

HORNCHURCH

# PARK RISE

*Homes & Gardens*



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# WELCOME TO PARK RISE

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At Park Rise living is easy.

The high-quality apartments alongside Harrow Lodge Park have been designed and built exclusively for over 55s to live independent lives whilst being part of a wider community.

Whether you're leading an active life, enjoying a quiet retirement, or need a little help and support, Park Rise is the perfect home. Future-proof, low maintenance apartments set around beautiful central landscaped gardens provide contemporary comfort in a stunning parkside setting.

It takes all types to make a community, and you'll have plenty of opportunity to meet your new neighbours in the shared indoor and outdoor spaces or by joining in the many activities on offer. If needed, help is at hand from the estate manager.

At Park Rise living together is a pleasure.



# THE DEVELOPMENT

JTP architects sensitively designed the five buildings in harmony with the immediate surroundings. Complementary brickwork, bronze tone balconies and matching windows. An internal sanctuary is achieved through communal gardens and private courtyards, all created to support healthier lifestyles, encourage wildlife and promote biodiversity.

Priority has been given to pedestrians and cyclists, further promoting active lifestyles.

Riverbank Court and Maylard's Court form the two buildings for sale, situated on the west side of the development, both benefitting from views towards Harrow Lodge Park. Extending to 10 and 8 storeys respectively, some of the apartments will have far reaching views. Solar Court, Daphne Court and Sunburst Court are rented through the London Borough of Havering.







Each building has provision for cycles and mobility scooters. All homes have level access, and a quarter of the apartments are extra spacious and wheelchair-friendly. Many residents will be leading active lives and need little or no support, but for those who do the apartments are all ready for the installation of Telecare systems.

At the midst of it all there's the lovely landscaped garden, with seating and spaces for contemplation and conviviality.







There's a host of internal and external communal facilities, where you can meet with your neighbours, arrange your own events or join activities and classes.\* These include a sociable lounge that can be booked out for parties - with coffee tables and seating and a separate kitchen. There is also a garden lounge that opens onto the external courtyard and a reading corner with teapoint.

Furthermore there is a dedicated space for external specialists to use in order to offer treatments to residents - these will be diarised through the management company.

In addition to this, should you have friends or family visiting, there is a guest suite located in Maylard's Court which can be booked through the estate manager on a first-come, first-served basis.







## APARTMENTS

The one and two bedroom apartments at Park Rise are designed to make life easy. They meet the key design criteria defined in the HAPPI (Housing our Ageing Population Panel for Innovation) report for high quality housing; they're light, spacious and sustainable, with plenty of storage, private and shared indoor and outdoor spaces, and they're easily adaptable to changing needs.

All apartments have their own private outdoor space, and several have stunning view across Harrow Lodge Park. The interiors are high-quality, with generously sized hallways, fully tiled bathrooms with walk-in showers, and open-plan living rooms that optimise convenience and comfort. From the Shaker-style kitchens with Bosch appliances, to the energy-efficient double glazing and underfloor heating, everything has been designed to maximise efficiency whilst controlling maintenance costs.











# LIFE BY THE PARK

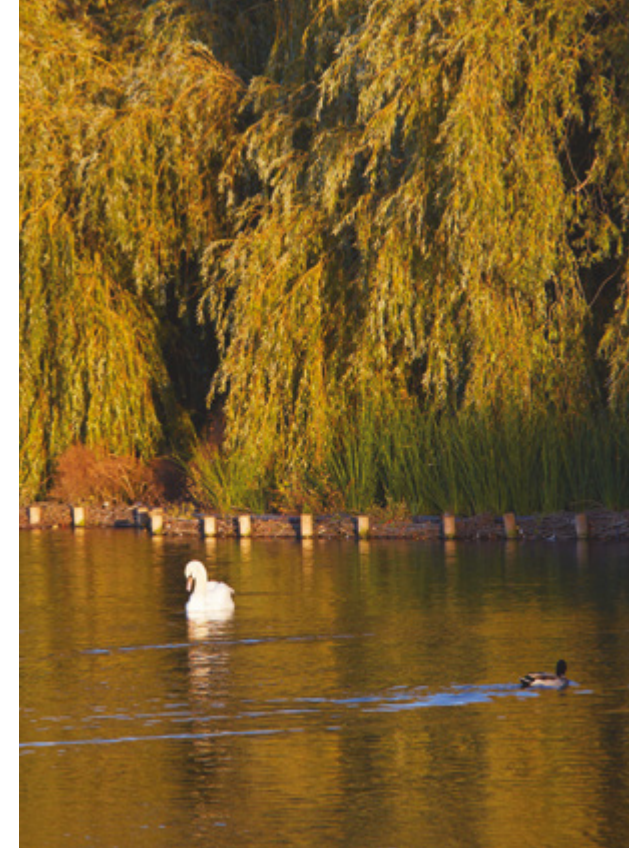
Park Rise sits alongside the 130-acre Harrow Lodge Park, one of the largest in Havering. Many of the apartments have balconies and far-reaching views across this extensive green oasis which has a wide range of protected habitats including meadows, grassland and woodland.

The buildings are varied in height so they sit comfortably within the local landscape. They're clustered around a central garden with a network of pathways that connects the apartments to each other, and the Park Rise community to the local neighbourhood.

Park Rise is quite simply a lovely place to live.







Harrow Lodge Park

## PARK RISE HAS A GREEN HEART

You're always close to nature at Park Rise. The residents' lounge has doors that open onto the landscaped garden at the heart of the community to create a lovely indoor/outdoor living space. There's a lawn for outdoor meetings and games, planters to grow your own produce and flowers, and places to sit and soak up the sun and the sounds of nature.

The development is sustainable and safe. Care has been taken to promote and encourage biodiversity, so there's a mixture of mature trees and new indigenous species and all the buildings have green roofs. A network of illuminated and well-signed pathways provides stress-free routes between the buildings and into the surrounding community. Even the parking area is surrounded by trees, and there are lots of electric charging points.

If you need a bit more breathing space or like to walk, jog or cycle, you're right next to the 130-acre Harrow Lodge Park, one of Havering's largest open green space. Access is easy; it's just a short walk away, so there is no need for a car or bus journey.

Nature is part of your life at Park Rise.





## GREEN SPACES



**HARROW  
LODGE PARK**  
1 MIN WALK



**LANGTONS  
GARDENS**  
22 MINS WALK



**ST. ANDREW'S  
PARK**  
23 MINS WALK



**EASTBROOKEND  
COUNTRY PARK**  
27 MINS WALK



**HAVERING  
COUNTRY PARK**  
30 MINS CYCLE

Havering is a nature lover's paradise. It has the most dedicated green spaces in Greater London, with parks covering 60% of the borough.

From the 165-acre award-winning Havering Country Park to the 130-acre Harrow Lodge Park right next to Park Rise, there's a wide selection of open spaces and something for everyone.

Harrow Lodge Park has a varied landscape, with wildflower meadows, a 'Secret Garden' and conservation areas to protect the profusion of flora and fauna, plus two lakes and the River Ravensbourne running through it. Activities range from boating, birdwatching and fishing to walking, cycling or taking it easy in the café.

Let nature into your life at Park Rise.

“

**PARK RISE IS CALMING  
AND SERENE, BEING SO  
CLOSE TO NATURE, IT'S  
SUCH A BENEFIT TO BE  
ABLE TO ENJOY THE PARKS  
AND OPEN SPACES AS THE  
SEASONS CHANGE**

”

Ruth  
Hornchurch Resident





# YOUR HOME TOWN

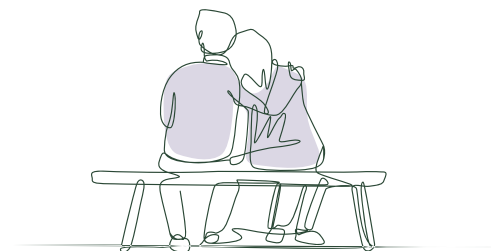
Park Rise is less than a mile from the centre of Hornchurch, a historic place and the flagship cultural centre of Havering. It has a home-town feel, with great local shops, its own theatre and cricket and football teams, and a historic military heritage.



