

WELCOME

SOUTH STREET ROMFORD

Passion Property Group and Caerus Developments are pleased to welcome you to their public exhibition that illustrates the emerging proposals for the mixed use redevelopment of part of the existing Jewson site on the junction of South Street and Lyon Road.

The site is an important location near Romford town centre. The proposed scheme will deliver:

- Much needed new, high quality, residential properties for the area
- Efficient use of a town centre brown field site
- Increased employment opportunities
- Improved streetscape

This exhibition allows us to share our proposals and gives you the chance to provide us with your feedback. Members of the project team are available to answer any of your questions.

Feedback forms are also available for you to provide us with your comments, which can either be left with us today or sent back to us using the freepost envelopes provided.

THE DEVELOPERS



Caerus Developments and its partner Passion Property Group are independently owned property companies.

- Specialised in the delivery of residential developments.
- Over 50 years combined experience of delivering sites across London and the South East.
- Currently active within the London Borough of Havering

Saint-Gobain designs, manufactures and distributes materials and solutions which are key ingredients in the wellbeing of each of us and the future of all.

Jewson is a leading supplier of timber and building materials with over 600 branches nationwide.



Mixed use development.
Victoria Road, Romford. London Borough of Havering



Residential development.
Station Lane, Hornchurch. London Borough of Havering



Residential development.
High Street, Hornchurch. London Borough of Havering



Residential development.
London Road, Romford. London Borough of Havering

THE ARCHITECTS



DunnettCraven is a London based architecture practice

- Currently working on residential and mixed use projects throughout the London area, as well as the rest of the UK.
- The practice has designed more than 2,000 homes in the London area in the last 10 years.
- Winner of FTB Best Architectural Design & Best Apartment Design awards in 2015 & 2016 for TNQ in Colindale.
- Winner of the IPA Best retail architecture in the UK award for work at Heathrow Terminal 5, in 2017.



Mixed use development.
Apartments, micro-brewery & retail, Dartford, Kent



Mixed use development.
Apartments, retail, workspace & creche. Colindale, London



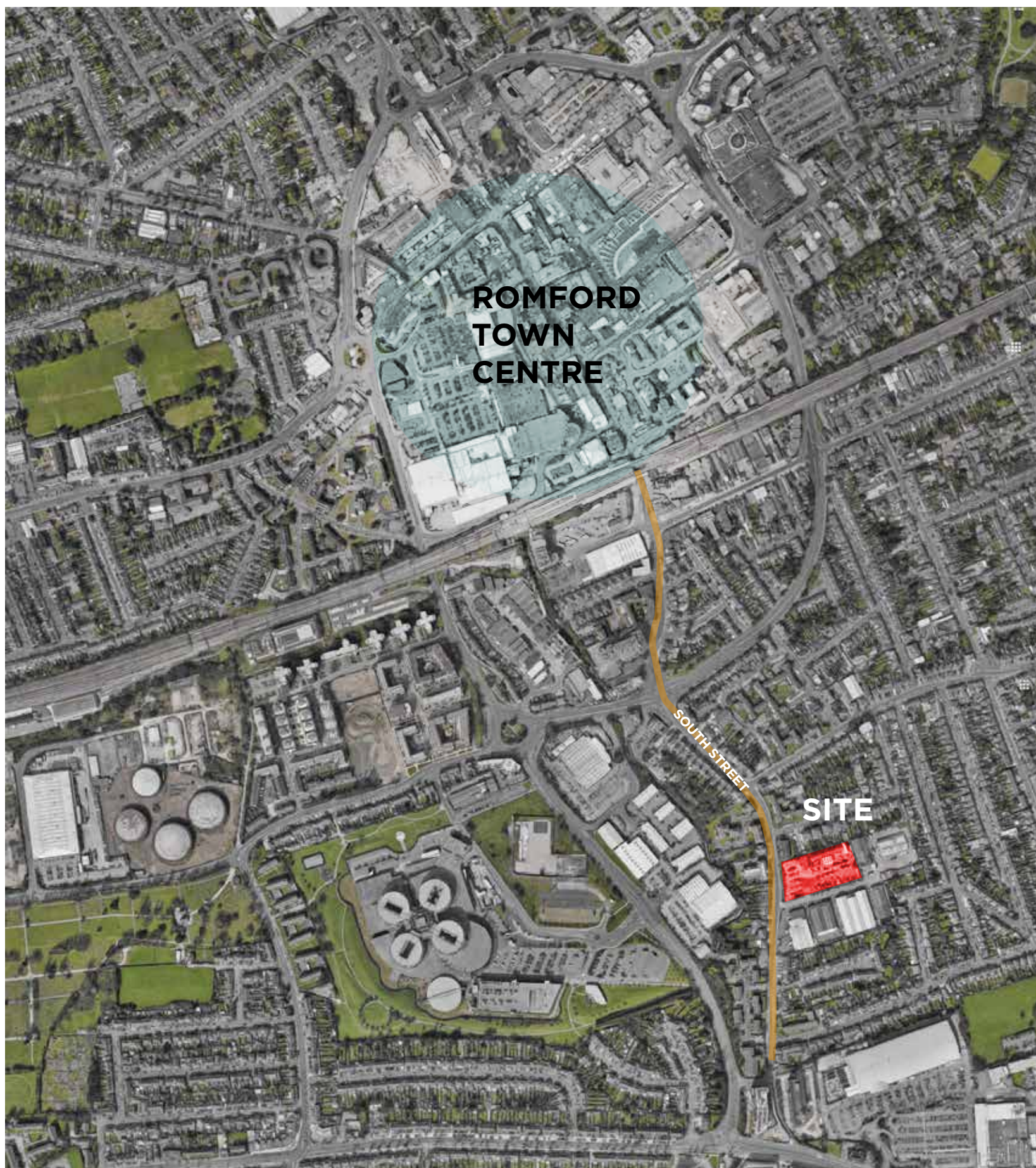
Mixed use development.
Residential & retail. Blackwall Lane, Greenwich, London



