

Roussillon Park

Chichester



An outstanding range of 2, 3 & 4 bedroom
quality homes and apartments



❧ Welcome to Roussillon Park ❧

Set in glorious Chichester and only 90 minutes to Central London, Roussillon Park is the city's spectacular new residential development. It offers a diverse range of 2, 3 and 4 bedroom homes in an superb location.

This unique development is strategically located strategically on part of the historic former Roussillon Barracks site. It is just a short distance away from the town centre and a few minutes walk from the Festival Theatre. Previously home to the Royal Sussex Regiment, and the Royal Military Police, this noble landscape is steeped in British history.

Once famed for its Mounted Troop parades, and regal visits, Roussillon Park holds a fond place in the hearts of Chichester's inhabitants. It now forms the backdrop to 252 magnificent new homes.

The park's desirable vistas, and leafy green spaces, are visible from many of the homes. With designs ranging from beautifully finished coach houses to striking three and four bedroom town houses, you will be spoilt for choice at Roussillon Park.

The traditional Georgian vernacular, which is etched indelibly throughout Chichester, is echoed in the traditional design and materials used in this development. Sustainability is vital to our company's ethos and each home has been meticulously designed with this in mind.

Exclusive. Extraordinary. Elite.

Roussillon Park offers a unique opportunity to own one of these beautiful new homes in a prime location. Available to reserve now and you can register your interest at www.roussillonpark.co.uk, or by speaking to our sales team on 01243 787993.





❧ *Living at Roussillon Park* ❧

Roussillon Park is a fusion of exquisite homes, sustainable living, and considered landscape. It is a landmark development that is designed from the very beginning to afford its residents the rare privilege of being part of a welcoming and close community.

People are at the heart of our design and the individual is our blueprint. We have taken every measure to ensure that your property will adapt to your changing needs.

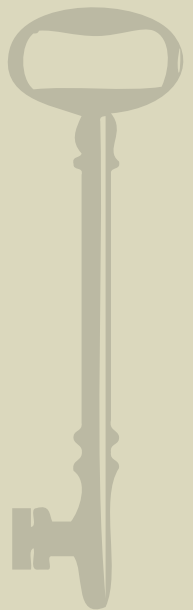
Your quality of living is important to us. Utmost attention has been paid to the development's environment to ensure that it provides residents with a peaceful and serene place in which to live. Roussillon Park's thoughtful configuration provides a neat network of wide leafy streets which form the perfect setting for your new home. The Queen Juliana Green is conceived as a generous open space, lined with delightful town houses, and striking paired villas.

Homes have been arranged in quaint streets, and traditional mews, around beautiful garden squares and tranquil greens.

The pedestrian experience is at the forefront of the design and this is reflected in the sympathetic layout of the parking courts. A car club is available to residents, and every home has access to the Roussillon Park residents' website, through a dedicated tablet computer, that also gives real time information on bus times.

The site's proud military history has been preserved in the retained "keep" which reiterates the distinct and precious heritage that Chichester is renowned for. The central location of Roussillon Park means that it is within comfortable walking and cycling distance of central Chichester. Invaluable local services are also just a stone's throw away.

The site is bordered by a generous selection of cycling and walking routes and is perfectly situated to access local bus services. Chichester train station, just a short distance away, provides frequent direct rail services to London and the South Coast.





