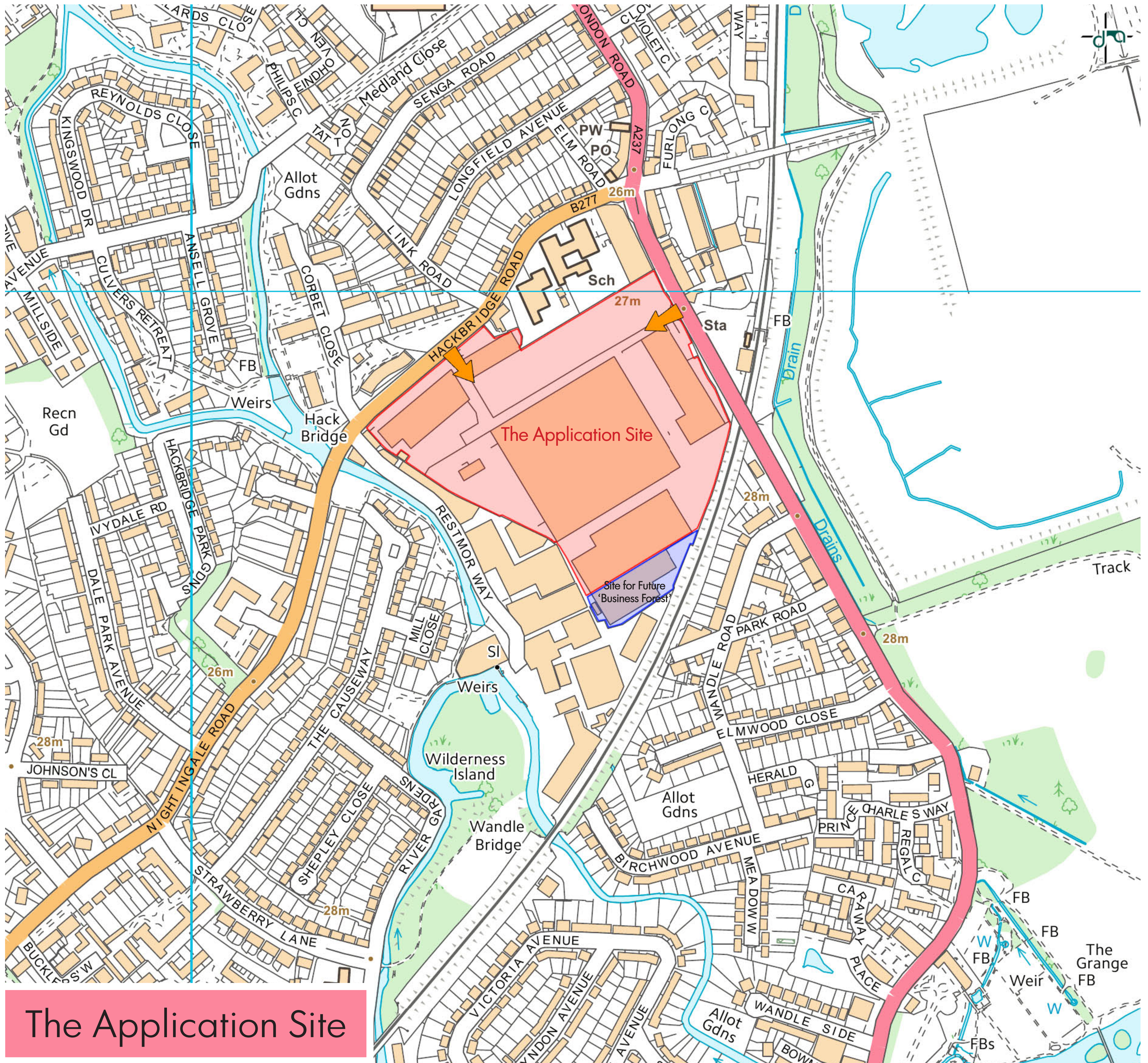


Felnex Trading Estate

LONDON ROAD, HACKBRIDGE



The Application Site

This exhibition is being held to give residents the opportunity to view and ask questions about the design and layout of the new development for this site, which has evolved through consultation with the London Borough of Sutton and Transport for London.

In 2009 an Outline Planning Consent was granted for the site, for:

- 725 residential dwellings
- a supermarket and other retail units
- offices/workshops
- a care facility and a healthcare facility
- a room for community use

This Outline consent approved the principle of developing the site in accordance with specific parameters: such as the access junctions being from Hackbridge Road and London Road, and the building heights varying from 4-6 storeys along London Road and 3-5 storeys elsewhere within the site.

In 2014 a Reserved Matters Consent was granted for Tesco to develop the supermarket part of the site, together with a slightly amended development layout.

