



NEW STRATFORD WORKS

*Welcome to New Stratford Works, an outstanding
collection of 1, 2 & 3 bedroom apartments
and 3 & 4 bedroom Garden & Sky Villas.*



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LEFT: View from the front of the development at Penny Brookes Street and Prospect Row. The computer generated image is drawn from plan and is indicative only of how the completed development will appear.

STRATFORD'S ROOTS: A BRIEF HISTORY

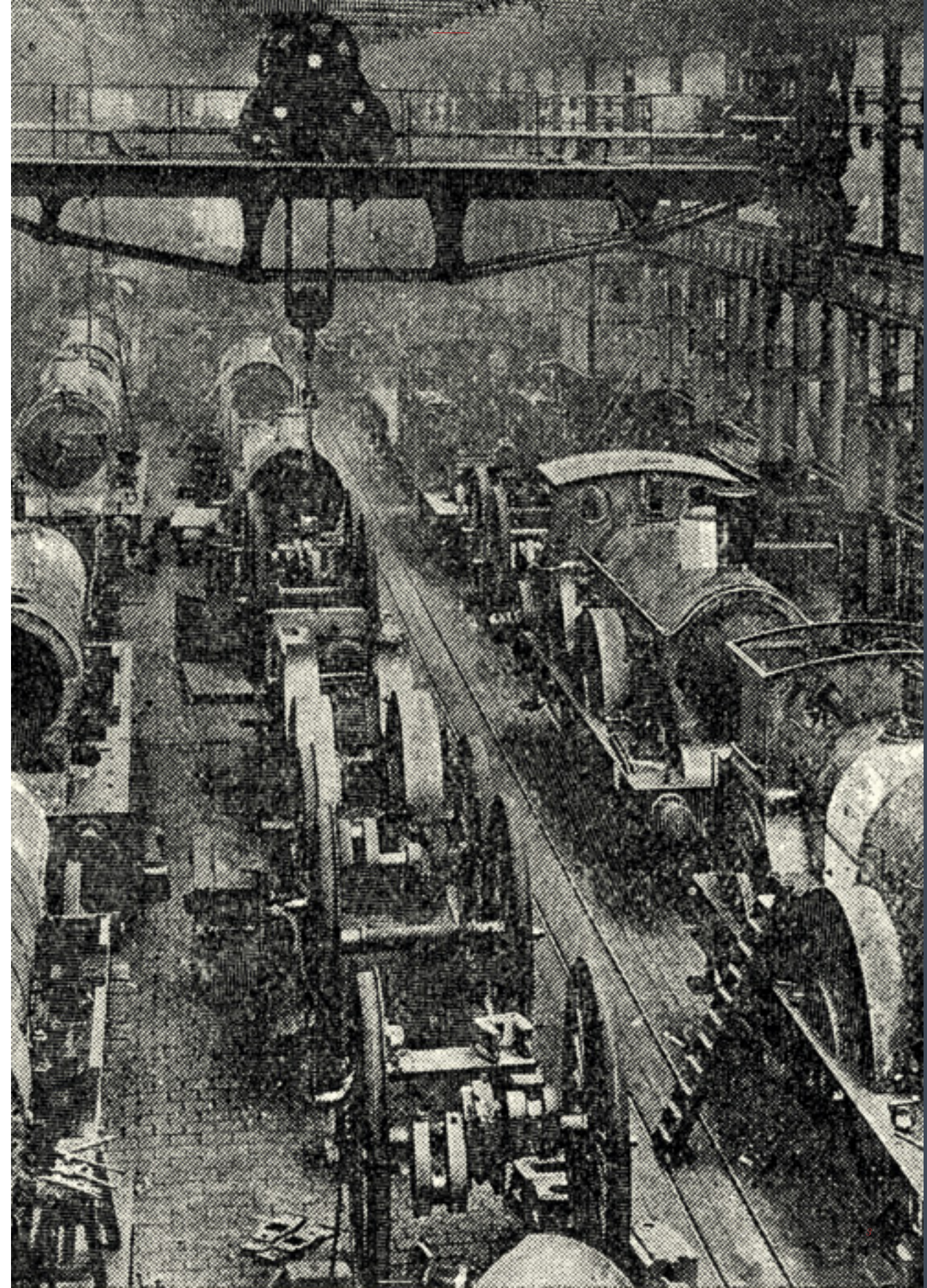
For centuries, Stratford's landscape was dominated by rich farmland but by the 19th century it was a thriving industrial hub, with a large locomotive building works at its heart. Stratford Works oversaw an incredible output of train-building - over 1,702 locomotives; 5,500 passenger vehicles and 33,000 goods wagons were constructed here. New Stratford Works is a nod to that productive and exciting moment in time which, along with the nearby porcelain factories and docklands, pulled new generations of workers and their families to the neighbourhood.

