

NEW  
GREEN

HAVING

# NEW GREEN

HAVING



A stunning collection of 71 one, two and three bedroom apartments available to buy through Shared Ownership.

[newgreen-having.com](http://newgreen-having.com)



Broadway Cars |

01

## RAINHAM REGENERATION

Rainham is a refreshing urban destination where ancient village charm meets modern day industry, bordered by the Thames estuary and the nature reserves of Rainham Marshes. Well connected to central London, yet offering access to green space, plentiful wildlife, and bustling local towns such as Romford, Upminster and Hornchurch provide for everyday needs.

Forming part of the Thames Gateway Redevelopment area, technological initiatives such as Future Cube are just the start of Rainham's exciting period of regeneration which will take the area into a new chapter over the next decade.



02

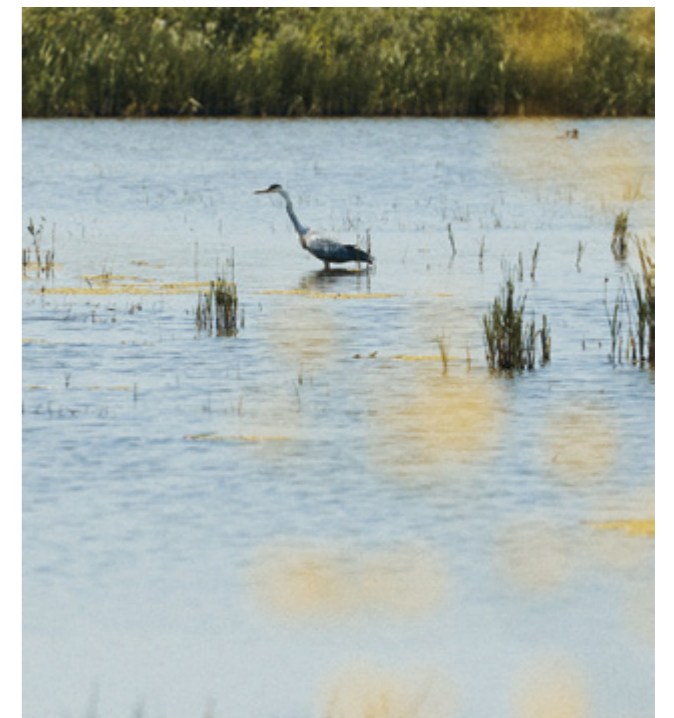
## VISIT. STAY. WORK. PLAY.

Rainham has roots in the area's Saxon past, but much of the appeal comes from recent regeneration projects. A £4m+ library development and a contemporary new youth centre both reflect the age of families living here. Upgrades to transport links and the arrival of C2C, make it the perfect location from which to access wider London.

The National Trust's Rainham Hall is a beautiful example of Queen Anne architecture, retaining many period features from its origins of 1729. Surrounded by peaceful gardens and an evolving exhibition programme. Nearby, public artwork Railing Hall, which echoes the Georgian Townhouse, is a refined civic space for locals and day-trippers alike.



Rainham Hall Gardens |



Rainham Marshes |

Rainham Hall |



Rainham Library |



The Ship Centre |

## 02

Rainham is a great place to develop creative ideas, and work locally. Many of these projects are brought to life in Future Cube, a brand new innovation centre in which small-to-medium enterprises are supported and their growth accelerated.

Havering is an ideal place to establish a new business - cited as one of London's start up hot-spots. Alternatively, it is well located to enable you to access central London within a short time.



Rainham Station |



Segro Park |

**03**

## DISCOVER THE ESTUARY

A walking bridge and a new boardwalk leads you down to protected marshland on the edge of the Thames Estuary. The RSPB has a popular reserve here, and along with birds, this habitat is home to dragonflies, butterflies, water voles and a wide variety of wildflowers in the springtime.

