



## Serena, Solar, Sunrise, Hornchurch

A New Retirement Village in a  
Landscaped Setting



This is the most exciting and ambitious Council home building programme in London, and I'm confident our new partner will be able to help us deliver our future vision for the borough.



Councillor Damian White, leader of Havering Council

Solar Serena Sunrise is the regeneration of an existing sheltered housing estate in Hornchurch which is no longer fit for purpose. The project is part of the estate regeneration programme being delivered by a Joint Venture between Havering Borough Council and Wates Residential.

The 1.05 ha site is located south-west of Hornchurch, a short walk from Harrow Lodge Park. The eastern and southern boundaries address two-storey houses, and the western edge faces three tower blocks up to 14 storeys in height.

JTP's proposals create a sustainable new retirement community focussed around five new buildings and a central landscaped courtyard. Buildings increase in height, from a low-rise edge adjacent to the existing dwellings, to taller buildings to the west with excellent views to Harrow Lodge Park, creating a frontage to Sunrise Avenue.

A detailed planning application was submitted to Havering Borough Council in September 2019.



#### Project Delivery

- 175 new homes for over 55's replacing the existing 55 affordable homes; comprising a mixture of one-bedroom apartments for social rent and one and two-bedroom apartments
- A central communal landscaped courtyard with a range of spaces including meandering paths, seating areas and growing spaces with raised planters promotes diverse types of activity and exercise
- A range of communal facilities for hire including an adaptable community room, a treatment room and a guest room, designed to provide a forum for community activity and cohesion, encouraging social interaction between residents and preventing feelings of loneliness
- The internal communal space opens directly out into a large external hard landscaped area, bringing the outdoors in
- 45% wheelchair adaptable homes for residents with limited mobility, and generous space standards to enable all homes to become wheelchair adaptable in the future
- Provision of Havering's first underground refuse system designed into the public realm proposals
- An architectural approach that draws on a sunrise theme with tonal brick colours subtly changing across the facades, and bursts of red and orange cladding to frame the communal entrances.



#### Client

Wates Residential and Havering Borough Council