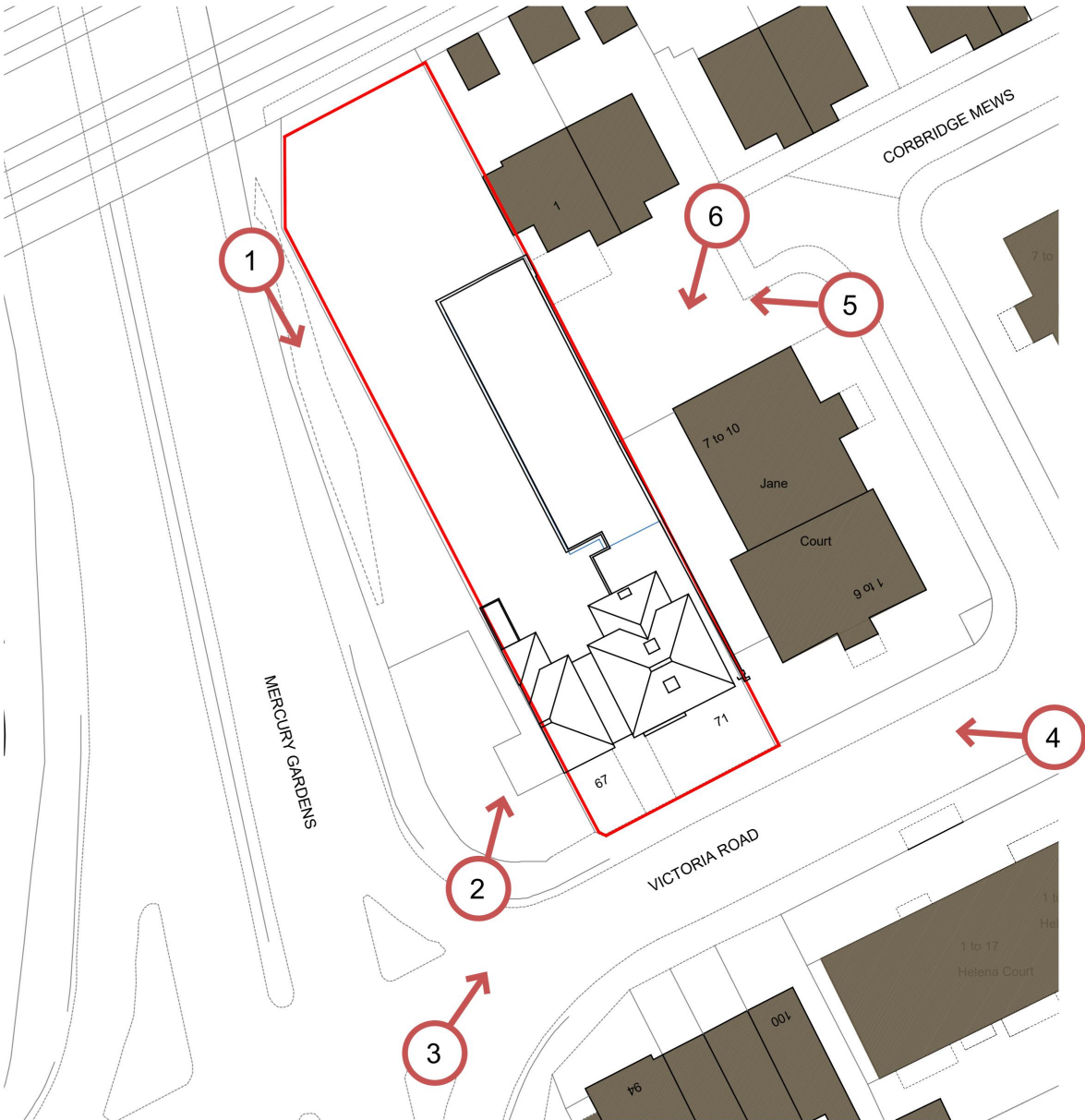
4 Jane Court



5 Corbridge Mews



6 Boundary wall from Corbridge Mews



Commercial buildings occupy the front of the property. A long one storey extension forms the east site boundary. The rest of the site is used for parking.

The site is broadly flat. The overall grade level is slightly lower than Jane Court to the east. Mercury Gardens to the west drops to the north to pass below the railway line (visible in picture 2 top centre.)

The east wall of the workshop building forms the site edge (visible in photos 5 and 6).

1.6 Site Existing Conditions



1 Victoria Road facade



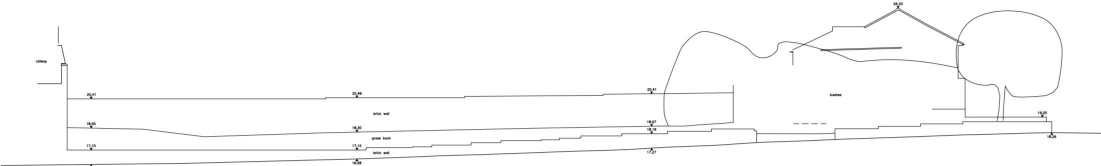
2 Rear of Site seen from the north



3 Rear of Buildings



4 Rear of Site seen from the commercial buildings



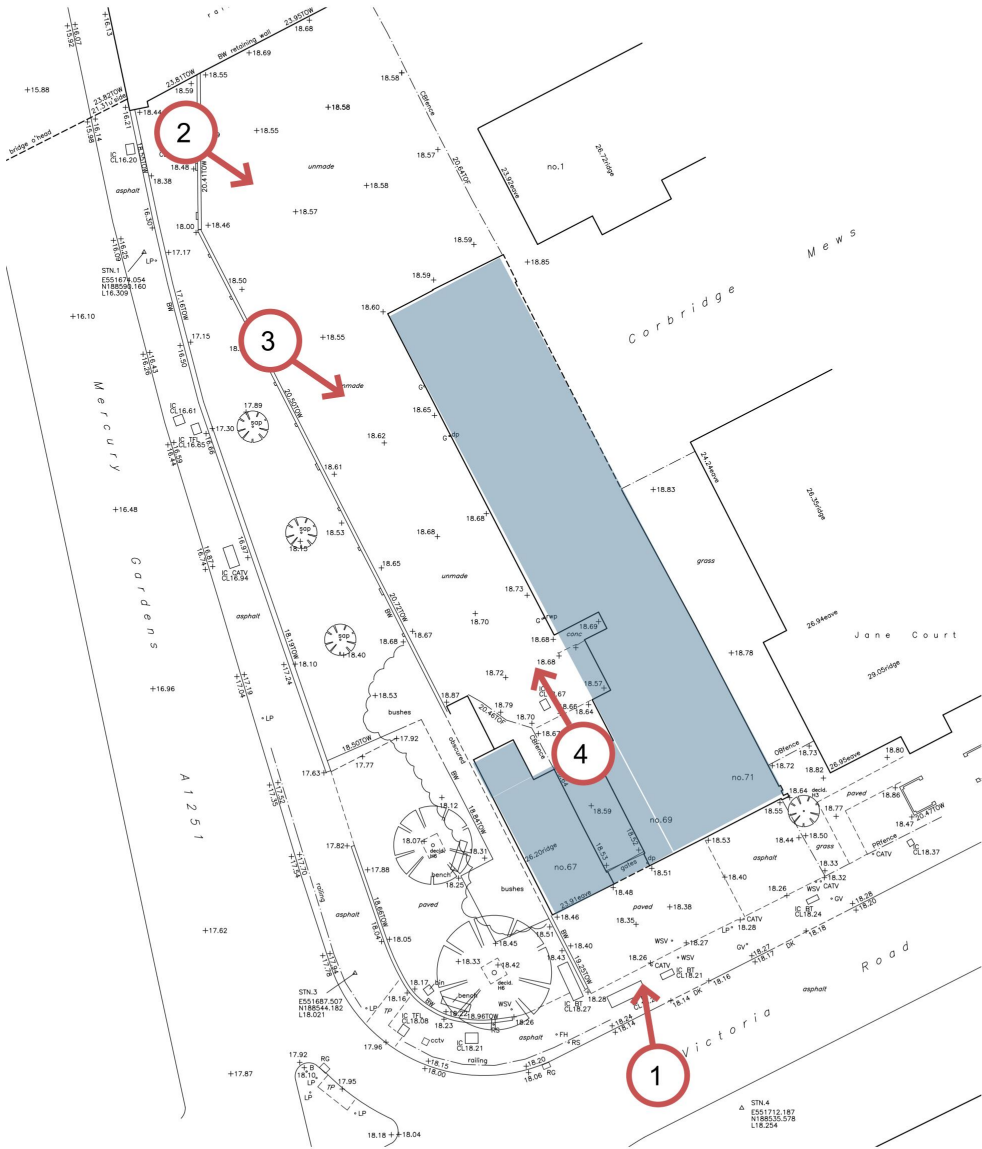
Mercury Gardens Frontage

The site is mostly open gravel and hardstanding behind the commercial buildings at the front of the property.



Victoria Road facade

The curious half building on the left side is the result of the widening of Mercury Gardens.



Site Plan and Topographic Survey

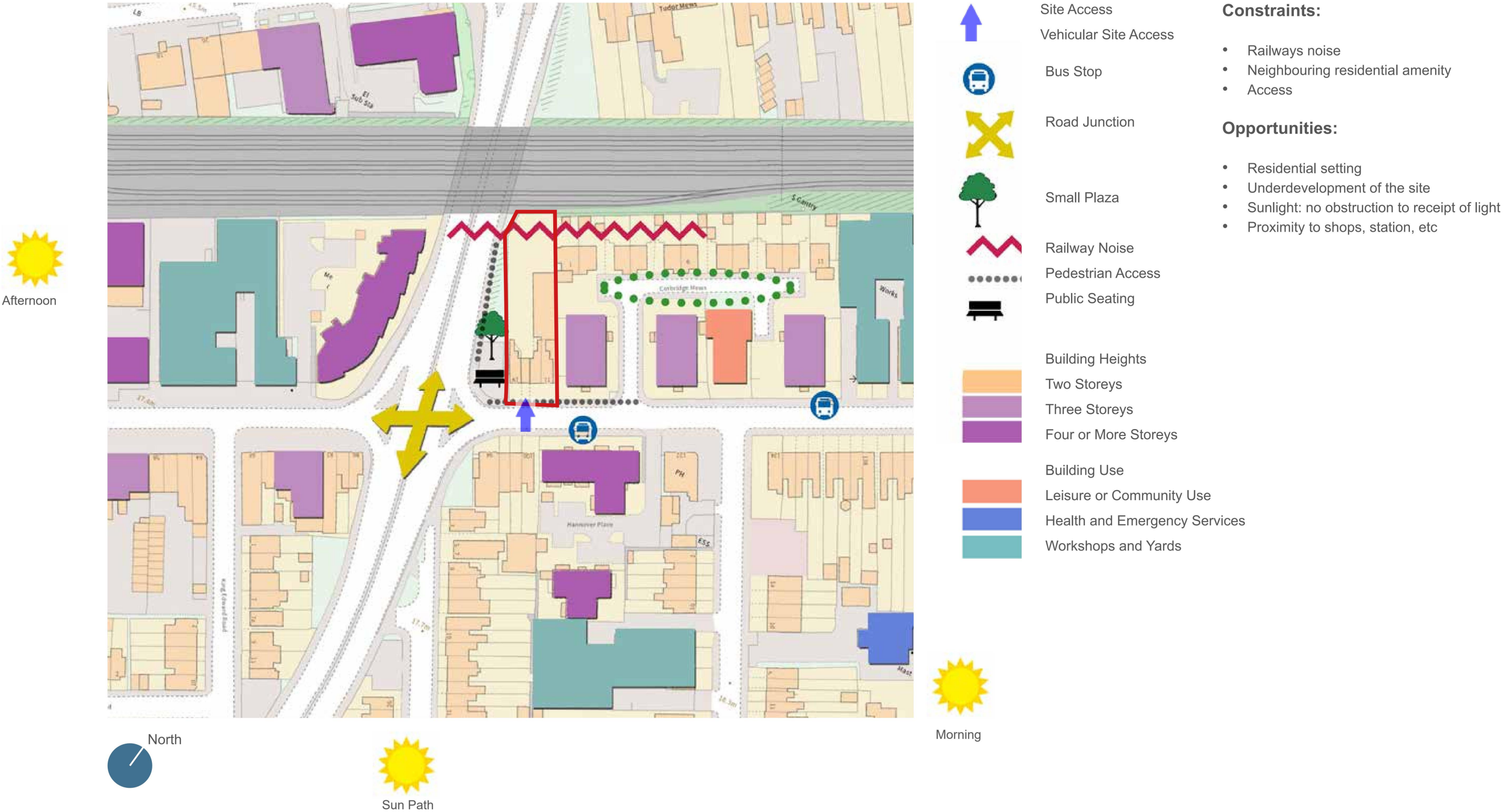


Ground Floor Existing Building Plan

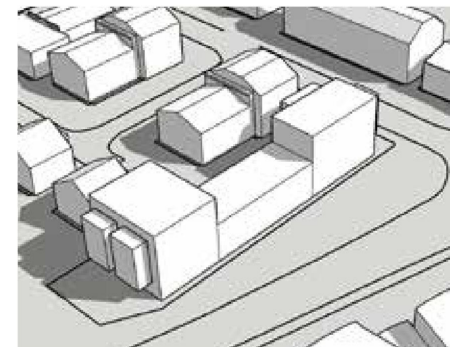
First Floor Existing Building Plan

2.0 Site Organisation

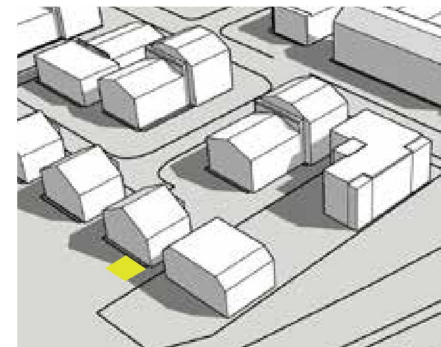
2.1 Opportunities and Constraints



2.2 Planning History



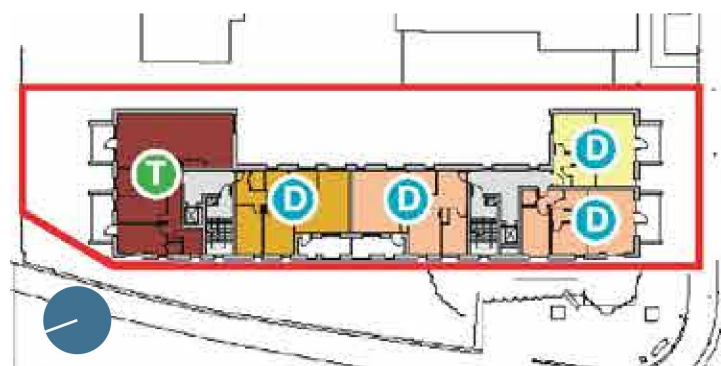
2022 Scheme



2023 Scheme



Elevation at Mercury Gardens



P0970.22 submitted June 2022

A previous planning application was a 15 unit scheme with a residential Net Internal Area of 986 m2.

