

THE YARD AT CHURCH RD

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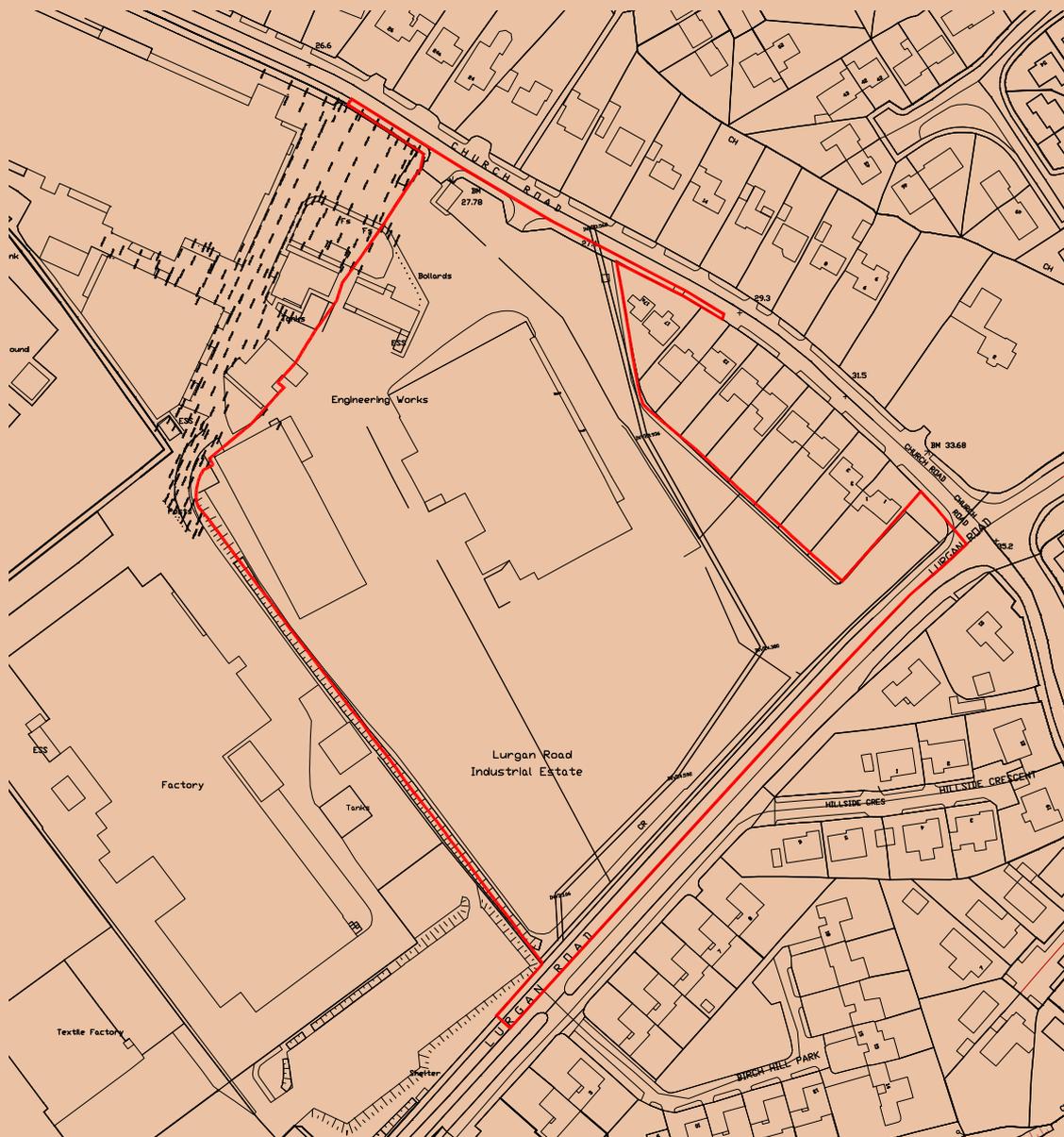
BROWN / O'CONNOR
COMMUNICATIONS

HELLO AND WELCOME

Welcome to the public exhibition on our plans to build a new mixed-use development scheme comprising private residential homes and a Research & Development Business Park at The Yard, Church Road in Portadown.

This is a 12-week consultation process with the local community, during which time we would like to hear from you about our plans and engage with as many people as possible.