Residential development.
Woods Road, Peckham, London

SITE LOCATION

The site is located to the south of Romford, alongside South Street



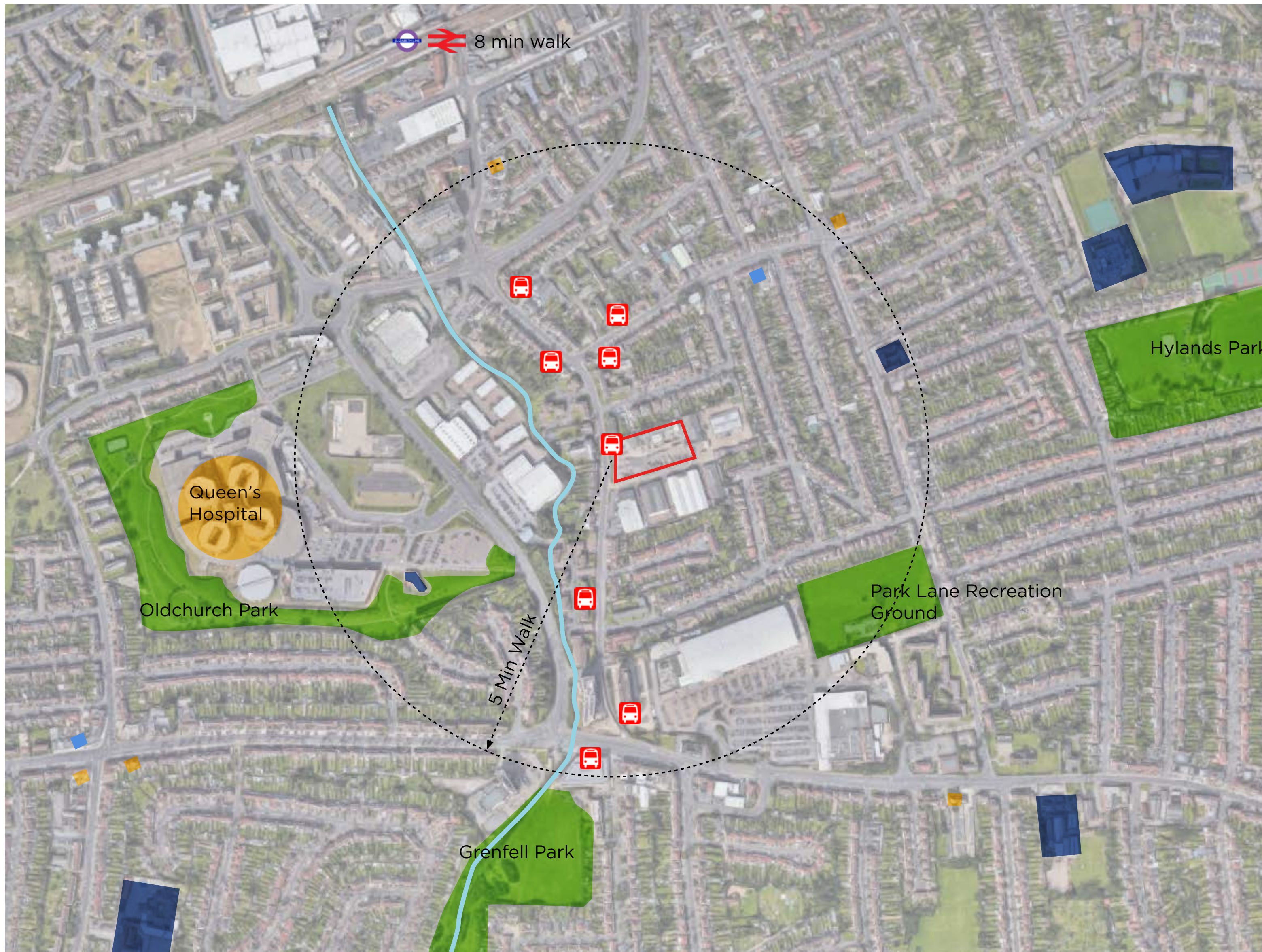
AERIAL PHOTO OF SITE



PHOTOS OF SITE

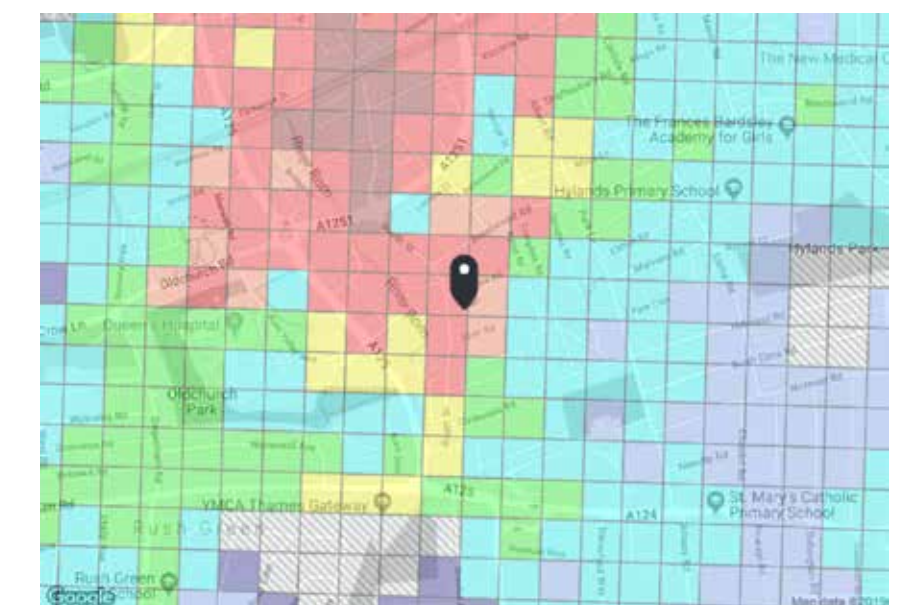


AMENITIES & TRAVEL DISTANCES



- N
- SITE
- GREEN SPACES
- MEDICAL FACILITIES
- SCHOOLS / NURSERIES
- POST OFFICES
- NEARBY BUS STOPS

PTAL Rating



PTAL output for 2021 (Forecast)
6a
 Easting: 551692, Northing: 187903

BUILDING USE



- N
- SITE LOCATION
- RESIDENTIAL
- RETAIL PARK
- COMMUNITY USE
- OFFICE
- LIGHT INDUSTRIAL

BUILDING HEIGHTS



- N
- SITE LOCATION
- 2 STOREY
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY
- 7-8 STOREYS
- 9+ STOREY

HOUSING TYPES



- LOW RISE SEMI DETACHED & TERRACE HOUSING
- MID-RANGE APARTMENT BUILDINGS 7 - 9 STOREYS
- MANSION BLOCKS 3 - 5 STOREYS
- INDUSTRIAL SHEDS

SITE ORGANISATION STRATEGY



6050m² outdoor storage area
1061m² VOA existing warehouse + retail

Reconfiguring the site brings the following benefits:

- Uplift in commercial area
- 20% increase in employment levels
- Modern, fit for purpose building
- Frees up 0.23 hectares for further development

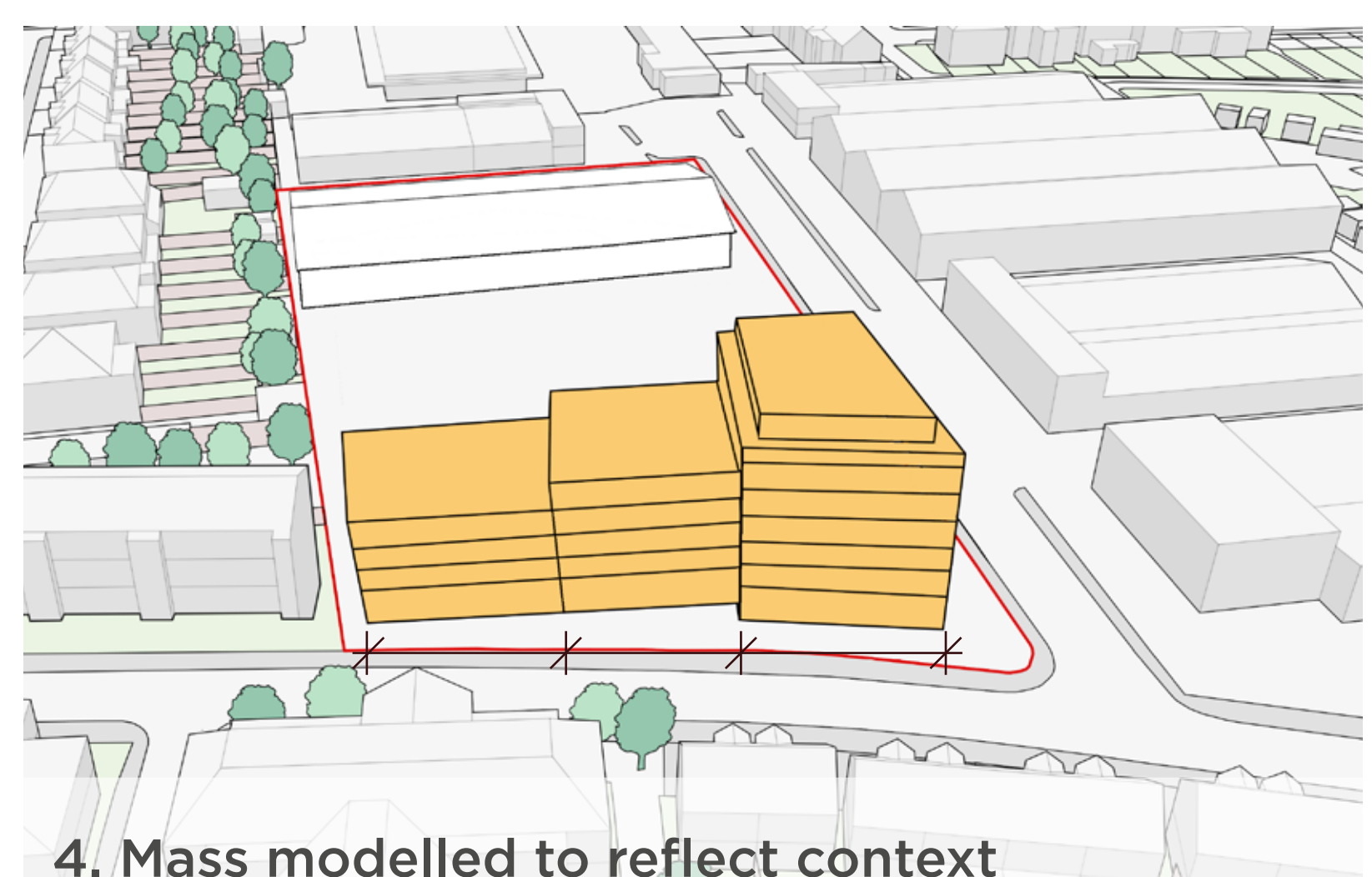
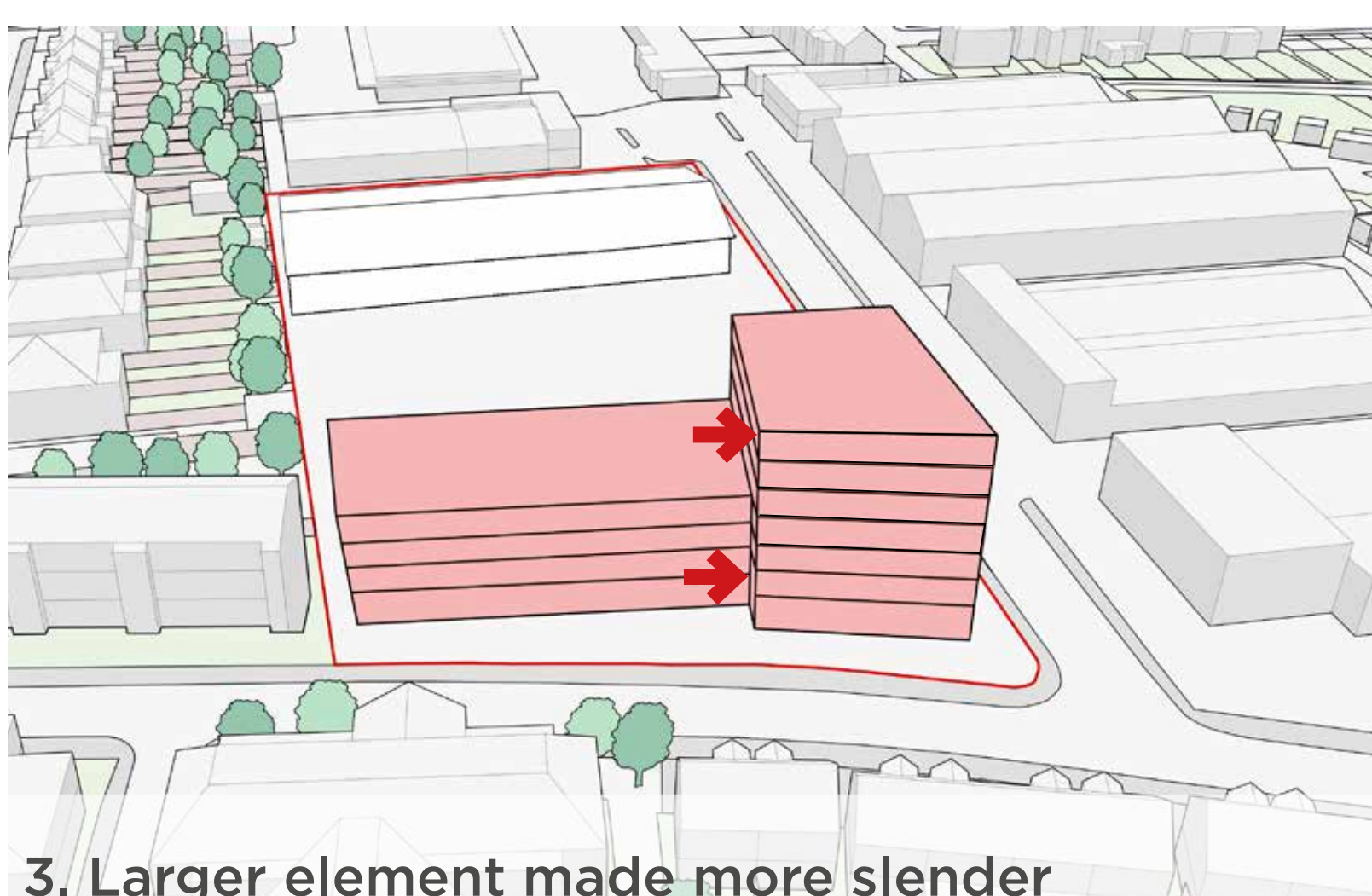
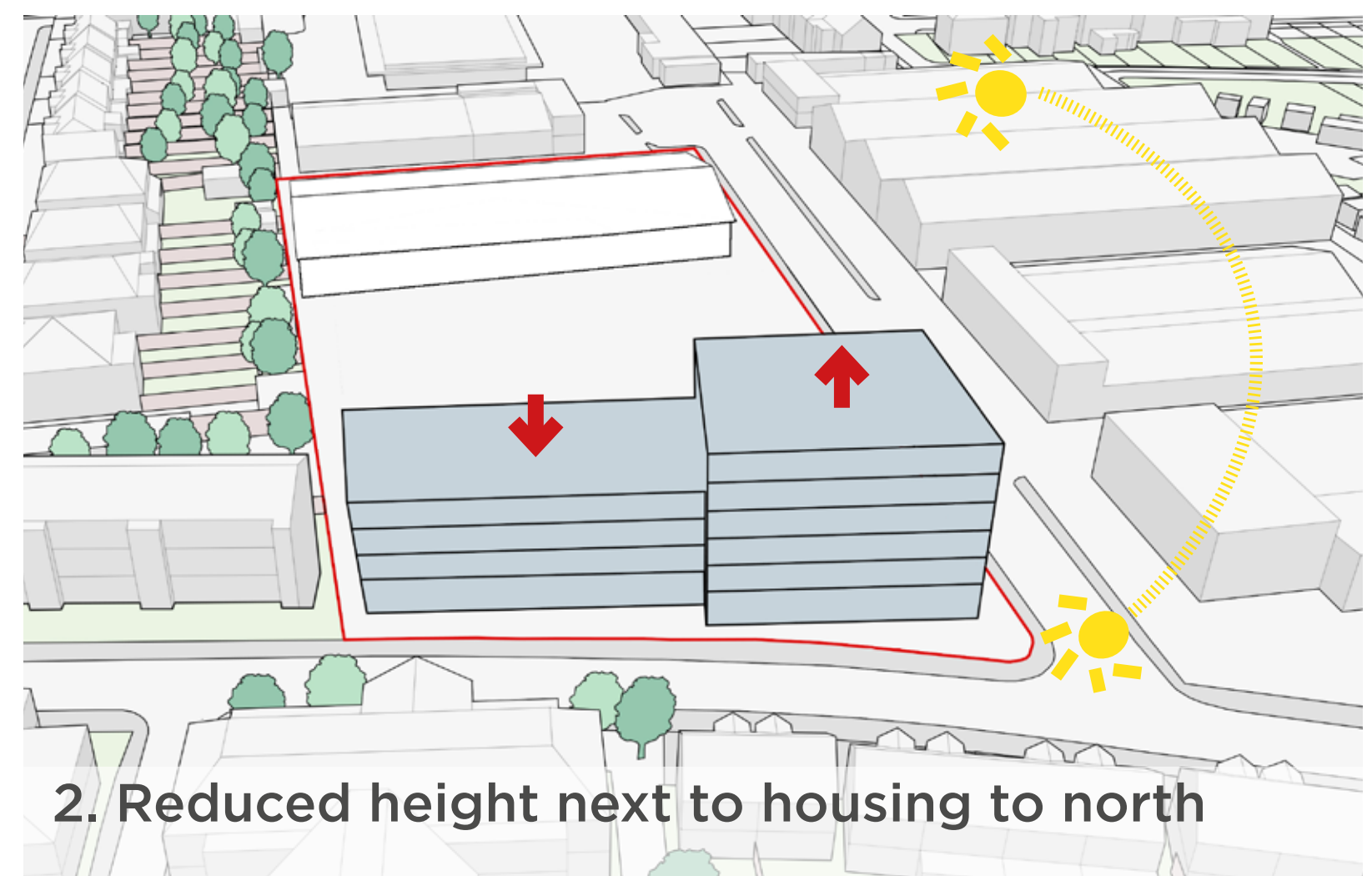