Harrow Lodge Leisure Centre



Queens Theatre



Queens Theatre



Fairkytes Arts Centre



The Queen's Theatre puts on six West End-quality productions a year, and has regular classical concerts and jazz sessions. The Fairkytes Arts Centre next door has shows, plays, music events and arts & craft workshops, as well studios and a hall for hire that's the meeting place for lots of local clubs and societies.





Upminster Golf Club



Hornchurch Athletic Cricket Club

Sports fans can watch semi-professional Hornchurch FC play in a regional league at the Hornchurch Stadium, and the Hornchurch Cricket Club ground is close to home, just a 12 minute walk from Park Rise.

If you prefer to participate, the nearby Harrow Lodge Leisure Centre has three pools, a 100-station gym and there's also a fitness studio, a sports hall and a great café. Locally there are two bowls clubs, one indoor and one outdoor.

The Hornchurch Library is a welcoming and accessible modern building, with wifi, computer, printing and photocopying facilities alongside books and audio CDs. It also has a meeting room, runs activities including a poetry reading group and offers access to [ancestry.com](https://www.ancestry.com).

Housed in former RAF premises, the RAF Hornchurch Heritage Centre tells the story of the Hornchurch Aerodrome, famous for its crucial role in both world wars and home to Spitfire squadrons. The centre is accessible and has a tea room.



RAF Hornchurch Heritage Centre



There are plenty of shopping options, with an eclectic mix of over 150 independent boutiques and high-street stores, giving the town centre a friendly and familiar feel. Afternoon tea is a bit of a tradition here, and you'll find plenty of tea rooms to choose from.

Le Moulin



Tea Island

Tea Island



The Fatling

There are over a hundred places to eat, from cosy cafés and family run patisseries to quaint pubs, traditional pie'n'mash and fish & chip shops, and a wide range of independent restaurants serving international cuisine.



# YOUR HOME TOWN

● ARTS & CULTURE

- 01 The Queen's Theatre - shows, jazz and classical concerts
- 02 The Fairkytes Arts Centre - plays, music, workshops, clubs
- 03 The Hornchurch Library - books, PCs, printing and a reading room
- 04 RAF Hornchurch Heritage Centre - local military history and a tea room

● TEA, CAKES & COFFEE

- 05 Tea Island - tea and cakes by day, cocktails by night
- 06 Liana's Tea Shop - traditional afternoon tea, deliveries too!
- 07 Casa Mia - very friendly, with great coffee, cakes and food
- 08 Le Moulin - afternoon tea with a French flavour

● FOOD & DRINK

- 09 Al's Pie & Mash - great pies and lovely liquor
- 10 New Regal Fish Bar - serving fish & chips to locals for over 50 years
- 11 Tarantino - a vibrant and unpretentious Italian, wheelchair accessible
- 12 The Fatling - local highstreet pub serving great food and real ale on tap

○ SPORT & LEISURE

- 13 Hornchurch Stadium - watch Hornchurch Football Club
- 14 Hornchurch Cricket Club - watch the local town team play
- 15 Harrow Lodge Leisure Centre - pools, gym & sports
- 16 Abbs Cross Health & Fitness - gym, swim & walking football
- 17 Upminster Golf Club - 18 hole golf course with clubhouse, bar and restaurant
- 18 Elm Park Bowls Club - outdoor local bowls club, the perfect place for socialising
- 19 Havering Indoor Bowls Club - indoor bowls club with 3 snooker tables





Park Rise is well-connected to the local footpaths and cycle routes and it's easy to travel to Romford or into central London by public transport, with the closest bus stop just a couple of minutes' walk away, and a choice of several tube or train stations.

Hornchurch and Elm Park on the District Line are both within three-quarters of a mile, or 3-4 minutes by bus. Elm Park is fully accessible, and you can be in the West End in under an hour.

The new high-speed Elizabeth Line at Romford, will whisk you direct to Liverpool Street in 29 minutes, Tottenham Court Road in 33, Paddington in 38 and Heathrow in 64. The environmentally-friendly trains are air-conditioned, have wifi and live travel information, and there's step-free access at all stations.

If you prefer to drive, the M25 is just 15 minutes by car, and if you're heading abroad you can be at City or Southend airport in about half an hour, and Heathrow, Gatwick or Stansted in approximately an hour.



# CONNECTIONS



Theses are indicative journey times. Based on time to station entrance.  
Source: google.com/maps and tfl.gov.uk



## SITE PLAN

- ① Community growing space
- ② Car park
- ③ Outside social space
- ④ Ornamental garden
- ⑤ Courtyard garden



## FLOOR PLANS

### MARKET SALE

Page 36

### SHARED

Page 44

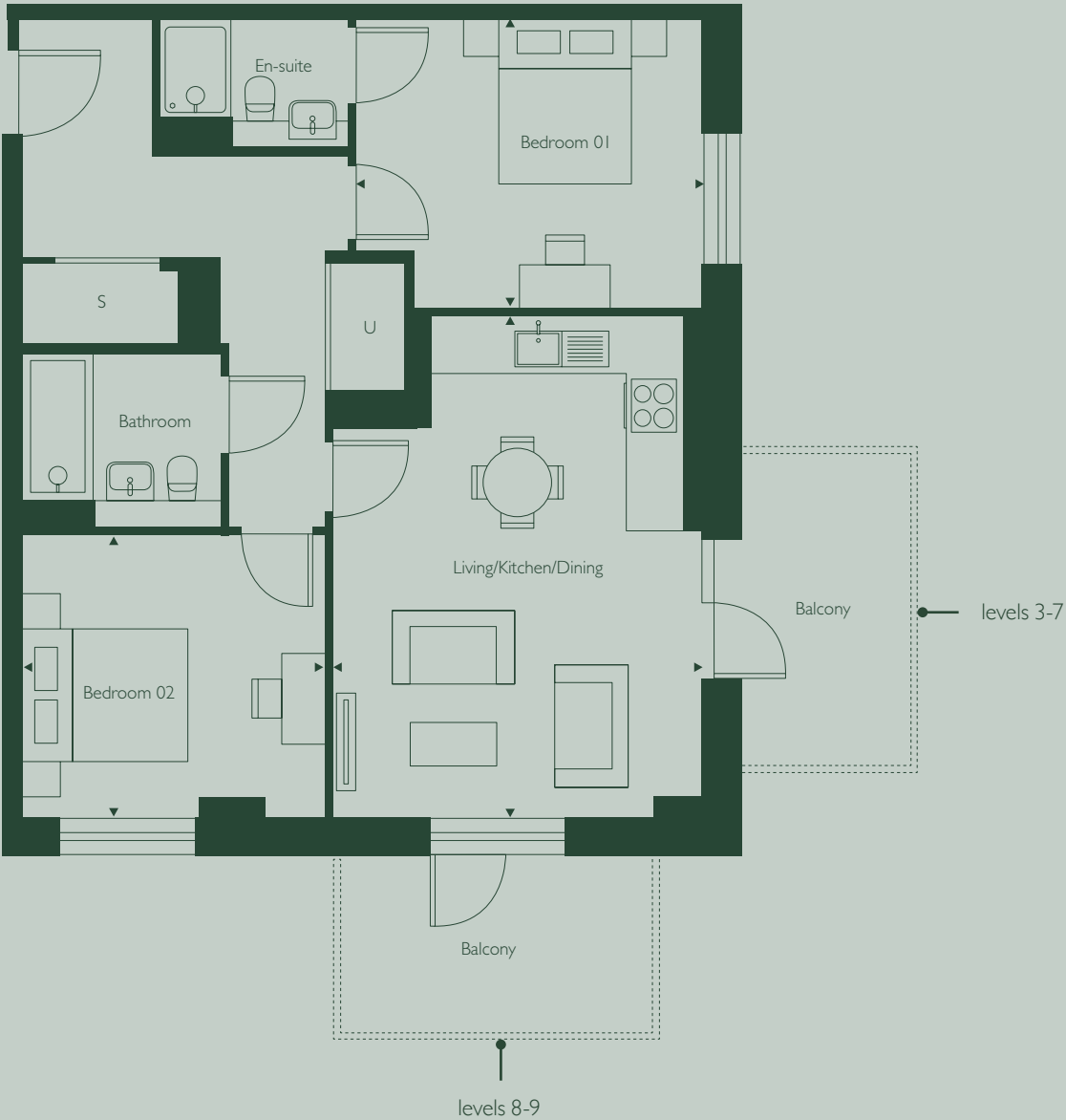
In some cases the layouts will be 'handed.'  
Please seek confirmation from the sales consultant



