

Delivering High Quality New Homes

The spacious new homes will be

- Usable and adaptable - flexible so they can meet changing needs
- Cost effective to keep residents costs, service charges and energy use as low as possible
- Digitally connected and future-proofed so that residents can take advantage of new technology.
- The new homes will be built out to a highly sustainable specification to include high levels of insulation, heating provided by air source heat pumps and will feature photo-voltaic panels.

Customers

- Encourage long-term health and wellbeing
- Be safe, secure and inclusive
- Provide an excellent customer experience
- Foster pride in homes and communities

Homes

- Usable and adaptable
- Enjoyable to live in
- Cost effective
- Digitally connected

Places

- Have character and delight
- Be well-integrated
- Be inclusive
- Be safe

Sustainability

- Be comfortable for the future
- Have a simple approach to moving towards zero carbon
- Promote a healthy environment
- Empower customers through technology



Programme

We plan to submit a full planning application in early summer. Following submission, residents local to the site will be contacted as part of the statutory consultation process by the Planning Authority.

How to contact us

Please get in touch if you have any comments or queries around the scheme via easthanney@sovereign.org.uk

Want to find out more?

Further details on the development can be found on the project website www.sovereign.org.uk/east-hanney or by scanning the QR code.



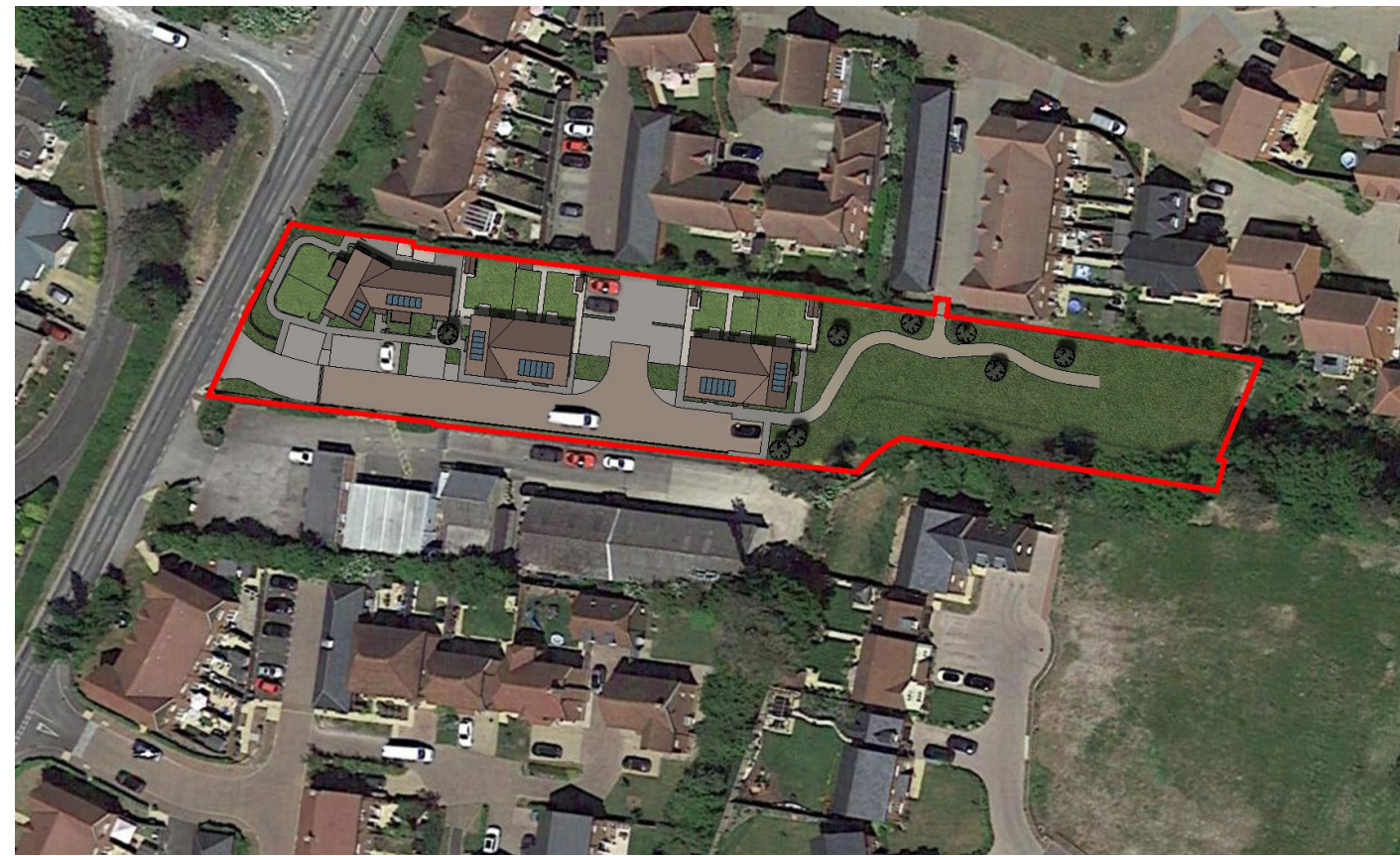
Update on Plans to Redevelop Oxford Road Depot Site East Hanney

July 2024

Sovereign Network Group are looking to redevelop a former office and maintenance depot located at Oxford Road, East Hanney to provide ten new homes.