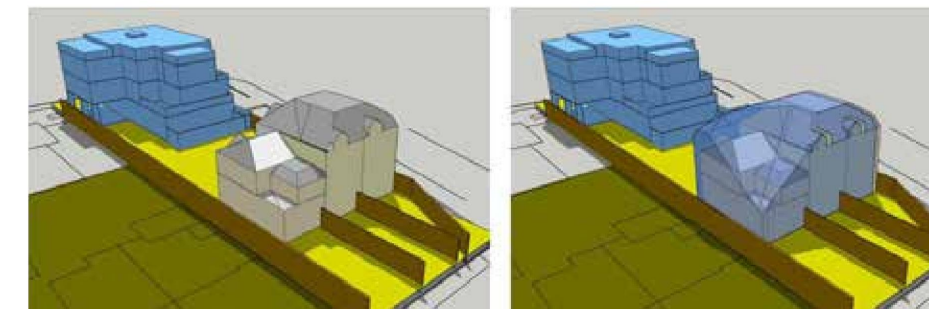
The building heights were at four, three and two storeys. The front and rear of the site extend to four storeys. The east front dropped to 3 storeys at the site boundary with the apartment building Jane Court. The middle of the site was a two storey section containing three apartments.

This scheme was refused by the Council. A smaller scheme was therefore designed

APP/B5480/W/23/332488

A redesigned scheme was prepared to harmonise with the neighbouring urban context and submitted. An open shared amenity space was created between two buildings. That layout improved the daylight and sunlight for the development and for the adjacent properties. All proposed accommodation was double aspect.

Planning was refused and an appeal subsequently refused - with the overshadowing impact on the rear garden of 1 Corbridge Mews identified as the non compliant component of the scheme - indicated in yellow above.



REDUCTION TO HOUSE 1

In the appeal decision the Inspector found the scheme to be acceptable in nearly all matters that LB Havering had raised objections against.

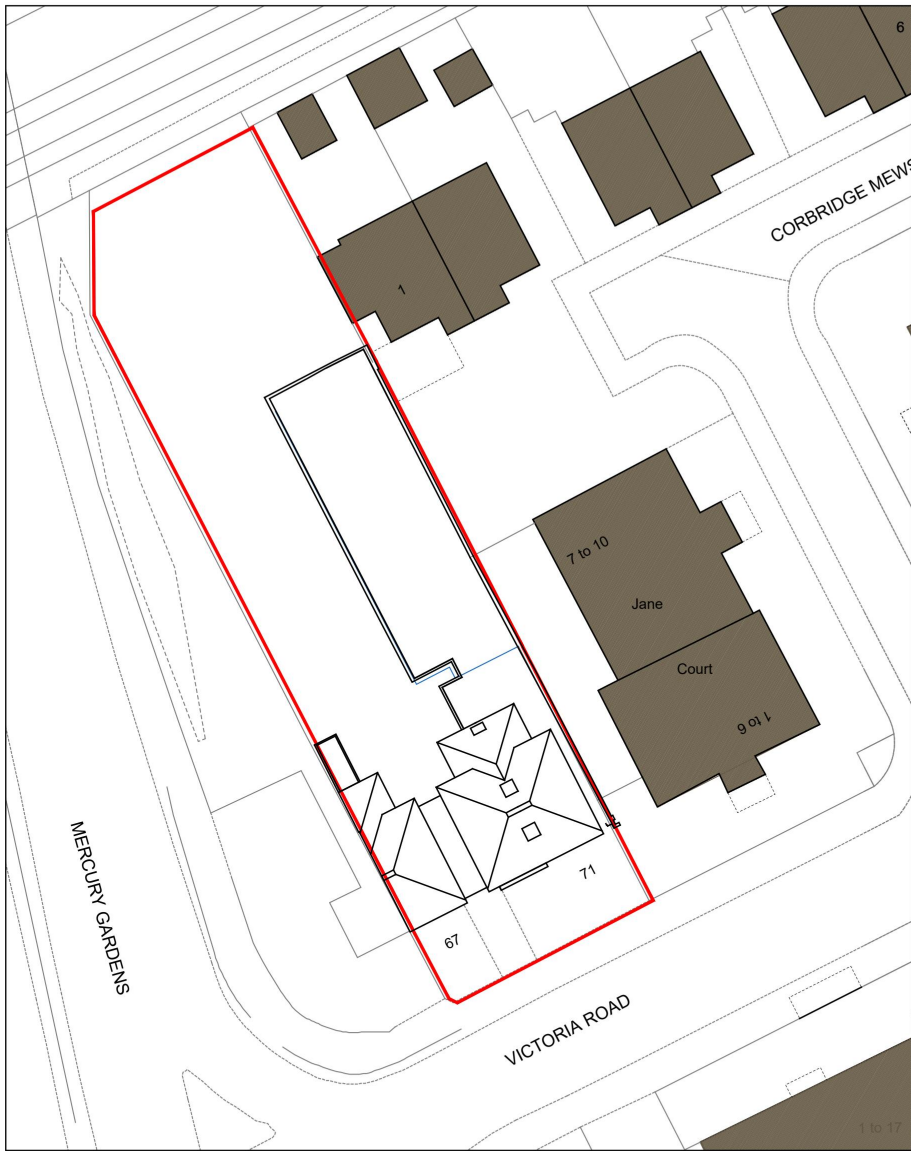
A summary of the Inspector's findings on design-related points is:

- The scale and massing was considered to be acceptable;
- The brickwork and articulation of brickwork was accepted;
- The materials and colour palette was accepted;
- No adverse impact upon the character and appearance of the area was found when considering the massing, bulk and variation in mass of the rear terrace building;
- The height of the brickwork to the top floor of the terrace building and its relationship with the dormer windows adds an element of interest and would not cause harm;
- The roof form and variation of roof form was accepted;
- Elevations, including flank walls, when viewed in the context of the area as a whole would not cause harm;
- The living conditions of units 4 and 5 were found acceptable in terms of light, outlook and privacy;
- Unacceptable harm would not be caused to living conditions in relation to daylight, sunlight and privacy of rooms of surrounding dwellings; and
- Unacceptable harm due to the loss of sunlight and overshadowing would be caused to the rear garden on 1 Corbridge Mews – **this is the ground upheld and ultimately led the Inspector to dismiss the appeal.**

The building form of the three house terrace at the rear of the site has been adapted to ensure sufficient sunlight is received in the garden throughout the year. This has been found acceptable by the daylight and sunlight analysis

3.0 Development Proposal

3.1 Development Proposal: Comparative Site Plans



EXISTING SITE PLAN



PROPOSED SITE PLAN

Site Provision

- 1. Entrance at Victoria Road
- 2. Building Entrance
- 3. Bins and Recycling
- 4. Shared Amenity Space
- 5. Terrace Houses



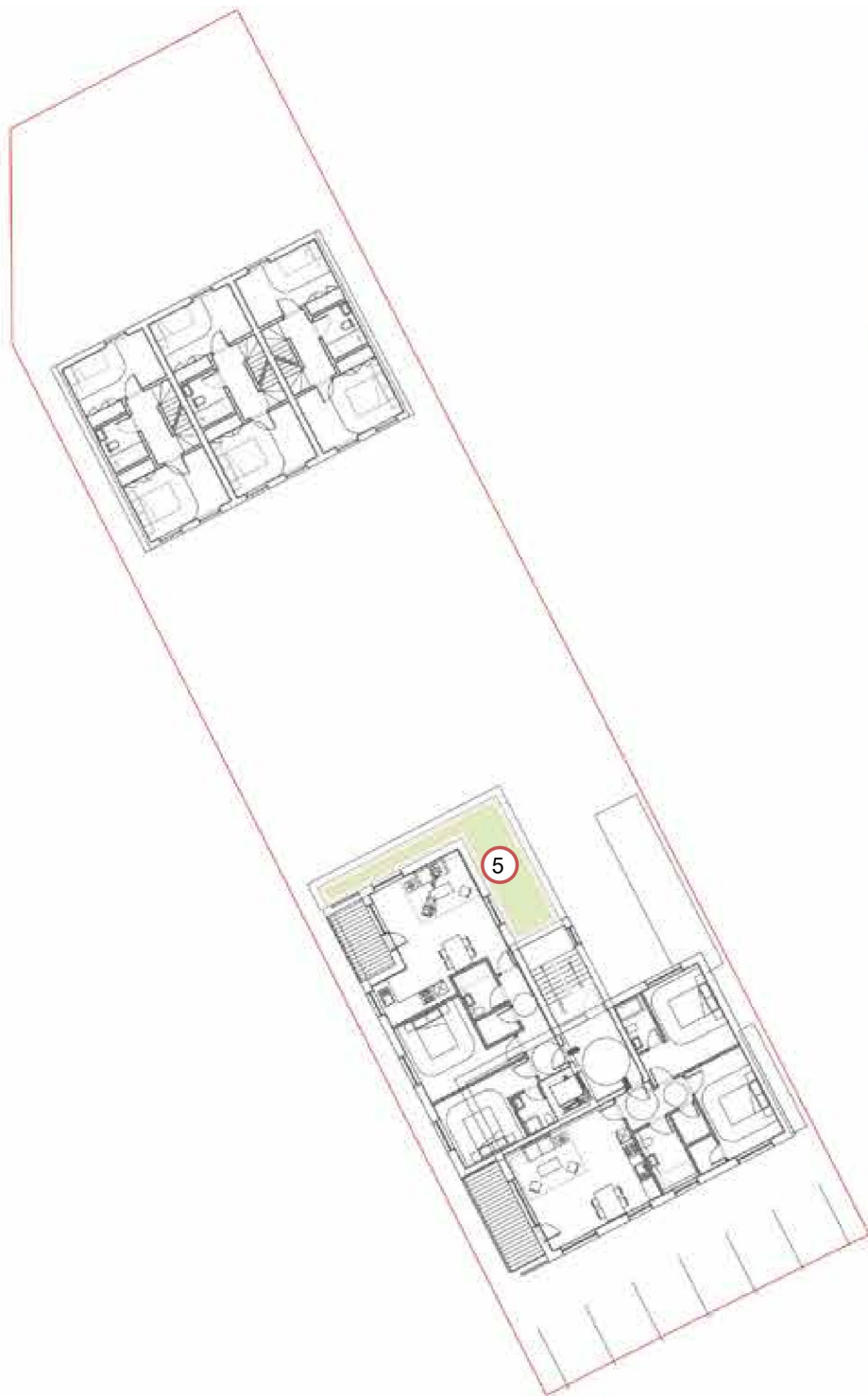
3.2 Development Proposal: Landscape & Amenity



Ground Floor

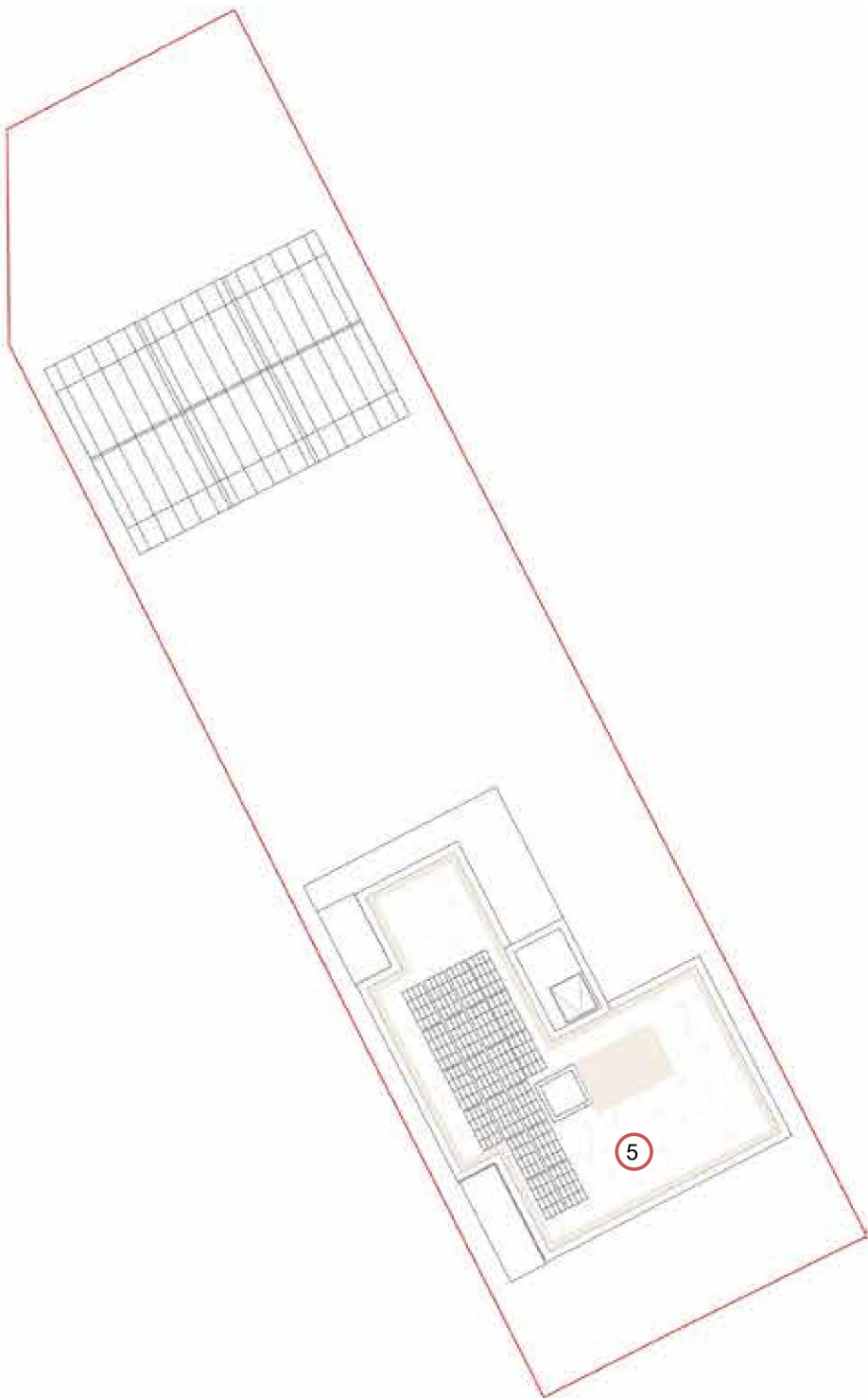
Plan Designations

- 1. High quality permeable concrete block paving at vehicular and pedestrian access
- 2. Permeable concrete flag paving at private gardens of the apartment block and houses
- 3. Functional amenity space
- 4. Tree planting
- 5. Biodiverse green roof



First Floor

Refer to Detailed Hard & Soft
Landscape Proposals - 2214 GUA
DR-L-006 to 008



Roof



[illegible]

Pedestrian Paving
 Modal Priora permeable concrete block paving. Size: 300 x 200 x 80mm, Colour: Charcoal, laid in a stretcher bond. Edged with the same block in a single string course. Available from Marshalls or equal and approved.