MAP NOT TO SCALE

Roussillon Park Chichester

West Broyle

Westhampnett

University of
Chichester

Oakland
Park

St Richards
Hospital

Chichester
Festival Theatre

Shopwhyke

Chichester

Chichester
Cathedral

Pallant House
Gallery

Priory
Park

Westgate
Fields

Drayton

Stockbridge

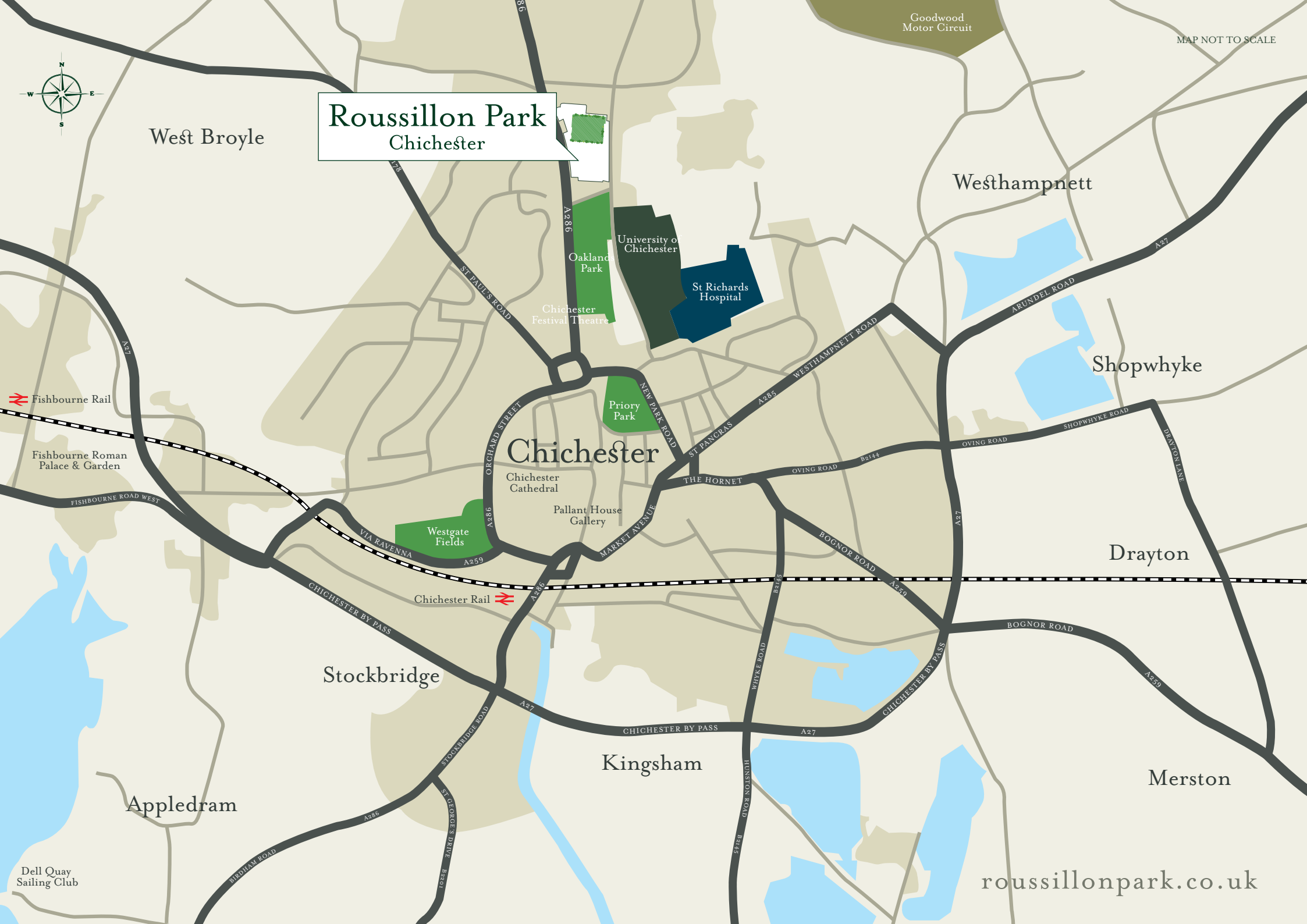
Kingsham

Merston

Appledram

Dell Quay
Sailing Club

roussillonpark.co.uk



❧ *The Homes* ❧

Roussillon Park provides 252 beautiful and innovative homes. There is an excellent range of accommodation including: characterful starter homes, contemporary apartments, desirable paired villas and spacious family homes.

The quality of this development is remarkable. Every care has been employed to ensure that the architecture reflects and celebrates the local vernacular of Chichester.

We have sourced the finest materials, and engaged master builders, to construct your new home. Superior quality Flemish bond brickwork, local flint, clay tiles and natural slate roofing are all standard. The joinery, metalwork, and rainwater goods are all designed to last.

We value the importance of sustainability and all the homes meet the challenging standards of Code for Sustainable Homes level 4. This means that the homes produce approximately 50% less carbon dioxide than homes simply built to building regulations standards. These exemplary standards are achieved through additional insulation and through a district biomass heating system.

We have gone a stage further than almost all other developers with regard to preserving water. All the houses have rainwater harvesting systems installed. These cut water usage and water bills by half. These use stored rainwater from the roof to operate the WC's, to run the washing machine and to run the outside tap.

ZeroC supports the reduction of carbon emissions and, in order to streamline your carbon footprint, all homes at Roussillon Park are designed and wired to include occasional spaces that could be used as home offices. This caters for the increasing percentage of home based professionals; offers choice and enhances buyers' potential well-being.

Many of the homes at Roussillon Park will enjoy unspoilt views of Chichester's breathtaking cathedral.



❧ *Design and Specification* ❧

We have taken considerable care to preserve and accentuate some of the natural aspects of the park. These features include mature trees and established shrubbery; these now weave seamlessly into the revised landscape.

Roussillon Park has a notable character. This identity has been created through the sensitive rejuvenation of Georgian architecture, whilst avoiding the pastiche that has blighted many new developments. The development seeks to accommodate a rich variety of homes that reinforce the sense of place.

The interesting network of streets has been planned to allow for organic traffic calming and Roussillon Park sets standards for pedestrian and cycle-friendly design to reduce car reliance. An efficient series of well-planned routes traverse Roussillon Park and consciously promote flawless movement around the development it surrounds. The scheme integrates fluently with existing roads, paths and the surrounding development.