Area for potential redevelopment
Proposed site division, currently line of existing building
Area of site for Jewson operations
Existing building to be demolished



Area for potential redevelopment
Storage + vehicle movements
Increased Jewson operations

MASSING STRATEGY DEVELOPMENT



DEVELOPED SKETCH STRATEGY



SKETCH OVERVIEW



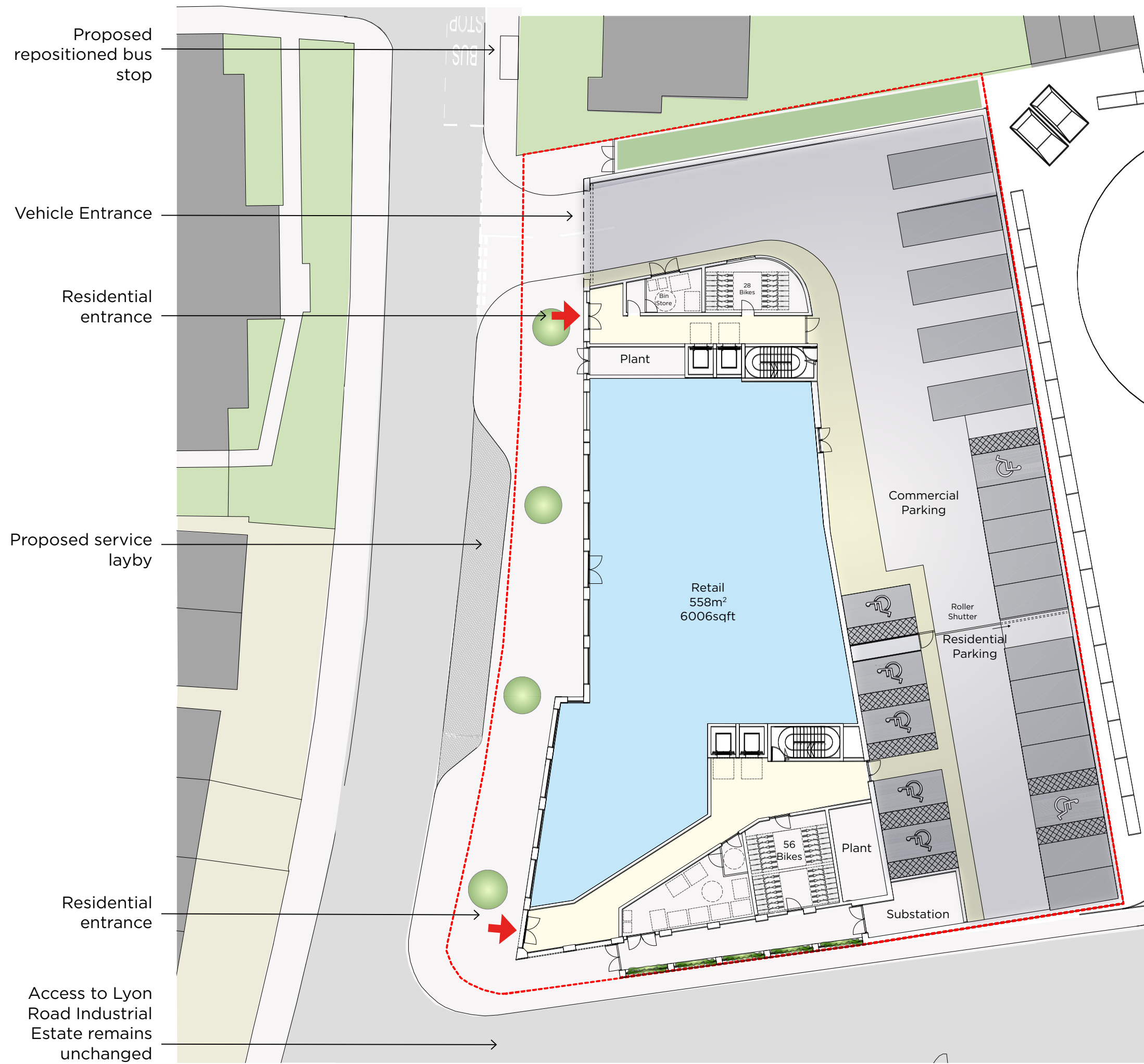
THE PROPOSAL

- Mixed use scheme
- 6000 sqft ground floor commercial
- 47 new homes
- 4, 5 and recessed 7 floors high
- 35% affordable (by habitable room)
- 3 bed family homes - 17% by number, 24% by habitable room,
- Communal gardens and playspace
- Podium amenity deck (communal and private)
- Parking and commercial use at ground level.
- 10 commercial parking spaces (including 5 vans)
- 12 residential parking spaces
- Commercial servicing layby