Vehicular & Shared Paving
 Modal Priora permeable concrete block paving. Size: 300 x 200 x 80mm, Colour: Mid-Grey, laid in a stretcher bond. Edged with the same block in a double string course. Available from Marshalls or equal and approved. Accessible parking bays to lined with thermoplastic paint.

Private Access Paving
 Modal Priora permeable concrete block paving. Size: 300 x 200 x 80mm, Colour: Natural, laid in a stretcher bond. Edged with the same block in a double string course. Available from Marshalls or equal and approved.

Private Access Paving
 Modal Priora permeable concrete block paving. Size: 300 x 200 x 80mm, Colour: Natural, laid in a stretcher bond. Edged with the same block in a double string course. Available from Marshalls or equal and approved.

Gravel Path
 Gravel 100mm deep. Using 20 - 40mm washed, buff coloured gravel over Terram 1000 geotextile. With timber edging to architects specification or equal and approved.

Gravel Strip - Green Roof
 Gravel Fire & Vegetation Break 300mm wide x 50mm deep. Using 20 - 40mm washed, scottish silver coloured gravel with aluminum edging to architects specification or equal and approved.

-

Retained Existing Trees
Indicative Position - Refer to Arboricultural Impact Assessment if available
-

Proposed Trees
Proposed trees all with irrigation system, feather tree (FTH) with single diagonal stake. Multi-stem (MS), standard (S/SS), heavy standard tree (HS) and extra heavy standard tree (EHS) with double stake and tie to detail. Refer to schedule for specification
-

Ornamental Planting Bed
with 75mm depth bark mulch to specification
-

Ornamental Hedge
with 75mm depth bark mulch to specification
-

Turf lawn
Refer to schedule for specification
-

Biodiverse Extensive Green Roof
Bauder Flora 5 Seed Mix for urban environments with Bauder biodiverse substrate with varying depths of between 150 - 200mm. Green roof build-ups as per manufacturers instructions. Available from Bauder Ltd.
-

Biodiverse Biosolar Green Roof
Bauder Flora 3 Seed Mix with Bauder biodiverse substrate with varying depths of between 150 - 200mm. Green roof build-ups as per manufacturers instructions. Available from Bauder Ltd.

- **Upstand Kerb**
Concrete Conservation kerb, Size: 915 x 145 x 255mm with 125mm upstand, Colour: Cream.
Available from Marshalls or equal and approved.
- **Back Garden Fences**
1.8m high timber close boarded fence, to site boundary. With gate to match. To clients specification.
- **Boundary Fence**
1.8m high black metal vertical bar railing, to site boundary. To clients specification.
- **Low Brick Wall with Black Railing**
Double brick wall with brick on edge coping, 1200mm high to be Istock Ashdown Bexhill Red. With black metal vertical bar railing 600mm high. With metal gate to match. To clients specification.
- **Bollards**
1m high black metal bollard. To clients specification.
- **Cycle Stand**
Brushed stainless steel Sheffield Cycle Stand. Roof fixed.
Available from Woodscope or equal and approved.
- **Cycle Storage**
Protect a Cycle Steel Cycle Store. Size 1.8 x 0.9 x 1.3m (H). Colour Olive Green. Available from Trimetals Ltd or equal and approved.
- **Bench**
Timber curved Type 2 bench. Length 2m. Roof fixed.
Available from Woodscope or equal and approved.

3.2 Development Proposal: Landscape Site Plan by Guarda Landscape, South Section, Front of Site



Hardworks Key

- Pedestrian Paving**
Modal Piora permeable concrete block paving, Size: 300 x 200 x 80mm, Colour: Charcoal, laid in a stretcher bond. Edged with the same block in a single string course. Available from Marshalls or equal and approved.
- Vehicular & Shared Paving**
Modal Piora permeable concrete block paving, Size: 300 x 200 x 80mm, Colour: Mid-Grey, laid in a stretcher bond. Edged with the same block in a double string course. Available from Marshalls or equal and approved. Accessible parking bays to lined with thermoplastic paint.
- Private Garden Patio**
Piora permeable concrete flag paving, Size: 400 x 400 x 65mm, Colour: Natural, laid in a stack bond. Available from Marshalls or equal and approved.
- Gravel Path**
Gravel 100mm deep. Using 20 - 40mm washed, buff coloured gravel over Terram 1000 geotextile. With timber edging to architects specification or equal and approved.
- Gravel Strip - Green Roof**
Gravel Fire & Vegetation Break 300m wide x 50mm deep. Using 20 - 40mm washed, scottish silver coloured gravel with aluminum edging to architects specification or equal and approved.
- Flush Kerb**
Concrete Conservation kerb, Size: 915 x 145 x 255mm laid flush, Colour: Cream. Available from Brett or equal and approved.
- Upstand Kerb**
Concrete Conservation kerb, Size: 915 x 145 x 255mm with 125mm upstand, Colour: Cream. Available from Marshalls or equal and approved.
- Back Garden Fences**
1.8m high timber close boarded fence, to site boundary. With gate to match. To clients specification.
- Boundary Fence**
1.8m high black metal vertical bar railing, to site boundary. To clients specification.
- Low Brick Wall with Black Railing**
Double skin brick wall with brick on edge coping, 1200mm high to be lbstock Ashdown Bexhill Red. With black metal vertical bar railing 600mm high. With metal gate to match. To clients specification.
- Bollards**
1m high black metal bollard. To clients specification.
- Cycle Stand**
Brushed stainless steel Sheffield Cycle Stand. Roof fixed. Available from Woodscape or equal and approved.
- Cycle Storage**
Protect a Cycle Steel Cycle Store. Size 1.8 x 0.9 x 1.3m (H). Colour Olive Green. Available from Trimetals Ltd or equal and approved.
- Bench**
Timber curved Type 2 bench. Lenght 2m. Roof fixed. Available from Woodscape or equal and approved.

Softworks Key

- Retained Existing Trees**
Indicative Position - Refer to Arboricultural Impact Assessment if available
- Proposed Trees**
Proposed trees all with irrigation system, feather tree (FTH) with single diagonal stake. Multi-stem (MS), standard (S/SS), heavy standard tree (HS) and extra heavy standard tree (EHS) with double stake and tie to detail. Refer to schedule for specification
- Ornamental Planting Bed**
with 75mm depth bark mulch to specification
- Ornamental Hedge**
with 75mm depth bark mulch to specification
- Turf lawn**
Refer to schedule for specification
- Biodiverse Extensive Green Roof**
Bauder Flora 5 Seed Mix for urban environments with Bauder biodiverse substrate with varying depths of between 150 - 200mm. Green roof build-ups as per manufacturers instructions. Available from Bauder Ltd.
- Biodiverse Biosolar Green Roof**
Bauder Flora 3 Seed Mix with Bauder biodiverse substrate with varying depths of between 150 - 200mm. Green roof build-ups as per manufacturers instructions. Available from Bauder Ltd.

3.3 Development Proposal: Landscape Palette by Guarda Landscape

1. The main vehicular and pedestrian access is from Victoria Road, which will comprise high quality permeable concrete block paving. The access road terminates towards the northern end of the site forming a small courtyard with 1No. accessible car parking space. Further covered shelter for up to 12No. bicycles for residents with 2No. visitor cycle stands closer to the entrance at Victoria Road. The accessible parking space will be demarcated by using thermoplastic white lining. Pedestrian paths are demarcated by charcoal coloured concrete block paving and upstand kerb, while the vehicular/shared use areas use a silver-grey coloured concrete block.
2. The ground floor private gardens of the apartment block and houses will be paved with permeable concrete flags. Garden planting will soften the spaces, creating an inviting environment with amenity grass and a mixture of evergreen and herbaceous shrub planting such as Geraniums, Rosemary, Hebe's, and ferns. Planting is chosen to provide colour, scent and biodiversity, whilst also providing year-round interest. All ground floor private curtilages facing outwards are defined by dwarf brick wall with black vertical bar metal railings, and metal gate to match. The houses to the rear of the site are provided with individual secure covered cycle storage. The rear gardens of these houses are defined by 1.8m high timber close boarded fencing with latched gates. The boundary treatment on the eastern boundary will be 1.8m high black metal vertical bar railings with a hedge to soften it and screen views into and out of the site.
3. Functional amenity space on the ground floor is provided to the east of the main entrance into the site and also along the eastern boundary to the north. These areas will be densely planted with ornamental, evergreen and herbaceous shrubs and an evergreen hedge. The planting will enhance the entrance into the site, soften the cycle and bins store, provide screening along the eastern boundary, and offer year-round colour and seasonal interest. A larger area of communal residential amenity space is provided to the north west of the apartment block. This area comprises amenity grass areas, benches set within ornamental shrub planting with trees to provide shade and enclosure. A high proportion of plants are chosen from the RHS pollinator species list and will therefore offer ecological and biodiversity benefits as well as providing structure, visual interest and enclosure. The rear gardens of the houses are afforded their own amenity space comprising a lawned area with ornamental shrub planting to soften the boundaries and tree planting to the east and west to provide further screening and vertical structure.
4. Tree planting throughout the site will comprise small species such as Cornus Mas (Cornelian Cherry) and Prunus fruticosa 'Globosa' (Globe Cherry), Prunus 'Snow Goose' and (Flowering Cherry 'Snow Goose'). These will provide some vertical height and structure to the planting scheme, offering a shaded area to sit beneath and are also excellent varieties with ecological benefits as they are pollinator friendly. Larger trees such as Carpinus betulus 'Frans Fontaine' (Hornbeam 'Frans Fontaine') will help to screen and soften Block B help enclose the amenity space.
5. An L-shaped area of flat roof on the first floor will be planted with a mix of wildflowers, annual plants, and grasses to create a biodiverse green roof ideal for city environments. The plants chosen are able to absorb pollution and CO2 whilst also providing an excellent environment of for pollinators, insects, and invertebrates, combining ecological benefits with aesthetically pleasing planting. A larger area of green roof is provided on the roof of the apartment block. This consists of a mix of low growing and some shade tolerant species ideal for roof environments and suitable for use in conjunction with photovoltaic solar electricity panels which are also located on the roof.



Vehicular permeable paving -
Silver-Grey concrete block



Pedestrian permeable paving -
Charcoal concrete block



Conservation Kerb



Permeable concrete flag paving



Echinacea 'Kim's Knee High'



Erysimum 'Bowles's Mauve'



Cornus sanguinea 'Midwinter Fire'



Polystichum polyblepharum



Hebe 'Mette'



Rosmarinus officinalis 'Miss Jessop's Upright'



Geranium Rozanne



Curved bench



Typical green roof wildflower mat



Carpinus betulus 'Frans Fontaine'



Prunus fruticosa 'Globosa'



Cornus Mas

3.0 Development Proposal

3.4 Ground Floor Plan

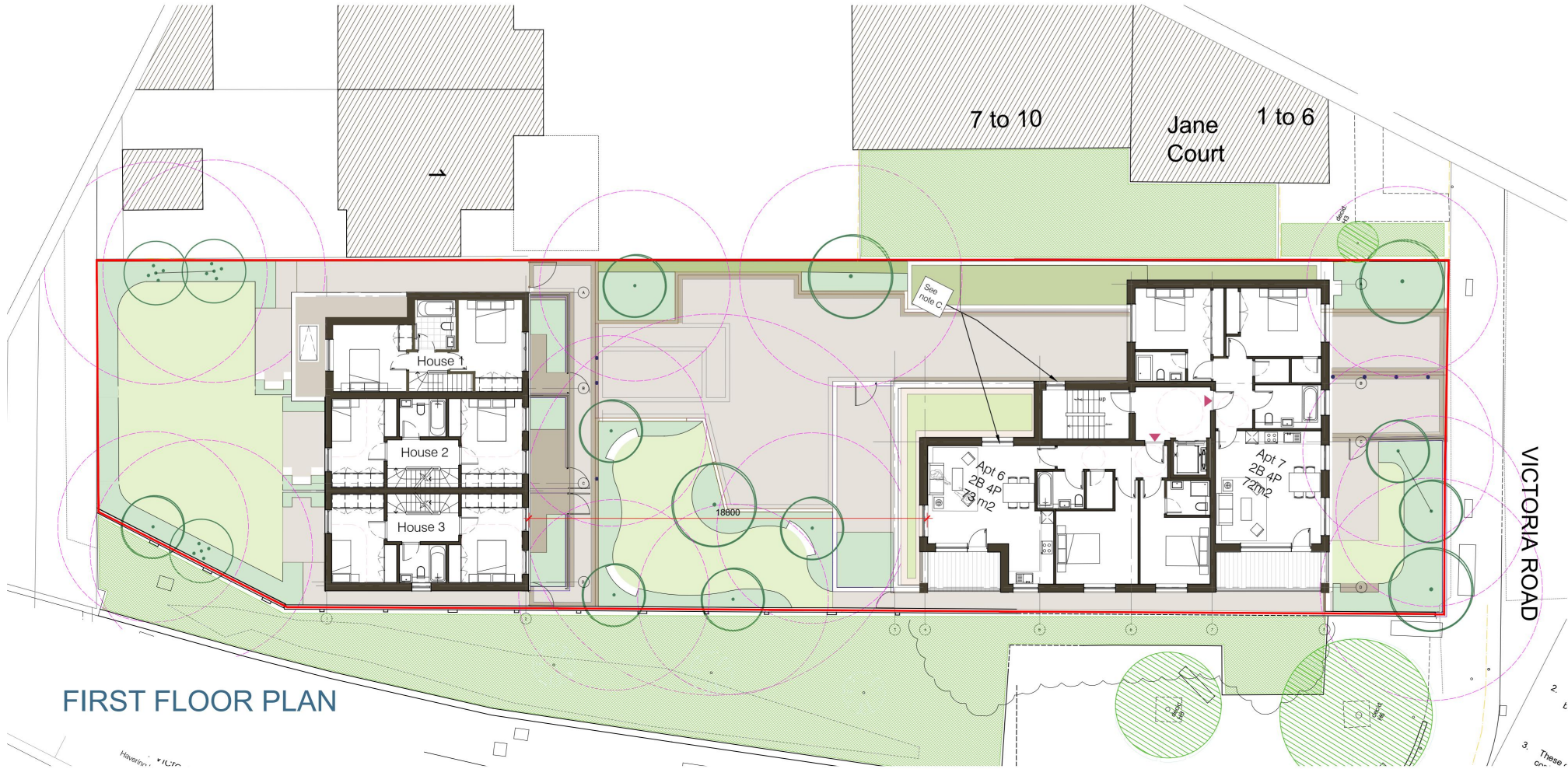
This plan is oriented with north at the left of the page. The building edges are inset from all of the property boundaries.