TYPE 01  
(MARKET SALE)

Two Bedroom

Riverbank Court | Levels 3-9 | Apt. numbers 15, 22, 29, 36, 43, 50, 53



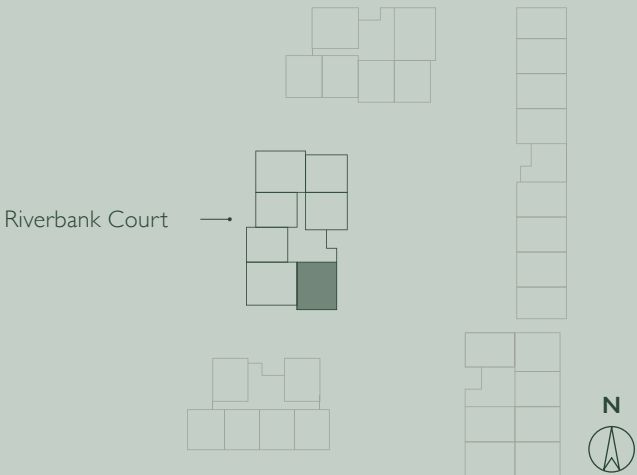
**Living /Kitchen/Dining**  
4.2m x 5.7m

**Bedroom 01**  
3.9m x 3.3m

**Bedroom 02**  
3.4m x 3.2m

**Total**  
73.6sqm (792sqft)

**Key**  
U - Utility  
S - Storage



TYPE 02  
(MARKET SALE)

Two Bedroom

Riverbank Court | Levels 3-9 | Apt. numbers 16, 19, 23, 26, 30, 33, 37, 40, 44, 47, 51, 54



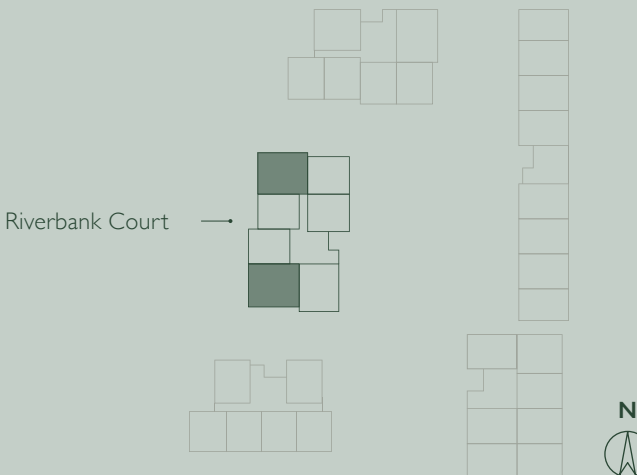
**Living /Kitchen/Dining**  
3.4m x 8.2m

**Bedroom 01**  
3.3m x 4.5m

**Bedroom 02**  
3.1m x 4.5m

**Total**  
79.6sqm (856sqft)

**Key**  
U - Utility  
S - Storage



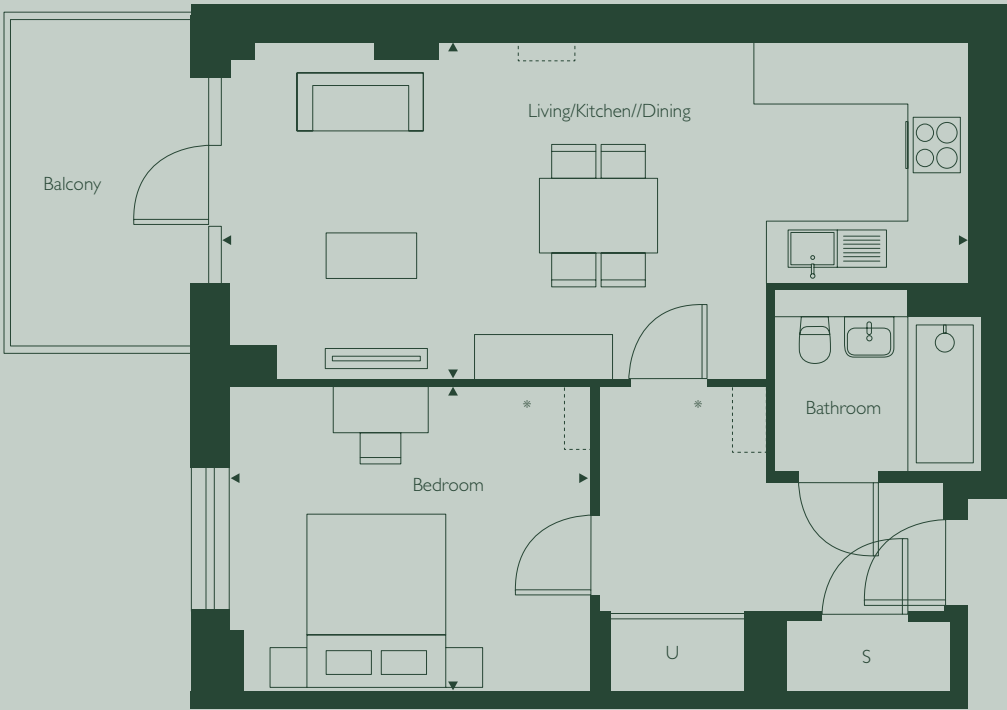
\*This pillar will feature in some apartments, please check for confirmation of exact location



TYPE 03  
(MARKET SALE)

One Bedroom

Riverbank Court | Levels 3-9 | Apt. numbers 21, 28, 31, 32, 35, 38, 39, 42, 45, 46, 49, 52, 55

