

# BEAULIEU

CHELMSFORD

A BEAUTIFUL PLACE  
FOR LIVING



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## BEAULIEU: A PLACE FOR LIFE

Beaulieu is a vibrant new district taking shape in Chelmsford, Essex; offering residents inspirational architecture and landscape. Developers Countryside and L&Q are carrying out the remarkable transformation of land that was formerly royal parkland. The community is set around the majestic New Hall School, previously King Henry VIII's Tudor palace known as Beaulieu and its estate parkland, the 604 acre development is conceived as a series of individually designed neighbourhoods which have access to schools, community and health facilities, parks and open spaces for sport and recreation, as well as new infrastructure and transport links.

Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom houses, created to suit different buyers and lifestyles.

In addition to homes, Beaulieu will also host a wide range of facilities including two new primary schools and a secondary school; community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Over time Beaulieu will also include a hotel, business park, new relief road and a new mainline railway station.

The Beaulieu Square Neighbourhood Centre is already open and the Beaulieu Park School opens to primary school children in September 2018 and secondary school pupils in September 2019.





## THE BEAULIEU MASTER PLAN

The 604 acres of previously inaccessible arable land have been intelligently transformed by Countryside and L&Q. Beaulieu has been designed as a brand new district, offering a choice of traditional and contemporary architecture in a landscape-led setting. It has its own unique identity, inspired by its rich heritage, offering premium housing and exemplary community facilities, amidst an abundance of parkland.



## BEAULIEU: A PLACE FOR LIVING

The creation of Beaulieu brings together inspirational architecture and landscape, with first class amenities and infrastructure to support the community. The development is conceived as a series of neighbourhoods that connect to the wider landscape and countryside. It has its own unique identity, with new homes to suit every lifestyle from one bedroom apartments to five bedroom family houses.

Transport links enhance living at Beaulieu. A network of footpaths and cycleways draw the community together. The launch of the Beaulieu express bus service in 2017 has also made travel into Chelmsford town centre and railway station quick and easy for residents and in 2025, the delivery of a new railway station at Beaulieu will greatly enhance travel options, connectivity to the wider region, as well as reducing journey times.





# HOMES AT BEAULIEU

## BEAULIEU HEATH

The Beaulieu Heath neighbourhood area features attractive, colonial style family homes from three to five-bedroom houses. These beautiful homes are surrounded by 'The Heath' parkland and have proved exceptionally popular.



## BEAULIEU CHASE

Homes at Beaulieu Chase comprise striking contemporary designs by award-winning architects Gardner Stewart. The eye-catching homes offer gabled rooflines and a crisp, clean colour palette. Set along attractive tree-lined streets, traditional garden squares and an expansive landscaped park and gardens known as 'The Chase', the neighbourhood offers an abundance of green space to enjoy and explore. The homes range from two to five-bedroom family houses, many with a park-side location, benefiting from expansive glazing, twin balconies and roof terraces to make the most of the beautiful views.

Beaulieu Keep is the latest phase of impressive new homes to be launched within the Beaulieu Chase neighbourhood. Homes at Beaulieu Keep combine the charm and character of a traditional Essex village, with contemporary design and architecture. The new phase of homes appeal to a broad spectrum of buyers, with properties ranging from three to five-bedroom family houses.





## BEAULIEU SQUARE: BRINGS THE COMMUNITY TOGETHER

Beaulieu has been designed to be a place where people come together as a community. At the heart is Beaulieu Square, an attractively designed central square that hosts essential facilities, including the stunning Beaulieu Community Centre, a great asset for the residents and wider local community. The Square is also home to a new Bright Horizons day nursery, Kip McGrath Education Centre, dentist surgery, veterinary practice and a selection of shops including a new Sainsbury's Local. A new NHS health centre is also planned for Beaulieu Square.

The Beaulieu Community Centre is run by the Beaulieu Community Trust set up by Springfield Parish Council in association with Beaulieu Churches. Residents and the wider community can get involved with a wide range of activities and initiatives at the Beaulieu Community Centre, which will also serve as a place of worship.



## BEAULIEU: SPACE FOR LIVING

The newly opened Beaulieu Square is a focus for the community, attractively designed with an open plaza area and seating capable of hosting a number of outdoor activities and events.

In addition, a wide variety of outdoor recreational and sports facilities are planned at Beaulieu amounting to a total of 176 acres of public open space for residents of all ages to enjoy a healthy lifestyle and meet new friends. These include everything from natural meadows to more formal gardens, parks, play areas, community gardens, allotments and football pitches, all connected by a network of footpath/cycleways and jogging trails. 'The Heath' and 'The Chase' park and gardens are already open to residents. The Chase Gardens are a thoughtfully designed series of interrelated gardens, each has its own distinctive features and charm. The Chase park also includes a substantial children's play area and a petanque rink.

The parkland at Beaulieu is being managed by the Land Trust indefinitely, on behalf of, and in partnership with the local residents and community. A full time member of staff has been employed as Beaulieu Estates Officer who's responsibility is to ensure that the public open spaces benefit from sustainable management and financial plans to safeguard them for the future, and to encourage residents to get involved with the historic parkland that surrounds Beaulieu. A number of regular outdoor community events have been hosted at Beaulieu from the outset, to welcome new residents and bring the community together, helping the new Beaulieu community to flourish.





Primary School Building



Mayoress of Chelmsford and Vicky Ford MP



Opening of The Beaulieu Park Primary School



## BEAULIEU: REVITALISING THE LANDSCAPE AND CREATING HOMES FOR WILDLIFE



Site aerial view looking from  
South East across site

## BEAULIEU: A PLACE FOR LEARNING

Beaulieu is also home to Essex's first all through school. The Beaulieu Park School has many benefits for children; primary students will share the use of facilities normally only on offer to secondary age children. It will allow them to continue and complete their education all in one location. State of the art specialist performing arts, sports, technology and science facilities will be available to all, giving pupils a broad and exciting curriculum from day one.

The School welcomed its first primary school children in September 2018 and will open to secondary school children in September 2019.

A second new primary school is planned later in the development.



Extensive tree planting is taking place at Beaulieu, to enhance the existing landscape and provide a welcoming habitat for wildlife, approximately 1,600 new standard trees and around 30 acres of new woodland will be planted in phases. Many of the species of trees have a lifespan of hundreds of years, so they will be part of the landscape of Beaulieu for many generations to come.

When complete, Beaulieu will boast 11 acres of allotments, 165 acres of public open space and parkland, including 26 acres of football pitches and 'kickabout areas'.





## LOCATION

Located in Chelmsford, Beaulieu sits in one of England's most vibrant cities, winning The Sunday Times 'Best Place to Live in the East' earlier this year. The well-connected county town offers a rich history, enhancing today's excellent range of retail and leisure facilities.

As an ideal location for commuters, Chelmsford is approximately 32 miles north east of London, with major roads easily accessible including the A12, M11 and M25 motorways. Stansted Airport is just 18 miles away by car. Chelmsford railway station offers regular services to London Liverpool Street in just 35 minutes.





## BEAULIEU: CREATING A LASTING IMPRESSION

Creating a place is not just about creating buildings of lasting quality. The introduction of art helps to create a better-quality environment, enhancing the setting of the buildings, enriching people's lives and above all establishing a distinctive character and sense of place – somewhere residents will be proud to call home.

Placemaking at Beaulieu is being enhanced through the installation of a significant public art scheme across the development. Talented artists have been recruited to deliver a combination of sculptural and functional artworks as part of one of the largest public art programmes in the UK. These pieces of public art have formed a key part of the overall infrastructure and placemaking for the site.







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