The **apartment building** at right is 'L' shaped in plan on the first and second floors, but is composed as a slightly long bar at ground floor to allow site access for a blue badge parking space and for delivery vehicles.

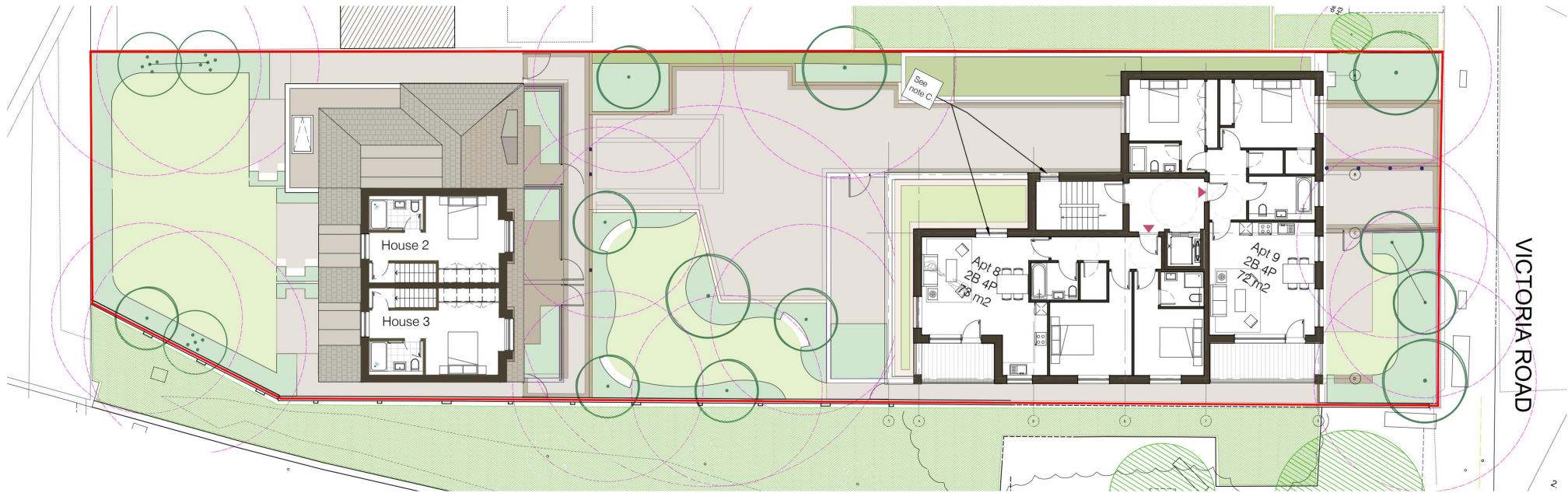
The **terraced houses** benefit from the visual amenity of the shared garden of the apartment building in addition to their own private gardens.



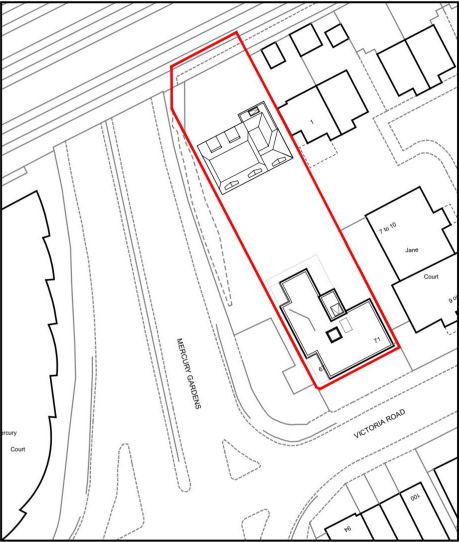
3.5 Upper Floor Plans



FIRST FLOOR PLAN



SECOND FLOOR PLAN



The apartment building L shape is now visible. This plan form creates greater open space to the east (top of the page) apartments at Jane Court.

The terraced houses at first floor have bedrooms that are the full width of the house.

The second floor of the apartment building matches the plan below for clarity of building form and efficiency in stacking services.

The terraced houses step down in massing at the neighbour Corbridge Mews. House 1 is a two storey home. Houses 2 and 3 have a master suite in a crown roof with a dormer widow facing south and a second window looking north.

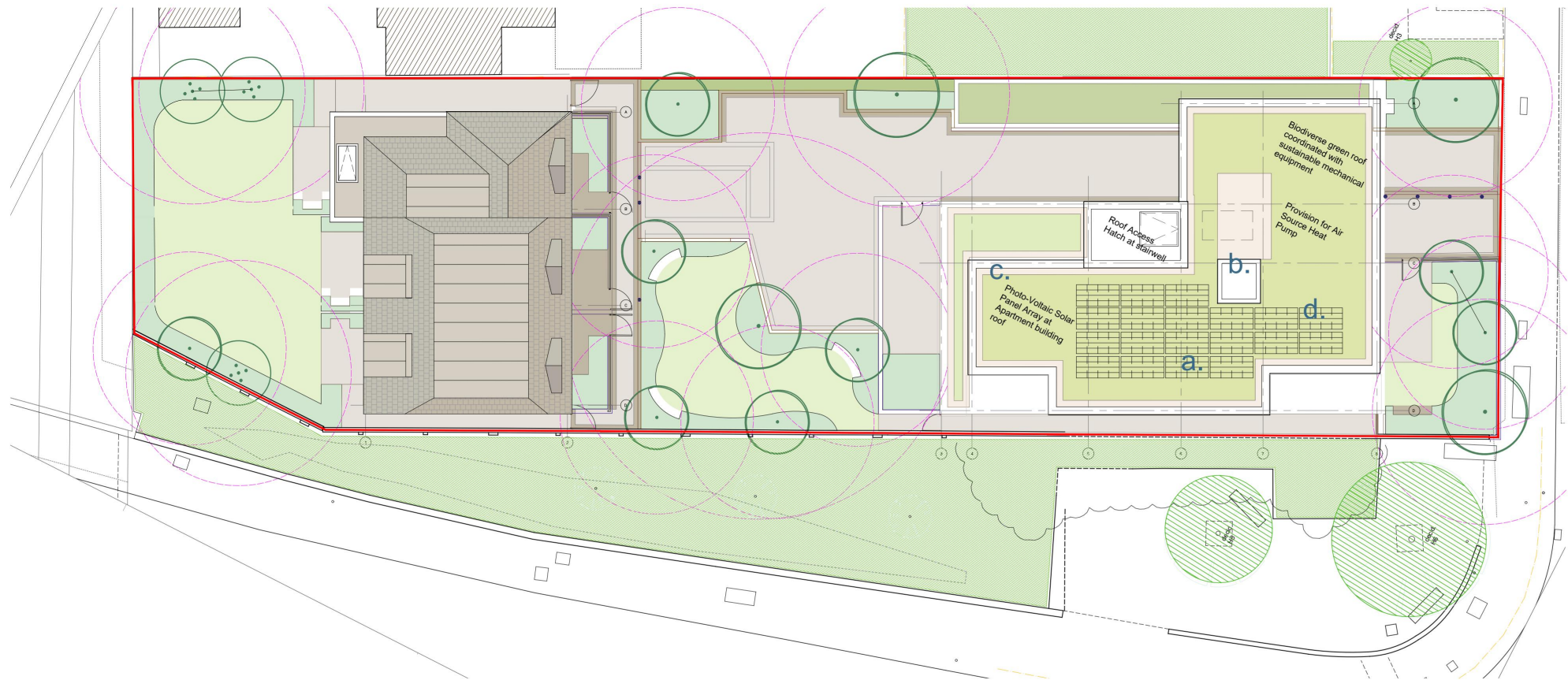
3.6 Roof Plan and Accommodation Schedule

			N I A	
			m2	sq ft
HOUSES:	1	2 B 4 P	79	850
	2	3 B 5 P	99	1,066
	3	3 B 5 P	99	1,066
			277.0	2,982

APARTMENTS				
Ground Floor	4	2 B 4 P W	74	797
	5	2 B 3 P	67	721
First Floor:	6	2 B 4 P	73	786
	7	2 B 4 P	72	775
Second Floor:	8	2 B 4 P	73	786
	9	2 B 4 P	72	775
			431	4,639

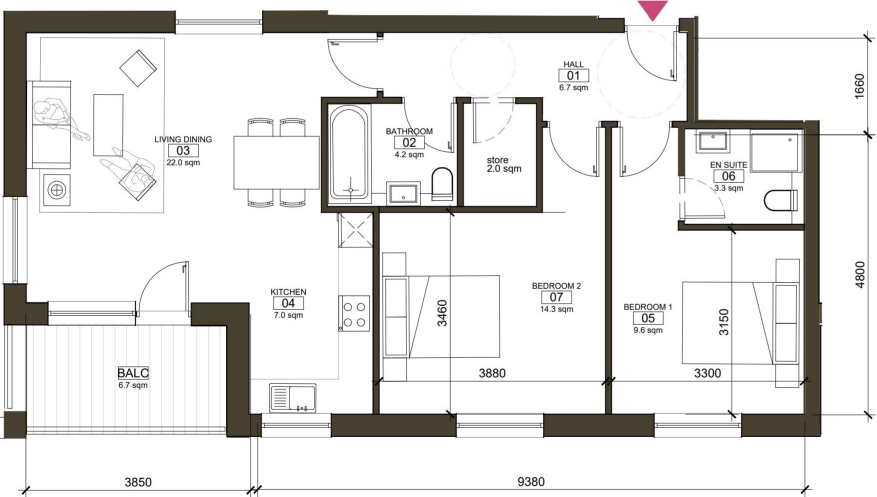
TOTAL		708.0	7,621
-------	--	-------	-------

- Roof space will be allocated for
- (a.) a photovoltaic array
 - (b.) equipment for energy efficient air sourced heat pumps and areas of green roof for ecological benefits.
 - (c.) projecting roof of ground floor
 - (d.) Roof of apartment building

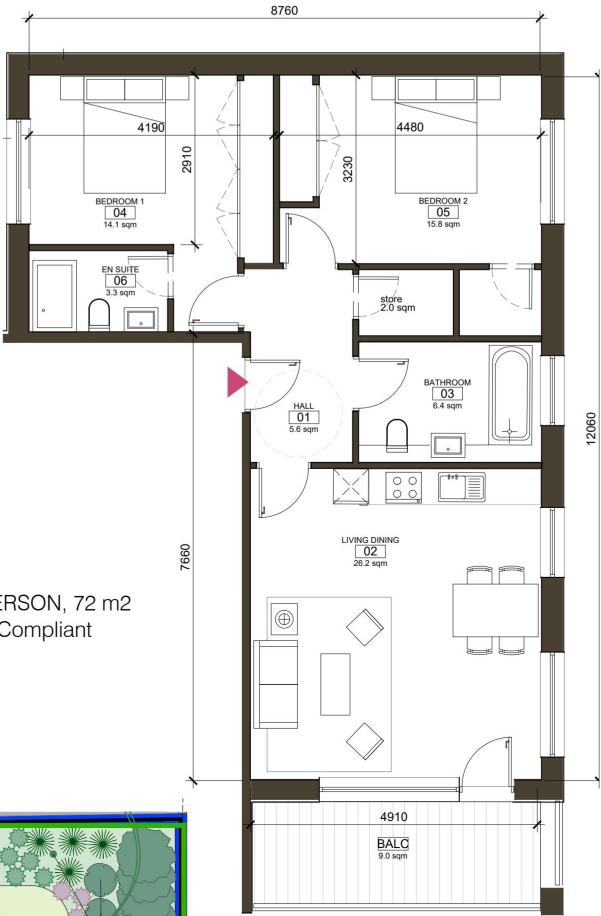


ROOF PLAN

3.7 Unit Types A, B, C and D



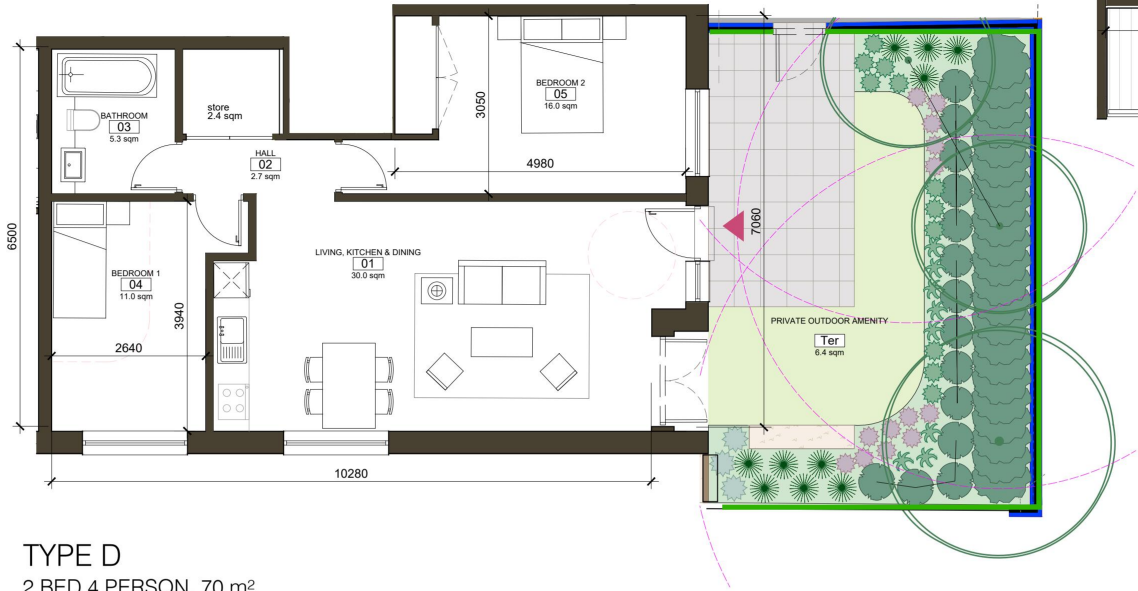
TYPE A
2 BED 4 PERSON, 73 m²
Part M4(2) Compliant



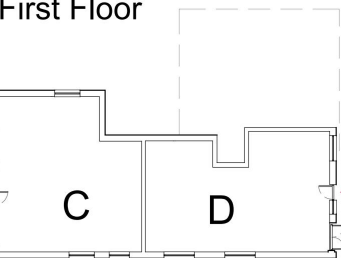
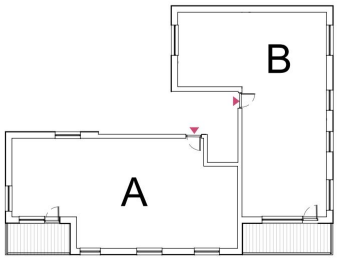
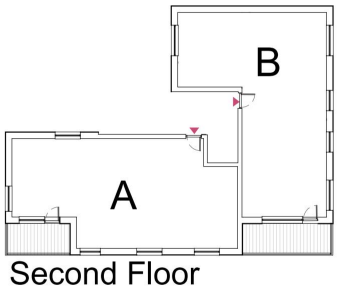
TYPE B
2 BED 4 PERSON, 72 m²
Part M4(2) Compliant