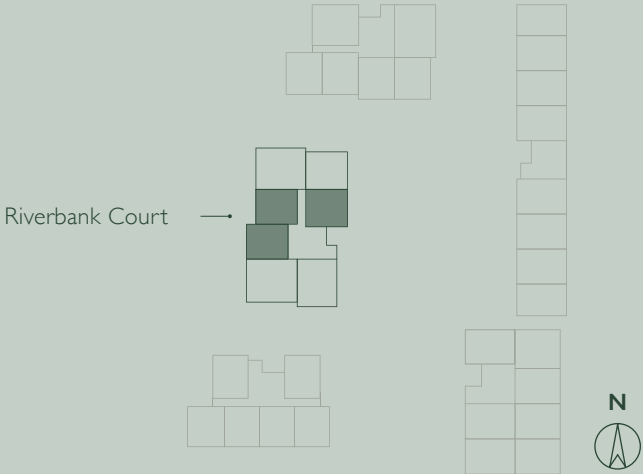


**Living /Kitchen/Dining**  
8.1m x 3.6m

**Bedroom 01**  
3.9m x 3.3m

**Total**  
58.9sqm (641sqft)

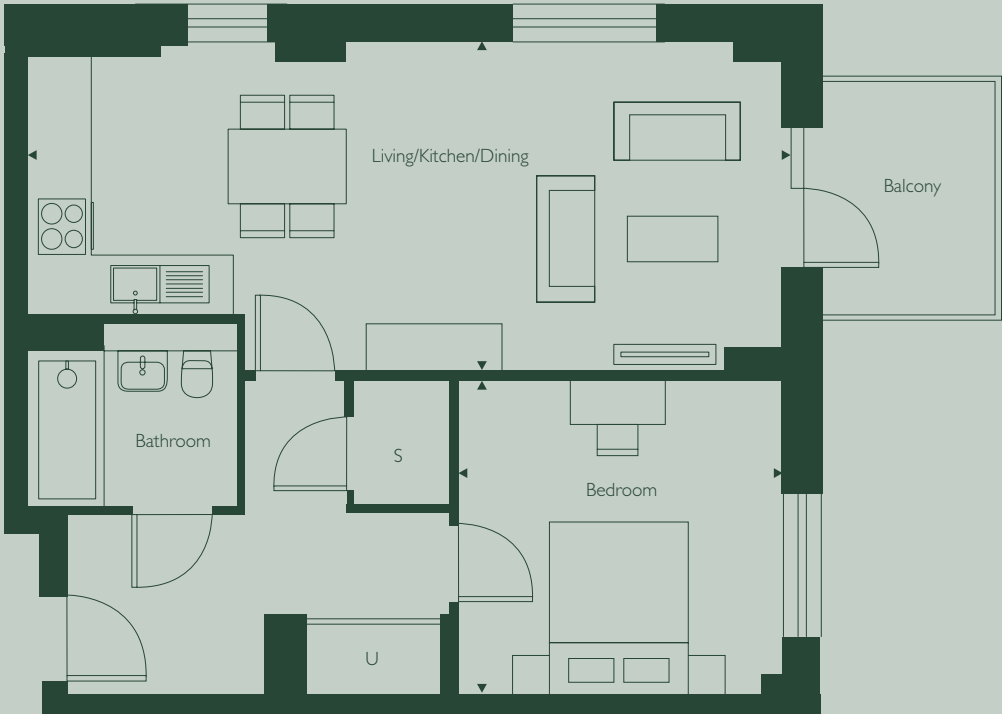
**Key**  
U - Utility  
S - Storage



TYPE 04  
(MARKET SALE)

One Bedroom

Riverbank Court | Levels 3-7 | Apt. numbers 20, 27, 34, 41, 48

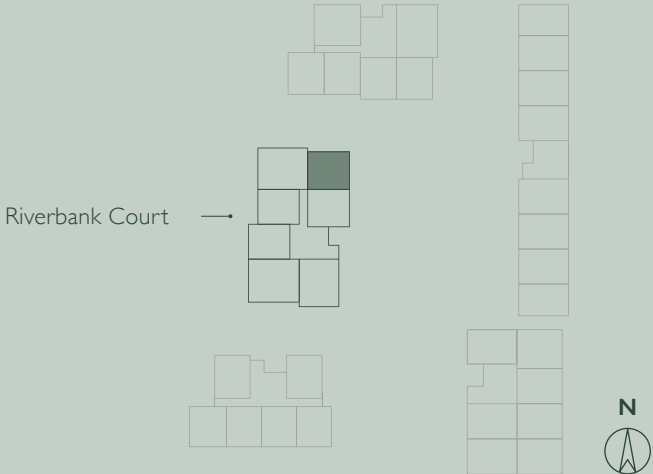


**Living /Kitchen/Dining**  
8.2m x 3.6m

**Bedroom 01**  
3.5m x 3.4m

**Total**  
59.9sqm (644sqft)

**Key**  
U - Utility  
S - Storage

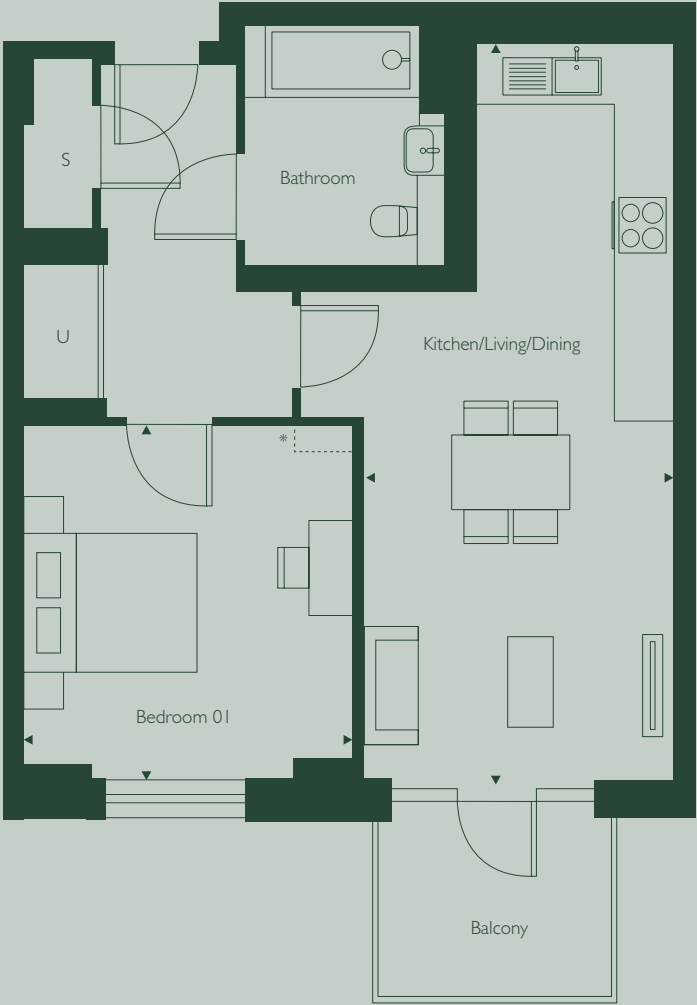




TYPE 06  
(MARKET SALE)

One Bedroom

Riverbank Court | Levels 3-4 | Apt. numbers 17, 18, 24, 25

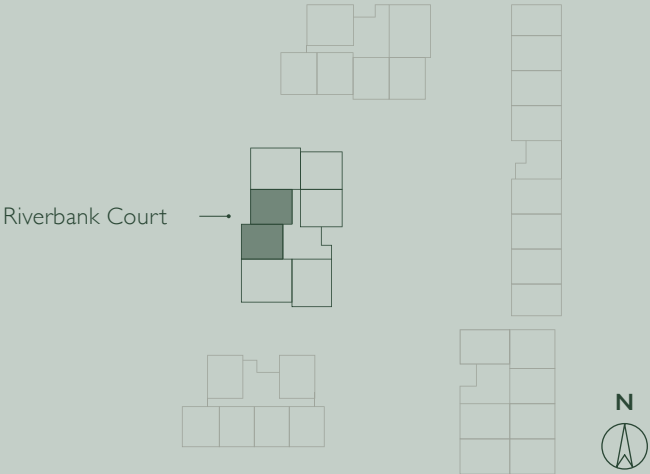


**Living /Kitchen/Dining**  
3.4m x 8.0m

**Bedroom 01**  
3.5m x 3.9m

**Total**  
59.6sqm (64lsqft)

**Key**  
U - Utility  
S - Storage





## MARKET SALE SPECIFICATION

### General

- NHBC 10 year building warranty
- Lease length – 990 years
- Cycle parking – 120 spaces, 38 scooter spaces
- 80 Resident parking bays (limited availability)
- Residents' communal courtyard gardens
- Residents' lounge
- Guest bedroom suite (available to book through property manager)
- Communal boiler

### Building Structure

Traditional reinforced concrete frame with concrete stair core. Traditionally laid brickwork façade with double glazed windows

### Main Entrance Doors

Walnut veneer entry doors

### Living Room

Amtico flooring in 'limed wood' finish

### Hallway

Amtico flooring in 'limed wood' finish

### Bedroom

Wool twist carpet in neutral tone

### Walls/Ceilings

Painted in white throughout

### Doors

Ladder effect, solid core in white with stainless steel handles

### Kitchens

- Shaker style cabinets, finished with soft close hinges
- Splashback behind hob
- 40mm laminate worktop in complementing wood effect
- Stainless steel surface mounted sink and integrated drainer
- Brushed steel lever tap
- Bosch integrated oven (most at high level)
- Bosch integrated fridge/freezer
- Bosch induction hob
- Bosch dishwasher
- Bosch extractor fan
- Zanussi washer/dryer (housed in utility)

### Bathrooms

- All principal bathrooms have large double showers in place of bathtubs. Ensuite shower rooms have smaller shower cubicles
- All walls are fully tiled in large format white tiles – where there are two bathrooms, these tiles have different finishes
- Light grey floor tiles
- High level, floor mounted wc by Roca
- Counter-top basin by Roca
- Surface mounted dual flush plate
- Chrome mixer tap
- Chrome thermostat
- Chrome rain shower head
- Chrome hand shower
- Chrome heated towel rail
- Large mirrored cabinet above basin