We have been working with a local architect to develop a high quality and sustainable residential scheme which will sit sensitively within the existing context of East Hanney village. The scheme has been designed in accordance with the principles of the East Hanney Neighbourhood Plan, as well as feedback from the local community following a period of local consultation in 2022.





New homes for local people

There is a need for quality homes in the area and the proposed redevelopment will provide:

- 10 new homes comprising 4 x 1 bed maisonettes with their own front doors, 4 x 2 bed houses and 2 x 3 bed houses.
- A mix of tenures including low-cost shared ownership and social rented homes.



Design update following Consultation Event in November 2022

In November 2022 we held a consultation event seeking feedback from local residents in East Hanney on our design proposals. As a result of this feedback we have amended the scheme to better reflect residents wishes.

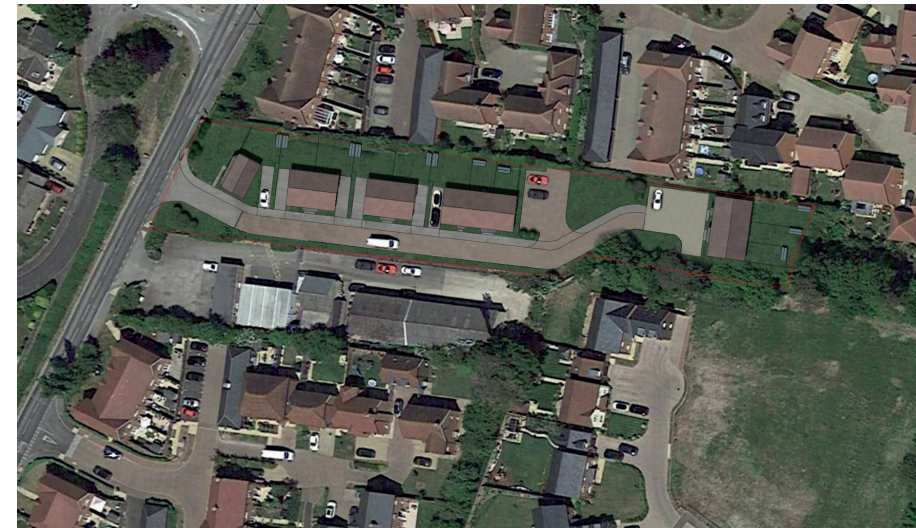
Local comments on the 2022 scheme

“Is it possible to provide a new pedestrian route from Dandridge Close through the new development to Oxford Road “

“The rear of the site is overdeveloped and will impact on existing trees in this area”

“The new homes to the rear of the site might impact on the existing drainage ditch that runs along the boundary”

“I’m concerned about a loss of daylight and sunlight to my property from the new homes”

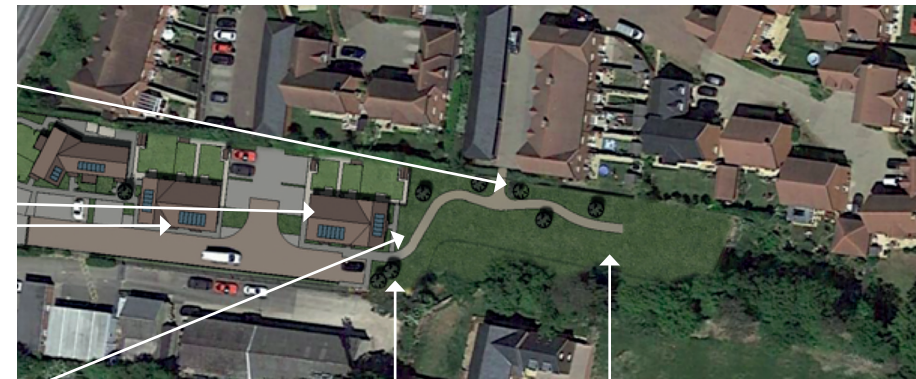


How we have amended the plans

A pedestrian access has been introduced through the site from Dandridge Close to allow for open access to the landscaped area and easier access to Oxford Road.

New homes have been relocated away from the rear section of the site, closer to the existing building footprint, freeing up space to the rear of the site for locally accessible open space.

Plot 10 has been re-designed to overlook the new landscaped area to ensure natural surveillance.



The access road and car parking has been re-planned to respect the existing trees and dry ditch running along the boundary with Whitfield Gardens.

The communal landscaped area will be designed to promote biodiversity, incorporating species rich wildflower planting and natural play opportunities for children.



New landscaped area

The scheme has been designed to introduce biodiversity to the site which is currently car parking and redundant office and warehouse buildings.

We have taken into account the existing natural features of the site in the design of the scheme such as the established trees and dry ditch along the southern boundary and included these in the design. A large biodiverse, landscaped area is provided to the rear of the site, planted with species rich wildflowers whilst also providing seating and natural play space for the wider community.



Links to Dandridge Close

The scheme proposes to provide a new pedestrian access from Dandridge Close through to the landscaped area, linking with a new access road which will provide a new route through to Oxford Road.