TYPE C
2 BED 4 PERSON, 74 m²
Part M4(3) Compliant



TYPE D
2 BED 4 PERSON, 70 m²
Part M4(2) Compliant



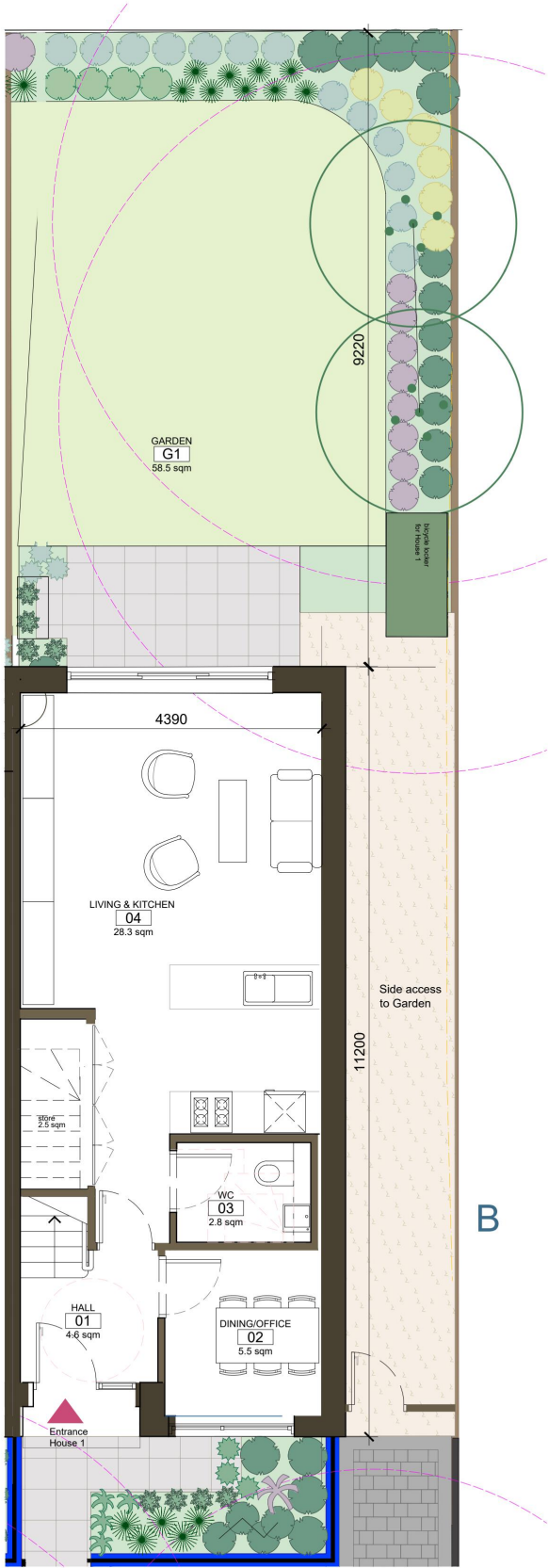
Ground Floor

External Amenity spaces shown
for the ground floor apartments.

All apartment types are double
aspect.