When the London Docks closed in the 1960s, the area suffered from a period of hardship. Although, long-time residents remember one day in 1967 when The Beatles brought excitement and celebrity sheen to Angel Lane. The band galavanted on white horses for their 'Penny Lane' promotional video as crowds looked on.

The vibrant regeneration of the area was at the heart of London's bid to host the 2012 Summer Olympics, with plans starting as early as 1997. Fast forward to 2012 and once again the sound of The Beatles - this time, appropriately enough, it was "Come Together" - was blaring from the Queen Elizabeth Olympic Park. Much like the energy of the games themselves, it was a statement of intent from the neighbourhood...

*Erecting Shop at the
Great Eastern Railway
Works at Stratford, 1892.*

[Credit: duncan1890]





“
**This
city’s
most
exciting
corner**
”

*Since the London 2012 Summer Olympics, Stratford has developed its own distinct identity - in fact The London Evening Standard named the area as “this city’s most exciting corner”**

Nestled on the banks of the River Lee, Stratford borders the sprawling greenery of East London’s Victoria Park, Hackney Wick and Leytonstone.

Of course, it’s known as being home to the unifying energy of the 2012 London Summer Olympics - but since then it’s shaped its own independent identity. One marked by a contemporary, forward-looking and residential community - that’s full of soul and pioneering spirit.



THE REGENERATION OF STRATFORD

Sitting amidst now-iconic architecture like the Zaha Hadid-designed London Aquatics Centre and Sir Anish Kapoor and Cecil Balmond's eye-catching rollercoaster-like ArcelorMittal Orbit (the UK's largest piece of public art), Stratford has gone through significant changes which began in the lead up to the London 2012 Olympics and have seen the area grow into the modern, cutting edge neighbourhood it is today. This is only set to continue when Crossrail fully opens in 2019, increasing the

speed and frequency of trains to the capital and beyond, and boosting the value of the surrounding area.

Leading this new wave of regeneration is The Golf Ball, a purpose-built 20,000-seater events space for the 21st Century near the Olympic park. Commissioned by the Madison Square Garden Company, this state-of-the-art venue will rival in size the O₂ Arena in North Greenwich. By 2025 it is estimated that £22 billion will have been invested in the area, including £3 billion investment in Stratford transport infrastructure. This in effect will create more than 35,000 new homes and 100,000 new jobs.

