



Water Colour, Redhill, Surrey, UK

A Mixed-tenure Neighbourhood:
Set within a Water Landscape



Water Colour is truly a new community with a unique sense of place.



What House? Awards 2009, Judges' Evaluation

The 27 ha former sand quarry and landfill site is located in Merstham, approximately three miles to the north-west of Redhill town centre. A railway line defines the eastern boundary and suburban housing borders the site to the north and east. Gatton Brook; a culverted watercourse runs through the site to two former sand washing lagoons and a flood plain to the south.

A new vehicular tunnel has improved accessibility to the site and the town centre, but significant remediation works were necessary to make the site useable.

Project Delivery

- A masterplan and the detailed design for all phases.
- A mixed-use neighbourhood including 600 houses and apartments, a convenience store, health and fitness centre, children's nursery, veterinary surgery, business units, workshops and an elderly person's home.
- Creation of a sustainable drainage system by opening up Gatton Brook and diverting it through reed beds, into a new canal and the regenerated lagoons.
- A linear wildlife corridor along the watercourses to increase bio-diversity, provide a natural habitat for wildfowl and link to the wider ecological area managed by Surrey Wildlife Trust.
- A variety of housing designs to relate to individual landscape and water character. Maximisation of views from homes to the lagoons through the masterplan's south-east/south-west orientation.
- Balconies, roof terraces and shared communal gardens provide amenity space to the dwellings, which overlook streets and enclose courtyards.
- Homezones to create pedestrian friendly environments with car barns and courts allowing car free frontages.

Client

Linden Homes

Awards

Placemaking Awards 2015
Best Housing Scheme, Commended

Building for Life 2010
Silver Standard Award

What House? Awards 2009
Best Brownfield Development, Category, Silver Award

The Evening Standard New Homes Awards 2008
Best New Family Home – (4 bed) Burchfield
Best New Family Home – (3 bed) Sommer
Best New Starter Home – (2 bed) Keller

What House? Award 2007
Joint Gold Winner for Best Brownfield Development

The Daily Telegraph Your New Home Awards 2007
Waterside Category, Highly Commended