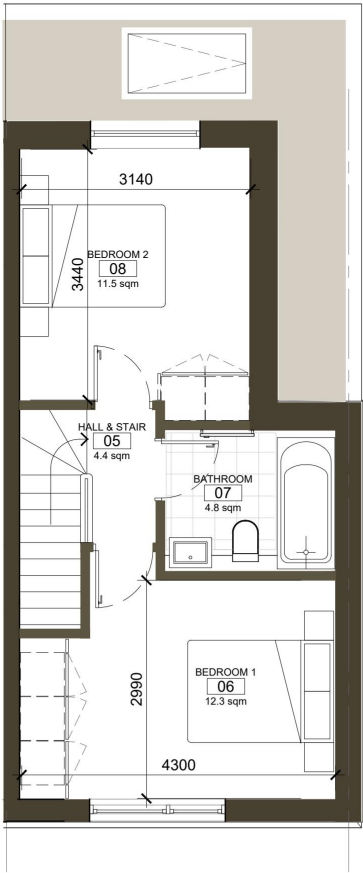
to A-103 f
rent Plans

3.8 House Type

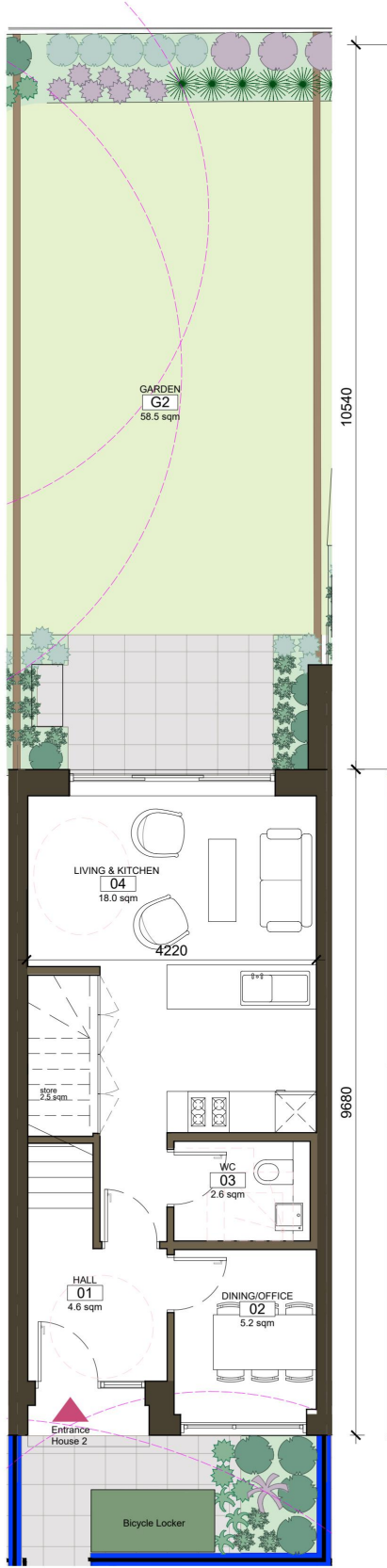


GROUND FLOOR PLAN

House Type 1
2 Bed 4 Person
79 m2 GIA

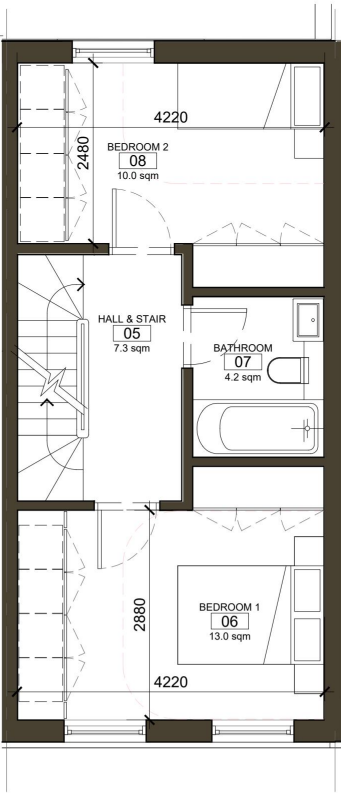


FIRST FLOOR PLAN



GROUND FLOOR PLAN

House Type 2 and 3
3 Bed 5 Person
99 m2 GIA



FIRST FLOOR PLAN



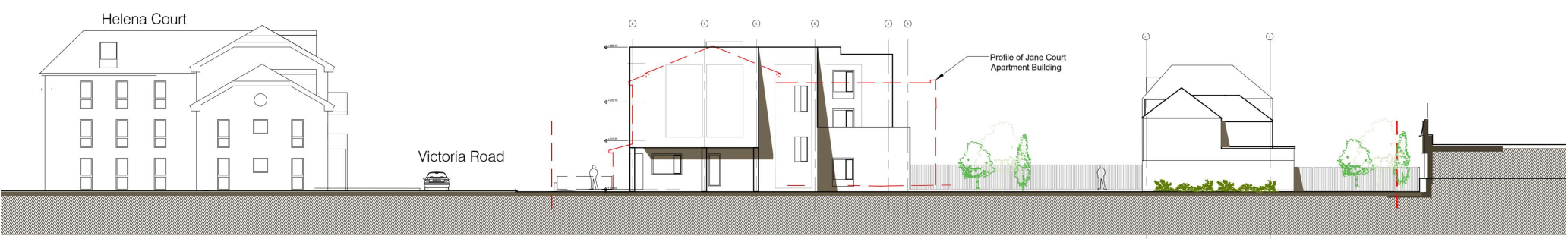
SECOND FLOOR PLAN

4.0 Architectural Character

4.1 Context Elevations



1. Side Elevation - Mercury Gardens



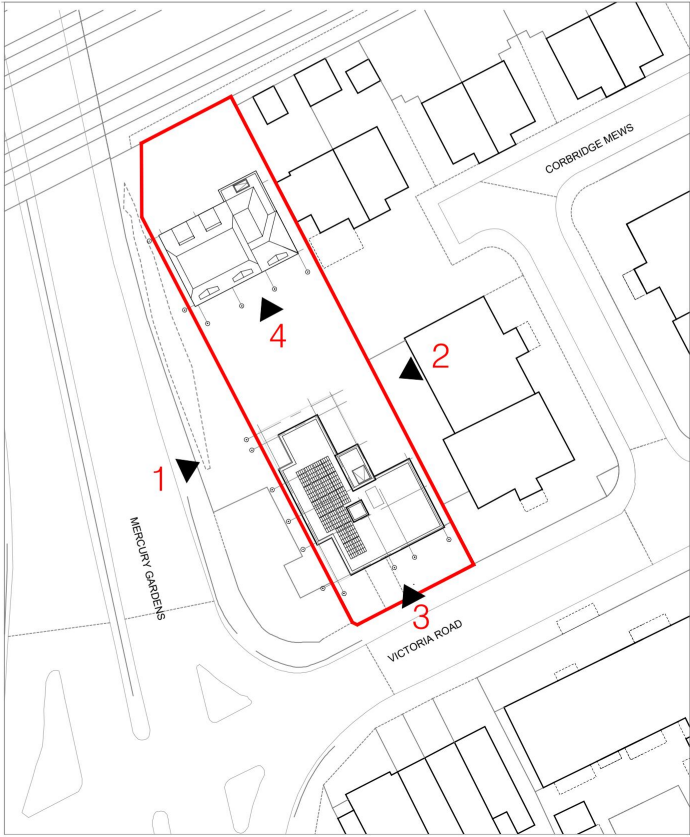
2. Side Elevation - Corbridge Mews



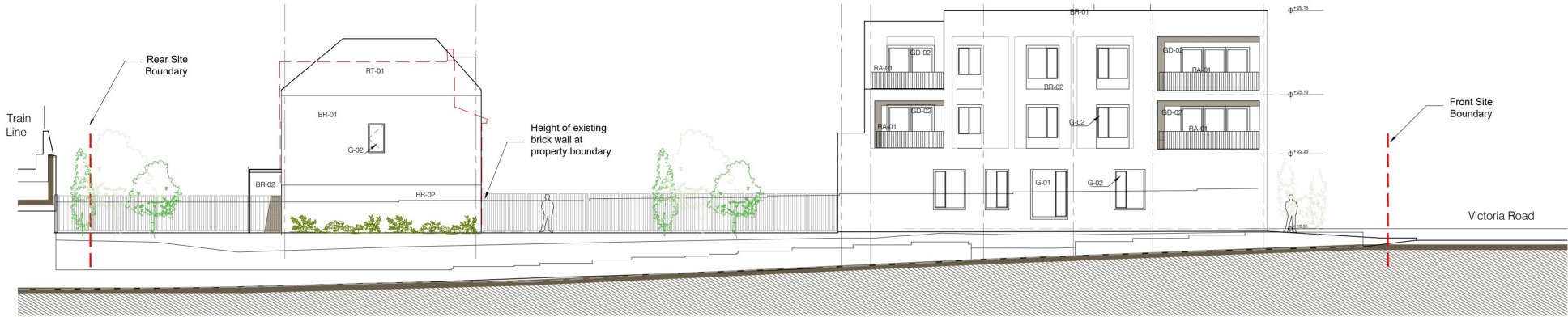
3. Front Elevation - Victoria Road



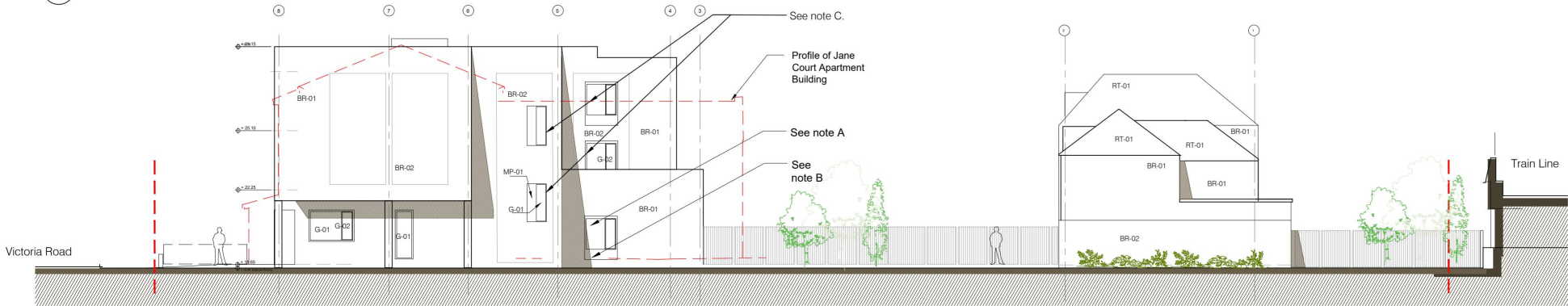
4. Front Elevation - Terrace Houses



4.2 Building Elevations



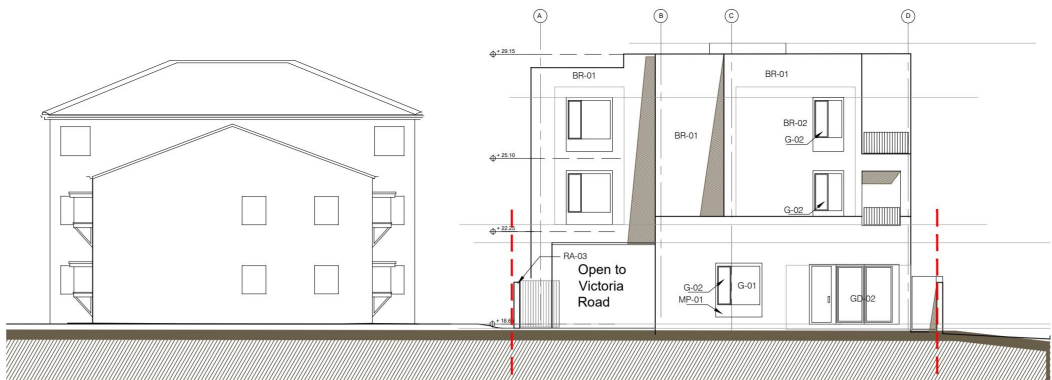
1. Side Elevation - Mercury Gardens



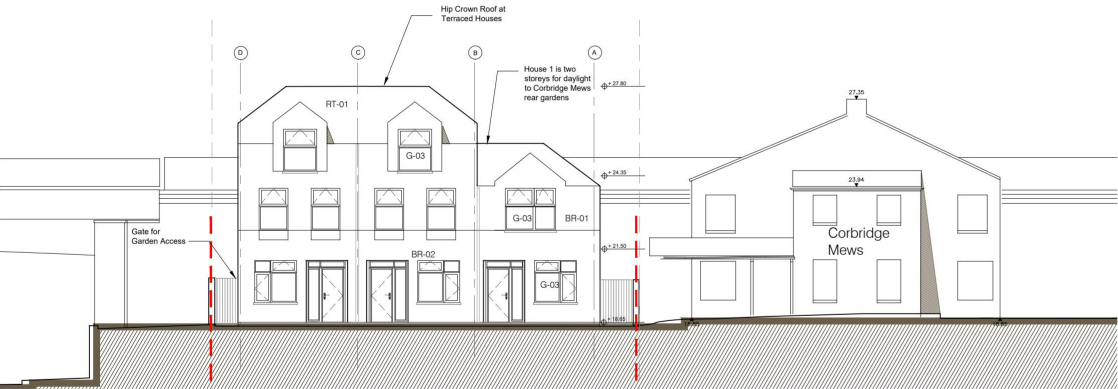
2. Side Elevation - Corbridge Mews



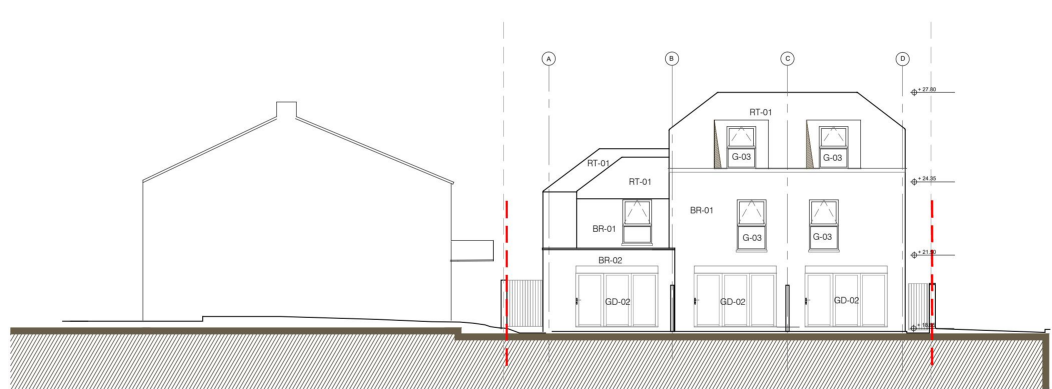
3. Front Elevation - Victoria Road



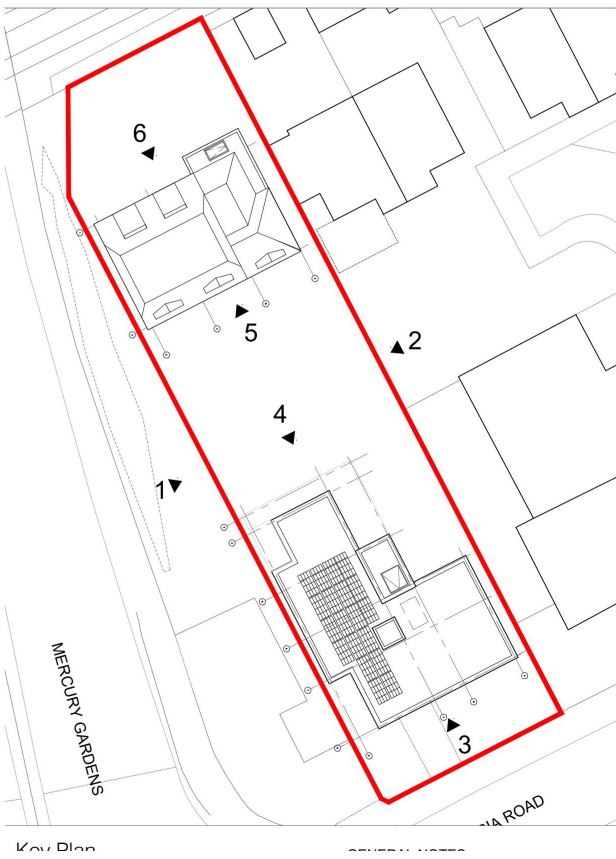
4. North (Rear) Elevation Apartment Building



5. Front Elevation - Terrace Houses



6. North (Rear) Elevation Apartment Building



Key Plan

4.3 Material Context



Many of the buildings on Victoria Road have complimentary colour panels or a pattern of a weave of materials.

Our proposal includes a strong framing window and a larger field of darker inset bricks to provide detail, scale and depth to the apartment building facade.



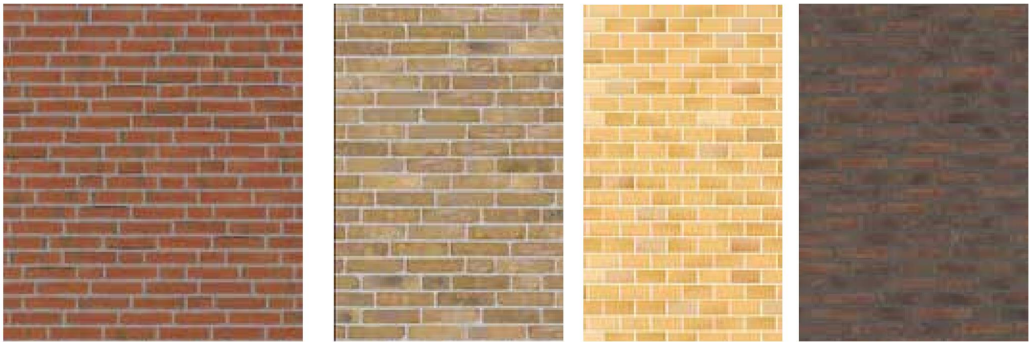
Facade Master Plan Studies



Material Range of Brick Tones and Colours

Shown here are three colour tones that were assessed for character and contextuality.

Tones of red and red-multi bricks create a consistent facade that displays depth and detail and matches the brick of the surrounding buildings



4.4 Rendered Elevations

A: Mercury Gardens: West Elevation



Terraced Houses

Apartment Building

B: Victoria Road: South Elevation



Mercury Gardens

Apartment Building

Jane Court

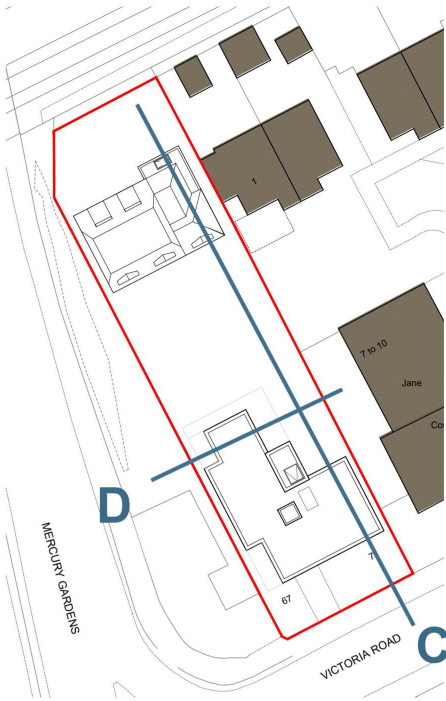


4.5 Long and Cross Section: Looking West & North

C: Long site section looking west



D: Cross Section looking south



4.6 Artist Impression: Victoria Road View



The building fabric is a field of red brick. Balconies are within the corners to create a crisp and clean form. Recessed panels in the middle of the facade have a darker accent brick to create depth proportion and detail around the frame windows.

The terraced houses at the north of the site are of matching bricks. The houses are lower buildings with hip crown slate roofing and dormer windows.

4.7 Material Finishes: Apartment Building

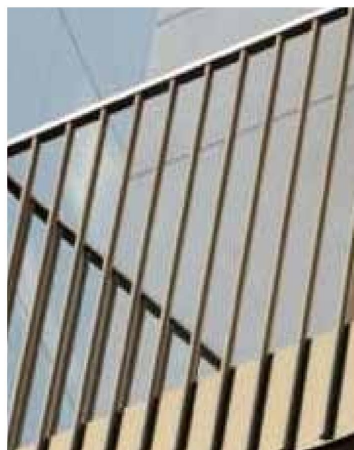


G-03
WINDOWS
WITH SIDE
PANEL AT
BATHROOMS

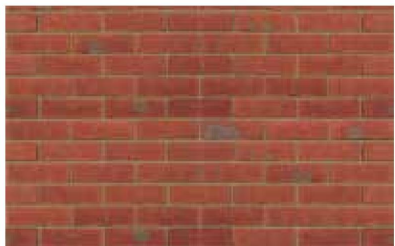


G-02
WINDOWS RECESSED IN METAL PANEL
FRAME

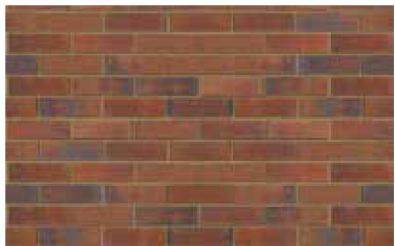
Brown Grey
RAL 7013
For Window Panels



RA-01
VERTICAL GRILLE IRONMONGERY
RAILINGS AT BALCONIES



B-01
BRICK FIELD
Leicester Multi Red Stock
Ibstock Bricks



B-02
BRICK PANELS
Alderley Burgundy
Ibstock Bricks



B-03
BRICK BASE COURSE
Riven Brindle
Ibstock Bricks

- G-01 Window- Clear Glass with Opening Pane
- G-02 Window- Clear Glass Fixed Pane
- G-03 Bifold and Sliding Glass Doors
- GD-01 Glass Entry Door
- GD-02 Bifold and Sliding Glass Doors
- D-01 Entry Door at House
- D-02 Service or Storage Door
- BR-01 Field Brick, Leicester Red Multi
- BR-02 Panel Brick, Burgundy
- BR-03 Base Course Brick, Riven Brindle

- MP-01 Metal Panel Window surround
- RT-01 Slate Roofing Tiles
- RA-01 Balustrade at Balconies
- RA-02 Railings at ground Amenity Spaces
- RA-03 1800 high railings at Boundary wall with landscape
- PL-01 Planter Boxes
- CB-01 Close Boarded fence at garden boundary

The proposed building has a robust and simple form. Durable materials and clean details enhance the design. Changes in tone and profile create a hierarchy of visual scale and match the strategies of the nearby building designs.

Engineering bricks are specified at the base of the building.

Below the windows charcoal grey finish metal panels frame the large windows within the building facade grid.

4.8 Rendered Elevation and Materials: Houses



Mercury Gardens

Terraced House Elevations

Corbridge Mews

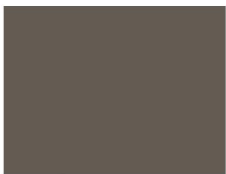
The terraced houses are comprised of a matching material palette with distinct details. The field and panel bricks of red and burgundy are composed as body and base rather than field and panel.

Similarly the window details are similar with an angled base panel, but have a vertical aspect ratio and narrower dimension befitting the terrace house type.

The hipped crown roof is to be finished in natural slate tiles. It springs from the facing wall at a midpoint of the gable of Corbridge Mews to align the visual proportions of the material façades.



SL-01
ROOFING SLATES
Natural Slate, grey colour
250 x 500mm



Brown Grey
RAL 7013
For Window Panels



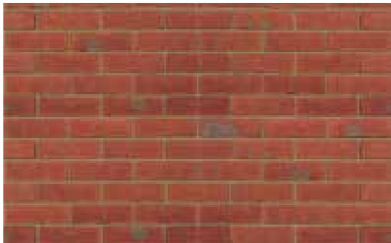
Black Olive
RAL 6015
for Doors



G-02
WINDOWS
RECESSED IN
METAL PANEL
FRAME



D-01
FRONT DOOR
Classic Entrance Door
Slate Grey RAL 7015
BERECO



B-01
BRICK FIELD
Leicester Multi Red Stock
Ibstock Bricks



B-02
BRICK BASE
Alderley Burgundy
Ibstock Bricks

5.0

Access & Environment: Consultant Summaries



5.1 Daylight & Sunlight

2 Point

Internal Daylight & Sunlight Amenity

The CBDM daylight results provides that all rooms assessed will achieve the respective target illuminance value appropriate for the rooms’ usage over at least 50% of the rooms area, many of which are far greater than the minimum. All properties exceed the suggested target minimum level of sunlight.

