

Multi Million pound Esplanade development unveiled

A £15 million plan to build 24 new apartments, a 7,000 sq ft restaurant and an underground car park on the former Esplanade Pub site on the Western Esplanade, Southend, has been announced by Swedish owned development company Redab Properties Plc.

The scheme is packed with green credentials making it one of the most environmentally friendly projects of its kind in the Southend area featuring initiatives to harness solar power and ground source heating to reduce energy costs.

It will be put forward to Southend Council for planning permission early February and will significantly enhance as well as protect the seafront cliffs which have been blighted by slippage in recent years.

The Esplanade scheme offers state of the art architectural design which includes solar panels for energy savings, brown water initiatives to recycle rainwater, ground water for heating, cooling and hot water, and the imaginative use of a Winter Garden to capitalise on natural daylight.

“Until now all of our development schemes have been in central London,” said C.G. Pettersson Managing Director ***“But we have been impressed by what we have seen in Southend and the potential the town offers both as a growing business hub and residential area.”***

“Fast travel links with London, a growing airport together with quality schools and services helped us decide that this was the place where we wanted to invest and we look forward to presenting our detailed plans in February 2015.”

These plans include a quality restaurant at ground level, three luxury penthouse suites and a further 21 two bed apartments. There will be 25 underground car parking spaces.

Redab believe that its scheme will add another positive step forward to regeneration of the seafront and surrounding area.

As part of the construction essential piling will be required to help stabilise the cliff area and subject to planning approval, this will be handled to cause the least amount of disruption to both local residents and wildlife.

Once completed the area around the scheme will be fully landscaped to provide an attractive amenity for local residents and visitors.

REDAB PROPERTIES PLC

Redab Properties Plc, which was incorporated on the 27th October 1993, and began trading on the 14th February 1994, has an enviable track record, successfully developing new properties across London for more than 20 years.

The Company has one of the most experienced development and property management teams in the London area. Some of its key professionals have worked on the Capital since 1983.

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The Esplanade Development

Great for the Environment, Great for Southend



REDAB
PROPERTIES PLC

The Esplanade, Southend - Packed with Green Credentials

24 new apartments will increase housing supply and provide a boost to the local economy.

A contemporary and exemplary environmental design using 'glu-lam' timber and triple-glazing will set a new standard for others to follow.

Architectural solar panels on the south facade will contribute to providing over 10% renewable energy needs.

A high-quality 7,000sqft restaurant will increase employment opportunities and provide a new destination for locals and visitors.

All apartments face south with sea views and large terraces. The units will raise the bar for housing quality being over 1,000sqft each. The entire building will be wheelchair-accessible.

A green living roof will increase biodiversity and help the building sit in the landscape.

The development will draw visitors and locals alike, enlivening the seafront throughout the year.

A new landscaping scheme providing two new trees for every tree that needs to be felled will be funded by the development.

A new concrete retaining wall 95 metres long by up to 9 metres high will retain the weight of the cliffs above.

A new excavated basement will provide concealed underground parking for 26 cars, 4 motorbikes and 30 cycles.

429 piled foundations each up to 50 metres deep will anchor the building to firm ground beneath the slip-circle.

A ground source heat pump will use the earth's stable heat to reduce heating and hot water costs.

Car park below ground