Inland Rainham is also spoilt for parkland choice. Beam Valley Country Park offers the chance to enjoy more flora and fauna in its scrub and grassland setting. Spring Farm is a Green Flag park, which means that its 16 rural acres are maintained and conserved to International standards.



**03**

To up your adrenaline, grab your bike and head for Ingrebourne Hill. This nearby park has 3km of cycle paths, including a 2km mountain bike course where you can work on your off-road skills.

With so much greenery, Rainham is very much a place to enjoy off-road, off-street, activities for everyone.



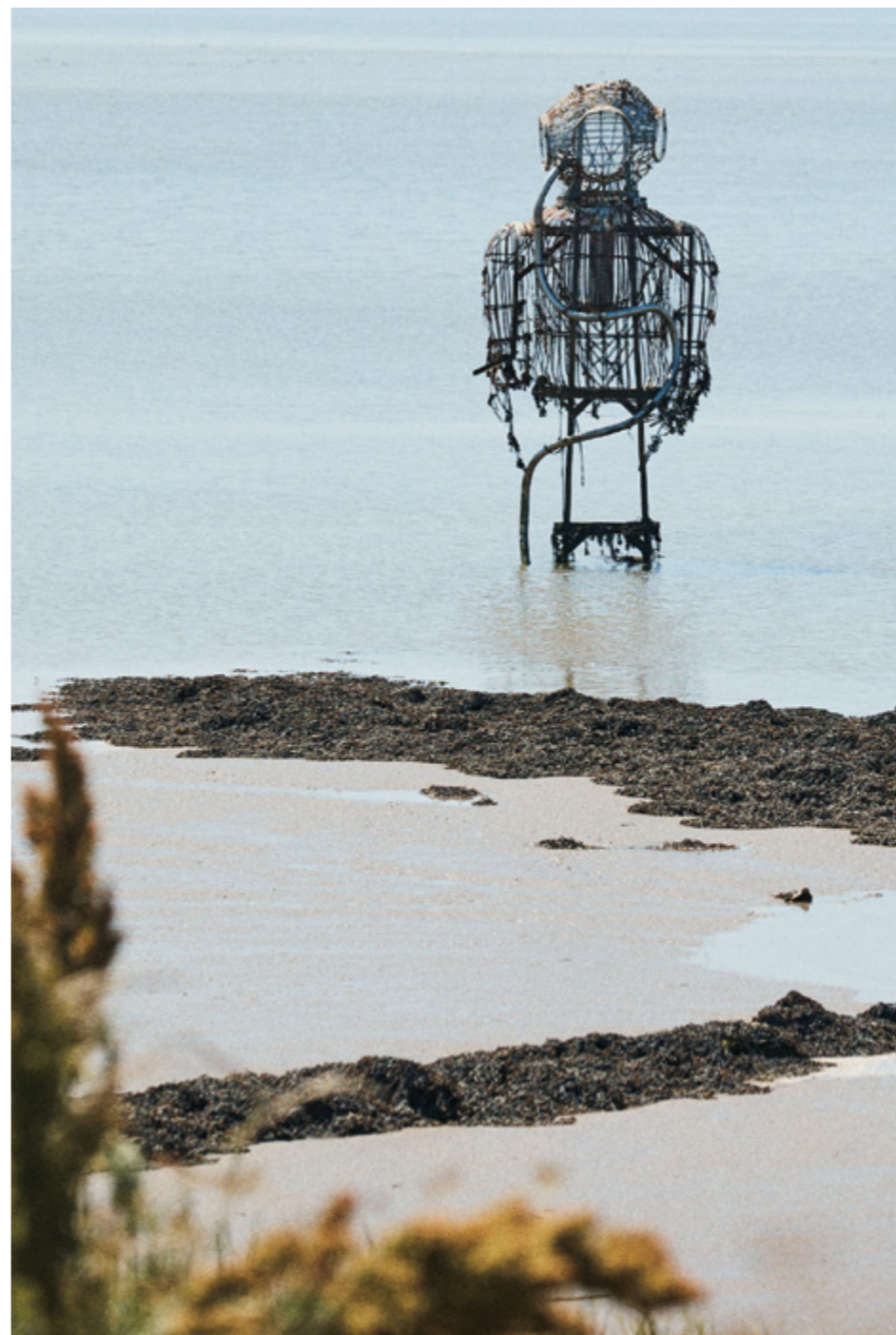
Rainham Marshes |



Rainham Marshes Nature Reserve |



Rainham Town Centre |



The Diver |





Broadway, Rainham |



Rainham Station |





## RAINHAM'S CONNECTIONS























Rainham's appeal is further strengthened by its connectivity. With almost 50 trains a day to take you to wider London via Fenchurch Street station.

From there it is a short walk to London Bridge and Bank. Or to Tower Hill, from where you could pick up the tube and be in Charing Cross within about 45 minutes of leaving home. From New Green to Fenchurch Street is just over half an hour by bike.

## LOCAL SPOTS

1. Rainham Hall - National Trust
2. Rainham Library
3. Ingrebourne Bike Park
4. Future Cube Business Centre
5. Merrields Retail Park
6. The Origin Gym
7. Village Blooms
8. The Bank Bar and Restaurant
9. Pipe Major
10. 22 Ventidue
11. The Phoenix
12. The New Angel Inn
13. Tesco Extra
14. Rainham Leisure Centre (Under Construction)

## TRANSPORT (FROM NEW GREEN)

					
<b>Rainham Station</b> Start	<b>Fenchurch Street</b> 24 mins	<b>Stratford</b> 29 mins	<b>Liverpool Street</b> 35 mins	<b>Southend-on-Sea</b> 54 mins	
					
<b>New Green</b> Start	<b>Hornchurch Country Park</b> 8 mins	<b>Future Cube</b> 8 mins	<b>Beam Parklands Country Park</b> 9 mins	<b>Rainham Marshes</b> 12 mins	
					
<b>New Green</b> Start	<b>The New Angel Inn</b> 6 mins	<b>Rainham Hall</b> 8 mins	<b>Rainham Library</b> 9 mins	<b>Tesco Extra</b> 10 mins	<b>Rainham Station</b> 10 mins
					