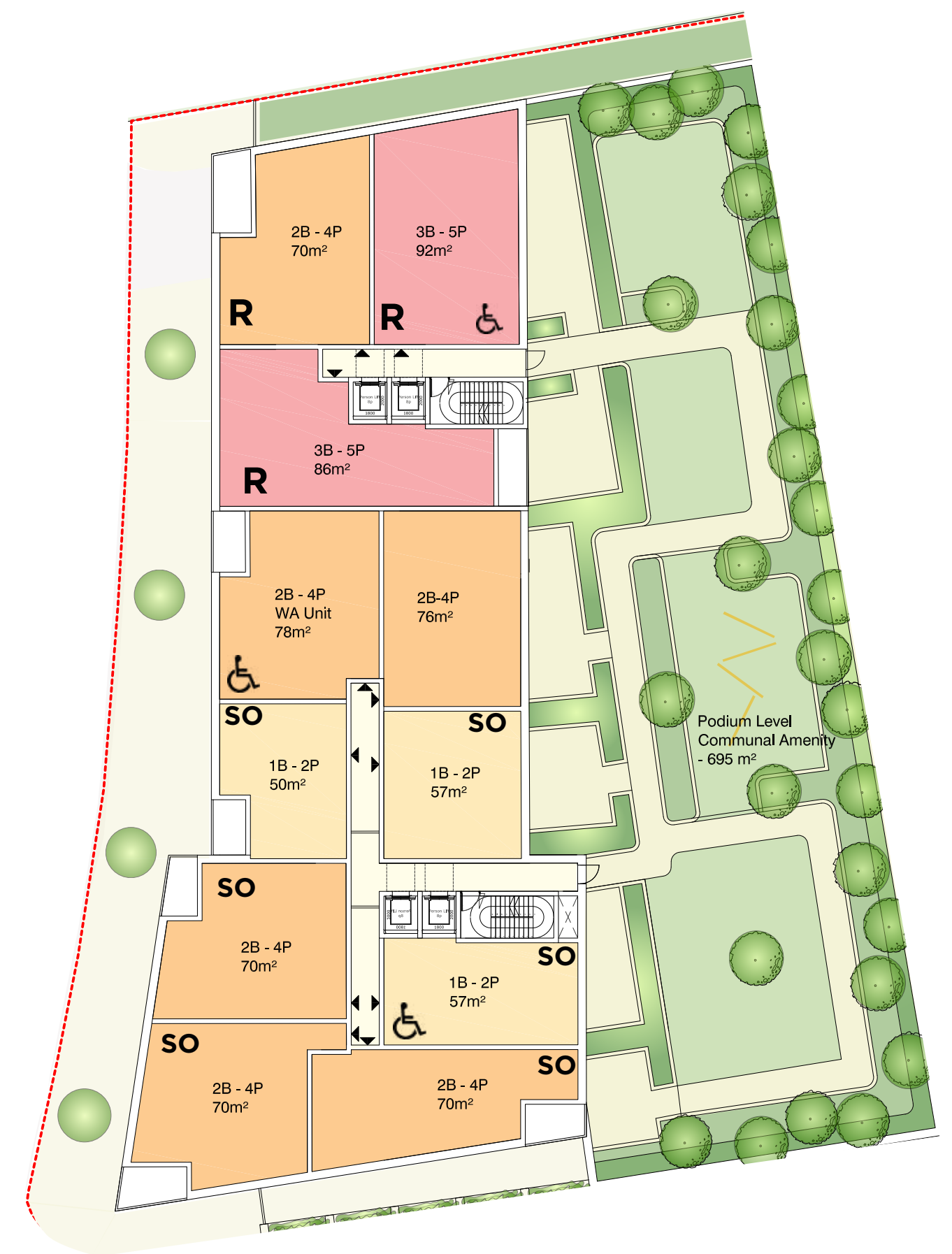


THE PROPOSALS

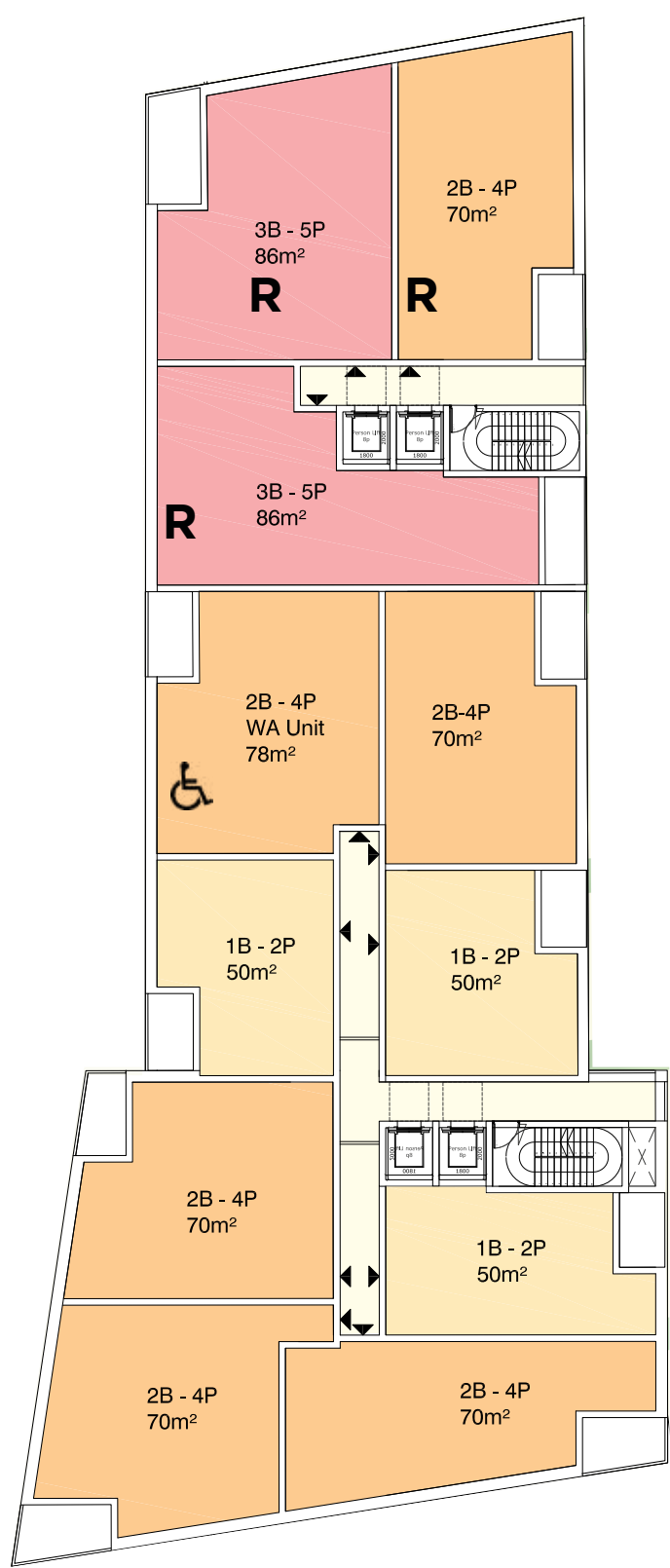
SOUTH STREET ROMFORD



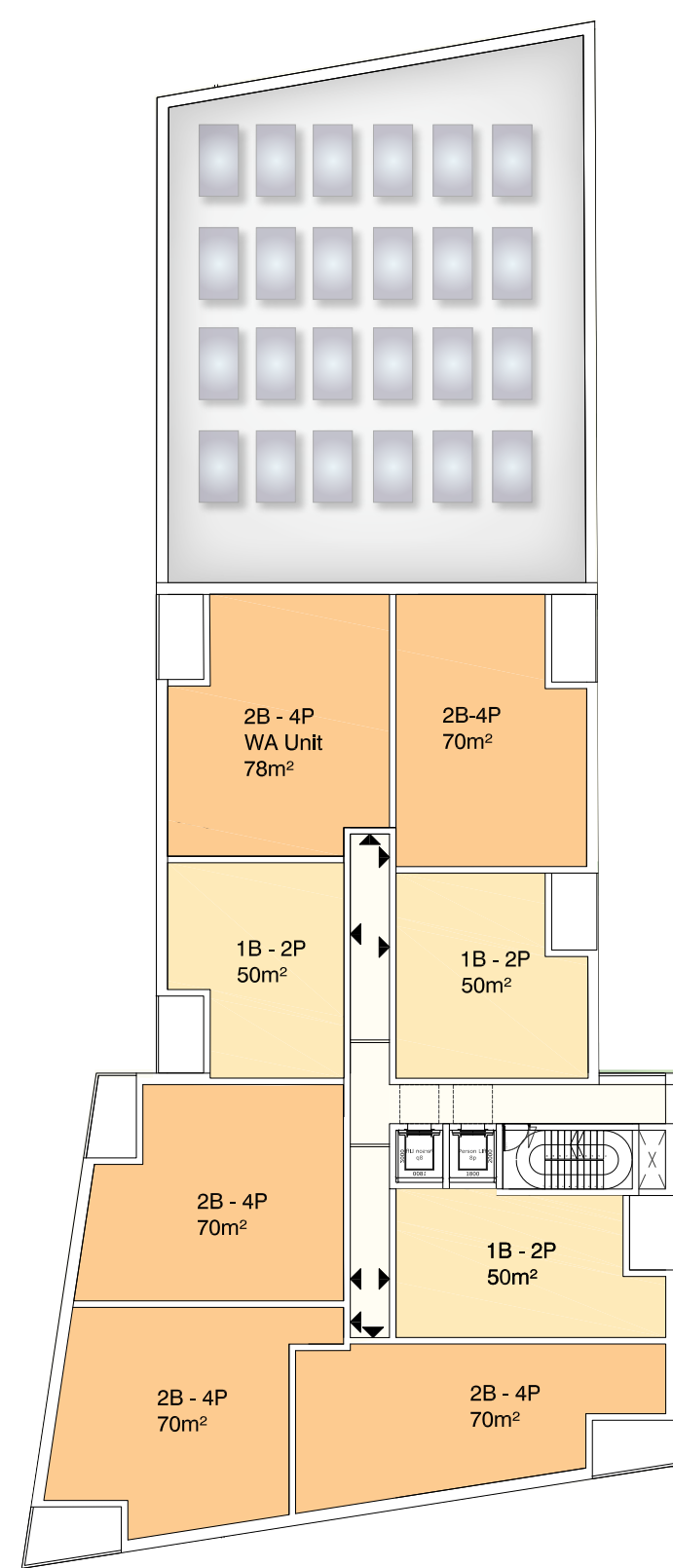
GROUND FLOOR



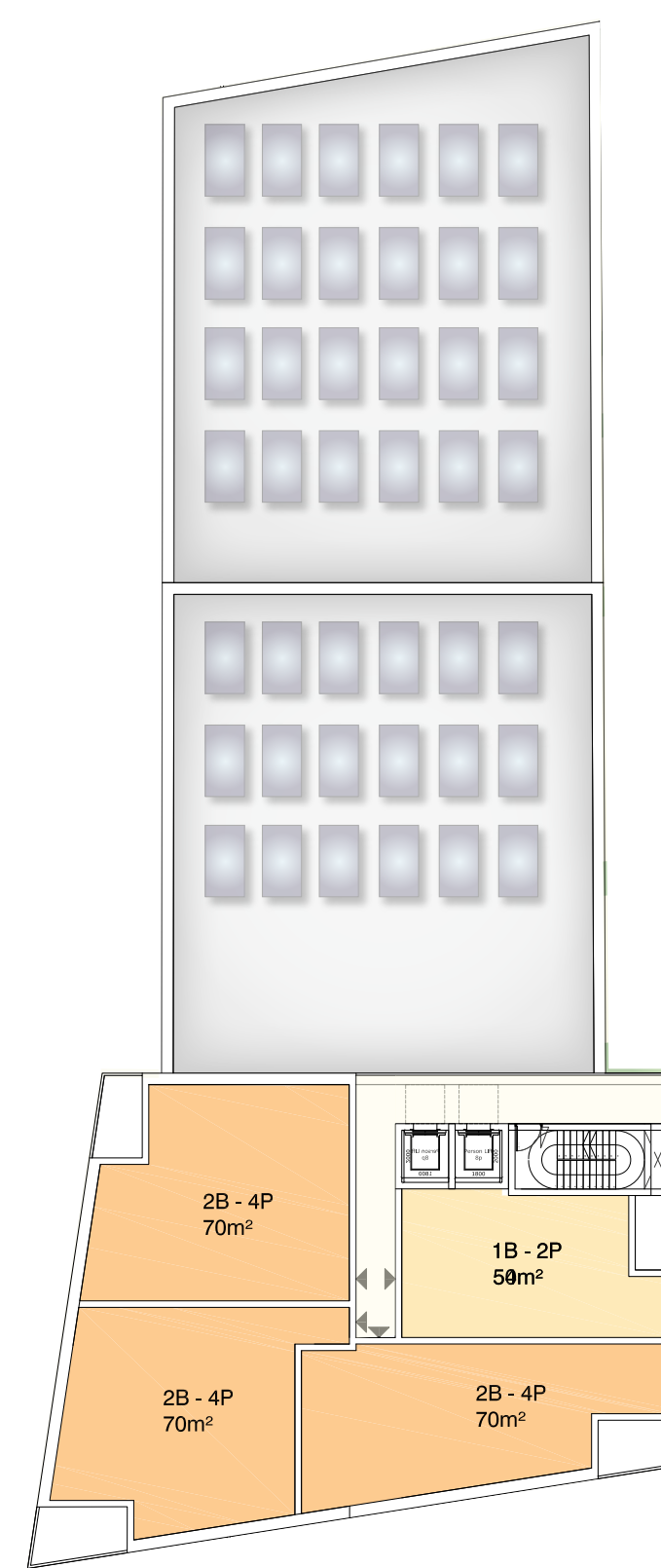
FIRST FLOOR



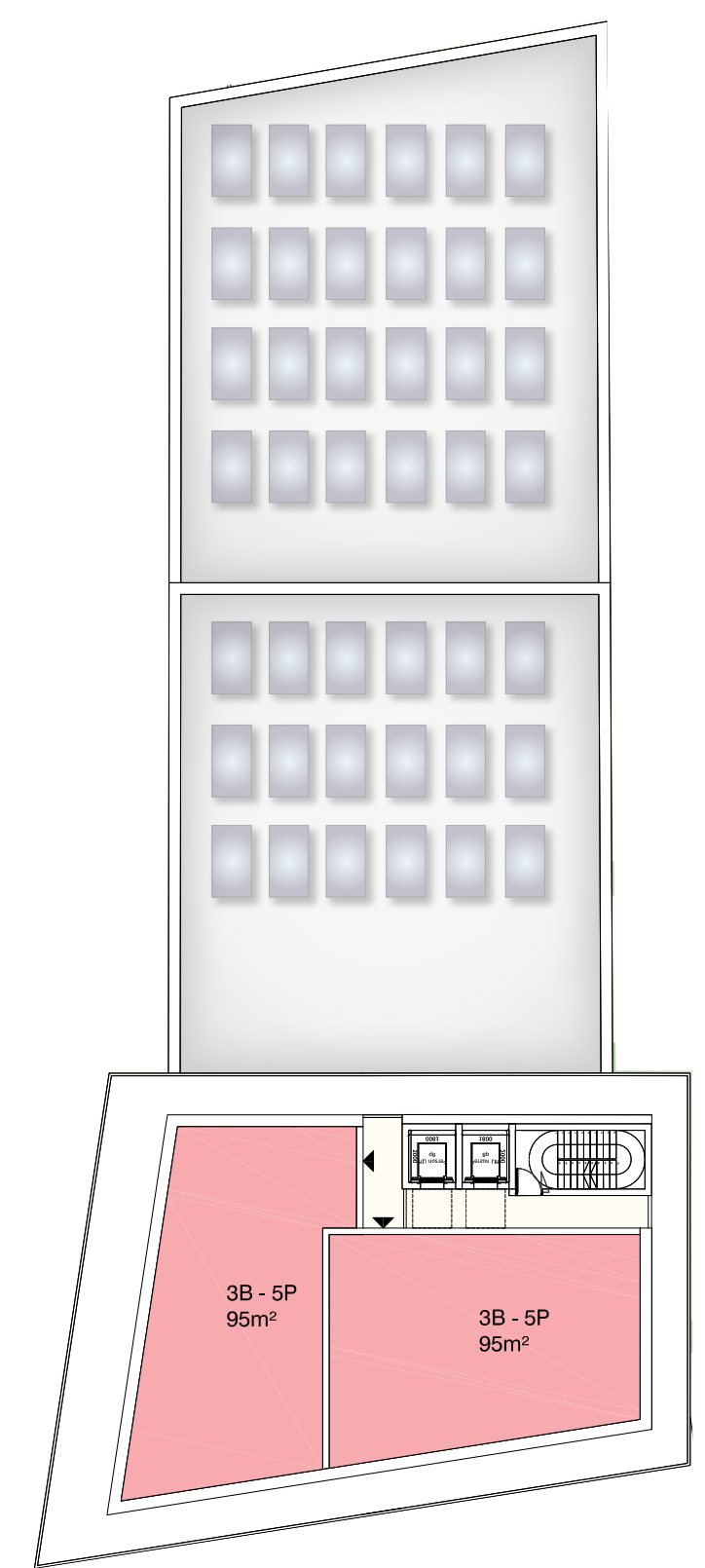
SECOND & THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

	No. of Units	% by Unit	% by Habitable Room
1 Bed	14	30%	21%
2 Bed	25	53%	56%
3 Bed	8	17%	24%
Total	47	100%	100%

BUILDING ELEVATIONS



SOUTH STREET ELEVATION