Exemplary landscaping, and innovative paving treatments, contribute to the park's distinctiveness. Easily accessible public areas have been thoughtfully located to ensure that every home is within walking distance of green space.

Attention to detail in the design of the car parking ensures that vehicles are located predominantly off street. Discreet parking courts and bays located between paired villas are key to this strategy.



❧ *Living in Chichester* ❧

Chichester: an effortless blend of city living, sweeping countryside and quintessential seascape. To live in Chichester is to indulge in the best that Britain has to offer.

An absolute jewel in the crown of West Sussex.

Chichester's delightfully stylish, and historically rich, townscape is the perfect place to satisfy your every need; passionate consumers will be fulfilled by a generous mosaic of stylish shopping, exclusive boutiques, and independent enterprise.

A food connoisseur's dream: café culture; archetypal tea houses; gastro pubs and award-winning restaurants all serve to meet the most refined and experienced of palettes.

Chichester's cultural agenda is fulfilled exquisitely by its flagship Festival and Minerva theatres which both pave the way in spectacular drama, cutting-edge performance and engaging musical extravaganzas. The art lover will be satiated by a sprinkling of contemporary galleries, urban art houses and renowned works displayed in beautiful surroundings. Film buffs are spoilt for choice with blockbusters on show at Cineworld and New Park.

The city's proud historical heritage is alive on every corner of this unique South Downs' destination. Charming preserved Georgian architecture frames breath-taking ancient monuments and buildings, such as the infamous Market Cross and the utterly awe-inspiring Chichester Cathedral. The city's Roman and Tudor influences are displayed resplendently in various guises such as the reconstructed city walls and the recently restored panelled paintings held within the cathedral itself.



Chichester's elegantly landscaped green spaces, such as Priory Park and Bishops Palace Gardens, interweave with the metropolitan streets and offer the deserving soul seeker a haven of fragrant blossom and ornamental design. The parks are also home to the numerous festivals, jubilees and coronations which Chichester's community celebrate and cherish.

The city has enviable transport links and the adventurous Chichester resident will be enticed by the tempting prospect of escaping the hustle and bustle to experience the astonishingly vibrant and spectacular rolling undulations of the South Downs. Here, the valleys, hills and archaeological sites are laced with robust bridleways and romantic footpaths which culminate in an amazing, sensory tapestry of emerald green, russet and gold.

If you are searching for outdoor pursuits then mountain-biking, horse-riding and walking are all on offer here. Alternatively, if you are feeling particularly intrepid, then fulfil the opportunity of a lifetime and find yourself being nudged gently along the beautiful West Sussex skyline in a hot-air balloon.

If this is not enough to blow away the cobwebs then a visit to Chichester Harbour should do the trick.

Bordering the clement waters of the Solent, and rated as an area of outstanding natural beauty, this really is food for the soul. Unspoilt stretches of Blue Flag beach and crystal surf are in abundance.

Here, you will encounter extraordinarily rare species living within the creeks and waterways. If boating is your passion then you will be welcomed by the many marinas and harbour side villages which pepper the landscape.



❖ *Places ZeroC has built* ❖

Your new home is in experienced, viable hands.

ZeroC is a highly practiced, financially buoyant and sustainable developer. We are energy and carbon conscious and have been building low carbon homes and commercial buildings for over ten years.

Our portfolio of developments reflects the fact that we are able to successfully deliver an impressive range of styles, designs and specifications, from traditional architecture to cutting-edge contemporary design. Our homes demonstrate enviable space standards that respect the buyer. For example, our 3 bedroom houses are generally the size of a volume house builder's 4 bedroom house.

We are resourced to deliver in excess of 200 homes a year and have consents, or subject to planning options, for over 1500 homes, offices and commercial buildings. Recent projects have included the athlete's village in Weymouth for the 2012 Olympics and many buildings on the much acclaimed Prince Charles development of Poundbury in Dorchester.



The industry recognises ZeroC as respected pioneers in sustainable development. We lead the way in delivering outstanding design led homes that are environmentally and economically effective. We are delighted that this has been celebrated through a number of significant awards and accolades.

Our sister company Ecofirst supplies and installs the full range of sustainable technologies and our sustainable consultancy Ecofirst Consult, advises homeowners, house builders and developers on how to meet their sustainability targets.



❧ *Roussillon Park* ❧

For further information on Roussillon Park:

Call: 01243 787993

or email: sales@roussillonpark.co.uk

www.roussillonpark.co.uk

❧ *ZeroC* ❧

www.zeroholdings.co.uk

ZeroC give notice that particulars including text, photographs, computer generated images and floor plans are for the guidance of prospective purchasers and must not be relied upon as a statement of fact.