EAST IS THE NEW CENTRAL

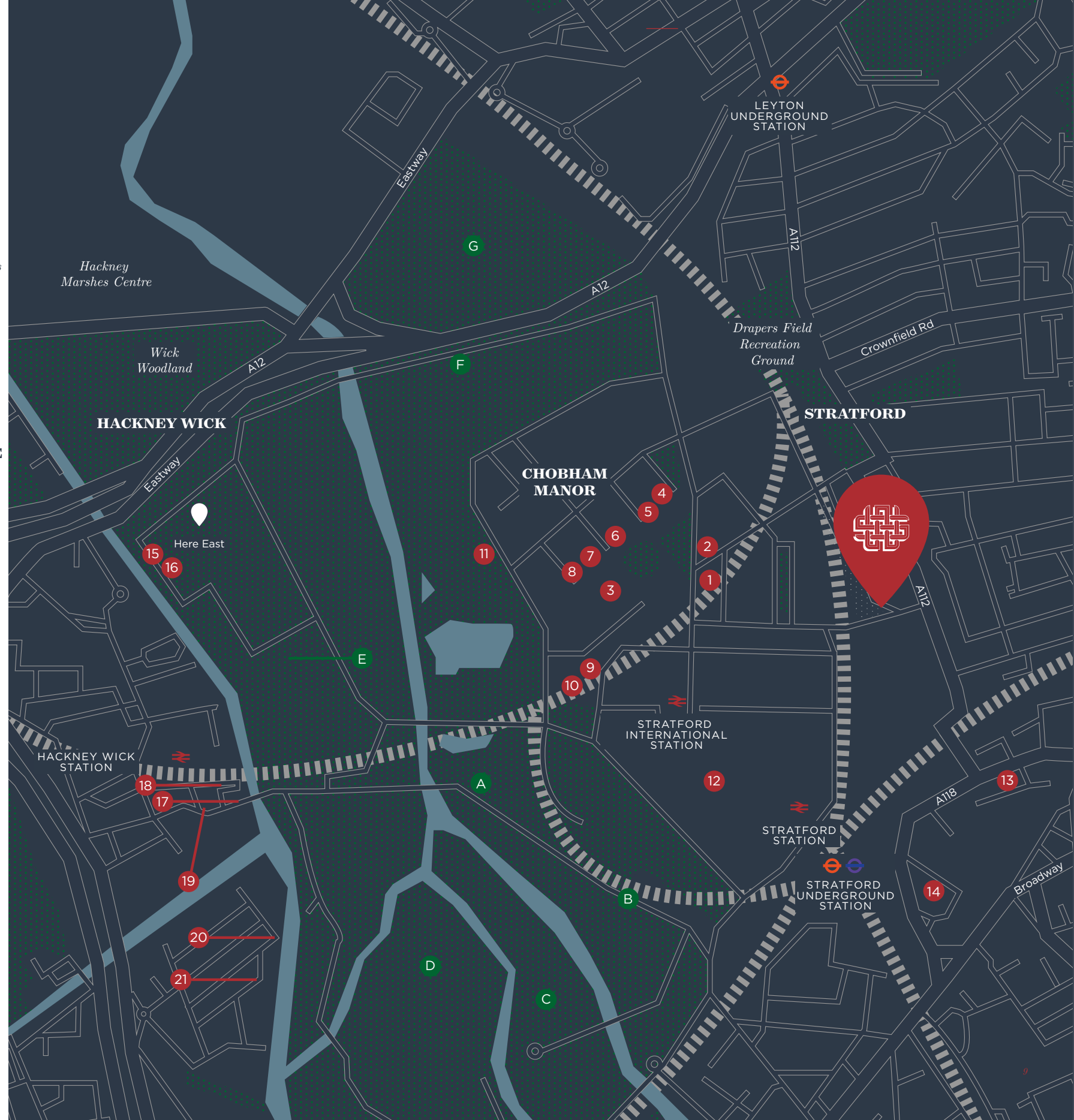
Over the past decade, Stratford has grown into a highly sought-after destination with a plethora of things to see and do – all just moments from New Stratford Works.

- A. QUEEN ELIZABETH OLYMPIC PARK
- B. LONDON AQUATICS CENTRE
- C. ARCELORMITTAL ORBIT
- D. LONDON STADIUM
- E. COPPER BOX ARENA
- F. LEE VALLEY VELOPARK
- G. LEE VALLEY HOCKEY & TENNIS CENTRE

REGULAR HAUNTS

Make these cafés, bars and shops your local go-tos...

- 1. NEIGHBOURHOOD
- 2. BLUE TIT HAIRDRESSERS
- 3. TED'S VEG
- 4. SANTI
- 5. FISH HOUSE
- 6. DARKHORSE
- 7. GINGER AND MINT
- 8. HAND CAFE
- 9. SIGNORELLI'S
- 10. TINA, WE SALUTE YOU
- 11. UNITY KITCHEN
- 12. WESTFIELD STRATFORD CITY
- 13. THEATRE ROYAL
- 14. ROOF EAST
- 15. THE BREAKFAST CLUB
- 16. SHANE'S ON CANALSIDE
- 17. THE WHITE BUILDING
- 18. CRATE BREWERY
- 19. THE YARD
- 20. STOUR SPACE
- 21. FORMAN'S