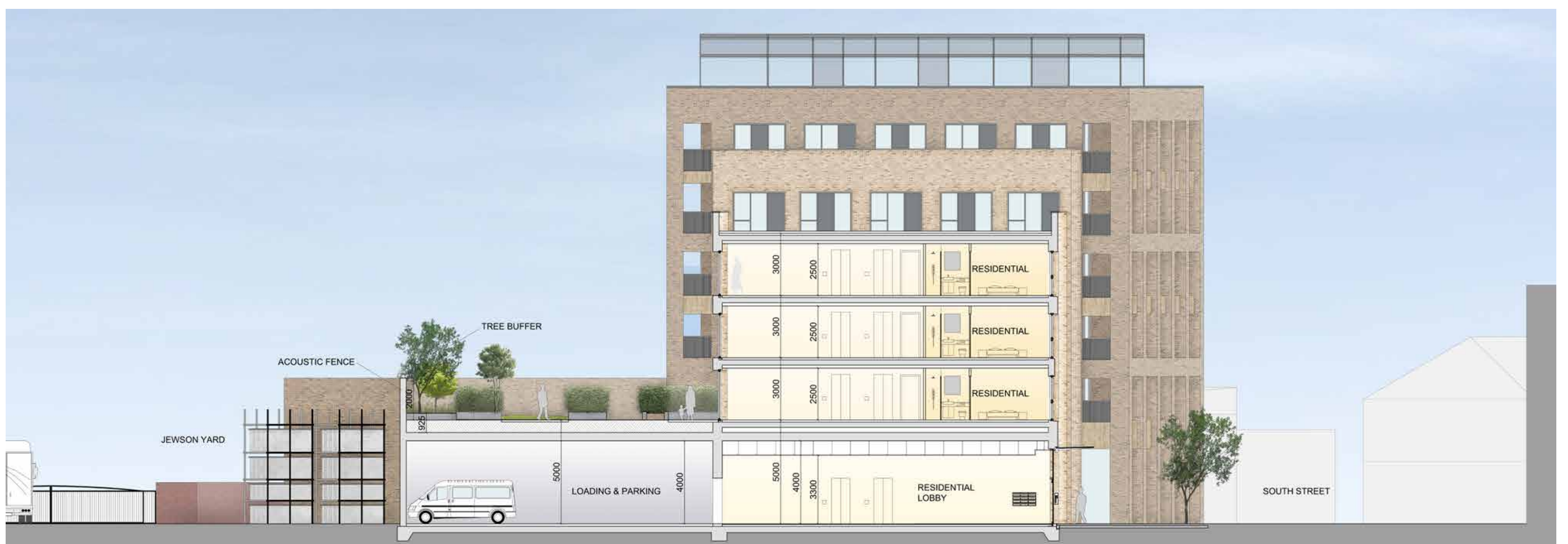
LYON ROAD ELEVATION

BUILDING SECTIONS



SOUTH FACING SECTION

Relocated Jewson facility Jewson Yard Boundary Line Commercial South Street Beech Court



DETAILED SECTION

LANDSCAPE STRATEGY



INFORMAL PLAY



PROPOSED SCREEN PLANTING



- Shared amenity space for all
- New street planting to enhance streetscape
- Playspace and community gardens
- Wider promenade along South Street

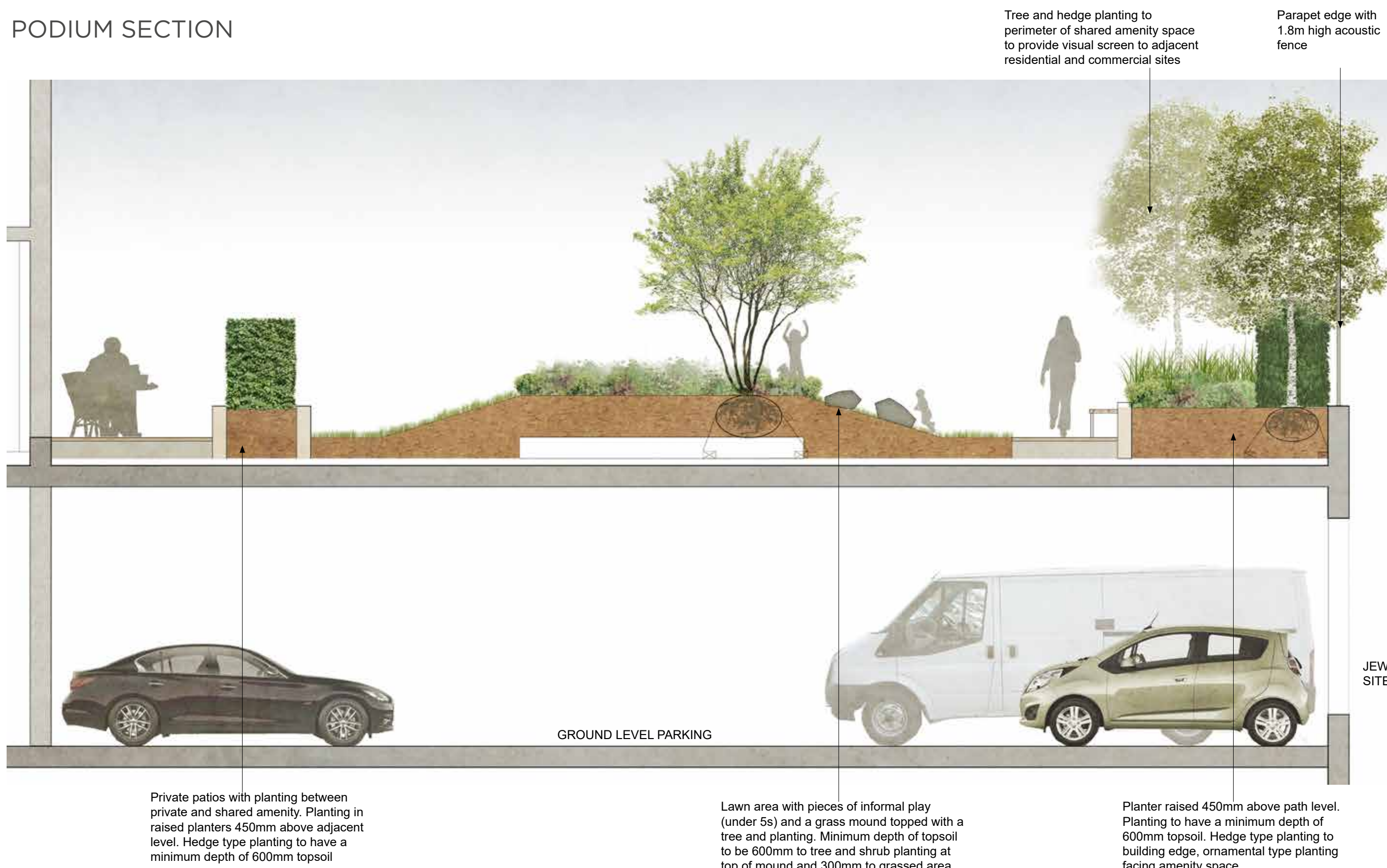
Child Yield Calculation (Based on GLA Population Yield Calculator (2019))