<b>New Green</b> Start	<b>Ingrebourne Golf Club</b> 8 mins	<b>Lakeside Shopping Centre</b> 10 mins	<b>Dartford Crossing</b> 14 mins	<b>London City Airport</b> 20 mins	<b>Greenwich Park</b> 22 mins

These are indicative journey times taken from Google maps and the trainline.com

# THE APARTMENTS



**04****DESIGNED FOR THE ENVIRONMENT**

'New Green' designed by JTP Architects acts as a gateway to Rainham Marshes. With a linear green spine providing a cycle route through from Dunedin Road to New Road, planting that echoes the natural fauna and flora of the marshes and high-quality design fit for Rainham's new generation and beyond.

The three buildings are designed to complement and elevate New Road. Subtle brick-work variances, distinctive metalwork to the balconies and large floor to ceiling windows. Staggered heights work to echo the patterns of nearby streets. The façade on Dunedin Road follows the pattern of the street's low-rise houses, while New Road offers more urban proportions and rises ten-storeys high.

Focussing on residents' wellbeing and biodiversity, the private podium gardens provide areas to gather to socialise, reflect and breathe.

Continuing the area's connection with New Zealand, each building will have a name that reflects the neighbourhood's close association with the country – which dates as far back as the 1800s.

View from New Road |



Private balcony |



View from New Road south |





Open-plan kitchen | 1

## 04

Internally, the 71 apartments adopt modern designs and finishes, all perfect for 21st century living. With the emphasis on maximising space and light, the open-plan kitchens are fitted with quality integrated appliances and bountiful storage. Amtico flooring throughout the hallways and living rooms provides continuity and flow to the main spaces and carpeted bedrooms give that softer feel under-foot. Underfloor heating means walls are kept unobstructed, ensuring space can be maximised. The fully tiled bathrooms are contemporary and crisp, with large format tiling, chrome fittings and white sanitaryware. The little details have also been considered, with dimmable lighting to living areas and handy USB-USC charging sockets.