### Balconies

- Balconies to all apartments, finished with aluminium decking

### Lighting & Electrical

- Pendants to living room and bedroom
- Downlights to kitchen and bathrooms
- Double sockets throughout and data points
- Communal dish to roof, with data point in living room
- Pre-wired for internet – choice of service provider for end user
- Underfloor heating throughout living/kitchen, bedroom and hallways

### Security & Safety

- Secure fob access control to communal access doors throughout the development
- Video entry system in apartment
- CCTV to entrances and communal areas
- Sprinkler systems and heat detectors fitted to apartments
- Fire alarms installed throughout.
- Smoke alarms in communal areas
- Apartments are pre-wired for installation of Telecare system

### Cycle & Car Parking

A limited number of parking spaces will be available to purchase. Please enquire with the sales representative

- An allocation of visitor parking bays
- 9x Disabled bays
- 20x Electric car charging points (16 for residents, 4 for visitors)
- Controlled access to cycle/scooter rooms in every building

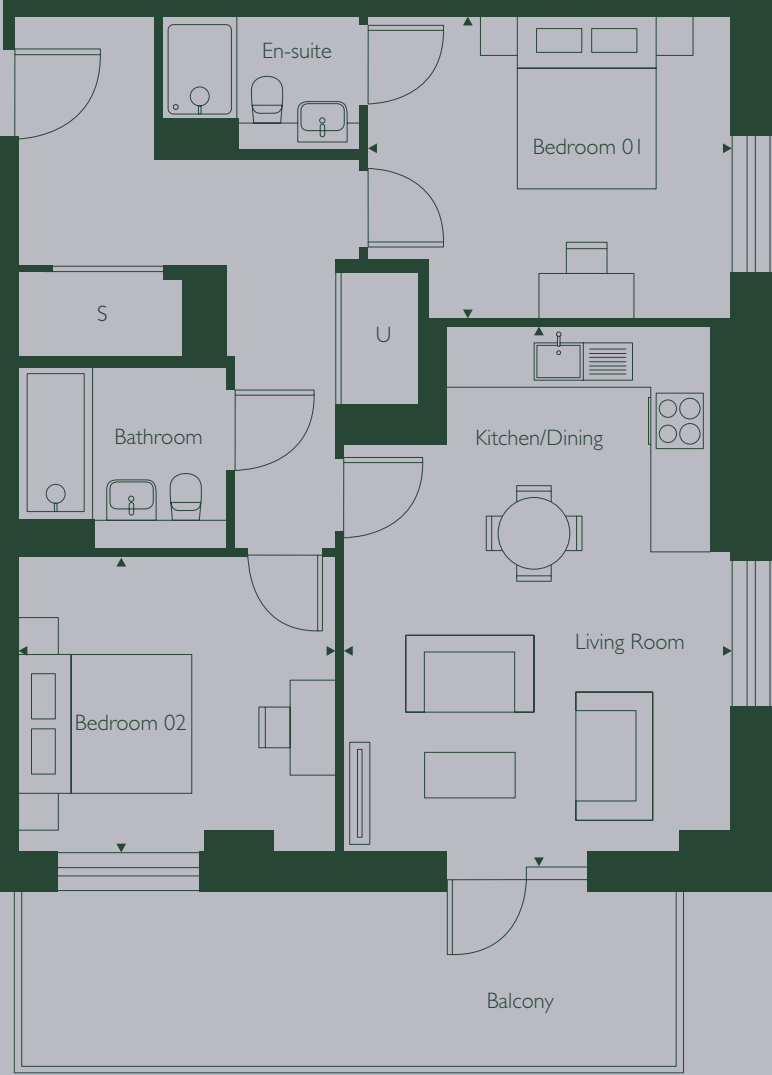




TYPE 01  
(SHARED)

Two Bedroom

Riverbank Court | Levels 1-2 | Apt. numbers 1, 8  
Maylard's Court | Levels 0-5 | Apt. numbers 4, 10, 16, 22, 28, 34



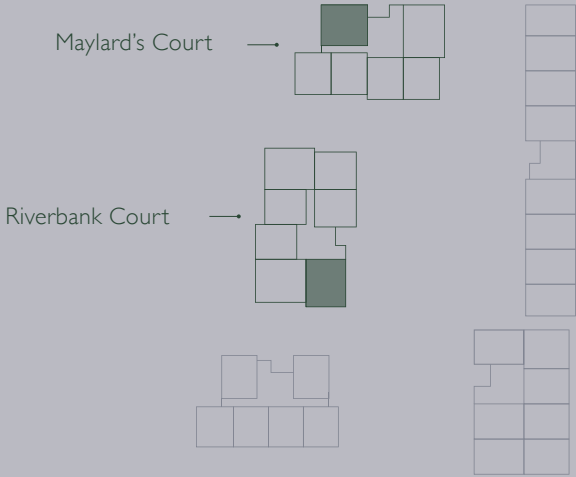
**Living/Kitchen/Dining**  
4.2m x 5.7m

**Bedroom 01**  
3.9m x 3.3m

**Bedroom 02**  
3.4m x 3.2m

**Total**  
73.6sqm (792sqft)

**Key**  
U - Utility  
S - Storage



TYPE 02  
(SHARED)