Age range	Total	Total Play Space (msq)
0 - 4	9.2	92.0
5 - 11	8.1	80.6
12 - 17	5.2	52.4
Total Yield	22.5	225.0

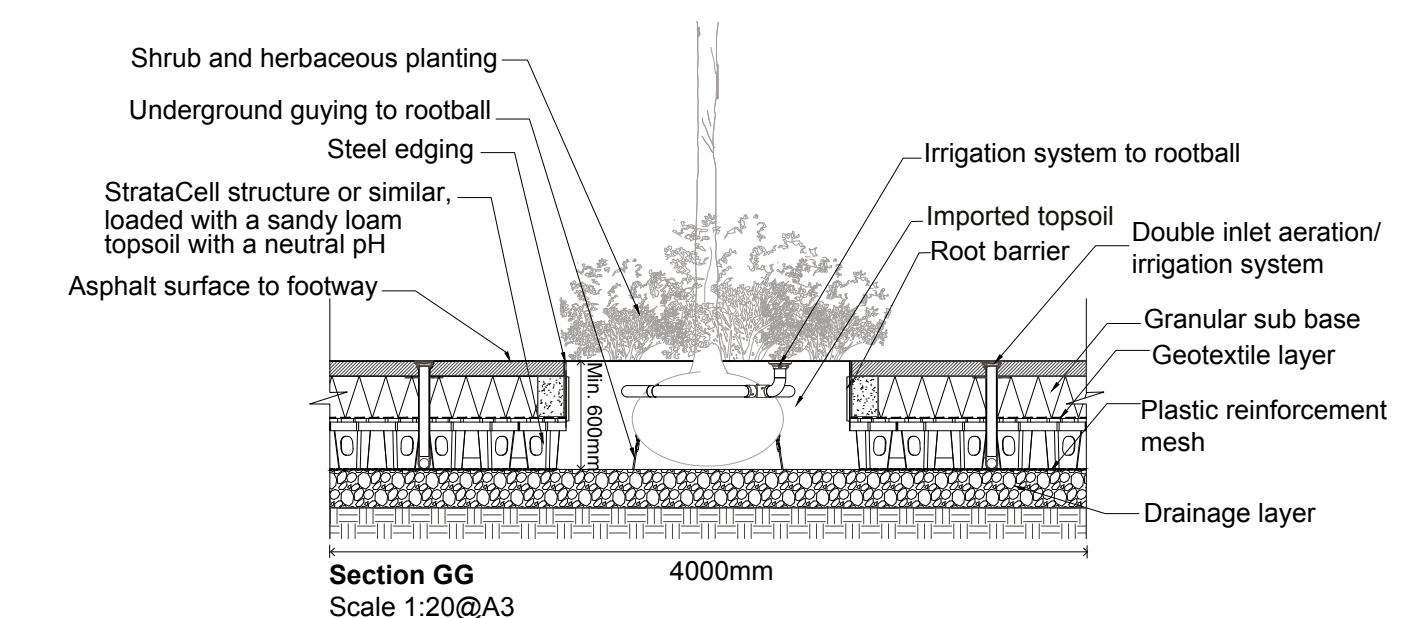
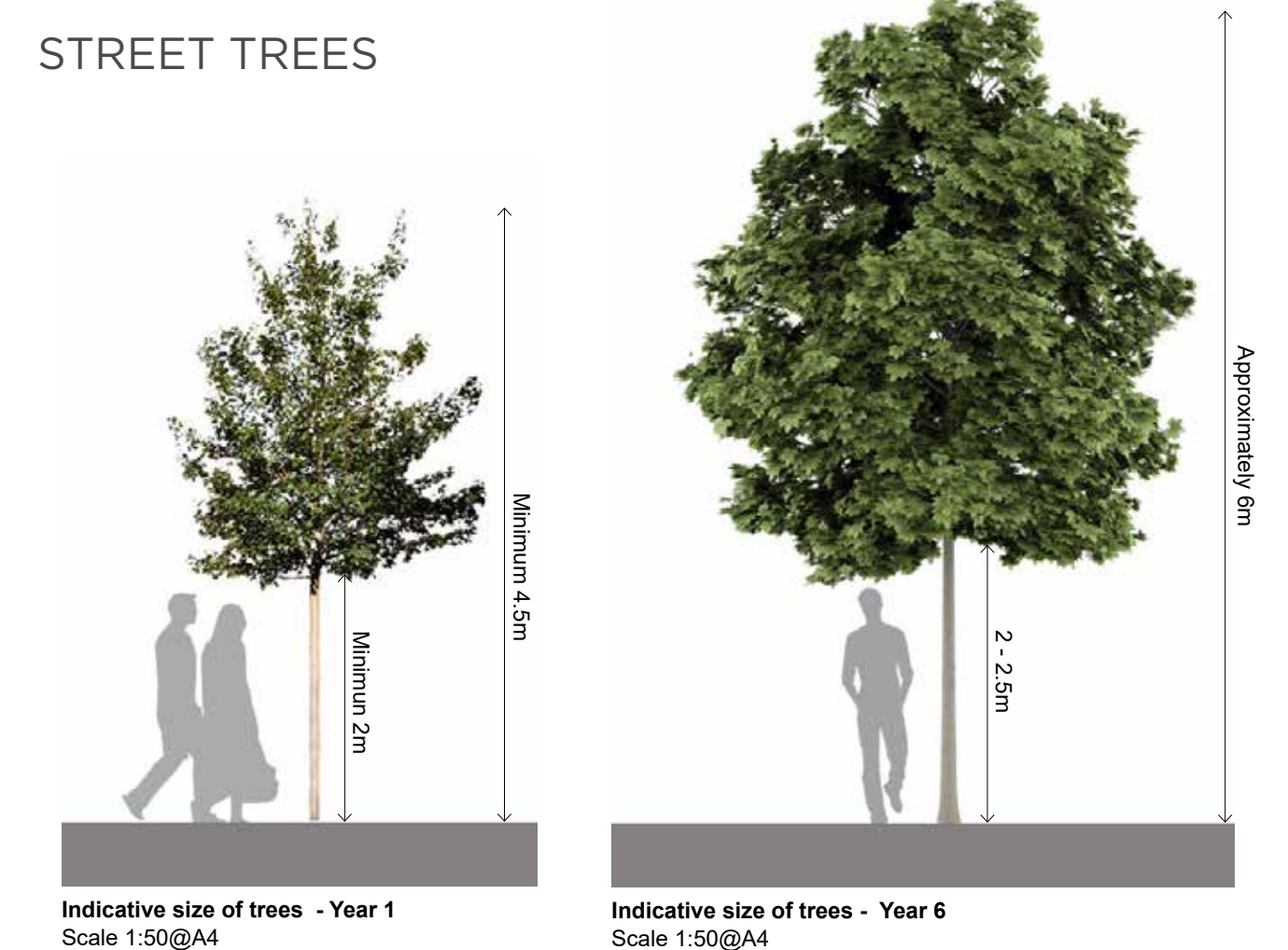
Total area of communal amenity space provided is = **580msq**.
Therefore there is capacity to provide on-site play space for all age groups if required.