Master bedroom detail | 1



Bedroom detail |



Bathroom |

## SPECIFICATION

### GENERAL

- NHBC 10 year building warranty
- Lease length – 250 years
- Cycle parking – 122 spaces
- Residents' communal podium garden and green spine
- Underfloor heating to apartments
- Communal boiler
- All units have balconies or small ground floor terraces

### BUILDING STRUCTURE

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

### ENTRANCES

- Timber entrance doors

### FLOORING

- Amtico to all open-plan kitchen/living room & hallway
- Wool mix carpet to bedrooms
- Porcelanosa tiles to bathroom

### WALLS/CEILINGS

- Painted in white throughout

### APARTMENT DOORS

- Solid core. White with stainless steel handles

### BEDROOMS

- LED downlights
- Wool mix carpet
- Storage to some bedrooms – seek confirmation of location

### KITCHENS

- Open plan to living room
- British manufactured kitchens
- Fitted floor and wall cabinets in light grey finish, soft closing doors.
- LED mounted task lighting to underside of cabinets
- 40mm laminate worktop in 'wood' effect with upstand
- Surface mounted 1.5 sink with integrated drainer in stainless steel
- Brushed stainless steel mixer tap
- Integrated appliances:
  - Zanussi black oven
  - Zanussi four zone electric induction hob
  - Indesit fridge/freezer
  - Indesit dishwasher
  - Recirculating extractor fan
- Washer/dryer housed in separate utility cupboard

### BATHROOMS

- Large format tiles by Porcelanosa in white with grey grout
- Sanitaryware by Roca – basin, floor mounted wc
- Chrome mixer tap
- Chrome thermostat to bath
- Chrome rain shower head
- Chrome hand shower
- Main bathrooms to have bathtubs with fixed shower overhead, en suites to have showers
- Heated towel rail
- Fitted mirror above basin

### BALCONIES

- External lighting to balconies
- Aluminium balconies, with railings and aluminium decking

### LIGHTING & ELECTRICAL

- Downlights to all rooms
- Dimmable lighting to living room
- Double sockets throughout and data points
- Communal dish to roof, with data point in living room
- Pre-wired for internet – end users' choice of Hyperoptic or BT
- A number of USB-USBC compatible sockets to living room and bedroom
- Underfloor heating throughout

### SECURITY & SAFETY

- Secure fob access control to communal access doors throughout the development
- CCTV to entrances and communal areas
- Sprinkler systems and heat detectors fitted to apartments
- Fire alarms installed throughout
- Smoke alarms in communals. Mechanical smoke extraction from all communal areas

### CYCLE & CAR PARKING

- A limited number of undercroft parking spaces will be available to rent. Please enquire with the sales representative
- 122 cycle spaces (106 in double stackers 16 on standard Sheffield hoops)
- Controlled access to cycle rooms & CCTV
- 4 disabled bays
- Limited number of electric car charging points, fees applicable



