

Sainsbury's

Berkeley
Designed for life



Aerial view looking south with the site outlined in yellow

Introducing Chiswick Gardens

February 2026

We're excited to introduce you to Chiswick Gardens, the proposed transformation of Sainsbury's Chiswick into a modern, sustainable and welcoming store and place.

Sainsbury's have partnered with the Berkeley Group, to develop plans to improve the current store at Essex Place, together with new homes and gardens, and better street environments around the site.

Hounslow Council have already identified this site as an important brownfield opportunity to build new and affordable homes in the borough.

We are at the very start of developing our vision for the new store and site and would like to hear your views – scan the QR code at the back of this brochure to fill out our online survey.

You can also visit our website to find out more information on the project and to sign up to our mailing list to receive progress updates – see details on the back page.

Thank you for your time.

Our proposals will:



Deliver a better shopping experience

The current store is very well-used but is dated and at times unable to give the shopping experience Sainsbury's prides itself on. A new store will provide a better layout for everyone to enjoy – including shoppers and store colleagues.



Invest in Chiswick

An upgraded store will continue to contribute to Chiswick town centre's success by attracting shoppers to the area.



Respond to the way we now shop

A store designed to meet modern shopping habits and expectations, with better internal layouts and environments, access arrangements and sustainability.



Create a welcoming place and new homes

Improving the store front and streets surrounding the site to make them look better and feel safer and deliver a residential neighbourhood above the store.



Aerial view looking north with the site outlined in yellow

Sainsbury's is here to stay with a new and better offer

As our proposals take shape, our priority is to keep serving the community, ensuring continuity for customers and protecting jobs, whilst creating a modern, more efficient store for the future. This includes:



A better shopping experience

The new store will be modern, efficient and will have a larger sales area (c.10% larger excluding checkouts), with an improved layout and facilities making access in and around the store easier.



Supporting the local area

Sainsbury's Chiswick plays a key role in the vitality of the town centre with around 45,000 transactions every week including linked trips.



Continuing to serve Chiswick

Sainsbury's will remain open and trading during the redevelopment with a smaller temporary store on site during construction, making everyday shopping easy and accessible.



Existing jobs

Every effort will be made to retain or redeploy all store colleagues during the construction phase, and re-provide their roles in the new store when it opens.



Customer parking

Shopping habits are changing. With more people shopping online and fewer driving the new store can operate with fewer parking spaces.

A trusted partnership

Chiswick Gardens will combine Sainsbury's long-standing commitment to quality retail with Berkeley's expertise in creating well-designed, sustainable neighbourhoods.

Together, Sainsbury's and Berkeley have successfully delivered Smithfield Square in Haringey and Silkstream in Hendon, Barnet, bringing together fantastic shopping experiences with high-quality new homes and public spaces.



Making the most of this opportunity



Safer streets

Making Essex Place safer and more pleasant for pedestrians through streetscape improvements, improved landscaping and careful management of deliveries.



Part of the town centre

A new frontage to Acton Lane and Essex Place that is more attractive, better for pedestrians, and an upgraded store entrance facing Chiswick High Road.



Designing with character

Complementing and enhancing Chiswick's character through careful architecture and landscaping design.



Green and biodiverse

The majority of the site is open tarmac and could be much more. New landscaping and tree planting would create spaces for people to enjoy and habitats for wildlife.

View of the current store from Essex Place Market



Quality homes

Designing high-quality homes in a place where people want to live.



A well-connected location

Maximising the site's location being in close proximity to Chiswick Park station, cycle routes and bus links all on the doorstep.



Supporting local and London priorities

This site is already identified as an important brownfield opportunity in the borough, with the potential to provide new homes in a location close to existing amenities and public transport connections.



Supporting employment

The redevelopment will support local employment throughout, from construction jobs to re-providing roles in the new store.

View of the current store from Essex Place



Existing site and store

The majority of the site is devoted to vehicle movements and hard-surfacing resulting in poor water management and little biodiversity.

Access to the store from customer parking areas is uninviting.