Two Bedroom

Riverbank Court | Levels 1-2 | Apt. numbers 2, 5, 9, 12



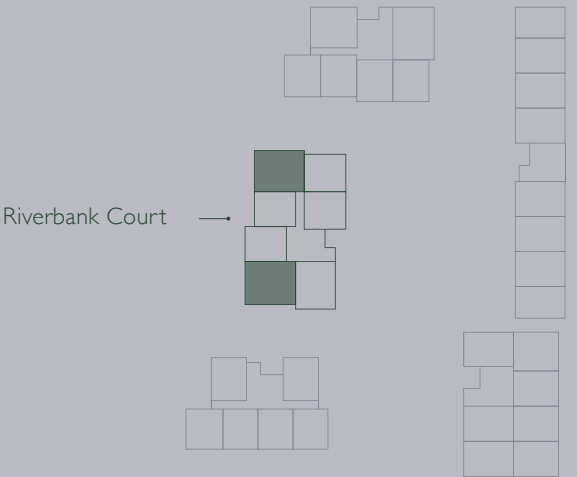
**Living/Kitchen/Dining**  
3.4m x 8.2m

**Bedroom 01**  
3.3m x 4.5m

**Bedroom 02**  
3.1m x 4.5m

**Total**  
79.6sqm (856sqft)

**Key**  
U - Utility  
S - Storage



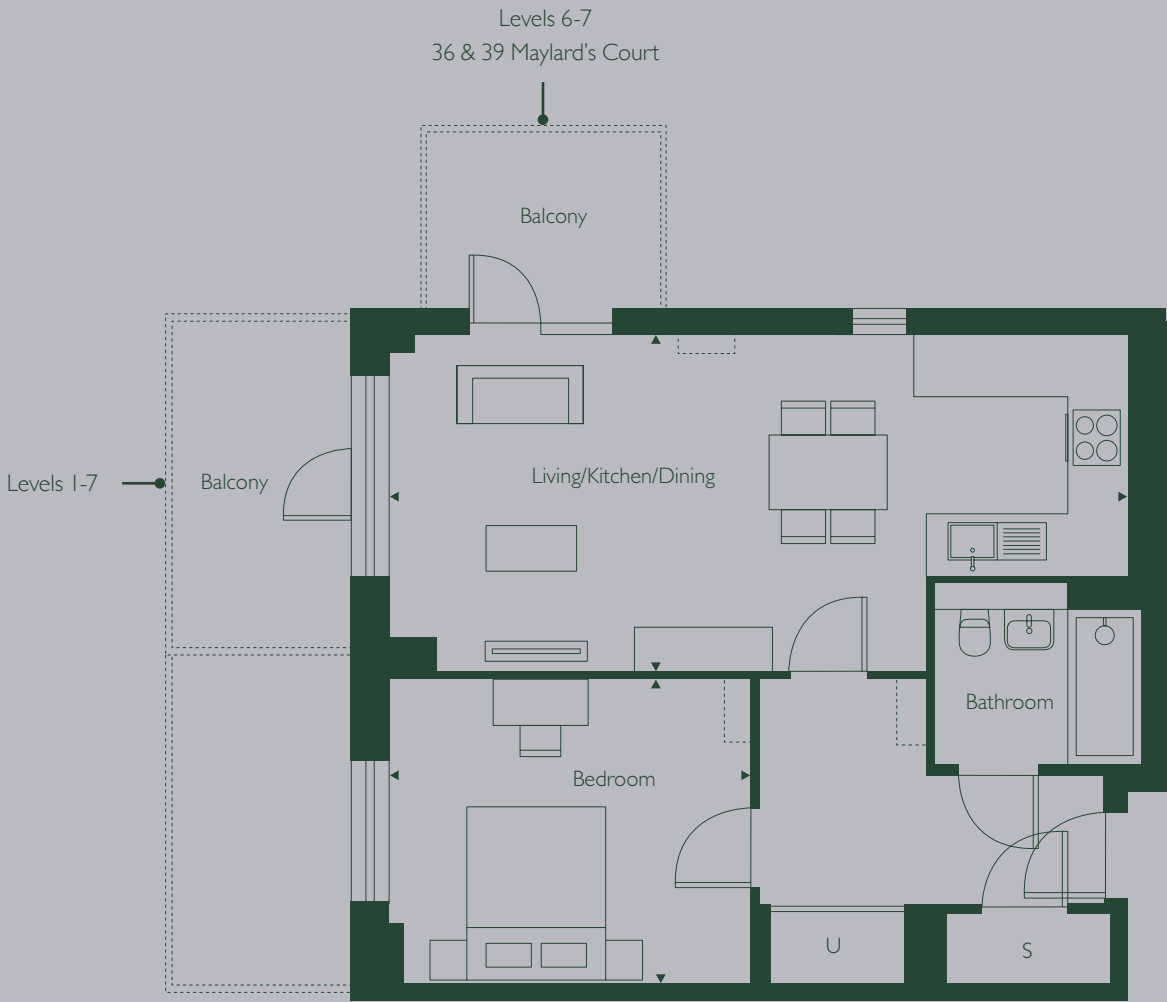


TYPE 03

(SHARED)

One Bedroom

Riverbank Court | Levels 1-2 | Apt. numbers 3, 4, 7, 10, 11, 14  
Maylard's Court | Levels 0-7 | Apt. numbers 1, 6, 12, 13, 18, 19, 20, 24, 25, 26, 30, 31, 32, 36, 37, 39, 40



Living /Kitchen/Dining

8.1m x 3.6m

Bedroom 01

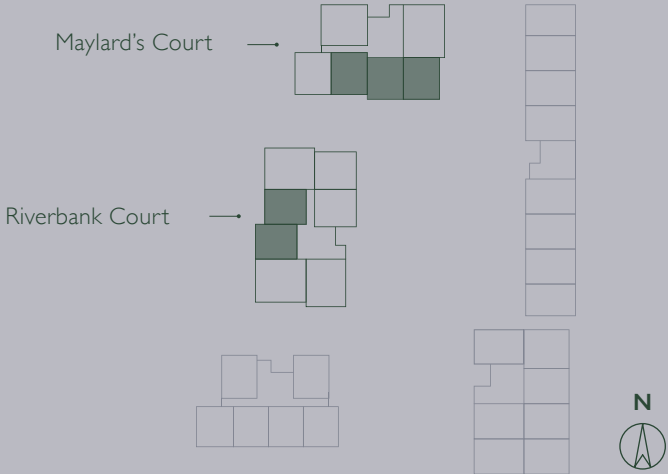
3.9m x 3.3m

Total

59.6sqm (641sqft)

Key

U - Utility  
S - Storage

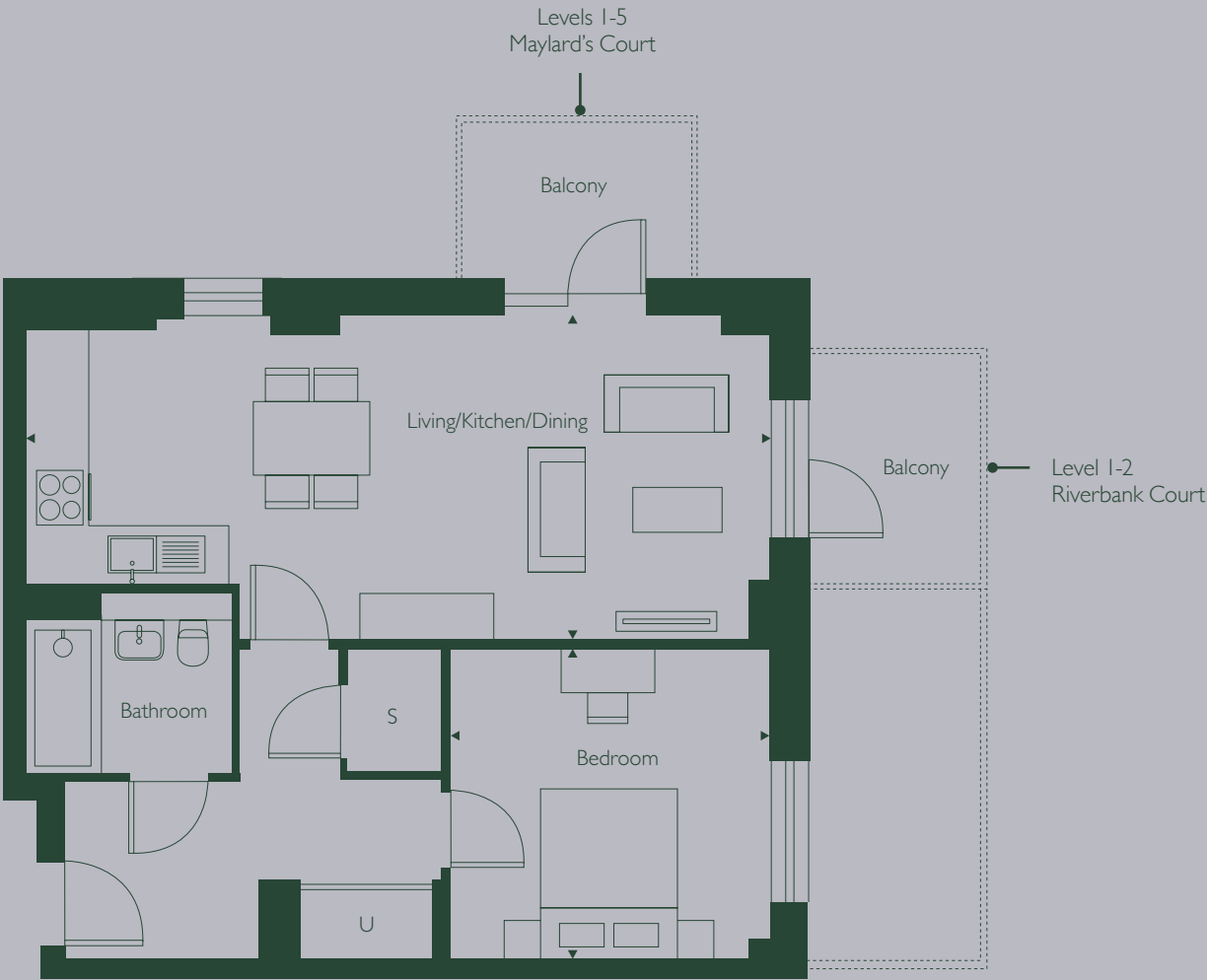


TYPE 04

(SHARED)

One Bedroom

Riverbank Court | Levels 1-2 | Apt. numbers 6, 13  
Maylard's Court | Levels 0-5 | Apt. numbers 3, 9, 15, 21, 27, 33