DUNEDIN ROAD

PODIUM GARDEN

BLOCK A

PODIUM GARDEN

BLOCK B



GREEN LINK

BLOCK C

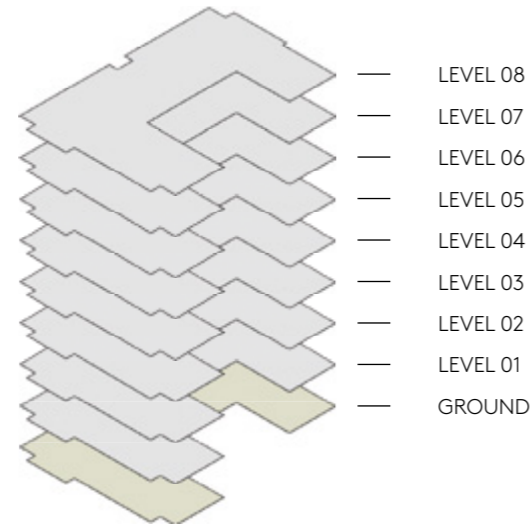
PODIUM GARDEN

RAINHAM STATION  →

NEW ROAD



# GROUND FLOOR

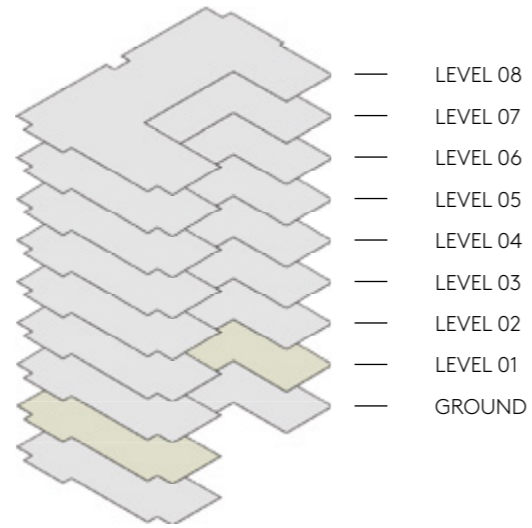


UNIT	BEDROOMS	SQM	SQFT
01	2B	73.5	790.6
02	1B	51.6	554.9
03	1B	59.1	635.7
04	2B	75	807.1
05	1B	51.2	550.6
06	1B	51.8	557.7
07	2B	75.7	815.3
08	2B	77.3	832.4



Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are approximate.

# LEVEL 01

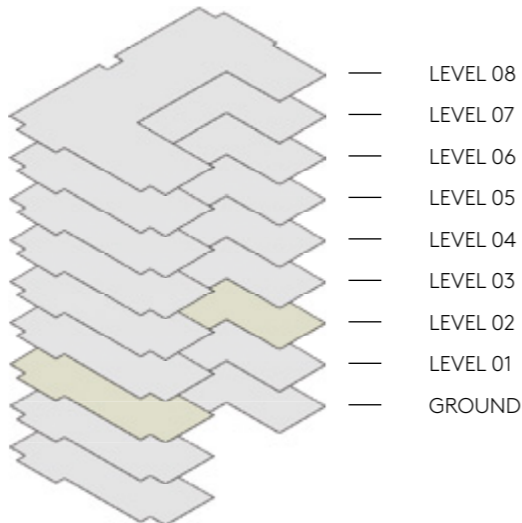


UNIT	BEDROOMS	SQM	SQFT
09	2B	68.2	734.2
10	1B	59.1	635.7
11	1B	51.6	554.9
12	3B	90	968.6
13	2B	72.5	780.8
14	1B	53.3	573.6
15	2B	62.3	671
16	2B	75.7	815.3
17	1B	51.8	557.7
18	1B	51.2	550.6
19	2B	71.8	773.2
20	3B	86.1	926.7