**A SELECTION OF
REGULAR HAUNTS**



**A. QUEEN ELIZABETH
OLYMPIC PARK**

There is something for everyone to enjoy and experience from the most exhilarating sports, blockbuster events at iconic venues, or simply relaxing in the glorious seasonal parklands, playgrounds and cafés. Walking trails you can wander and bike trails you can cycle, at your own pace or as part of a guided tour – the choice is yours. There’s also a host of waterways which can be explored by canoe and kayak, the perfect activity for groups and families, or for just passing the time on the river solo. Other highlights include:

- 7 km of paths, nature trails & walkways to **EXPLORE**
- 15 acres of parkland and over 100 acres of open space in which to **BREATHE**
- 6 adventure spaces equipped with climbing walls, water jets, tree houses, sandpits and slides in which to **PLAY**

B. LONDON AQUATICS CENTRE

The London Aquatics Centre is an indoor facility with two 50-metre swimming pools and a 25-metre diving pool and gym.

C. ARCELORMITTAL ORBIT

The ArcelorMittal Orbit is a 114.5-metre-high sculpture and observation tower and slide.

D. LONDON STADIUM

Formerly the London 2012 Olympics stadium – now home to West Ham Football Club.

E. COPPER BOX ARENA

Multi-sport venue open to the public. Hosting a variety of events from across the world of music, comedy, entertainment, conferences and exhibitions it really is one of London’s most flexible indoor venues.

A

E



F. LEE VALLEY VELOPARK

Cycling centre for track cycling, road racing, BMX or mountain biking.

G. LEE VALLEY HOCKEY & TENNIS CENTRE

The excellent facilities at the Lee Valley Hockey and Tennis Centre include two hockey pitches, four indoor tennis courts and six outdoor courts, available for public use, all year round.

F



A SELECTION OF REGULAR HAUNTS

3. TED'S VEG

Sure, you can grab dinner from one of the many local supermarkets - but shopping at Ted's Veg is much more fun. Borough Market regulars might be familiar with their stall, and this place is just as good (and bigger!) with a large selection of fresh, seasonal produce grown on Ted Dawson's farm near Boston, Lincolnshire.

5. FISH HOUSE

If you're already familiar with Fish House in Victoria Park, Hackney, you'll know what a great spot this independent seafood restaurant is. All their fish is ethically-sourced and, thankfully you can take away for lazy nights at home.

7. GINGER AND MINT

Ginger and Mint is where it's at if you like your food healthy and delicious. Grab a lunchtime plate of choose-your-own salad while you work, or stop by their juice bar for something equally green and delicious.

9. SIGNORELLI'S

This Italian-influenced cafe and coffee shop bakes its bread on-site. In fact, you can watch the loaves rise (and take a good pummelling from the bakers) as you drink a morning piccolo. Like any good Italian spot, Signorelli's knows the importance of Aperitivo, so you can knock back Prosecco cocktails and beers over serving platters in the evenings too.

12. WESTFIELD STRATFORD CITY

The UK's third largest urban shopping centre is home to both premium and high-street retailers like John Lewis, Apple and COS, a cinema and branch of All Star Lanes' bowling.

18. CRATE BREWERY

A stone's throw beyond the River Lea, this popular brewery-cum-pizzeria is a hot spot at weekends. Located in an old factory in Hackney Wick, book onto a brewery tour and then spend the afternoon people-watching from a seat by the canal.





EDUCATION

London is well known for its outstanding educational establishments and New Stratford Works is fortunate to have a large number of world-class institutions within easy reach.

East London is home to, amongst others, Loughborough University, Goldsmiths University, The London School of Business, Queen Mary University of London and the London College of Fashion – the UK’s only college that specialises in fashion education – which has campuses on Curtain Road, Mare Street and soon to be Stratford.

Central London has an extraordinarily high density of some of the most sought-after universities in the world, most notably University College London (UCL) and Imperial College London both ranked in the top ten universities in the world*. Add to these, SOAS, the London School of Economics (LSE) and Central St. Martins, London’s world-renowned arts and design college, there’s no shortage of learning opportunities close at hand.

