

Welcome

Following on from the grant of outline planning permission for the redevelopment of the Felnex Trading Estate, we are pleased to present to local residents the first phase of the Heart of Hackbridge development. This comprises the proposed foodstore and residential development on part of the London Road frontage.

Once you have considered our proposals, please let us know your views by filling in a comment form.

Members of the development team are here to answer your questions:

- Developer

Development Manager

Planning Consultant

Architect

Structural Engineer

Sustainability

Highways Consultant

Landscape and Ecology
- Schroders

Savills

Savills

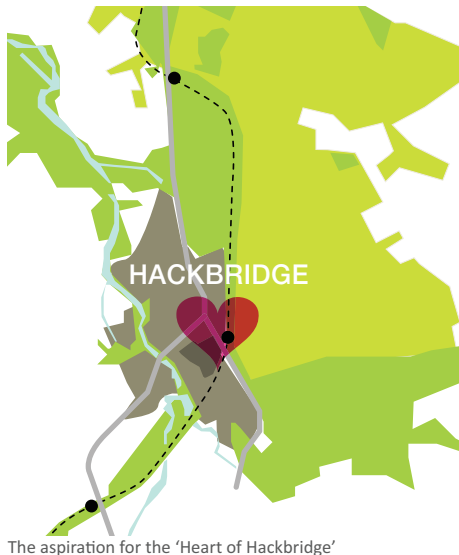
ColladoCollins Architects

Scott White & Hookins

Red Engineering

Odyssey Markides

Adams Habermehl



The aspiration for the 'Heart of Hackbridge'



View of the Hackbridge Hub in the outline consent

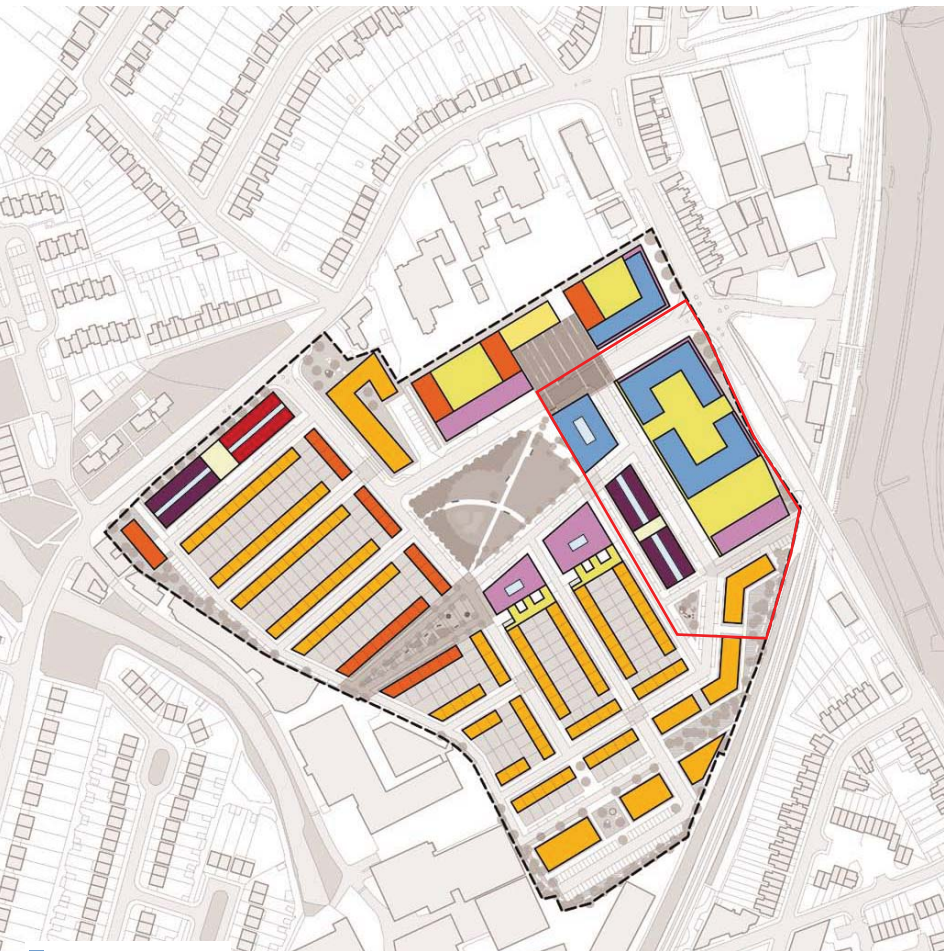


Artist's impression of potential Felnex Site

Outline Consent

The outline consent for the Felnex site which covers this first phase includes illustrative plans showing around:

- 4,000 sqm foodstore at ground floor level
- 200 retail car spaces in a double basement
- Cafe adjacent to the park
- 242 residential units (including 139 apartments over the store)
- 76 residential car spaces (ratio of 0.3 spaces per dwelling)



- 6 storeys

5 storeys & half basement

5 storeys

4 storeys & half basement

4 storeys
- 3 or 4 storeys Town Houses

3 storeys

2 storeys

1 storey - garden over structure

0.5 storey - garden over structure



Our Proposals

The emerging scheme, illustrated below, wraps the food store with residential units to create an attractive street-scene which is residential in character. This has been achieved by combining the previous blocks to the west with the mixed use building. These blocks previously had car parking at ground floor level with residential above. This phase now proposes:

- 4,300 sqm food store at first floor level
- 206 retail spaces at ground floor level
- Café adjacent to the park
- 149 residential units (including 107 over the store)
- 75 residential parking spaces (ratio of 0.5 spaces per dwelling)

- The benefits of this are:
1. Easily accessible district centre parking all at ground floor level.
  2. More clearly defined residential street frontages rather than roads behind buildings;
  3. Active and safer streets with natural surveillance.
  4. Reduced residential massing along the proposed internal street to create a domestic scale relative to the proposed new town houses.
  5. Improved frontages along London Road.
  6. A workable retail format.
  7. Larger roof-top amenity for residents.
  8. Lower massing to the south to admit sunlight into the roof gardens.
  9. Improved parking for residents.



- Overhanging apartment building facing the proposed new park replacing the six storey atrium building
- Residential Building over the store broken to create a gap to allow views into and out of the roof garden and reduce the scale of the urban block
- 6 storey block facing the station
- New gap between the buildings affords views over the park for residents and breaks up the mass of the building when viewed from the park
- The urban block has been widened to provide parking for residents living over the retail unit
- Southern blocks reduced by a storey to step down the massing to the south
- Roof-top amenity space increased
- Two storey maisonettes replace the southern block over the store to improve the level of daylight and sunlight into the roof gardens
- Maisonettes added to provide frontage onto London Road at this point to make the highway into a street
- 5½ storey island apartment blocks removed and integrated into main building
- 2-3 storey mews houses placed to the west and south of the urban block to screen the car park and rear of the superstore
- New apartment block added to increase natural surveillance and introduce a marker for the proposed pedestrian route though to the station

Scheme Composition

The reserved matters planning application will deliver the first phase of the outline consent for the Heart of Hackbridge development on the Felnex Trading estate. The scheme will deliver:

- Around **250 new jobs**
- A new **foodstore**
- Town centre **parking** for 206 cars
- 149 new homes**, including:
  - 107 apartments and maisonettes over the store
  - 21 mews houses around the edge of the car park and store
  - 21 apartments in a separate building to the south of the store
  - 20% (30) units to be affordable housing, subject to viability
- 75 car spaces for residents**, including:
  - 63 secure undercroft spaces
  - 12 on-street spaces for residents and visitors
- A two storey **café** opposite the proposed new park
- A private **roof garden** cloister for residents
- A **signalised junction** improving connections to the station
- A **new cycle route** along London Road and into the site
- Improved urban realm** along London Road





Hackbridge Hub

The Hackbridge Hub is the proposed new public square surrounded by shops restaurants and cafes. This first phase will deliver the new signalised junction on London Road and the entrance to the train station. This will also provide vehicular access into the former Felnex trading estate via Felnex Road. This junction will deliver the safe north-south and east-west pedestrian crossings linked to the traffic lights and dedicated cycle paths consented as part of the wider masterplan.

This phase will also deliver a new food store at first floor level with around 4,300 sqm of gross floor area which will anchor the Hackbridge Hub and the existing centre. Advanced discussions are taking place with Tesco who are likely to be the tenant for the foodstore.