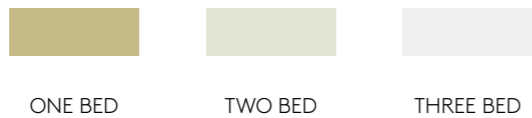


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# LEVEL 02

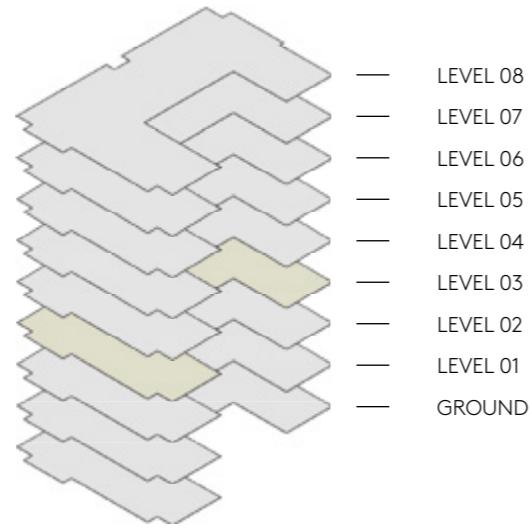


UNIT	BEDROOMS	SQM	SQFT
21	2B	77.9	838.1
22	2B	71.1	765.6
23	1B	51.6	554.9
24	3B	90	968.6
25	1B	63.9	687.3
26	1B	52	559.6
27	2B	72.5	780.8
28	1B	53.3	573.7
29	2B	71.7	771.8
30	2B	75.7	815.3
31	1B	51.8	557.7
32	1B	51.2	550.6
33	2B	71.8	773.2
34	3B	86.1	926.7





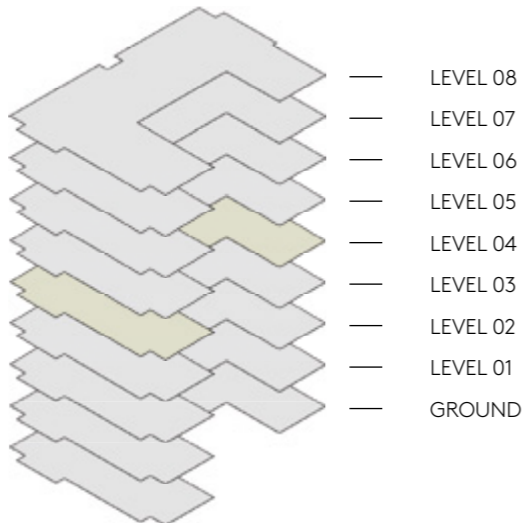
# LEVEL 03



UNIT	BEDROOMS	SQM	SQFT
35	2B	77.9	838.1
36	2B	71.1	765.6
37	1B	51.6	554.9
38	3B	90.2	970.5
39	2B	72.5	780.8
40	1B	53.3	573.7
41	2B	71.7	771.8
42	2B	75.7	815.3
43	1B	51.8	557.7
44	1B	51.2	550.6
45	2B	71.8	773.2
46	3B	86.1	926.7