Living /Kitchen/Dining

8.2m x 3.6m

Bedroom 01

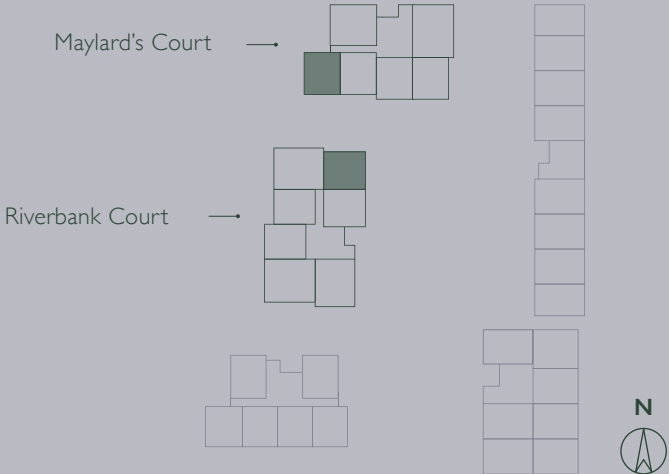
3.5m x 3.4m

Total

59.9sqm (644sqft)

Key

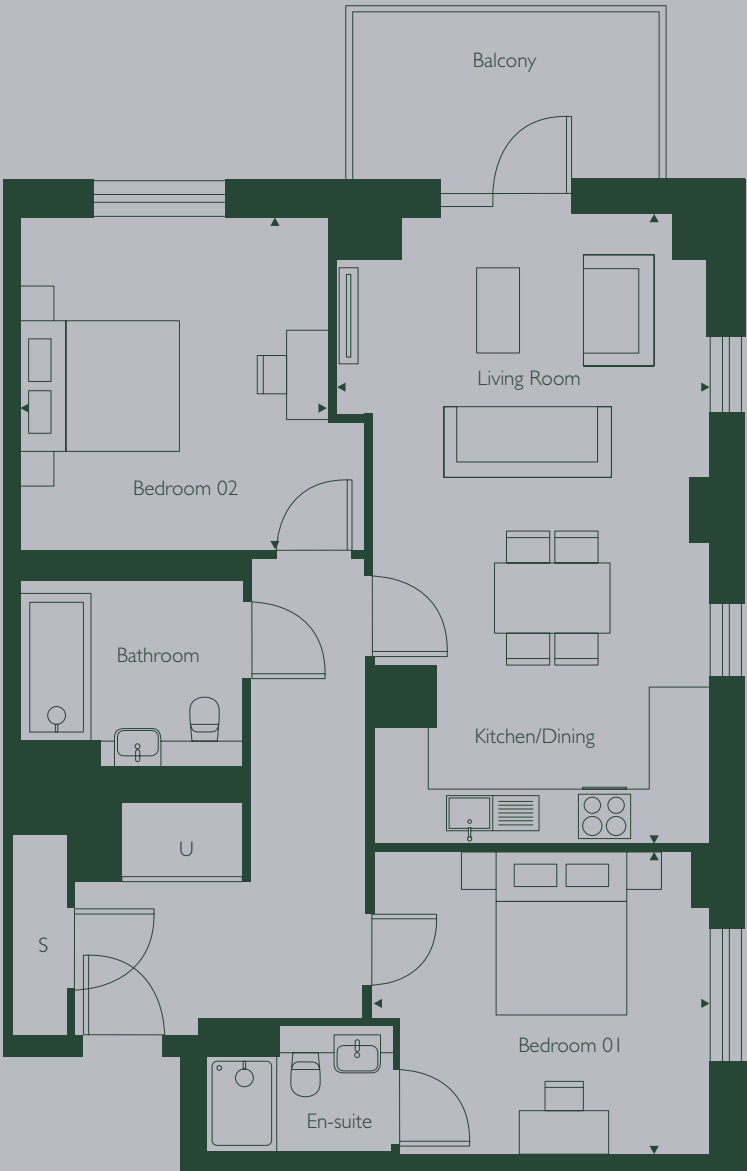
U - Utility  
S - Storage





TYPE 05  
(SHARED - ADAPTABLE APARTMENT)

Two Bedroom  
Maylard's Court | Levels 1-2 | Apt. numbers 5, 11



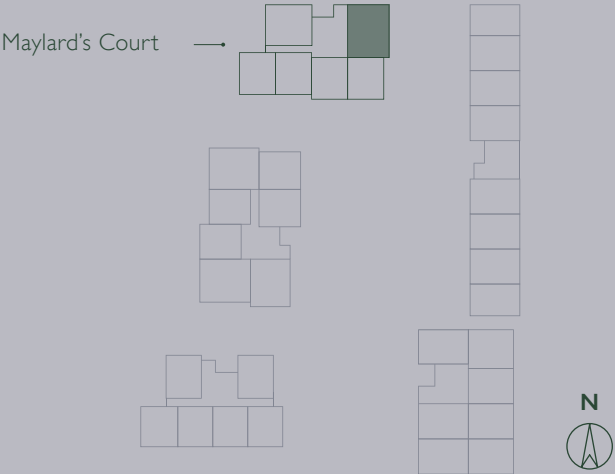
Living /Kitchen/Dining  
4.3m x 7.3m

Bedroom 01  
3.9m x 3.5m

Bedroom 02  
3.6m x 3.9m

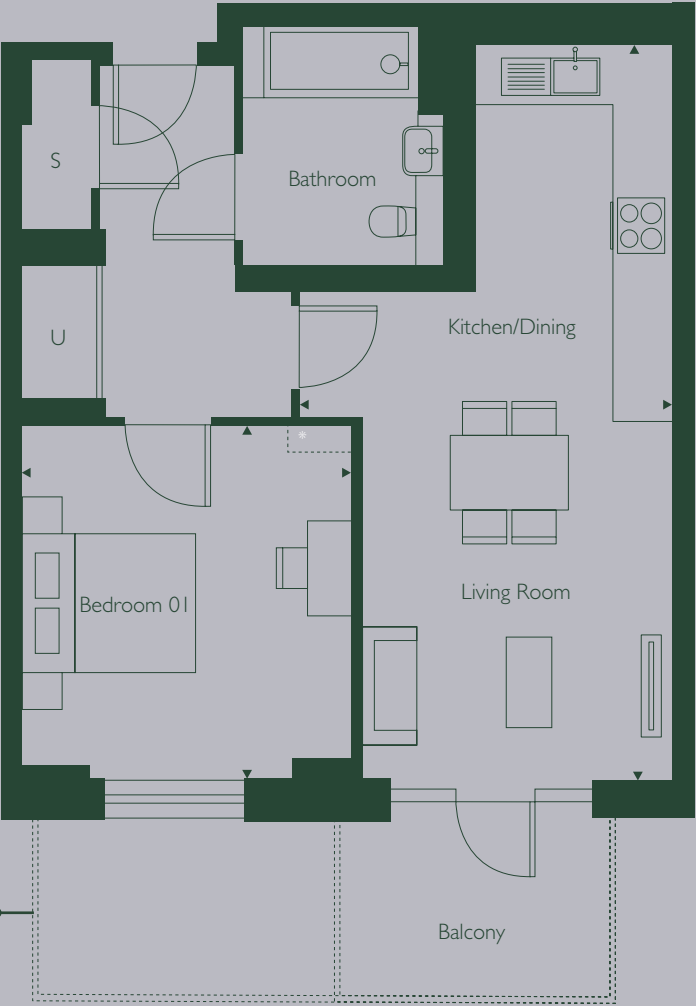
Total  
87.2sqm (938sqft)

Key  
U - Utility  
S - Storage



TYPE 06  
(SHARED)

One Bedroom  
Maylard's Court | Levels 0-2 | Apt. numbers 2, 7, 8, 14



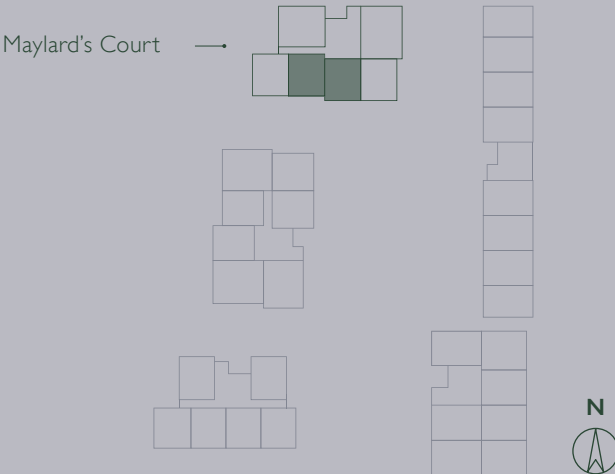
Level 0 - Apartment 2 only

Living /Kitchen/Dining  
4.0m x 8.0m

Bedroom 01  
3.5m x 3.9m

Total  
59.6sqm (641sqft)

