

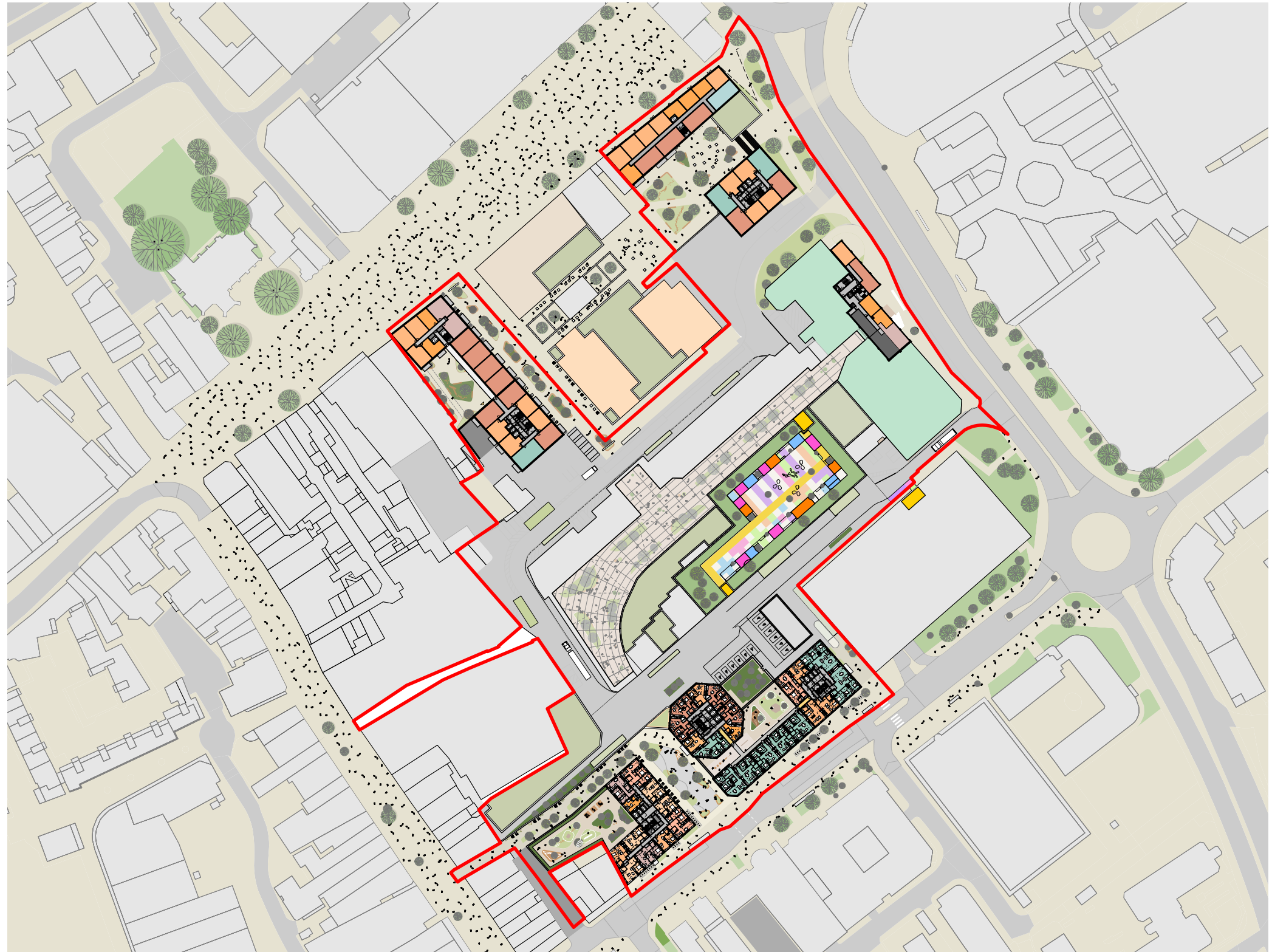
Layout, use & function

Residential floor layout

This plan shows the typical illustrative layout of the residential buildings. The quality, product mix and size of homes proposed as part of the Living Accommodation has been designed to appeal to different market sectors including owner occupiers, investors and renters. The quality and sizes of all future accommodation will be secured at the reserved matters stage through compliance with the Outline Design Code, including compliance with the London Planning Guidance and Nationally Described Space Standards.

The illustrative scheme has been designed to demonstrate how a well-designed high-quality living environment with flexible and adaptable accommodation can be achieved within the parameters set by the Outline Masterplan. This includes meeting a wide range of living needs including provision for families and accessible M43 units.

Where possible, all new residential typologies follow a North-West to South-West orientation to strengthen the masterplan's urban grain and provide high quality light to all.