With such an array of high quality institutions available, it’s no surprise that London is first choice for so many students.

* QS World University Rankings for 2018

UNDERGROUND AND RAIL

Stratford is the gateway to Canary Wharf, The City and Central London on London Underground, but also has easy access to the whole of the UK and beyond via mainline connections. A large variety of excellent transport links on the doorstep make New Stratford Works one of the best connected locations in London.

New Stratford Works is an 8 minute walk from Stratford Station, which is served by the Central, Jubilee, DLR, London Overground and TFL Rail lines. One of the area's obvious draws is the short, effortless commute to the rest of London - you'll be in Canary Wharf in 8 minutes, Liverpool Street in 9 minutes, and Oxford Circus in 19 minutes. Thanks to the "Night Tube", Central and Jubilee line services run for 24 hours on Fridays and Saturdays.

Stratford has already benefited from major infrastructure improvements as a result of London 2012 but with Crossrail due to be fully operational in 2019, this trend is set to continue with a further £4 billion to follow over the next 15 years. Crossrail promises to reduce travel times, helping to further solidify Stratford's connectivity to the rest of London and beyond, and increase investment in the area.

BUSES

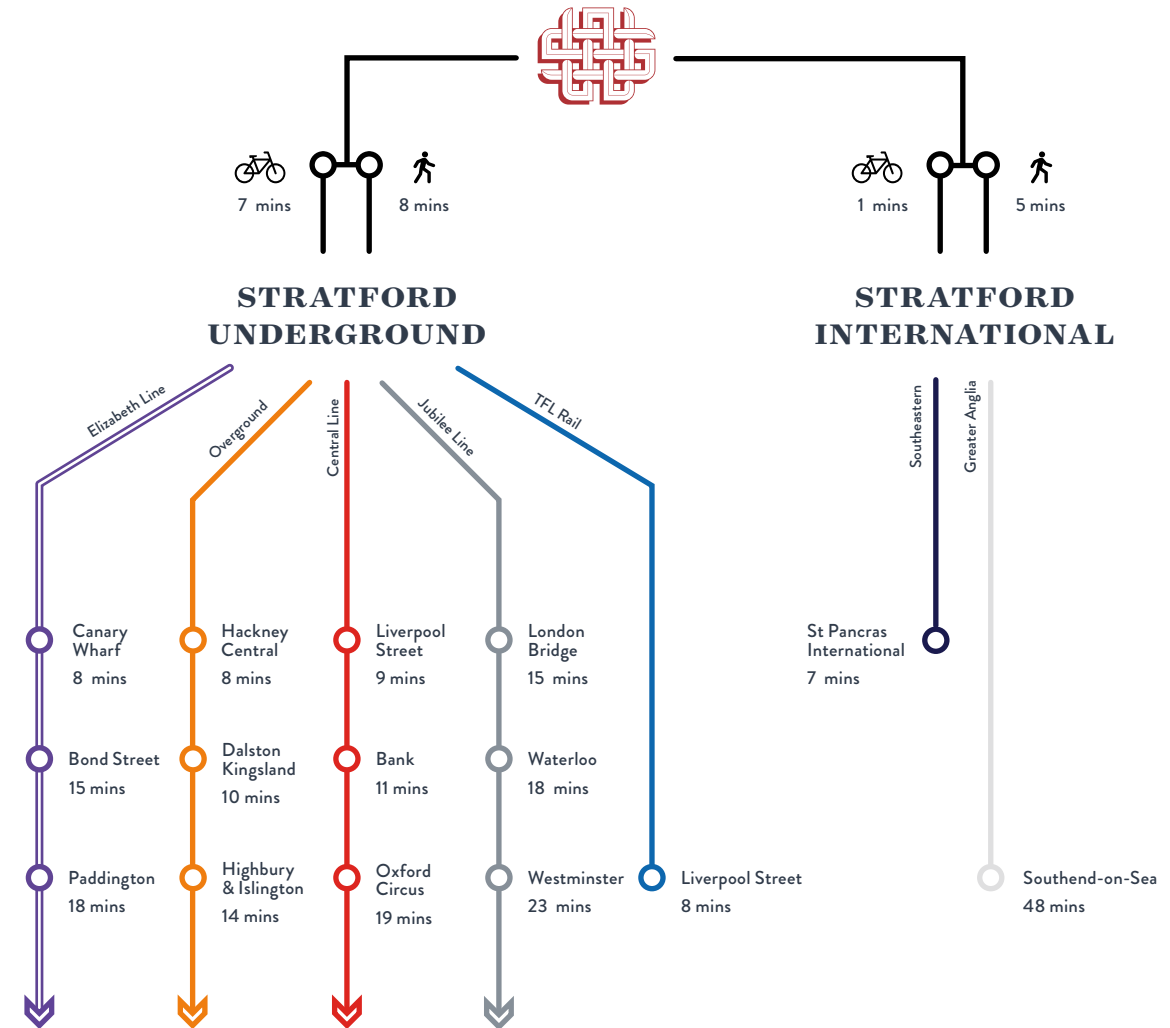
There are a large number of bus routes that run through Stratford, serving London and the surrounding area. Located adjacent to Stratford Underground, Stratford Bus Station links commuters to services across the Capital and further afield. Some of these routes include:

