

# ELDER

## COLCHESTER RIVERSIDE

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## WELCOME

**Welcome to this public exhibition on the emerging redevelopment proposals for Colchester Riverside, a new mixed-use, co-living and residential development, brought forward by Elder and the site owner, RoundShield.**

Our vision is to create a new riverside neighbourhood that reconnects the existing site with the surrounding area, regenerating a semi-derelict brownfield site to deliver new homes, community spaces and landscaped routes that link into nearby parks and the city centre.



As our plans progress, we will continue to work closely with Colchester City Council, the community and other local stakeholders to ensure this scheme is designed to respect and reflect the existing character and heritage of the local area.

We are keen to hear your views as we shape the proposals together. After viewing the materials on display, please take a moment to complete a feedback form and leave it with us, or complete the form at home and return it using our Freepost address provided.

If you have any questions or would like to discuss the proposals in further detail, please speak to a member of staff.

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## ABOUT ELDER

**Elder is a real estate developer that celebrates our built heritage, bringing new life to underused sites and helping deliver sustainable regeneration in our cities. We work to unlock potential in disused buildings and transform brownfield sites into high-quality, energy-efficient homes.**

## OUR TEAM

**DARLING ASSOCIATES**  
ARCHITECTS

Award-winning architectural practice with extensive experience delivering design-led urban regeneration projects.

**m a t c h**  
landscape architects

A people, place and planet focused studio committed to creating beautiful and biodiverse outdoor environments.

**Meeting Place**

A specialist communications agency shaping meaningful engagement and positive social impact across the built environment.

**VeryLife**

A specialist operator in Build-to-Rent and Co-Living housing, experienced in building thriving resident communities.

**RoundShield**  
Partners

The landowner of the site, and a specialist real estate and investment firm backing the regeneration of underutilised urban sites, supporting the long-term, sustainable development across the UK and Europe.

**savills**

An expert consultancy on planning strategy, applications, and policy, helping to shape and deliver sustainable development across the country.



## WHAT IS CO-LIVING?

### A NEW WAY TO LIVE IN COLCHESTER

Co-living is a modern approach to city living that combines private space with shared amenities – designed for people who value community, flexibility and convenience.

### HOW IT WORKS



Residents will have their own private living space, comprising of a bedroom, kitchenette, bathroom, storage and living area, designed to balance independence with access to shared amenities.



The development is expected to include a variety of communal areas, such as spaces for socialising, working, exercising and relaxing.



The aim is to provide a simple and inclusive living experience, with key services and facilities managed together for ease and convenience.



A professional management presence on-site will help ensure smooth day-to-day running and foster a sense of community among residents.



### WHY IT MATTERS



Offers a new flexible housing model targeting young professionals, key workers and graduates.



Helps ease pressure on the local housing market while supporting city-centre regeneration.



Creates a thriving, community-oriented neighbourhood close to transport, green space and employment.



Builds on a proven housing model already operating in places such as Manchester, Bristol, Guildford, Exeter and Brighton.



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### THE SITE

**The Colchester Riverside site sits between North Station Road, Causton Road and the River Colne, a short walk from Colchester City Centre and the train station, allowing for easily accessible links to London Liverpool Street, Norwich, Harwich and more.**

It currently comprises two redundant 1970s office blocks – Fairfax House and Digby House – along with areas of surface parking and vacant land, much of which is in poor condition and underused. The site also comprises Century House which will be retained and redeveloped as part of the proposals.



### A ONCE-IN-A-GENERATION OPPORTUNITY TO:



Regenerate an underutilised area.



Direct housing on existing brownfield land opposed to greenfield land.



Bring new homes and amenities to the city centre.



Create new public routes to the River Colne and Castle Park.



Promote economic growth in the city centre with a mix of housing and improved commercial accommodation.



Introduce new community spaces, including areas for socialising, working and leisure.

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## OUR VISION

### A NEW RIVERSIDE NEIGHBOURHOOD FOR COLCHESTER

Our vision is to create a vibrant and inclusive community that reflects Colchester's heritage while responding to an increased demand for new types of housing. Redeveloping this semi-derelict brownfield site will also bring activity, natural surveillance and care back to the area, helping to deter anti-social behaviour.

### WE WILL:

- Deliver an independently branded co-living and mixed-use residential community for the city.
- Activate the ground floor with shared spaces and flexible commercial use that opens towards the river.
- Create green, walkable streets that link the city centre with the neighbouring Country Park and river.
- Work in partnership with Colchester City Council, local residents and businesses.
- Embed meaningful social value, supporting local employment and enterprise.



## WHY IT MATTERS



Approximately 350 co-living studios and 36 traditional apartments, providing flexible, well-managed homes for local people and key workers.



Revitalising a redundant brownfield site, reducing pressure on greenfield land and creating a new focal point for the community.



High-quality public realm that connects into the existing green spaces, the River Colne and the neighbouring park.



A new café and shared community areas for all, bringing life to the rear of site with retained retail/commercial space.



Improved walking and cycling links through the site, connecting the station, the park and the city centre, alongside electric charging and cycle-hire facilities.



A commitment to exceed 10% Biodiversity Net Gain, increasing greenery and wildlife on site

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## DESIGN APPROACH

The design draws inspiration from Colchester's historic architecture, using pitched roofs, high-quality materials and welcoming ground-floor spaces to create a friendly, well-balanced street environment.

### BUILDING HEIGHTS

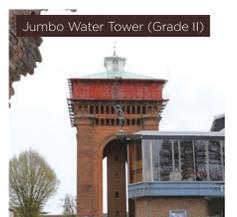
- New buildings will not exceed the height of the existing office blocks.
- The design will step down in height towards neighbouring homes, helping to safeguard privacy and respect the surrounding character.
- A mix of terraces, courtyards and green roofs will provide visual interest and outdoor amenity.