Layout, use & function

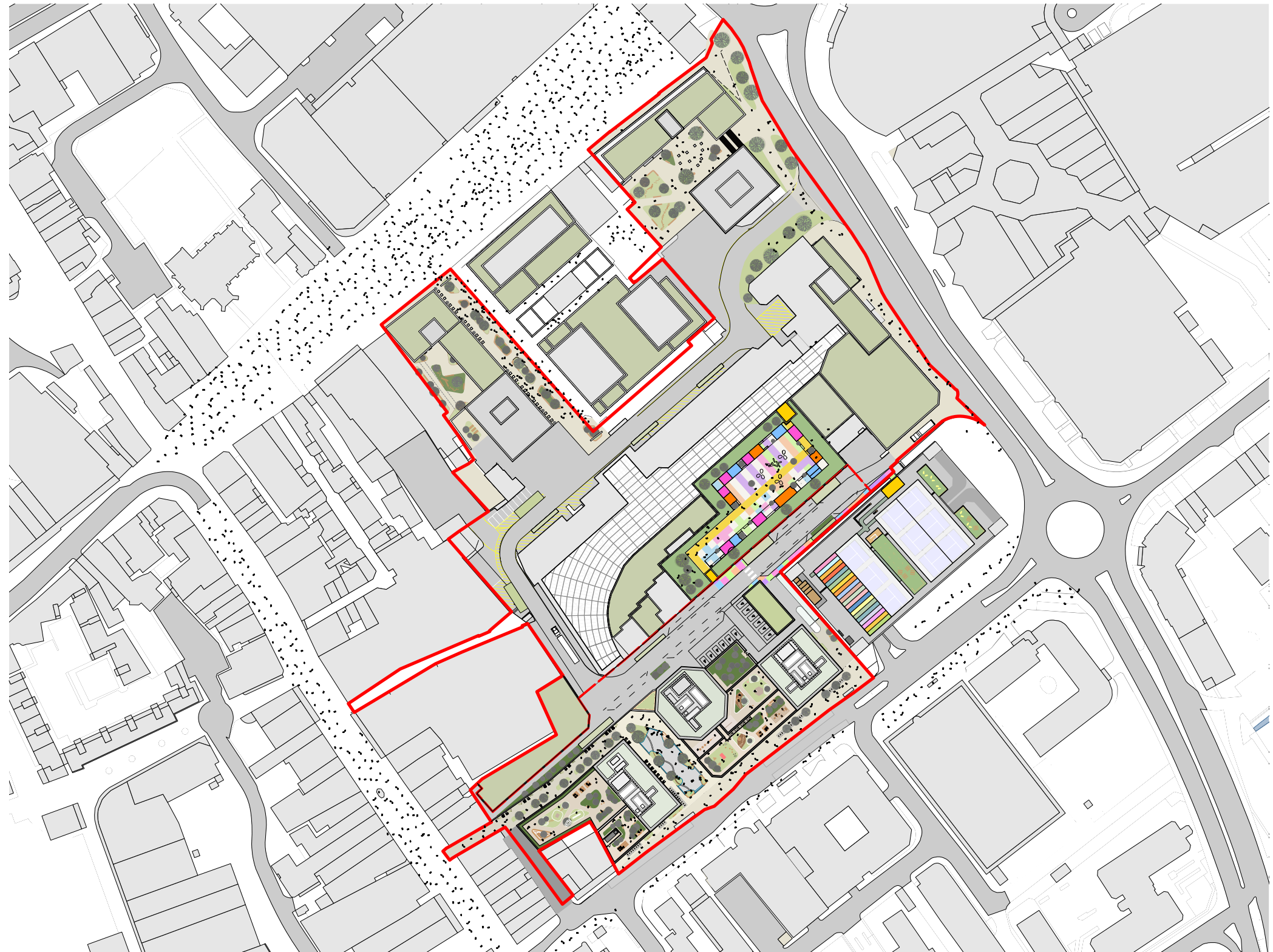
Roofscape layout

The roof terraces, green roofs, balconies, podium spaces, public square and yards all give a constantly changing, dynamic, living green environment that is a supportive and nurturing environment for all species of flora and fauna, a perfect human habitat and a great place to be, making it sustainable and desirable leading to a settled community with low turnover of people and businesses.

A combination of discreet podium level gardens and roof terraces will be provided. All external amenity spaces will be accessible by lift and stair. The design of amenity spaces will ensure ease of circulation, a choice of spaces for rest, relaxation, seating and play.

This plan shows the variety of amenity space provided throughout the scheme. Zones 02 and 03 provide amenity space at roof level, as they lack a podium.

Sunlight and daylight analysis has been undertaken to ensure that all amenity spaces receive sufficient levels of light all year round.