Following the withdrawal of Tesco, Barratt Homes was chosen by the land owner to develop the site.

We are currently completing the detailed designs for the new development, which will include the supermarket, the new homes, and all the other facilities apart from the offices/workshops.

These details will be submitted to the London Borough of Sutton as a new Reserved Matters Application in December 2015. A further Planning Application for the office/workshop area will follow in 2016.



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Development Layout

A carefully considered, inviting new neighbourhood which will become an attractive new part of the Hackbridge community.

- 725 new apartments and family houses, and 84 new Assisted Living dwellings.
- A new supermarket and smaller retail units near the London Road access, with their own parking.

- A new landscaped public square and children's play areas, for existing and new residents alike.
- An appealing pedestrian route through linked landscaped spaces within the site, to a possible future path to the River Wandle.
- A clear structure of streets and buildings, making the new neighbourhood easy and attractive to travel through and visit.

aspect



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Site Entrance & Supermarket

A striking building, a new retail presence for Hackbridge, and a safe and efficient entrance into the development.

- The main access into the development will be from London Road, with a landscaped public plaza for pedestrian access and socialising.
- The new supermarket is located alongside this new junction and the plaza, with its own parking on the ground floor of the building.



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Family Homes & Apartments

A range of high quality, desirable new homes and enjoyable streets and spaces.

- The secondary access into the development will be from Hackbridge Road, with the houses set behind a landscaped frontage.
- The development provides 552 apartments and 173 houses - ranging from 1-bed apartments to 4-bed houses.
- Approx. 160 of these dwellings will be Affordable homes, which will be managed by a Housing Association.



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Assisted Living Homes



Assisted Living, also known as Extra Care, allows residents to have a home for life: enabling them to live independently, whilst being able to benefit from care and support when required, without the need to move on to other forms of supported housing.

Every encouragement is given to maintaining independence and lifestyle choice.

Residents have individual, self-contained accommodation together with a variety of additional communal facilities within one development:

- 84 Extra Care Apartments - a mix of one and two bedrooms.
- Communal Facilities - including Restaurant, Fitness & Exercise Room, Spa, Sauna and Hairdresser.
- High quality, generous landscaped gardens.
- Undercroft car parking at Ground Floor for 35 cars.
- Retail units along the street frontage with a Community Room and Medical centre.

PRP



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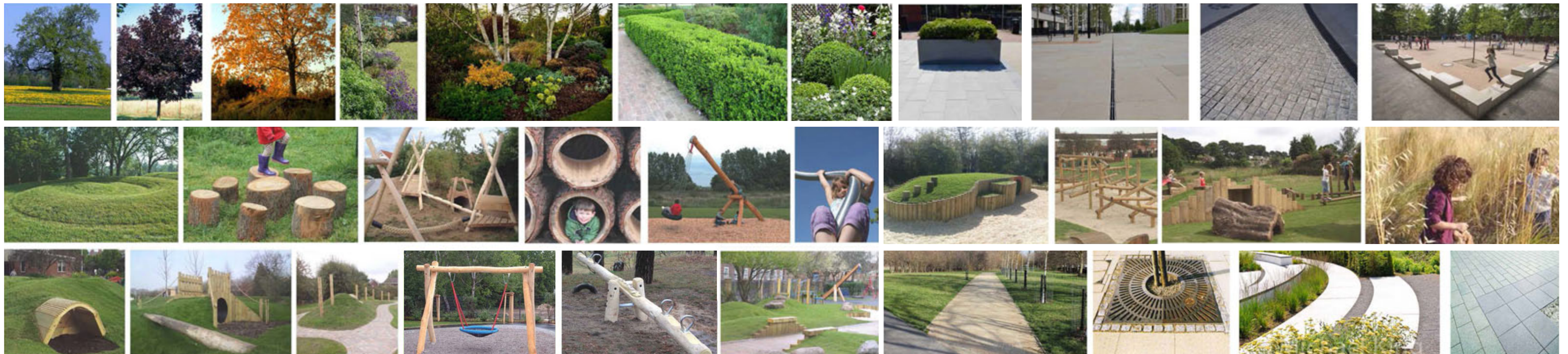
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Central Square, Plaza & Play Areas

- Swathes of ornamental grass planting, feature trees, raised planters and paving create a variety of spaces within the square.
- The formal plaza area has feature paving and contemporary bench seating, with trees and planters.
- Both formal and informal play spaces provide a variety of equipment for a range of ages.
- Expanses of open amenity grassland offer spaces for informal recreational activities.
- Herb planting will be a free resource for the community, with lavender and rosemary.
- Wildflower grassland and a mixture of planting provide a range of nectar and pollen sources, beneficial to local biodiversity.



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