- 108 (24 hour daily) heads south towards Greenwich and the O₂
- 25 (24 hour daily) to Oxford Circus
- N205 & 338 Shoreditch and Liverpool Street

The station is also a picking-up/dropping-off point for National Express coaches, connecting to many of the South East's international airports.

CYCLING

Prefer moving on two wheels? There's a Santander Cycles docking station at Stratford Station, and a cycle into The City takes just 30 minutes with a pleasant route via Hackney's Victoria Park and through Whitechapel.



* Times stated for cycling and walking supplied by Google Maps. Train times supplied by TFL. The full Elizabeth Line is due for completion in 2019.



LONDON HIGHLIGHTS

London is the party capital, financial centre of Europe and purveyor of world class food, shopping, theatre and art.

A vibrant, buzzing city, full of major events such as Chelsea Flower Show, London Marathon, BBC Proms, Notting Hill Carnival, Soho Pride and everything in between. Venues like the O₂ and the Royal Albert Hall host globally successful artists, shows and sporting events. Not to mention the London highlights of St Paul's, the London Eye and Big Ben.

London's exciting art scene is home to some of the world's most famous galleries such as the Tate Modern, National Portrait and Saatchi galleries. However if art isn't your thing there's a host of museums to choose from, including the Victoria and Albert, British and the Natural History museums.