A new district centre car park will be at ground floor level under the food store which will have 206 car spaces including disabled, parent and child, and electric vehicle charging spaces. This will have free parking for up to two hours. A travelator atrium will front Felnex Road and take customers up to the sales area. The western end of the travelator atrium will have a new two-storey cafe facing the Hackbridge Hub square and park which will be delivered in the next phase of the project.



Ground Floor Plan



Store Level Plan



New junction with pedestrian crossings and cycle paths



A potential new Tesco food store



A new Food store



Safe and secure town centre car park for 206 cars



Travelator atrium from the car park to the sales area



A new two storey cafe with access to the store and park



Proposed colonnade along London Road



Hackbridge Sustainable Suburb  
Hackbridge





Hackbridge Living



View from the proposed new park in the next phase



Proposed landscape plan

We want to deliver an integrated neighbourhood for residents and businesses that will contribute to the existing Hackbridge community. 149 new homes are proposed as part of the mixed-use proposals for the first phase of the site. There are three main types of residential development within this phase:

- 1) Mews style houses and maisonettes along the edges of the food store;
- 2) Apartments and row of maisonettes above the food store;
- 3) Separate apartment block to the south of the site;

The mews style houses and maisonettes have their own front doors at ground floor level. The apartments above the food store are arranged as four blocks each with their own ground floor access. These are on the northern corner, two along the south western boundary and one on the London Road. This arrangement optimises the number of dual aspect units on the corners of the buildings and a series of through-units. The massing steps down to the suburban development to the south whilst providing greater density adjacent to the primary public transport node.

The separate apartment building creates a mews to the south of the site which leads to a potential connection to the station

under London Road alongside the rail tracks. This building will be a marker for this route and provide natural surveillance through overlooking.

The approach to the design of elevations is to create a robust external fabric that will stand the test of time. Those elevations facing London Road and the commercial street to the north will be designed to reflect their road frontage, with deep window reveals and internal balconies. These balconies are arranged to the side of the living spaces in front of the bedrooms to enable access from both whilst optimising the amount of daylight and sunlight into the living areas by having full height glazing uninterrupted by balcony soffits above.

The elevations facing the open spaces to the south and west and the internal elevations facing the cloister space are more open with external balconies to enjoy the attractive views and afternoon sunshine away from the traffic and more public edge along of London Road.

All the residential units will be designed to Lifetime Homes Standards and be Code for Sustainable Homes level 4.



149 apartments and houses over and around the store



Green roof meadow



Roof-top cloister



New playspace



Mews houses along London Road



Mews housing concealing the store and car park



Sustainability

The first phase of the Felnex Trading Estate proposal will be developed as an exemplar sustainable development in line with the aims and aspirations set out in the Hackbridge Masterplan and will support the principles outlined in the One Planet Sutton charter.



- Zero Carbon Buildings
- Zero Waste
- Sustainable Transport
- Local and Sustainable Materials
- Local and Sustainable Food
- Natural Habitats and Wildlife
- Sustainable Water
- Culture and Heritage
- Equity and Local Economy
- Health and Happiness

Zero Carbon

Making Buildings more energy efficient and delivering all energy with renewable technologies

1. As part of the ambition of Sutton for new buildings to be Zero Carbon by 2016 for residential buildings and 2019 for non-residential buildings, CO<sub>2</sub> emissions per square metre from 2013 will be at least 40% below the Notional Building emissions as defined by Building Regulations Part L 2010 NCM software; for this development, the figure has been set to 25% reduction in CO<sub>2</sub> emissions as defined in the Local Authority's decision notice.



2. It is proposed that the residential units and the foodstore will use waste heat from the Viridor plant to provide domestic hot water and low pressure hot water for heating.



3. Photovoltaic polycrystalline or thin-film cells will be proposed to provide energy to the scheme. The type and scale of this installation will be subject to demand and detailed design.