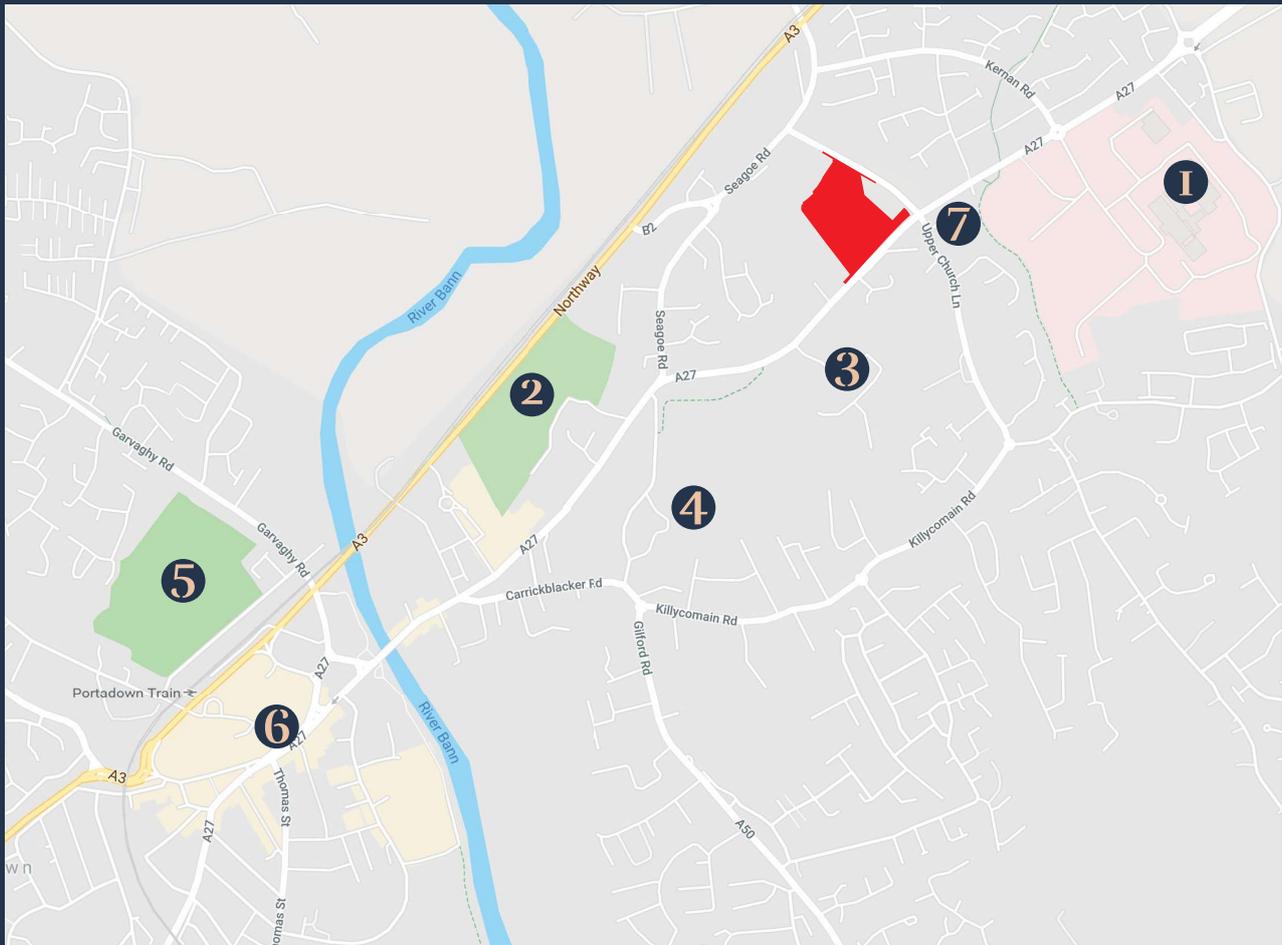
Please take some time to browse the information on display and fill in a comment card. You can also speak to a member of the design team who will answer any questions you might have.



THE
YARD
AT CHURCH RD

LOCATION

The location is very accessible between the Lurgan Road and Church Road and close to a range of amenities such as schools, shops, churches, community centres and parks.



1. Craigavon Area Hospital
2. Portadown Rugby Club
3. Southern Regional College Portadown Campus
4. Portadown Tennis Club
5. Portadown People's Park
6. High Street Mall
7. Seagoe Hotel

OUR PROPOSALS

We plan to bring forward a mixed-use scheme that will comprise 52 private residential homes and an R&D business park.



The development will be built in phases and will include the following:

- New family homes with a mixture of detached, semi-detached and apartment houses accessed from the Lurgan Road
- R&D units and renovation of existing Hilmark Homes office off Church Road
 - Associated Car Parking
 - Landscaping and open space



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INVESTMENT AROUND THE EXISTING HILMARK OFFICES



Portadown based Hilmark Homes have brought their experience and expertise to The Yard at Church Road where they are building on the success of their already established developments: Longridge, Lurgan; Oakwood, Antrim; Bowens Mews, Lurgan; Spinners Court, Armagh; The Forge, Ballygowan and the prestigious Hartley Hall, Greenisland. Over the last few years they have built c.280 dwellings in 8 different developments. They have some 500 dwellings in the pipeline in 8 developments within this Council area.



The proposed development at The Yard represents a significant investment by Hilmark Homes. The proposal will not only provide a high quality housing development but will also house Hilmark Homes headquarters within a high grade Research & Development (R&D) Business Park. This landmark mixed-use development will showcase the best of Hilmark Homes.

The overall construction value for this site will be at least £8 million, with employment and materials being sourced as locally as possible. It is anticipated that approximately 50 construction jobs will be maintained each year over the construction period. The business park will also provide long term employment benefits for the area.

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HOMES BY HILMARK

EXAMPLES OF HOMES BUILT BY HILMARK



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SOCIAL & ECONOMIC BENEFIT



The proposed new development on Church Road will not only provide new homes for families in the area, but will also provide a boost to the local economy in the form of jobs and investment that includes:



- £8 million investment
- 50 construction jobs per annum
- 100 new jobs created within the business park
- 5-year project
- Boost to the local supply chain through the use of local contractors and suppliers

We will commit to employing people as locally as possible and use local suppliers where we can.

ACCESS TO THE HOUSING AREA

We understand that easy access to the development is important.

Access to the residential housing area will be from an approved right turn lane onto the Lurgan Road. The business units and Hilmark office will be accessed from the existing but improved access onto the Church Road.



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THANK YOU

Thank you for taking the time to come along and view the information on display today.

During this consultation process, we are talking to people in the area to hear your views. We hope to continue that in the coming weeks through the community consultation team.



Before you leave today, please take some time to fill in a comment card and leave us with your thoughts.