St Paul's Cathedral



British Museum

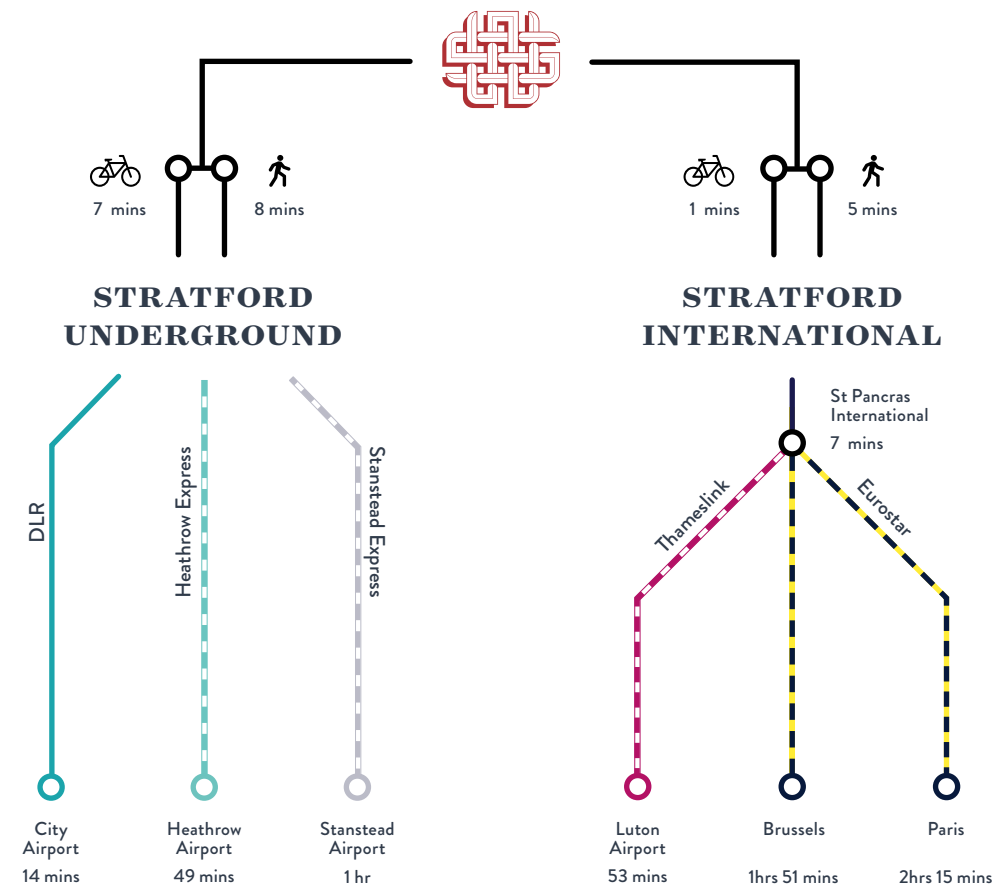


London Eye



EUROPE AND THE REST OF WORLD ON YOUR DOORSTEP

Getting to the airport is easy - you can be at Stansted Airport within the hour and London City Airport is just 14 minutes away on the DLR. Crossrail will get you to Heathrow in 49 mins. The Eurostar from King's Cross St. Pancras is 6 minutes from Stratford International.



* Times stated for cycling, walking and car supplied by Google Maps. Train times supplied by TFL. All times are approximate and may be subject to change due to traffic conditions.

CHOBHAM FARM MASTER PLAN



THE PLAN FOR A NEW STRATFORD IS IN THE WORKS

New Stratford Works is the Zone 2 site for a wider regeneration project and forms the central part of the Chobham Farm Masterplan.

This revolutionary Chobham Farm Masterplan sets out a vision for a new residential neighbourhood of over 1000 homes, extensive parkland and public realm spaces, supporting both the local community and commercial uses.

The Masterplan features a series of urban blocks fronting Leyton Road to the east and a new linear park to the west. The park threads through all of the phases and provides a green link between Penny Brookes Street to the south and Temple Mill Lane to the north.

There is a strong emphasis on family housing, with almost half of the homes having three bedrooms or more. Chobham Farm will be a great place for families, with 1.5 hectares of parkland threaded through the site and easy access to the Queen Elizabeth Park, and the schools and health facilities within the Olympic Village.

The exciting next step for Chobham Farm is New Stratford Works. This well-connected site – in close proximity to the East Village, Stratford International and National Rail and Westfield shopping centre – provides the second phase of Linear Park – the spine of the Masterplan. Works are already underway and are due for completion in 2020.

New Stratford Works consists of 154 homes across two blocks against the western edge of the site: Parkside East – a 4-storey series of villas and pavilions – and Parkside West – high quality apartments designed around a semi-private podium courtyard space. There’s 45 parking spaces below Parkside West, within an undercroft that forms an embankment adjacent to Penny Brookes Street. Penny Brookes Street is the southern perimeter and is the gateway into the site.

Throughout the site there is a woodland theme with bold woodland-style planting that is sculptured around the park to provide an urban wilderness. It is an inviting open space that reinforces the character of the buildings themselves.

Chobham Farm, and as part of the wider Masterplan, New Stratford Works, are set to redefine inner city living for the 21st century.



View of Parkside West and the Linear Park. This computer generated image is drawn from plan and is indicative only of how the completed development will appear.



LEFT: View of Penny Brookes Street and Prospect Row at Dusk.

RIGHT TOP: View of Parkside East and the Linear Park.

RIGHT BOTTOM: View of Parkside West from across the podium.



These computer generated images are drawn from plan and are indicative only of how the completed development will appear.



LEFT: View of a typical apartment living space at New Stratford Works.

RIGHT BOTTOM: View of a typical apartment bedroom at New Stratford Works.