LANDSCAPE DETAIL

PODIUM SECTION



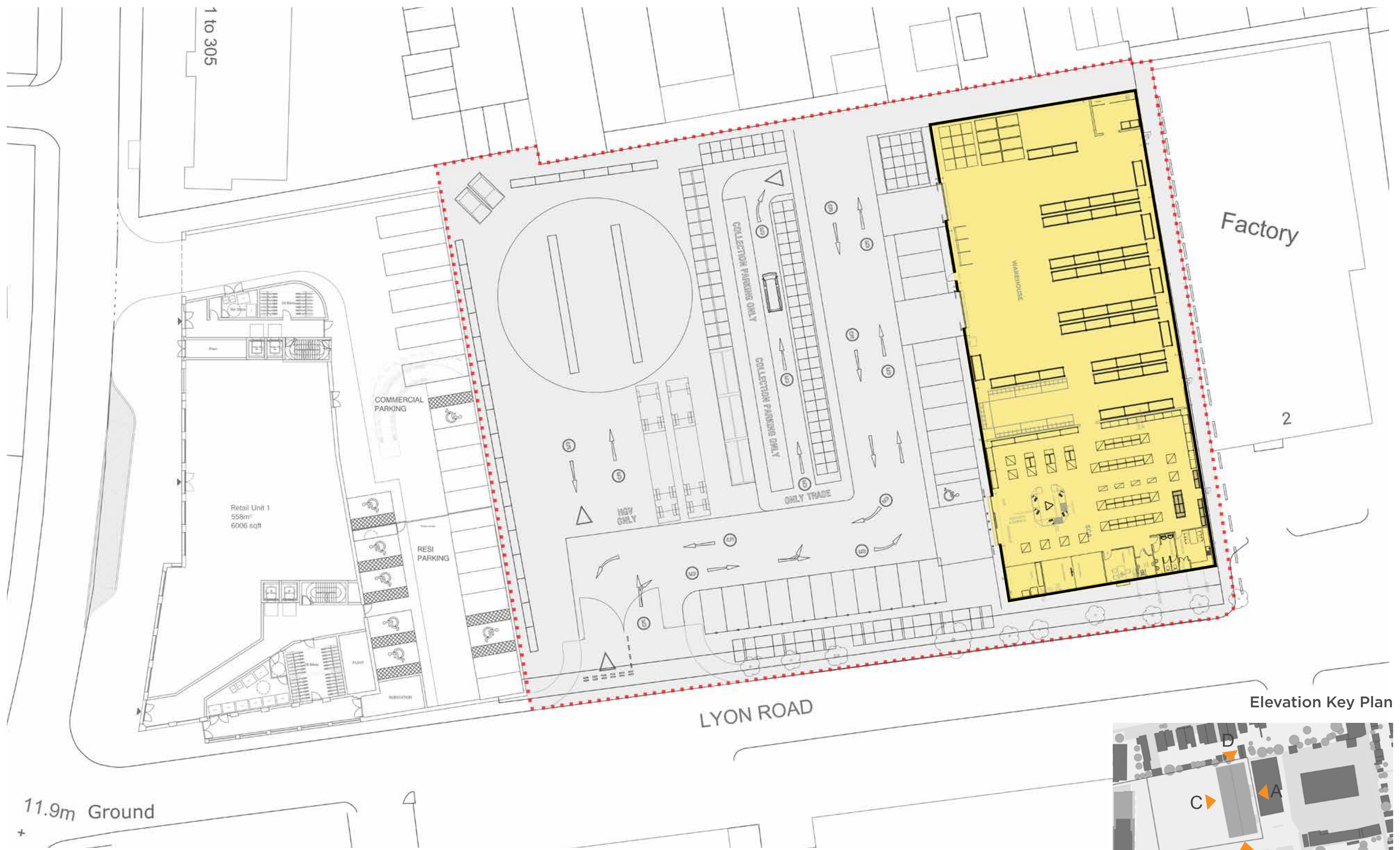
STREET TREES



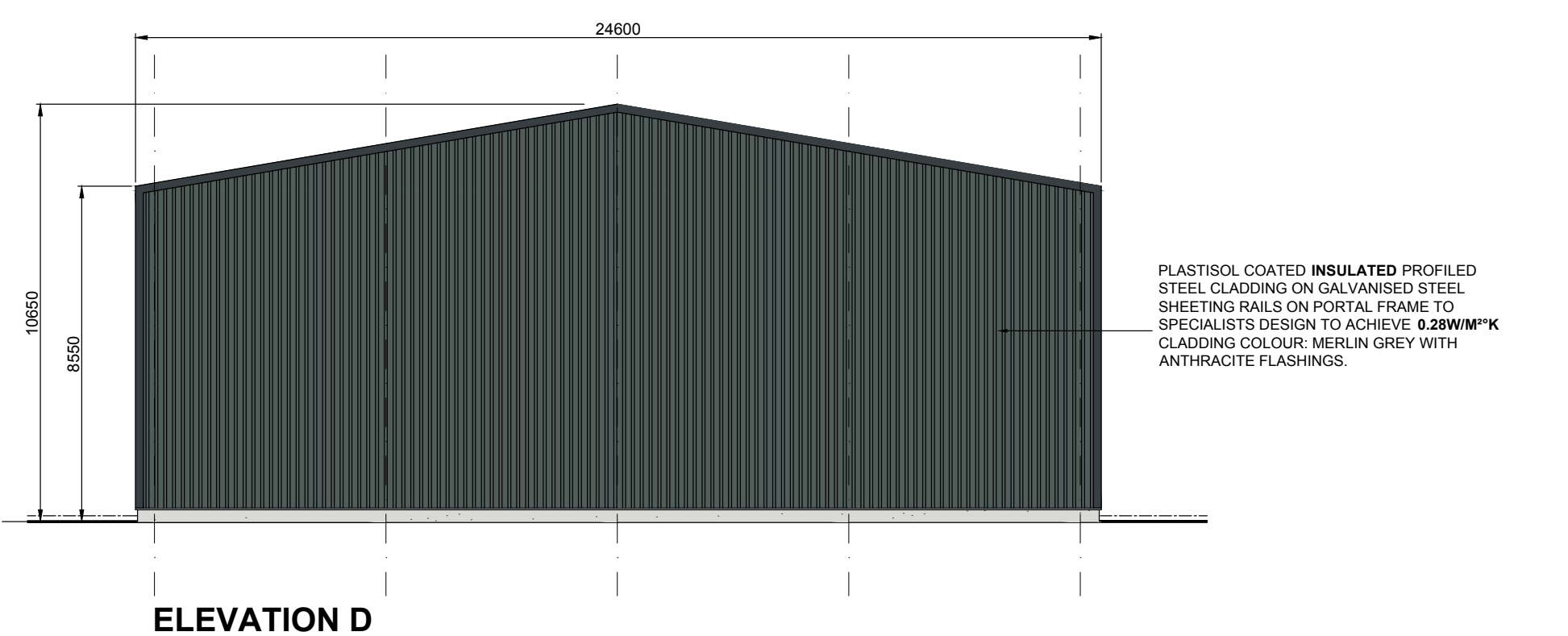
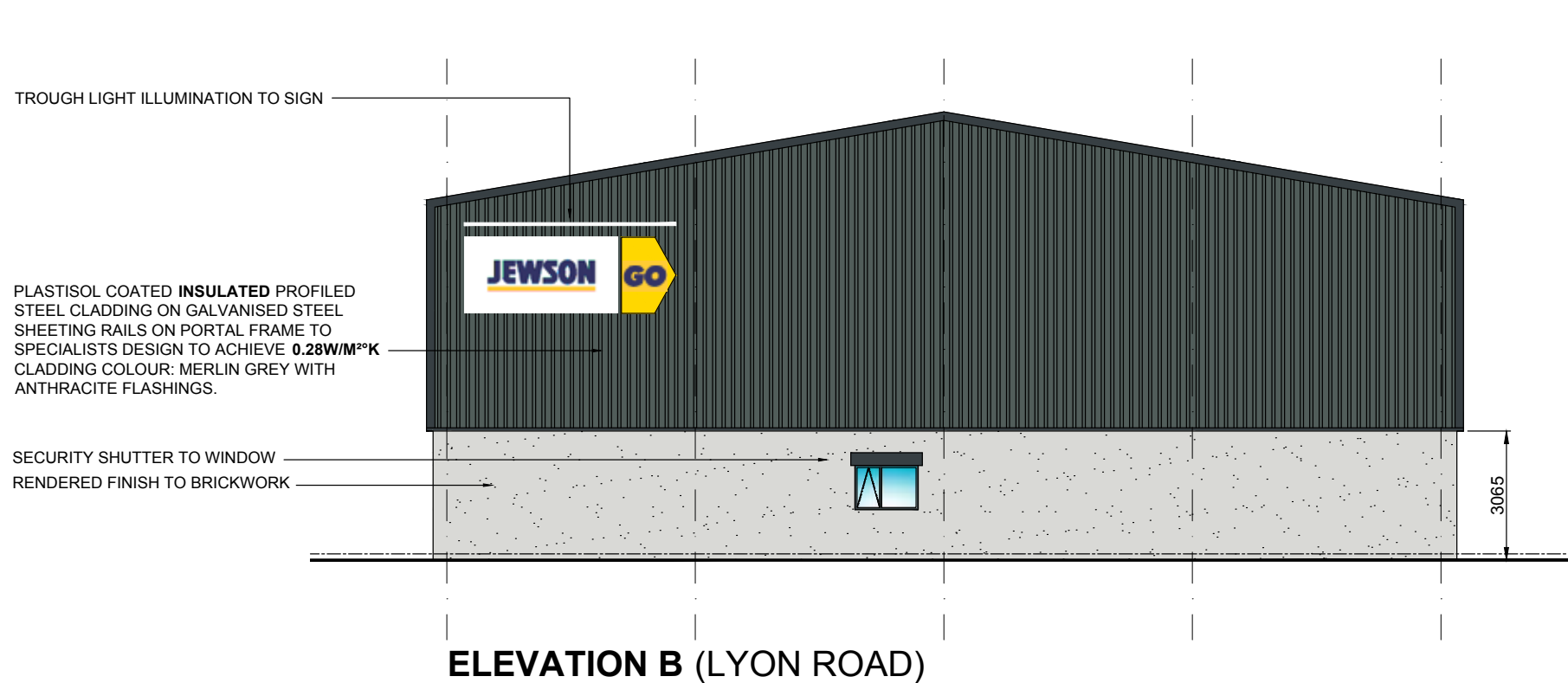
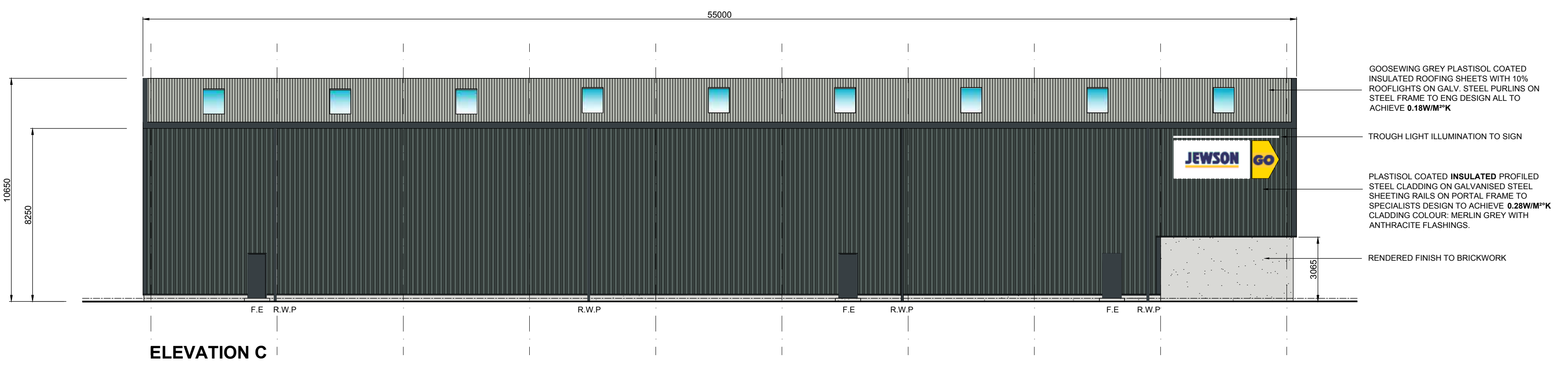
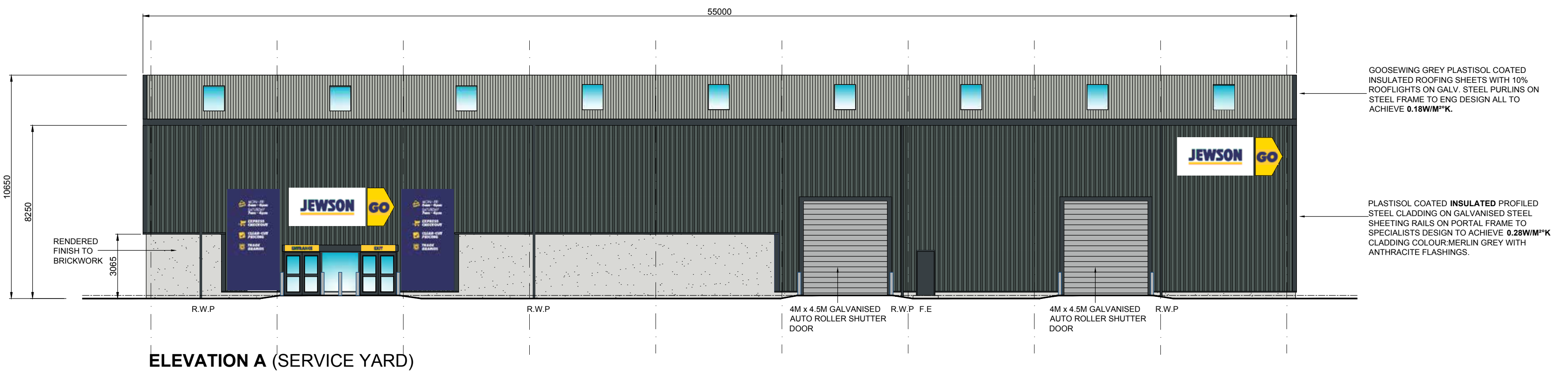
REDEVELOPING JEWSON

