

# Angel Way

Romford

1892  
**Tooley  
Foster**

<b>client</b>	<b>Regency Homes</b>
<b>location</b>	<b>Romford</b>
<b>size</b>	<b>19,316m2</b>
<b>value</b>	<b>£40m</b>
<b>status</b>	<b>Complete</b>

## Project overview

This redevelopment of a vacant retail site at the edge of Romford Town Centre includes a mixed-use scheme of 463 residential units and a 120-bed luxury hotel.

Tooley Foster were commissioned with only a few weeks left on the existing planning permission.

We knew from the outset that we faced some tough challenges - not just to meet the planning permission deadline but then to address the planning conditions and keep the contractor and developer happy. In the process we redesigned the scheme to increase the hotel from a 63-bed budget hotel to a 120-bed luxury hotel, including a 500-seat function room, swimming pool, gym, spa, bar and restaurant and a 2-storey basement to provide 180 parking spaces.

It is remarkable that the changes are being achieved through a series of applications negotiated with the Local Authority to avoid re-visiting the S106 obligations or triggering space standards set by the London Plan.

## Project services

- Architecture
- CDM Services