- The residential units will achieve Code for Sustainable Homes level 4.
- Low voltage LED lighting or latest lighting technology to be proposed in the undercroft car park.
- The scheme will endeavour to provide passive ventilation or mixed mode ventilation in the under-croft car park if technically possible.
- Natural daylight to sales floor via clerestory glazing.
- Sub-meters are proposed to be installed into the food store to monitor and measure energy use to enable energy reduction targets to be implemented. The energy use of key engineering elements in stores, including lighting, refrigeration and heating, ventilation and air conditioning (HVAC) are also monitored through building management systems.
- The Tesco Group has a climate change strategy to reduce carbon emissions which has been recognised by the Carbon Disclosure Project (CDP). The CDP rates companies based on their contribution to tackling climate change, as well as their transparency of reporting. Tesco is the top UK retailer in the CDP FTSE 350 Leadership Index, as well as the top global retailer in the CDP Global 500 Index for tackling climate change.



10. Tesco has a target of being zero-carbon by 2050, with an interim target of reducing carbon footprint from its 2006/7 baseline portfolio of buildings by 50% by 2020. This includes reducing energy used in stores by refrigeration and other equipment. In 2012/2013 Tesco's global direct carbon footprint was 5.75 million tonnes of CO<sub>2</sub>. 5% increase in space, no increase in emissions.

Zero Waste

Reducing waste arisings, reusing where possible, and ultimately sending zero waste to landfill

- A site waste management plan will be produced by the main contractor at post-planning stage. This will control the waste produced by the development and minimise waste to landfill.
- The location of the foodstore in the district centre and next to public transport will encourage customers to reduce waste by shopping little and often.
- Tesco has aligned its waste management objectives and initiatives with the Government's Waste Strategy. These measures include the movement of waste up the waste hierarchy and diverting waste from landfill. Since August 2009, Tesco has diverted at least 95% of its UK waste from going directly to landfill.
- In the UK, Tesco is a signatory to WRAP's (Waste and Resources Action Programme) Courtauld 2, an industry-wide commitment to reduce packaging and waste by 2012, against a baseline of 2009. Since August 2009, 95% of store waste has been diverted away from landfill. They use the following hierarchy to manage waste:
  - Minimise waste – for example by reducing to clear foods close to their expiry date
  - If food cannot be sold, Tesco offer it where possible to those in need by donating to charities
  - Tesco send bakery waste to be converted to animal feed for livestock. Out of date chicken and raw meat products are processed into pet food and chicken fat and cooking oil is converted to biodiesel. If these options are not possible, Tesco recover energy from food waste through anaerobic digestion or incineration.



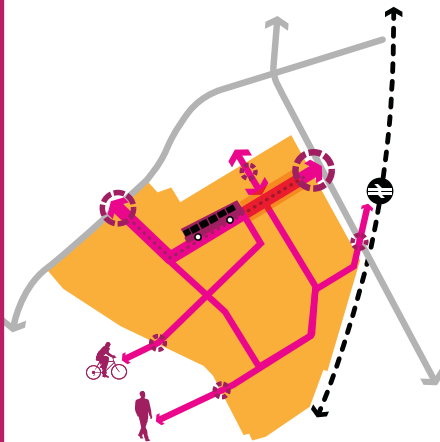
Sustainable Transport

Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel

- The location of the store in Hackbridge centre will increase shorter local journeys and promote the use of public transport.
- Improved pedestrian connections to the River Wandle.
- Proposed new cycle routes.



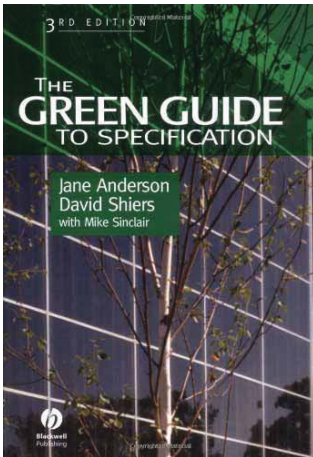
- Electric car charging points will be provided in the car park if there is demand.
- A Green Travel Plan will be implemented for staff of the food store.
- The scheme will endeavour to provide covered, safe and secure cycle parking located adjacent to the foodstore entrance to cater for the needs of those cycling to Hackbridge district centre.



Sustainable materials

Using sustainable products that have a low embodied energy

- Materials used for the major building materials and external hard standing areas will meet with the Green Guide to Specification A or A+ status where possible. These materials (such as concrete, metals, brick, stone, glass, composites and plastics) used within the roof, frame, floors, foundations, doors and windows are responsibly sourced, with a high recycled content where possible.
- The food store will aim to reduce the impact of harmful HFCs by using climate-friendly alternative refrigeration.