Key  
U - Utility  
S - Storage



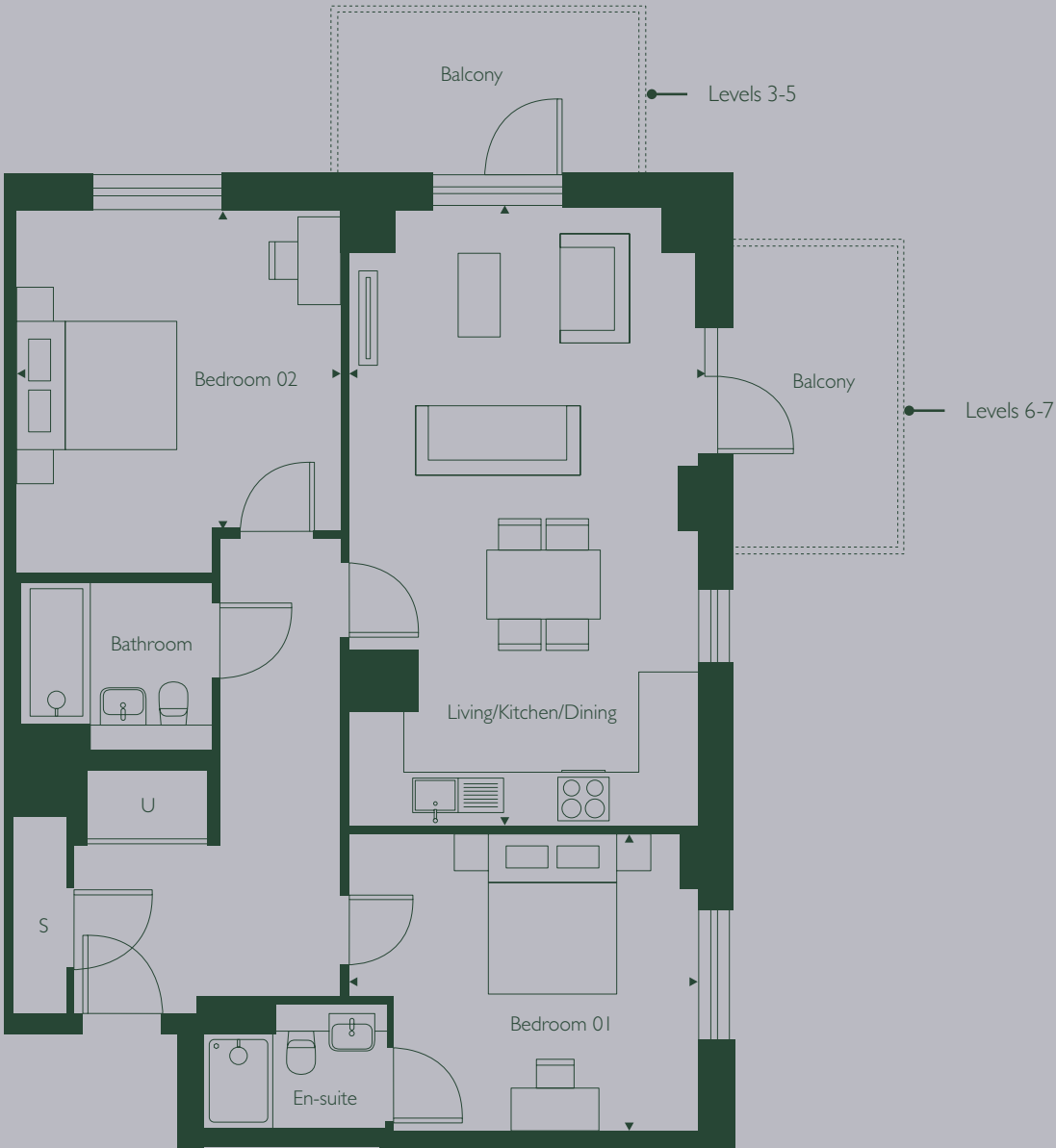
\*This pillar will feature in some apartments, please check for confirmation of exact location



TYPE 07  
(SHARED)

Two Bedroom

Maylard's Court | Levels 3-7 | Apt. numbers 17, 23, 29, 35, 38



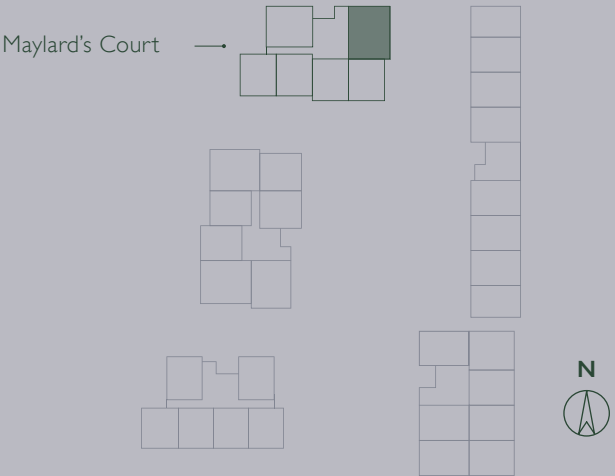
**Living /Kitchen/Dining**  
4.1m x 7.3m

**Bedroom 01**  
4.1m x 3.5m

**Bedroom 02**  
3.8m x 3.8m

**Total**  
87.2sqm (938sqft)

**Key**  
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S - Storage





SHARED SPECIFICATION

General

- NHBC 10 year building warranty
- Lease length – 990 years
- Cycle parking – 120 spaces, 38 scooter spaces
- 80 Resident parking bays (limited availability)
- Residents' communal courtyard gardens
- Residents' lounge
- Guest bedroom suite (available to book through property manager)
- Communal boiler

Main Entrance Doors

Walnut veneer entry doors

Living Room

Amtico flooring in 'limed wood' finish

Hallway

Amtico flooring in 'limed wood' finish

Bedroom

Wool twist carpet in neutral tone

Walls/Ceilings

Painted in white throughout

Doors

Ladder effect, solid core in white with stainless steel handles

Kitchens

- Contemporary flat finished cabinets, with metal handles and soft close hinges
- Splashback behind hob
- 22mm laminate worktop in complementing tones
- Stainless steel surface mounted sink and integrated drainer
- Brushed steel lever tap
- Bosch integrated oven (most at high level)
- Bosch induction hob
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Zanussi washer/dryer (housed in utility)
- Electrolux extractor fan

Bathrooms

- All principal bathrooms have large double showers in place of bathtubs. Ensuite shower rooms have smaller shower cubicles
- All walls are fully tiled in large format plain white tiles
- Light grey floor tiles
- High level, floor mounted wc by Roca
- Counter-top basin by Roca
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- Chrome mixer tap
- Chrome thermostat
- Chrome rain shower head
- Chrome hand shower
- Chrome heated towel rail
- Large mirrored cabinet above basin

Balconies

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- 20x Electric car charging points (16 for residents, 4 for visitors)
- Controlled access to cycle/scooter rooms in every building







Live Havering is the partnership brand for the joint venture between Havering Council and Wates Residential. A £1 billion project that will see 12 estates regenerated to provide 3,500 new homes across the borough over the next 12 years. Delivering much-needed homes for the borough, 40% of the new estates will be low-cost home ownership and rented accommodation. Part funded by a grant from the GLA, the partnership is dedicated to leaving a lasting legacy for the communities through investment in local facilities, education and training and new business.

Creating new homes, improved public realm and safer places for all, because everyone deserves a great place to live.

**parkrise-hornchurch.com**

Architecture - JTP Architects  
Landscaping - BDP  
Construction & Development Team - Wates Residential  
Branding & Design - Ignite New Media



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