



Illustrative Perspectives - Approach to the hockey club pavilion

## Land north of St Mary's Lane, Cranham

### Dear resident,

Anderson is proud to showcase its emerging proposals for a new scheme providing a hockey pavilion and pitch, alongside 100 new homes, on the land north of St Mary's Lane, Cranham.

In addition to the new sports and community facilities, thirty-five of the homes will be safeguarded as affordable, and this will all be set within a landscaped setting with all parklands being publicly-accessible.

We are holding an in-person consultation event which will provide more information on the proposals as well as allowing you to speak to senior members of the project team.

### Community consultation

Where: **New Windmill Hall, Upminster, RM14 2QH**

When: **Tuesday 27th June 2023 from 4pm-8pm**

### Key benefits



**A new community sports centre and hockey club**



**New hockey pitch**



**New nursery facility**



**A mix of 100 high-quality homes**



**35% affordable homes to enable first-time buyers to get onto the housing ladder**



**New public open green space**



**Biodiversity net gain**



**Air source heat pumps meaning no gas boilers on site**



**Active electric vehicle charging points**



**Solar panels on new homes**

For further information on the proposals and to sign up for updates please visit our website: [www.andersoncranham.co.uk](http://www.andersoncranham.co.uk)

## Site context

The site is located on the eastern edge of Upminster, just north of St Mary's Lane. The location of the new homes means residents will benefit from easy access to the M25, A127 and local train stations such as Upminster which has direct routes into London as well as other parts of Essex on the C2C line.

The new homes and hockey pavilion and pitch will be accessed via one primary access off St Mary's Lane.



Aerial red line boundary

## Traffic and access

There is one vehicular access point to the new development which is off St Mary's Lane.

A main spine road will be created whereby residents will be able to access the housing to the north as well as the hockey community pavilion which is located near the site access.

The hockey club will have its own parking facilities and access point from the main spine road.

## New homes

The new development will deliver a range of bespoke houses and tenures to provide opportunities for residents to upsize, move into a family home or for some to downsize.

The proposed mix currently includes some apartments towards the north of the development, terraced housing in addition to semi-detached and detached homes.

As part of the proposals affordable housing will also be delivered offering key workers the chance to get onto the housing ladder. 35% of homes will be affordable including affordable rent and/or shared ownership, which will provide a range of different options for first time buyers.

## Upminster Hockey Club

As part of the proposals the development will deliver a brand new community facility for Upminster Hockey Club, who do not currently have a fixed home pitch.

This is an exciting opportunity that will offer a permanent space for the club as well as modern facilities to enable their continued growth.

The hockey pavilion will provide changing facilities, a kitchen and bar area, as well as an outdoor terrace, a new hockey pitch which will also feature a warm up area..

The building will be an asset that benefits the wider community, with function space available to hire.



## Sustainability

Sustainability is at the heart of the proposed development to ensure that the development is net zero and future proofed.

This includes active electric vehicle charging points both for the new homes and hockey pavilion. In addition, solar panels and air source heats will also be delivered, meaning no gas boilers will be on the proposed development.



Illustrative Perspectives - The Lane

## Illustrative masterplan





Illustrative Perspectives - The Avenue

## About Anderson

Anderson is an award-winning developer based in Chelmsford, Essex, and is proud to have delivered:

- A state of the art school for autistic children alongside 60 high-specification homes at Chigwell Grove.
- 130 traditional style homes on a former orchard in Sudbury, Suffolk including parish homes for local people, bungalows and public open space.
- 330 homes, a 50-acre country park and heritage hub on a former gravel works in Kent.
- Delivered high quality new homes at the Rookeries on Nine Ashes Road.
- We have also won multiple industry awards including Best Affordable Home, Best Family Home and Regeneration Project of the Year 2021, and Best Large Development of the Year 2022.

**ANDERSON**

## Contact us

If you have any questions, feedback or wish to be kept in touch please contact us using the information below:



Call us on our dedicated Freephone line:  
**0800 148 8911** (Monday-Friday 9am-5:30pm)



Email us at [info@andersoncranham.co.uk](mailto:info@andersoncranham.co.uk)



Write to us at: Write to us at:  
**Freepost MEETING PLACE CONSULTATION**  
(no stamp is needed)



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[www.andersoncranham.co.uk](http://www.andersoncranham.co.uk)



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