### OUR DESIGN FOR COLCHESTER RIVERSIDE WILL:

- Celebrate and reflect Colchester's rich cultural and architectural heritage.
- Respond sensitively to the nearby conservation area and its historic setting.
- Draw inspiration from the scale, form and materials of neighbouring buildings to ensure the development sits comfortably within its surroundings.

### RESPECTING LOCAL CHARACTER AND HERITAGE

The Colchester Riverside site has a long and evolving history. It has been in active use since the Victorian period, with the Riverside Office Centre added in the 1970s. Today, the area reflects a mix of residential and commercial uses, contributing to the diverse character of the riverside, provide visual interest and outdoor amenity.



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## SUSTAINABILITY

### THE HEART OF OUR PROPOSALS

Our ambition is to deliver a low-carbon, future-ready development targeting Building Research Establishment Environmental Assessment Method (BREEAM) Excellent certification for the co-living aspect of this scheme.

### KEY SUSTAINABILITY FEATURES:



Existing Century House building to be retained and redeveloped.



Energy-efficient buildings following Low Energy Transformation Initiative (LETI) design principles.



Air source heat pumps and renewable energy generation.



Green roofs, roof terraces and courtyards for biodiversity and wellbeing.



Cycle hire, e-mobility hubs and EV charging points.



Car-free living in a highly connected city centre location.

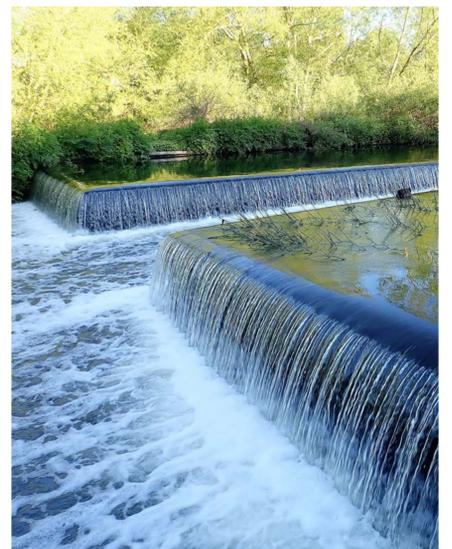


### FLOOD MITIGATION:

**We understand local concerns about flooding, given the site's proximity to the River Colne. Flood risk has been a key consideration in shaping the design of the scheme from the outset.**

The proposals are designed to reduce and manage flood risk on site, taking account of long-term climate change and future flood projections.

A comprehensive Flood Risk Assessment and drainage strategy will be prepared and must be reviewed and agreed by the relevant flood authorities before any planning permission can be granted.



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## LANDSCAPE PROPOSALS

Alongside new homes, the development will incorporate new public open green spaces for residents and visitors, with connections to the wider area of Colchester.



### KEY LANDSCAPING FEATURES:

- ✓ A publicly accessible riverside courtyard creating a strong connection to the riverside.
- ✓ A mix of private and shared green spaces for residents to enjoy.
- ✓ Retention of existing trees alongside new planting, increasing overall tree canopy cover by at least 10%.
- ✓ Delivery of a minimum 10% Biodiversity Net Gain, enhancing habitats for wildlife.
- ✓ Roof terraces and green roofs designed to support ecology, wellbeing and everyday use.

While the existing site currently offers limited ecological value, the proposals will introduce new planting, green roofs and landscaped spaces to create meaningful habitats and support local wildlife.

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## ACCESS AND CONNECTIVITY

Colchester Riverside will encourage sustainable active travel options, reducing the need for private cars.



### THE SITE WILL BENEFIT FROM:

- A convenient 10-minute walk to Colchester Station.
- New walking and cycling routes through the site, linking North Station Road with the neighbouring Country Park.
- Convenient access to Colchester hospital via bus and cycle routes, suitable for key workers, young professionals and more.
- Cycle hire and secure storage facilities for the local community.
- An on-site drop-off zone and accessible parking toward the front of the new proposed building.
- No on-street parking permits, helping to minimise impacts on surrounding streets.
- No general on-site parking, resulting in fewer vehicle movements and lower carbon emissions.
- Excellent public transport connections, with direct rail services to London, Ipswich and Norwich, making this one of Colchester's most sustainable city centre locations.
- Servicing, refuse and emergency access will be provided to support safe, efficient site operation without residential vehicle traffic.

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## NEXT STEPS

**Thank you for attending our public consultation event to view the emerging redevelopment proposals for Colchester Riverside.**

We appreciate you taking the time to visit and find out more about the site and for sharing your thoughts on the proposals. Your feedback will help shape how the proposals evolve.

## TIMELINE

### January 2026

Launch of consultation.

### April 2026

Targeted submission of planning application.

### Late 2026

Anticipated determination of planning application.

### Early 2027

Anticipated start on site.

## GET IN TOUCH

You can complete the feedback form [here](#), or at home and return it via our Freepost address. There is also an online version of the survey available via the dedicated project website (scan the QR code).

We're committed to making this consultation accessible to everyone. If you require the information in a larger print, easy-read, or in an alternative language/format, please let us know. Following this consultation event, a copy of the consultation materials will also be published on the dedicated project website.



**0800 148 8911**

(Monday-Friday, 9:00am-5:00pm)



**[info@elder-riverside.co.uk](mailto:info@elder-riverside.co.uk)**



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**Freepost MEETING PLACE CONSULTATION** (no stamp required)