SOUTH STREET ROMFORD

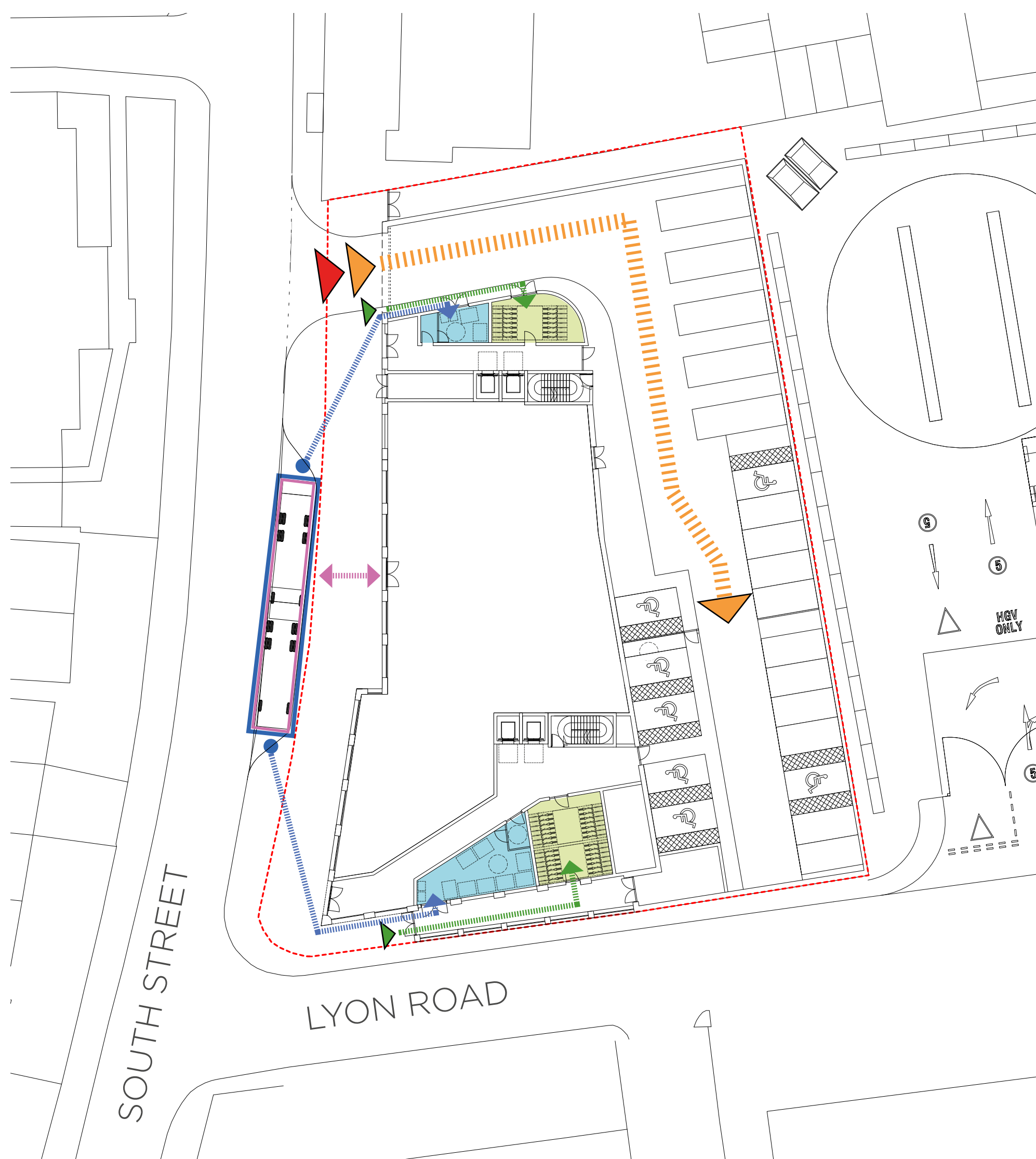
PROPOSED JEWSON LAYOUT












PROPOSED JEWSON ELEVATIONS



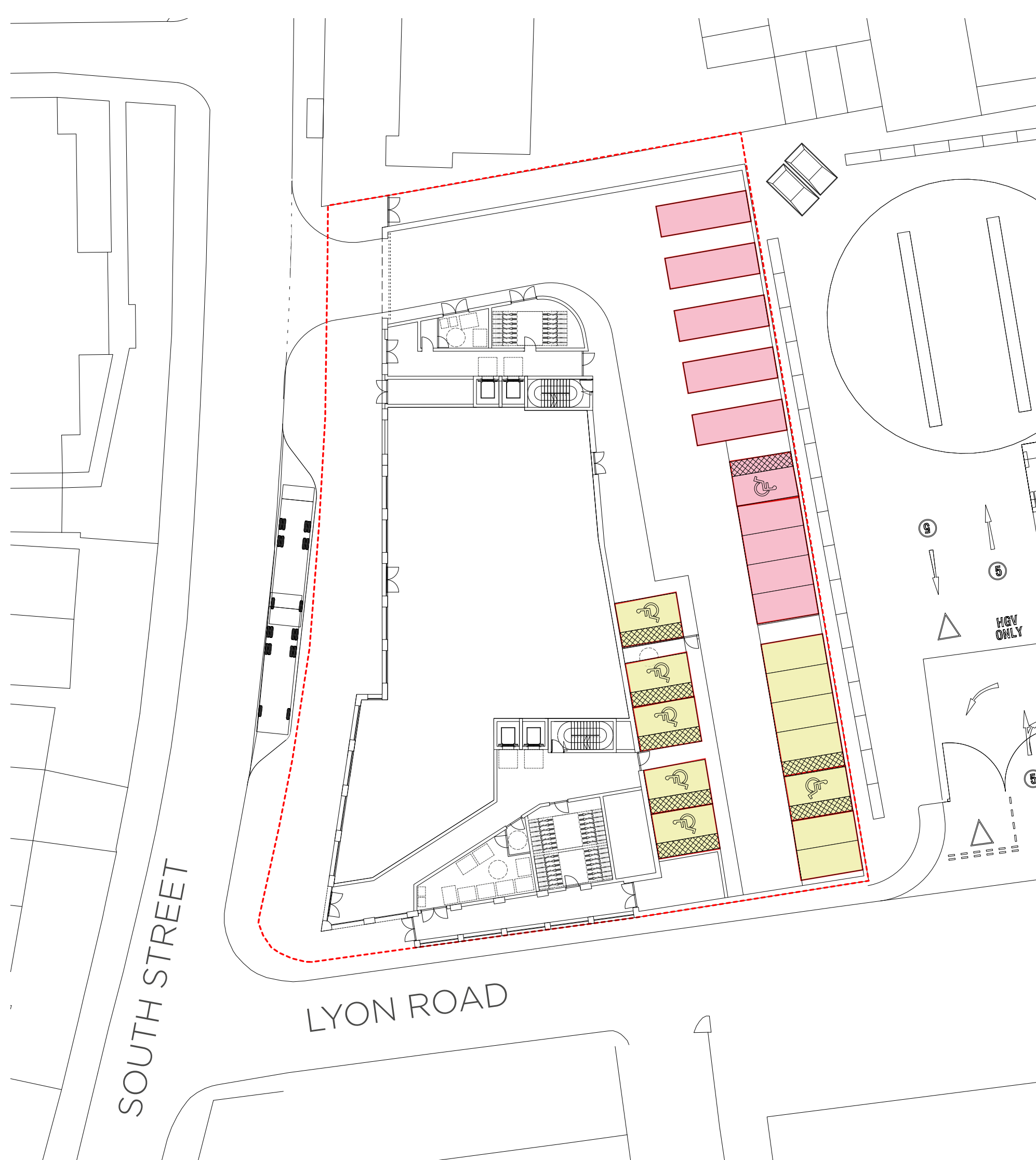
SITE ACCESS





Access to the site will be solely from South Street. There will be a single vehicular access point that will be shared by both the residential and commercial. The larger vehicle servicing and refuse collection will take place from a new layby created on South Street.

-  Commercial Vehicle Access
-  Residential Vehicle Access
-  Refuse Collection
-  Refuse collected from layby
-  Bin stores
-  Cycle Access
-  Cycle storage
-  Commercial loading / unloading
-  Larger Vehicles will use layby for loading / unloading

PARKING



-  Commercial Parking
 - 5 Van Spaces
 - 1 Wheelchair Accessible Spaces
 - 4 Standard Spaces

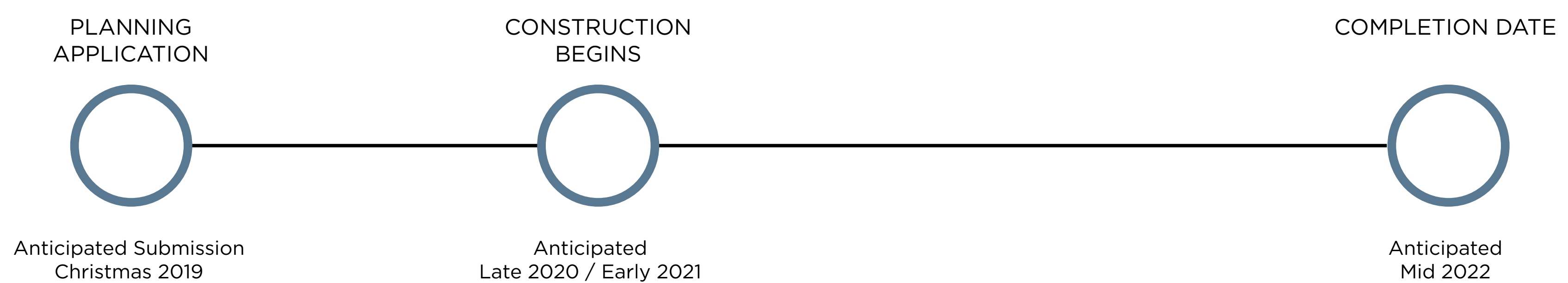
-  Residential Parking
- The residential parking area is accessed through the shared parking zone. It has been located beneath the podium, to maximise amenity space. The residential parking consists of :
- 6 Wheelchair Accessible Spaces
 - 6 Standard Spaces

THANK YOU FOR VISITING

SOUTH STREET ROMFORD



PROPOSED TIMELINE



HAVE YOUR SAY

Thank you for taking the time to attend today's exhibition. We are keen to hear your views on the proposals presented today. Your thoughts and feedback will help us to develop the scheme further, taking in local views. Please fill in the feedback form provided, or alternatively, take one away and post it back to us in the freepost envelope available at the entrance.

GET IN TOUCH

If you have any further questions, please contact us using the information below:



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