Sustainability

### Local and sustainable food

Choosing low impact, local, seasonal and organic diets and reducing food waste

1. By constructing an accessible store in the town centre and close to the rail station, the food store will encourage residents to shop little and often to reduce food waste rather than driving to a distant shop for a weekly shop.

2. The store will offer seasonal fruit and vegetables.
3. Free range meat and eggs and MSC fish will be available in the food store.

4. Green Clubcard points will be earned for purchasing sustainable goods.
5. Tesco are trialing a revolutionary new packaging that doubles the amount of time fruit and vegetables stay fresh. The unique packing film, called EVAP, slows down the rate at which fresh produce decays meaning that "best before" dates can be doubled and the amount of food shoppers throw away can be reduced.

### Sustainable water

Using water more efficiently; tackling local flooding and water course pollution

1. The scheme will include a Sustainable Urban Drainage Strategy.
2. The decontamination of the land will reduce the likelihood of pollutants entering the water table and the River Wandle.
3. The houses and apartments will be designed to conserve water through the specification of efficient white goods.

4. Rainwater harvesting may be incorporated within the development to reduce non-potable water demand if the system can be made compatible with the green roof systems.

### Land use and wildlife

Protecting and expanding old habitats and creating new space for wildlife

1. A mixed-use development on brown-field site of low wildlife value protecting the green belt.
2. Intensive green roof garden planted with native species improving the local biodiversity.

3. Street planting, green open spaces and private gardens that encourage and support local biodiversity supporting the aims of the Sutton Biodiversity Action Plan.

4. The scheme will contribute to green space and habitat links between the established railway and River Wandle wildlife corridors.

### Culture and community

Reviving local identity and wisdom; access to education; valuing the involvement of the community

1. Designed in consultation with the community and local stakeholder groups.
2. Proposed training schemes for the staff of the food store so that local people can help shape the community through specialist employment schemes and apprenticeships.

3. Apartments designed to Building For Life 12 Standards to integrate the development into the community.

### Equity and local economy

Inclusive, empowering workplaces with equitable pay; support for local communities and fair trade

1. Around 250 new full time and part-time jobs for the local community.

2. New 206 space car park for Hackbridge Centre that will be free for two hours and encourage people to shop locally.
3. A new food store that will retain customers in Hackbridge centre and reduce car journeys out of the area.
4. 149 new homes introducing new residents to the community who will contribute to and support the local economy.
5. A large choice of Fairtrade products from tea bags to clothes will be available in the food store making it easier for customers to make equitable decisions. The store will support the annual Fairtrade fortnight, encouraging people to choose more Fairtrade products when they shop.

### Health and happiness

Encouraging active, sociable, meaningful lives to promote good health and well being

1. Multiple residential cores with limited number of apartments off common parts to encourage ownership and social interaction.
2. Proposed roof garden and play area for the health and happiness of residents.

3. The first phase of the Heart of Hackbridge development delivering 149 new homes adjacent to the local health amenities of Hackbridge centre.
4. Delivering 149 new homes close to the playgrounds, leisure and sports facilities of Beddington Park.
5. New homes built to Lifetime Homes standards and with 10% wheelchair units to ensure flexible spaces that can change with the needs of residents.
6. Built to Secure by Design Standards to improve natural surveillance of public areas and improve the safety of residents, customers and visitors.

7. A new two-storey cafe to provide a local meeting point for the community opposite the proposed new park and square.



Tell us your views

Thank you for attending the Public Exhibition and taking time to view our emerging proposals for the redevelopment of the Felnex Trading Estate site in Hackbridge. As a local resident, we want to hear your views.

You can submit your views by filling in a comment form and placing it in the comments box at the exhibition or e-mailing or posting it to us at the address below.

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What happens next?

Once we have gathered all of your responses, we will be examining your thoughts on our proposals and will look at how we can incorporate your ideas into our plans.

We will compile a Statement of Community Involvement to summarise the pre-application process which will be submitted with the planning application.

We hope to be able to submit a reserved matters planning application to Sutton Council in the early part of next year.



Schroders

savills