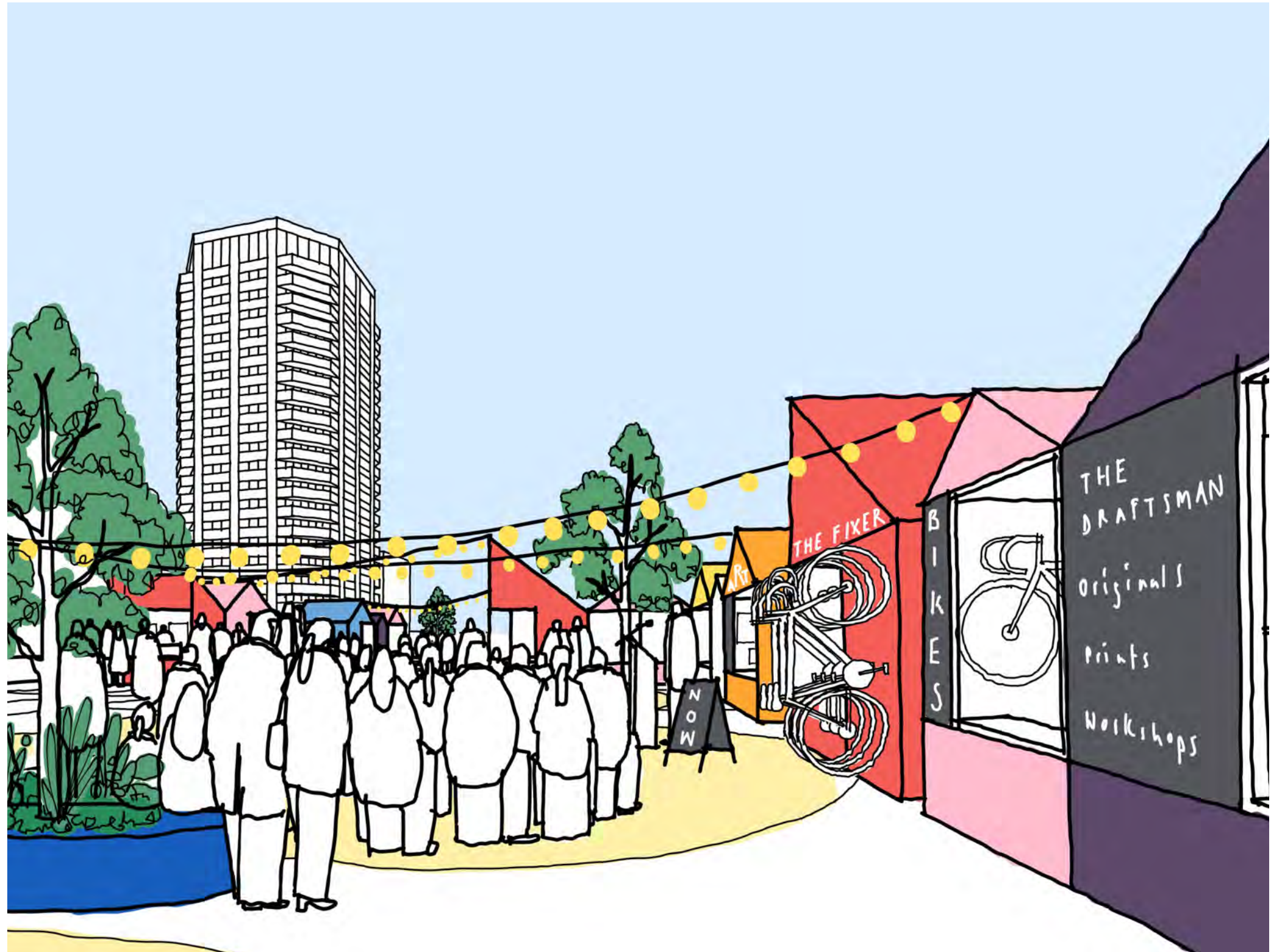
Layout, use & function

Makers yard

The Makers yard will repurpose the disused Boots carpark with new creative spaces which will accommodate the needs of small business and craftspeople, simultaneously activating the roofscape of the Liberty.

It will be bordered by an ecologically rich greenspace, comprising of a species-rich grassland and native trees.

The new Makers yard will be accessed via a new lift from the service road, which users will reach via a lift from the proposed padel court in the current multi storey car park. The crossing between the two will be improved and designed to prioritise pedestrians, ensuring the users' safety.



Layout, use & function

Summary

The following summarises the key drivers that have informed the Masterplan response to Use and Amount, both in terms of the Greater London Authority regeneration context and the Romford Masterplan SPD connections and community aspirations.