Overshadowing (Sun on Ground)

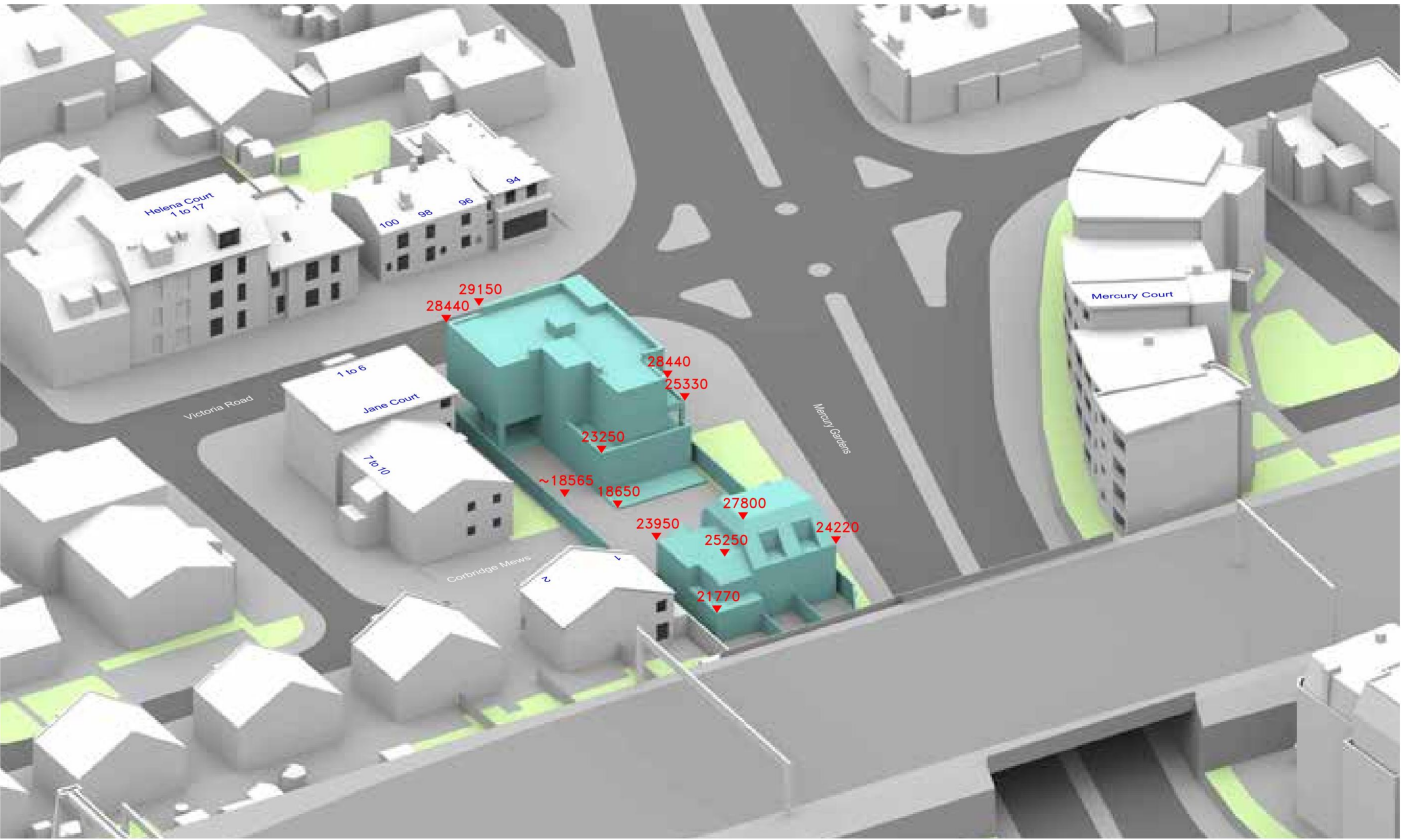
Three private rear gardens and two communal amenity spaces have been assessed. The results show that the two communal amenity areas will far exceed the BRE recommendations for direct sunlight on March 21st and June 21st.

Each garden achieves excellent levels of direct sunlight on June 21st, far in excess of the guideline, when these spaces will be used most often by occupants.

CONCLUSION

The scheme has been well designed to allow good levels of daylight and sunlight to penetrate into the proposed units and distribute throughout the rooms efficiently.

Overshadowing: The results show good compliance to the BRE recommendations for March 21st and full compliance on the supplementary summertime testing date of June 21st. Occupants of the proposed scheme will therefore have access to good amounts of direct sunlight, even in respect of the northerly orientation of private gardens to the north of the scheme.



Urban Massing of the site area - Proposal shown in light green

i-Transport

INTRODUCTION

The site is located in Romford, east London on the northern side of Victoria Road. Situated at the eastern edge of Romford, the site is bound to the north by the Great Eastern Main Line railway, to the east by existing residential buildings, to the south by Victoria Road, and to the west by the A1251 Mercury Gardens.

There are a number of 'Romford Station' bus stops which are located between 3m and 100m from the site, served by a significant number of bus routes (20 routes). Combined, these provide more than 100 buses per hour (in the busiest hours) in each direction. This indicates significant access to the local bus network.

Romford Railway Station is located 350m to the west of the site equivalent to a four-minute walk. Romford Railway Station services London Overground, the Elizabeth Line and Greater Anglia trains.

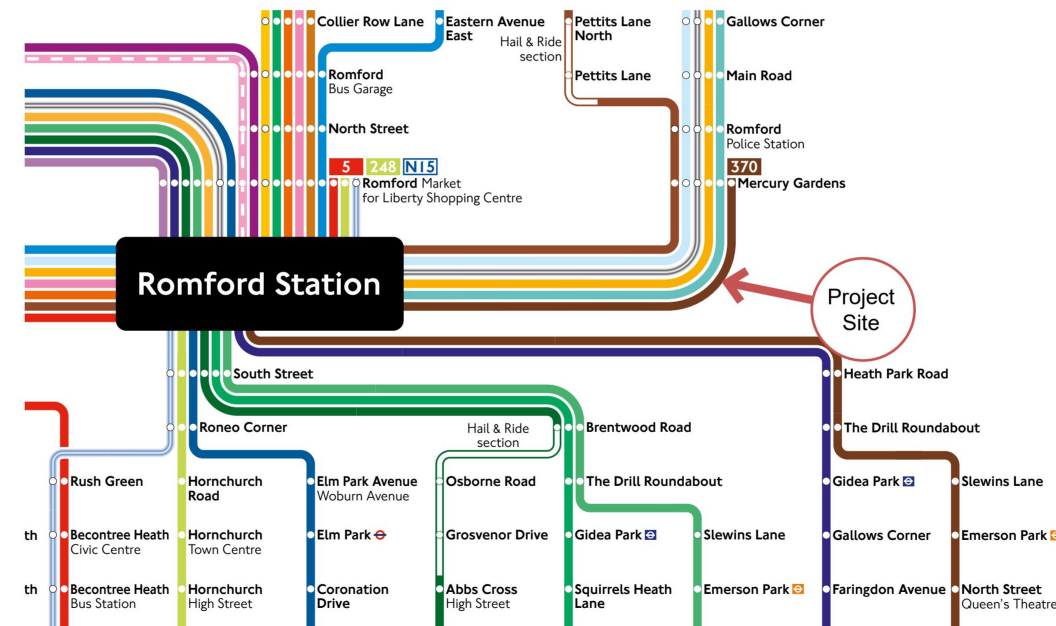
Walking and Cycling

Footways are provided on both sides of Victoria Road and abut the southern frontage of the site. The footways on Victoria Road provide a direct connection to the nearest bus stops.

To the west of the site, dropped kerbs and tactile paving are provided at the signalised pedestrian crossing points at the A1251 Mercury Gardens / Victoria Road signalised junction. Footways continue north to provide a direct route to the eastern side of town centre and to the south.

The footways on Victoria Road continue west of the A1251 to South Street providing a continuous pedestrian route to the middle of Romford town centre and Romford Rail Station.

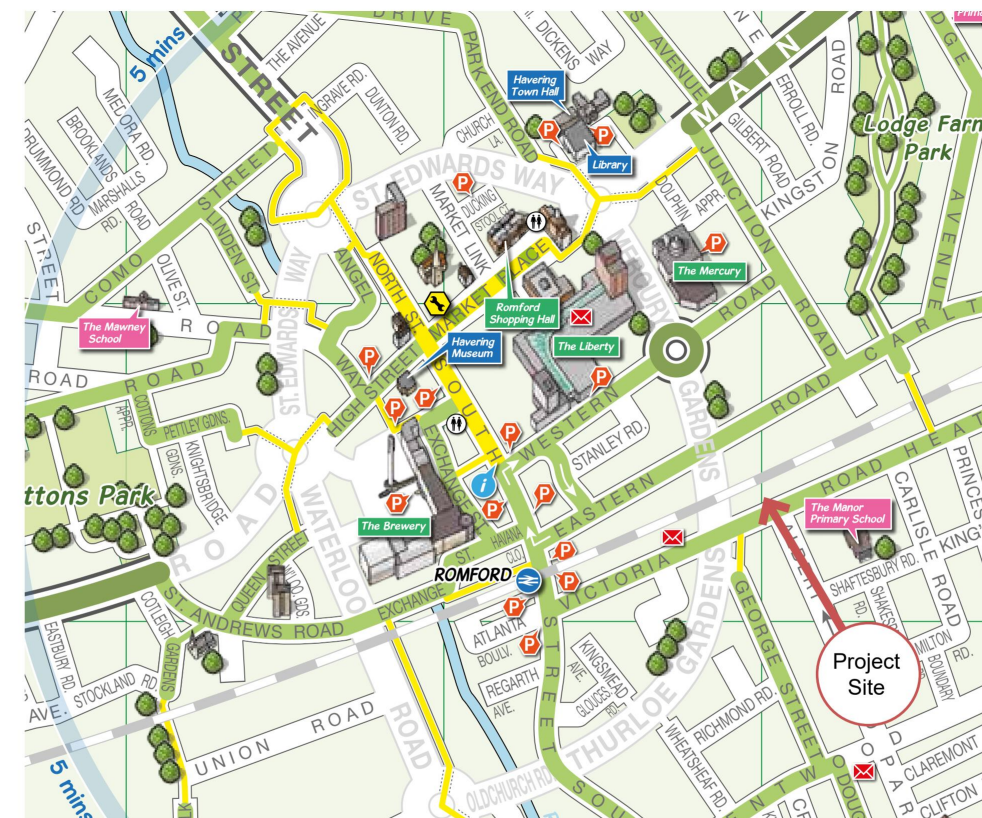
Victoria Road forms part of a series of cycle routes that classified as a recommended route along road with light traffic on the Romford Cycle Map provided by LBH.



The site is on a major bus artery, and within a five minute walk of the central bus station with access to all routes.



Local bus stops and proximity to rail and bus stations



Extract of Romford Cycling map. The site is located on an east west link, and close to the rail underpass to get to Lodge Farm Park to the north.

5.2 Transport & Access

i-Transport

Site Access

The site access proposal would close the existing vehicular access location from Victoria Road and provide a new crossover access approximately 10m further to the east.

There are a number of benefits to highway safety at the site frontage as a result of the proposal; namely that the proposed site access arrangement increases the distance between the site access and the A1251 / Victoria Road traffic signal controlled junction;

Only very limited vehicle movements in and out of the site from the one blue badge space and a small delivery vehicle. Vehicles enter and exit the highway in forward gear;

The proposal removes all direct frontage driveway style parking spaces which removes any reversing manoeuvres in the vicinity of the footway and junction.

Parking

Cycle Parking

Based on the current schedule of accommodation the minimum number of cycle parking spaces required is 18 spaces for the residential dwellings and 2 visitor spaces. It is proposed to provide 12 cycle parking spaces within secure and covered lockers for the proposed flats. The houses are provided with two spaces each within cycle lockers, located in the rear or front gardens. The cycle parking will be provided in line with LCDS.

Two visitor spaces will be provided by way of Sheffield stand to the west of the entrance into the site. On this basis, the proposed cycle parking provision is in accordance with the minimum requirements for cycle parking provision.

Car Parking

The site is located in an area of excellent accessibility to public transport (PTAL 6a), which is complemented by the existing pedestrian infrastructure. In accordance with Policy T6.1 of the London Plan, the proposed development will be car free except for one blue badge parking space within the courtyard of the site. On this basis, the proposed car parking provision is in accordance with the parking standards.



Estate Car tracking



Light Van tracking

5.2 Transport & Access

i-Transport

Refuse Collection

It is proposed to provide a refuse bin storage area as shown on the site layout plan to allow the refuse to be collected from Victoria Road. In this way, the refuse would be collected on-street as per the existing refuse collection arrangements.



Refuse Collection

SUMMARY

The site is located in a highly sustainable area with access to good quality pedestrian and cycling infrastructure and within a comfortable walking distance of a range of transport connections, everyday services and local facilities. The site's PTAL rating of 6a, confirms the excellent access to public transport.

The proposed development is for six flats and three houses, and will be largely car-free, with one blue badge parking space only.

Deliveries can be undertaken off-street, and vehicles are able to enter, manoeuvre, and exit the site in a forward gear. Refuse will be collected on-street as per the existing refuse collection arrangements.

Compared with the most recent use of the site, the proposed residential development would result in a net reduction in vehicle trips in the morning and evening peak hours and therefore bring forward a net benefit as a result of the proposal. The transport impact will be negligible in terms of safety, capacity, and will provide a betterment in terms of congestion.

5.3 London Plan Fire Strategy

BB7

Requirements of London Plan Policy D12 Fire Safety

The superstructure of the building it is assumed to be at this stage a reinforced concrete frame. The structural design will likely consist of in-situ reinforced concrete columns, vertical concrete shear walls and flat concrete slabs. Reinforced concrete is a non-combustible material with a relatively low thermal conductivity, which has been shown to perform well in a fire.

No part of the development qualifies as a 'relevant building' under Building Regulation 7(4). There is no minimum provision imposed on the outermost materials which compose the external walls of the building.

Terraced Houses

The terraced houses will have an Individual evacuation strategy. Houses are to be separated by 60 minutes fire resisting construction along the party walls and will be fitted with standalone alarm systems.

As the top floors are above 4.5m from ground level, the internal stair should be constructed as a protected stair achieving a minimum of REI 30, leading directly to outside or two separate escape routes leading to alternative final exits.



Hose lay distance from terraced house and apartment block entrances, to farthest point of the uppermost floors (Second floor at both buildings)

Apartment Block

As with typical residential apartment buildings, the evacuation approach proposed revolves around the “Stay Put” evacuation strategy, whereby each flat will be constructed as its own fire compartment and will be provided with fire detection and alarm systems, which are standalone systems.

The apartment block will be served by a single stair which will measure a clear width of 1,200mm, thereby exceeding the minimum prescriptive requirements. The stairs will discharge via a sterile residential entrance lobby.

The lift provided will be designed as an evacuation lift and therefore, should they require it, mobility impaired people could use it to make their escape to lower levels. All other escape routes will be suitability designed to be level or, where provided, have ramps that do not have a gradient that exceeds 1:12, or protected disabled refuges areas, where occupants can await for evacuation assistance.

Travel distances within the common corridor to the stair are below 4.5m and therefore smoke ventilation is required in the stairwell only. The stairwell will be ventilated either by a 1m² openable vent at each storey or a single 1m² AOV located at the head of the stair.



Fire appliance access, hydrant location, hose laying distances to apartment and terraced housing entrances.

5.4 Energy & Sustainability Strategy

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The energy strategy follows the energy hierarchy as per Policy S 1 2 of the London Plan 2021:

- Use Less Energy (Be Lean),
- Supply energy efficiently (BeClean) and
- Use Renewable and low carbon energy (Be Green)

The overall energy strategy capitalises on passive design measures to maximise the fabric energy efficiency and energy demand. The scheme then makes use of airtight heat pumps for space heating with domestic hot water combined with the provision of photovoltaic solar panels to generate electricity on site.

Heat pump solutions for space heating and hot water reduce combustion on site significantly. Photovoltaic solar panels could generate electricity on site, offsetting carbon emissions. Air Source Heat Pumps will be considered as the primary source for domestic hot water and space heating.

The energy strategy has been set out and the scheme meets an on site cumulative CO 2 reduction of 71.

The scheme will continue to integrate the core sustainability principles stemming from Local Development Framework within its design, with a focus on sustainable transport and drainage, minimising waste and boosting local ecology and biodiversity.

