Coral, London Road
Romford, Havering, London

We were appointed to prepare a package of information to support a detailed planning submission for this proposed residential development.

The existing development plot is "L" shaped and occupied by a carpark. It is approximately 0.41ha in size. A bus stop is located adjacent to the site, within the London Road carriageway. The site is approximately flat with a number of existing significant trees being located along the London Road boundary.

The proposed building is to contain 88 self contained units. All the parking for the site is accommodated at ground level; both beneath and outside the building footprint. As the majority of the ground floor external space is occupied by car parking, it is necessary to accommodate four distinct gardens on the roofs of this development. Each of the roof gardens accommodated elements of play for children aged from 0 years to 11 years. Plant material was selected for their ability to thrive in these exposed environments; provide opportunities for pollinating insects; and provide attract environments in which to relax and enjoy.

Part of our brief for this project was to identify the existing play provision surrounding this site and to identify the likely child yield this development would generate. Our child yield calculation was based on the latest GLA guidance.

Due to the proposed removal of the mature trees from the London Road elevation, replacement mature tree planting was considered important by the Local Authority. The trees species specified were selected for their suitability for their proposed environment. The tree planting pits were considered carefully and detailed thoroughly.

Client
Caerus Developments

Architect
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