# LEVEL 04

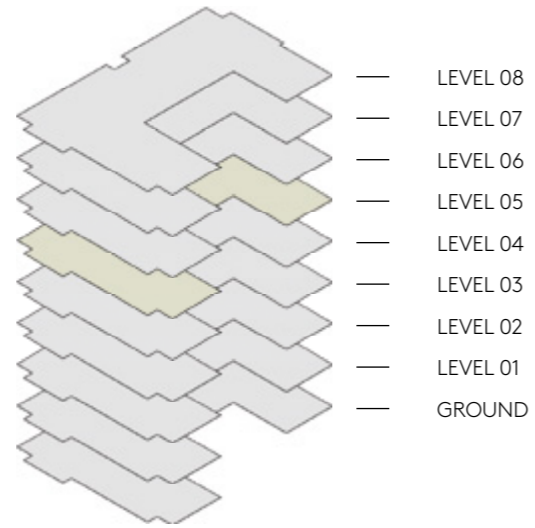


UNIT	BEDROOMS	SQM	SQFT
47	2B	73.7	793.7
48	1B	54.7	588.8
49	2B	71.7	771.8
50	2B	75.7	815.3
51	1B	51.8	557.7



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# LEVEL 05

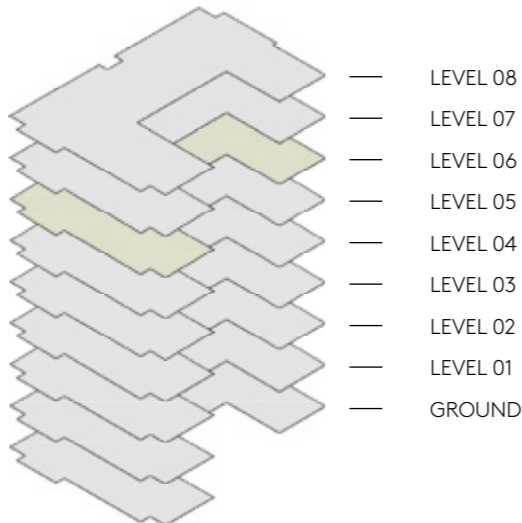


UNIT	BEDROOMS	SQM	SQFT
52	2B	73.7	793.7
53	1B	54.7	588.8
54	2B	71.7	771.8
55	2B	75.7	815.3
56	1B	51.8	557.7



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# LEVEL 06

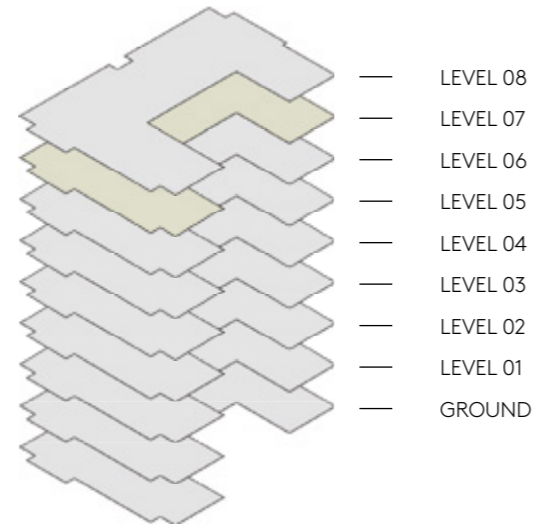


UNIT	BEDROOMS	SQM	SQFT
57	2B	73.7	793.7
58	1B	54.7	588.8
59	2B	71.7	771.8
60	2B	75.7	815.3
61	1B	51.8	557.7



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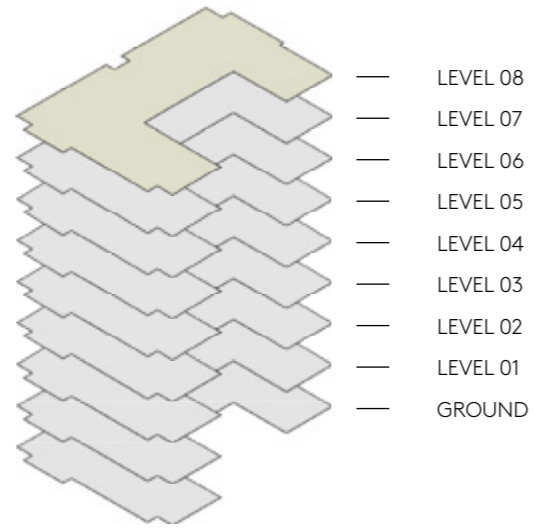
# LEVEL 07



UNIT	BEDROOMS	SQM	SQFT
62	2B	73.7	793.7
63	1B	54.7	588.8
64	2B	71.7	771.8
65	2B	75.7	815.3
66	1B	51.8	557.7



# LEVEL 08



- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
- GROUND

UNIT	BEDROOMS	SQM	SQFT
67	2B	73.7	793.7
68	1B	54.7	588.8
69	2B	71.7	771.8
70	2B	75.7	815.3
71	1B	51.8	557.7



# NEW GREEN

HAVERING

[newgreen-havering.com](http://newgreen-havering.com)



## Architecture

JTP Architects

## Landscaping

BDP

## Construction & Development Team

Wates Residential

## Branding & Design

Ignite New Media

## Sales Agents

[newgreen@porterglennynewhomes.co.uk](mailto:newgreen@porterglennynewhomes.co.uk)



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.



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