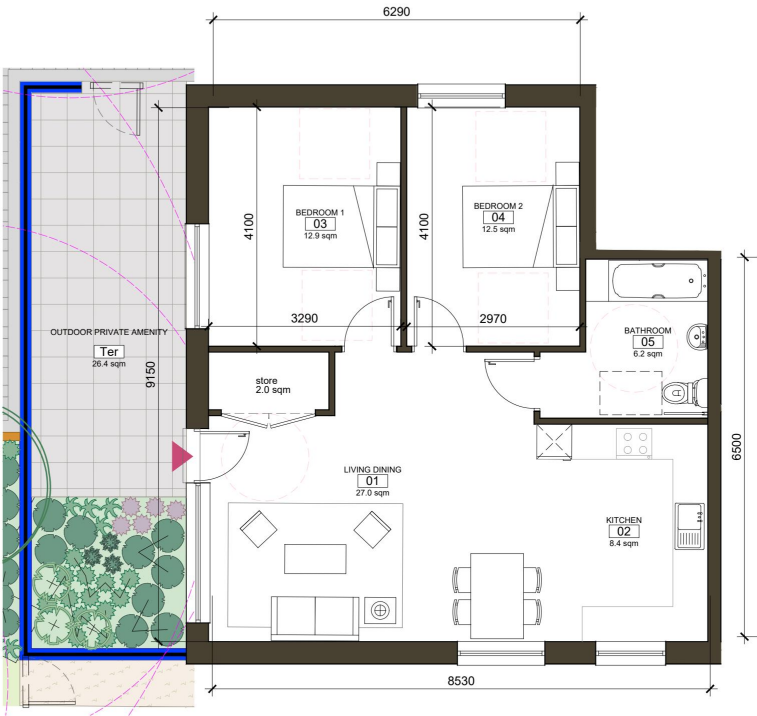


Indicative space for photovoltaic solar panel array location on the roofs of the proposed development (green)

5.5 Accessibility

All residential units have been designed to meet the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015).

In addition, the dwellings have been designed to meet Building Regulations Part M4(2), with one 2B4P dwelling meeting Part M(3) as a wheelchair adaptable dwelling which is 11% provision compliant with the ten percent requirement.



TYPE C
2 BED 4 PERSON, 74 m2
Part M4(3) Compliant

5.6 Noise
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SUMMARY

An on-site environmental noise survey was undertaken at the site to allow for an ambient sound level assessment in-line with BS8233:2014 to assess the viability of residential development. A vibration assessment was also undertaken in accordance with BS6472 – 1:2008 guidance.

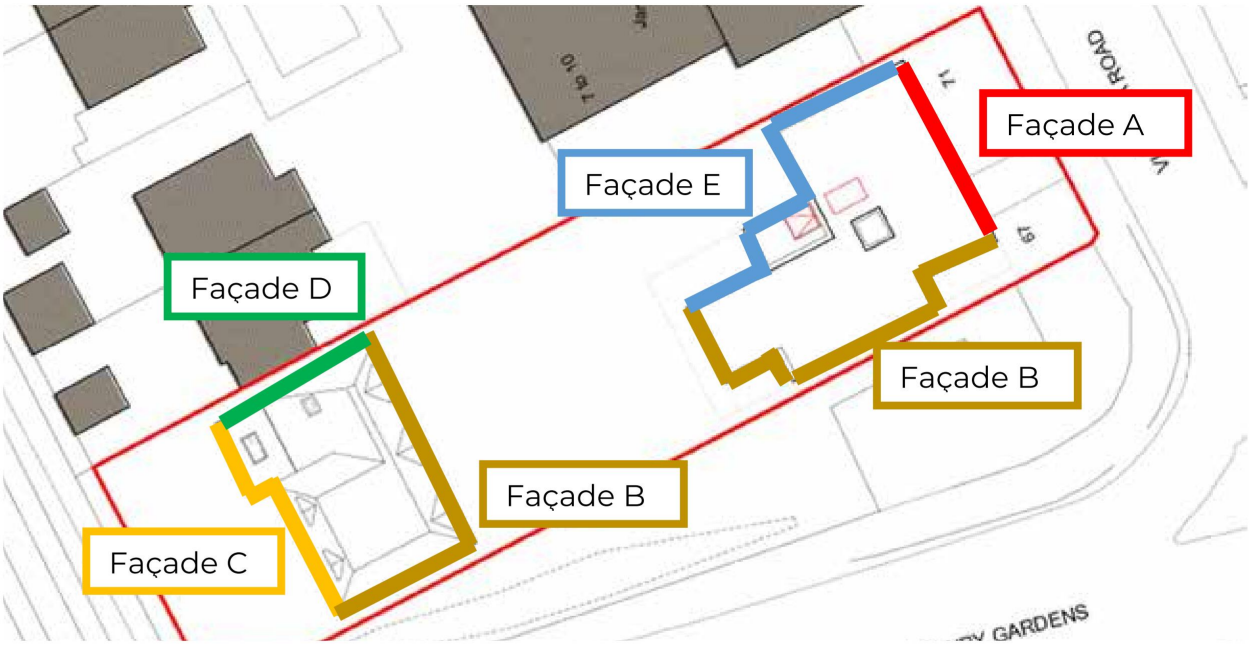
Details of mitigation measures in the form of enhanced building fabric, glazing and alternative ventilation strategies should be sufficient to achieve appropriate internal and external noise levels for the proposed development according to the BS8233:2014 criteria.

BUILDING ENVELOPE

The noise levels within the proposed dwellings will be dictated by the configuration, materials, and elements of the façade. The non-glazed elements of the facade will contribute significantly to the reduction of ambient noise levels. The façade construction for lightweight or heavyweight constructions will provide ample levels of sound insulation, for the purposes of this report it is assumed the façade provides a minimum sound reduction of 50dB Rw.

A) GLAZING SPECIFICATION

Windows can be considered the weakest point of a façade in terms of noise reduction from external noise. The glazed elements installed in all the living rooms and bedrooms require the minimum sound reduction as shown in the Noise Break-In Assessment table. The glazing units provide a suitable sound reduction, any other window capable of providing this attenuation will be suitable.



Facade Layout

Façade Colour	Location	Time Period	Façade Noise Level (dB)	BS8233:2014 Criteria	Min. SRI Required (dB)
Façade A	Bedroom / Living Room	Day time	69.0	35.0 dB LAeq,16hour	34.0 Rw + Ctr
	Bedroom	Night time	66.0	30.0 dB LAeq,8hour	36.0 Rw + Ctr
	Bedroom	Night time	80.0	45.0 dB LAmax,8hour	35.0 Rw
Façade B	Bedroom / Living Room	Day time	68.0	35.0 dB LAeq,16hour	33.0 Rw + Ctr
	Bedroom	Night time	64.0	30.0 dB LAeq,8hour	34.0 Rw + Ctr
	Bedroom	Night time	85.0	45.0 dB LAmax,8hour	40.0 Rw
Façade C	Bedroom / Living Room	Day time	65.0	35.0 dB LAeq,16hour	30.0 Rw + Ctr
	Bedroom	Night time	61.0	30.0 dB LAeq,8hour	31.0 Rw + Ctr
	Bedroom	Night time	88.0	45.0 dB LAmax,8hour	43.0 Rw
Façade D	Bedroom / Living Room	Day time	56.0	35.0 dB LAeq,16hour	21.0 Rw + Ctr
	Bedroom	Night time	52.0	30.0 dB LAeq,8hour	22.0 Rw + Ctr
	Bedroom	Night time	85.0	45.0 dB LAmax,8hour	40.0 Rw
Façade E	Bedroom / Living Room	Day time	64.0	35.0 dB LAeq,16hour	29.0 Rw + Ctr
	Bedroom	Night time	60.0	30.0 dB LAeq,8hour	30.0 Rw + Ctr
	Bedroom	Night time	78.0	45.0 dB LAmax,8hour	33.0 Rw

Internal Noise level analysis

5.7 Flood Risk and Surface Water Management

Flo Consult

Summary

Existing Flood Probability

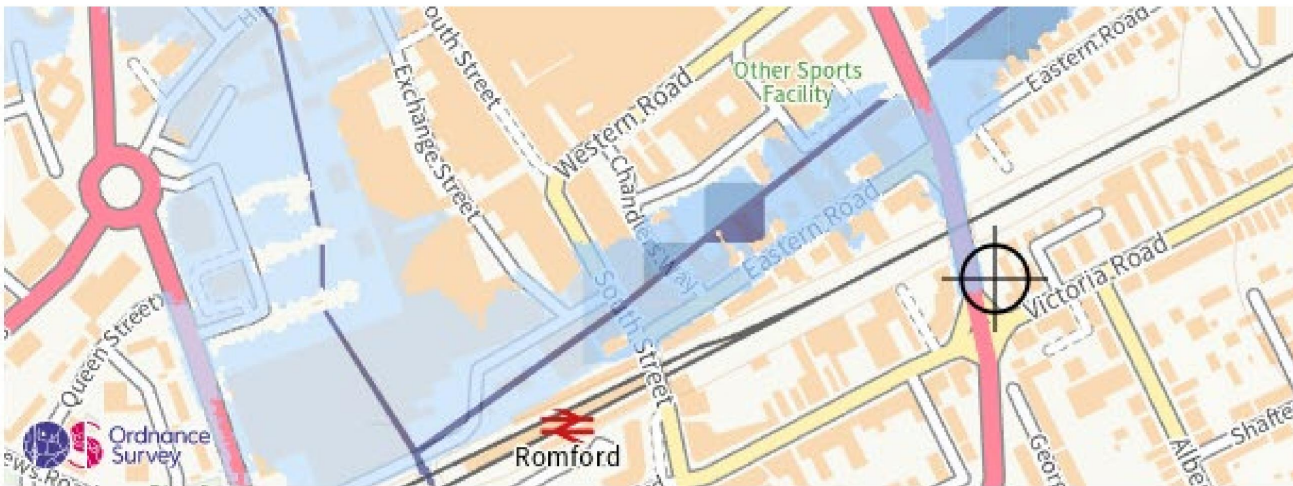
It is deemed that the probability of flooding from all existing sources is low. The site is in Flood Zone 1 it is appropriate for development with no requirement for a sequential or exception test.

SuDS Principles

The SuDS methods for the site are permeable paving; filter drains; water butts; raingardens, and an attenuation tank in the form of cellular units, with the surface water destination being to a surface water sewer.

Flood Risk within the Development

The SuDS and attenuation tank have been suitably sized so that no flooding occurs within the network during the 1 in 1-year; 1 in 30-year + 35%; and 1 in 100-year storm event + 40%.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

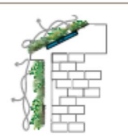
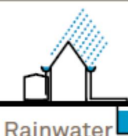
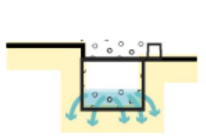
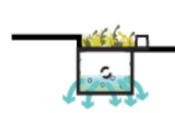
EA Fluvial Flood Probability Map

Surface Water Exceedance Design

In an unlikely network exceedance event due to storms exceeding the designed 100-year + 40% climate change, surface water will follow the site topography and flow away from the new residential building, will discharge to the southern boundary, and into Victoria Road, where it will be contained due to the road's gradient and the roads having upstand kerbs.

Water Quality

The level of water treatment is to be assessed against the details set out in Ciria SuDS Manual C753. Chapter 26 sets out the Pollution Hazard Indices for different land classifications, and how to calculate that against the SuDS mitigation indices to show suitable levels of treatment. The mitigation indices are greater than the pollution hazard index, and therefore suitable water quality is achieved.

	Description	Setting	Required area
 Green roofs	A planted soil layer is constructed on the roof of a building to create a living surface. Water is stored in the soil layer and absorbed by vegetation.	 Building	Building integrated.
 Rainwater harvesting	Rainwater is collected from the roof of a building or from other paved surfaces and stored in an overground or underground tank for treatment and reuse locally. Water could be used for toilet flushing and irrigation.	 Building	Water storage (underground or above ground).
 Soakaway	A soakaway is designed to allow water to quickly soak into permeable layers of soil. Constructed like a dry well, an underground pit is dug filled with gravel or rubble. Water can be piped to a soakaway where it will be stored and allowed to gradually seep into the ground.	 Open space	Dependant on runoff volumes and soils.
 Filter Strip	Filter strips are grassed or planted areas that runoff is allowed to run across to promote infiltration and cleansing.	 Open space	Minimum length 5 metres.
 Permeable paving	Paving which allows water to soak through. Can be in the form of paving blocks with gaps between solid blocks or porous paving where water filters through the block itself. Water can be stored in the sub-base beneath or allowed to infiltrate into ground below.	 Street/open space	Can typically drain double its area.
 Bioretention area	A vegetated area with gravel and sand layers below designed to channel, filter and cleanse water vertically. Water can infiltrate into the ground below or drain to a perforated pipe and be conveyed elsewhere. Bioretention systems can be integrated with tree-pits or gardens.	 Street/open space	Typically surface area is 5-10% of drained area with storage below.

Excess Water Mitigation Techniques

5.8 Ecology

Cherryfield Ecology

Summary

Ecological Appraisal (EA)

The site consists of one building (B1) which is currently occupied by two shops and hardstanding parking to the front and rear of the building. Jersey cudweed, a protected plant species, was found on site during both the current site survey and the initial survey undertaken in December 2021 (Cherryfield Ecology).

During the initial survey approx. 30 specimens were found along both the eastern and western boundaries of the site. During the current site survey, approx. 50 seedlings were found in a more concentrated area on the eastern boundary.

No other evidence of any protected species was found on site during the survey.
The building (B1) provides moderate potential for roosting bats due to the gaps under the wooden fascias and at the wall tops of the gable end.



Recommended Provisions

Swifts

Swift nest boxes are recommended due to the increased lack of nesting opportunities swifts are finding in modern built dwelling homes. The following will be undertaken:

Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrow can use swift bricks, but swifts cannot use house sparrow nest bricks.

Integral swift bricks are the preferred option on new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site.

Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.

Alternatively, swift boxes can be placed on the external walls of a building when a restoration or opportunities don't exist to build in the boxes.

Bats

A minimum of two Chillon Woodstone bat box(es) or similar boxes (Figure 13) will be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.

Hedges

It is recommended that a diversity of hedgerow species is included in the proposed hedgerows on site. Suitable hedgerow species include:

- Hawthorn (*Crateagus monogyna*)
- Hazel (*Corylus avellana*)
- Holly (*Ilex europaeus*)
- Wild Privet (*Ligustrum vulgare*)
- Field Maple (*Acer campestre*)
- Blackthorn (*Prunus spinosa*)
- Guelder Rose (*Viburnum opulus*)
- Wayfaring Tree (*Viburnum lantana*)
- Dog Rose (*Rosa canina*)
- Spindle (*Euonymus europaea*)

CONCLUSION

67-71 Victoria Road

The principle of redeveloping the existing site with a residential development which enhances the character and appearance of the neighbourhood accords with the local and national planning policy requirements.

The high quality design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposed apartment building and houses will ensure the very highest form of development is delivered. The development will offer good levels of amenity for future occupiers and retain amenity for neighbouring occupiers

The scheme addresses the applicable targets for new development. The scheme also incorporates an integrated and comprehensive landscaping plan. The proposed development is appropriate in terms of residential amenity, access and parking, and creates a positive contribution to the neighbourhood.



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