DRIVEN BY DESIGN

All the residences at New Stratford Works benefit from high-quality, contemporary design features from some of the industry's most well-respected suppliers. All finishes have been selected to be both functional and stylish. The apartments and villas utilise clean, simple lines and considered design whilst detailing helps to maximise the use of space, resulting in light-filled rooms perfect for relaxing or entertaining alike.

These computer generated images are drawn from plan and are indicative only of how the completed development will appear.



SPECIFICATION

KITCHEN

- Handleless fitted kitchens by Commodore Kitchen with dual tone finish
- Quality appliances by Smeg to include stainless steel multi-function electric oven and induction hob with inline Elica telescopic extractor hood
- Integrated Smeg appliances to include fridge/freezer (60:40 split) and dishwasher
- Freestanding washer/dryer to store cupboard within entrance hall or integrated within kitchen
- Composite stone work surface
- Under mounted Zenuno stainless steel sink unit with mobile drainer and Abode mixer tap
- Glass splash back from work surface to underside of wall cupboards
- Under unit LED lighting

BATHROOMS & EN-SUITE

- Contemporary sanitary ware in white with chrome fittings
- Duravit Starck 3 semi counter top basin or wall hung basin, pop up waste
- Duravit Starck 3 wall hung W/C with concealed system
- Steel enamel bath with tiled panel
- Hansgrohe mixer taps and shower head
- Glass shower screen and shower over bath
- European wall tiling to selected areas
- 50 mm thick solid wood countertop with full height glass mirror above
- Heated towel rail – chrome finish
- Shaver point – polished chrome finish
- Toilet roll holder – chrome finish

WARDROBE

- Fitted wardrobe with sliding doors to bedroom One

HEATING

- Central heating with hot water radiators, powered by central communal boilers via a heat interface unit

WINDOWS

- Powder coated aluminum framed double glazed sealed units

FINISHES

- Painted walls and ceilings with white emulsion finish. White satinwood paint to internal joinery
- Contemporary square edged architrave and skirting boards with square routed shadow detail
- White painted internal doors
- Latch ironmongery – polished chrome finish

SECURITY

- Security video entry phone system
- Mains operated smoke detector
- Wiring for intruder alarm system

HOME ENTERTAINMENT/ COMMUNICATIONS

- Mixed media outlet points (television, satellite, telephone) to living room, separate kitchen/dining rooms and bedrooms
- Communal satellite aerial (Sky Q) – purchasers own decoder and equipment required
- Communal terrestrial digital television aerial
- Connected to hyper fast fibre optic broadband from Hyperoptic – purchaser subscription required

LIGHTING

- Recessed ceiling down lighters to living room, kitchen, bedrooms, bathroom, en-suite and entrance hall
- Five amp ambient lighting circuit to living room and bedroom one

FLOORING

- Recessed coir matting to entrance hall
- Engineered hardwood flooring to living room, kitchen and entrance hall
- Fitted carpet to bedrooms
- Ceramic tiled flooring to bathroom and en-suite

DESIGN STANDARDS

- Lifetime Homes
- London Housing SPG 2016
- Secure by Design

WARRANTY

- Ten year NHBC warranty

The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



Images shown are from a previous Higgins Homes interior.



AN IMPRESSIVE LEGACY

Vision, sensitivity and meticulous attention to detail are the cornerstone of the Higgins Homes corporate ethos.

The company boasts an impressive track record dating back to 1965. Part of the Higgins Group PLC, one of the South East's largest privately owned construction companies, Higgins Homes is a multi award winning developer active throughout London, Essex, Hertfordshire, Kent and Sussex.

The Company design and construct a wide range of residential and commercial properties, both new build and sensitive conversions.

Whatever the development, the location sets the agenda. Architectural design and finishing, configuration and interior specification – all are designed specifically for their setting. The approach may result in a strikingly bold, contemporary style apartment building set within a busy urban street-scape. Alternatively a development may reflect its village setting, being resolutely low in density and traditional in flavour.

The company is committed to adhere to the requirements of the Consumer Code for Home Builders and every project by Higgins Homes is guaranteed with a 10 year National House Building Council warranty.

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**NEW
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WORKS**

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