The key drivers for the land use strategy are as follows:

- Responding to the regeneration vision.
- Helping to rejuvenate Romford Town Centre to an attractive and vibrant destination with successful public spaces and a thriving mixture of uses.
- Securing long-term economic regeneration through retail, business and community uses.
- Enhancing and supporting the civic heart environment of Market Place.
- Forming an inclusive and accessible district.
- Delivering a successful residential-led masterplan with a mixture of size, mix and tenure of homes.
- Creating a high-density sustainable urban environment.
- Providing high quality open space and public realm.
- Increase footfall by achieving a legible layout, maximising visibility and sight-lines, distributing uses appropriately and by capitalising on existing anchors such as the South Street frontage and Market Place presence.



12.04 Illustrative streetscape

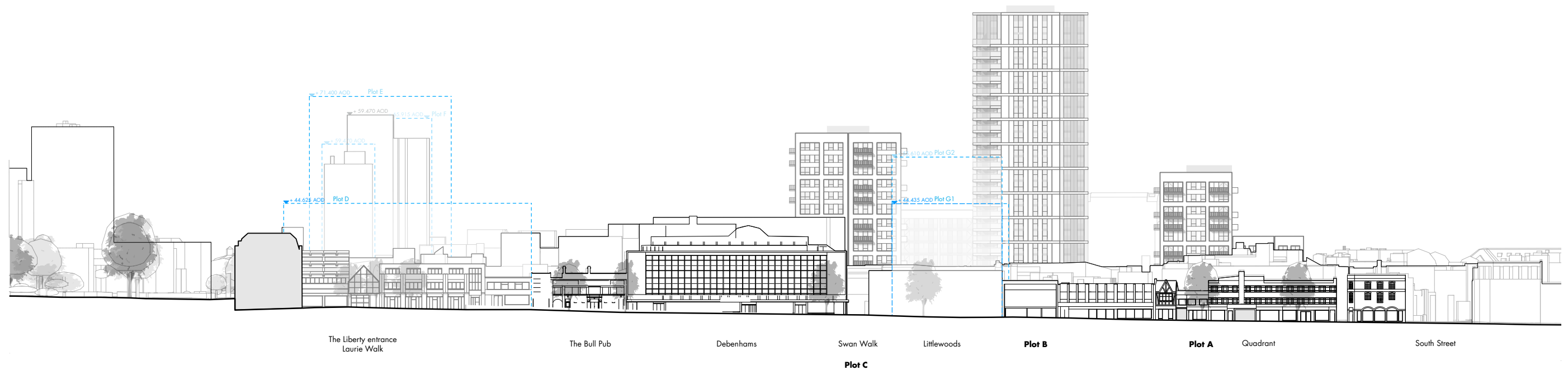


Figure 132 Proposed Masterplan North Elevation

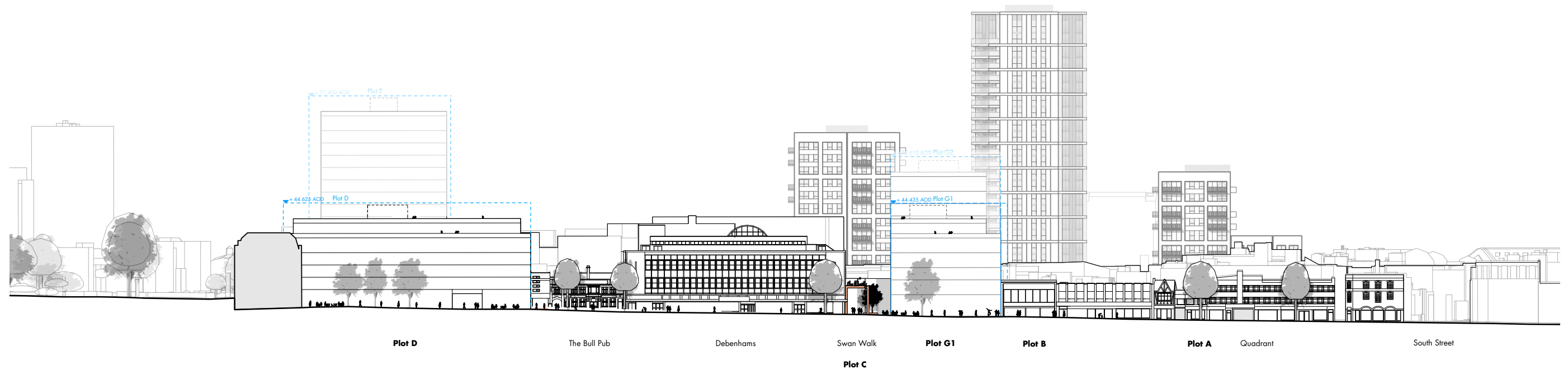


Figure 133 Illustrative Masterplan North Elevation