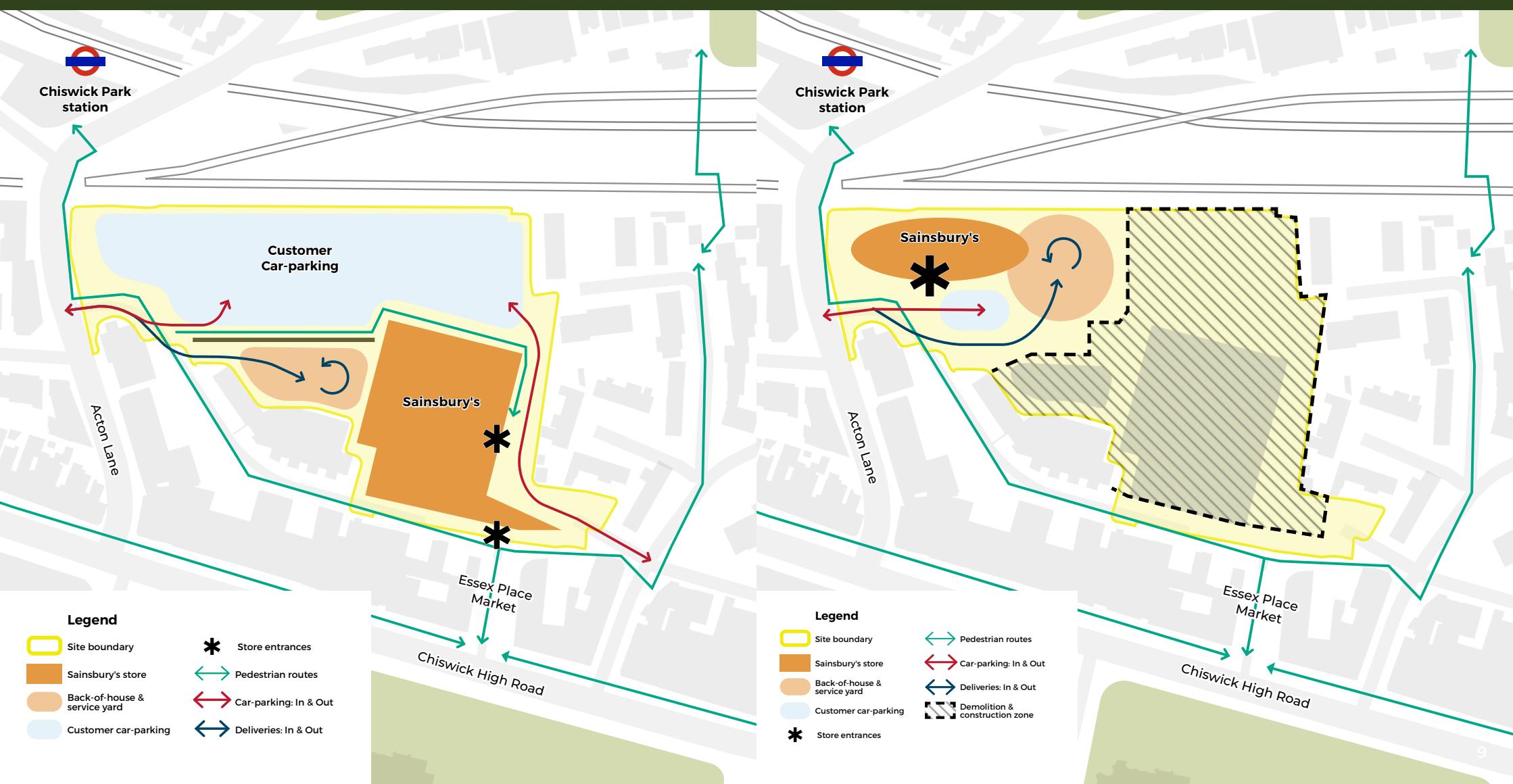
The perimeter of the store is unattractive and provides little visual interest.

Uninterrupted trading

A temporary store needs to be constructed on site before any redevelopment takes place. The only location this can be in is at the western end of the site.

A temporary store in this location will provide convenient access from Acton Lane close to Chiswick Park underground station.

The black hatched area shows the extent of the works for construction of the new, permanent store.



The new store

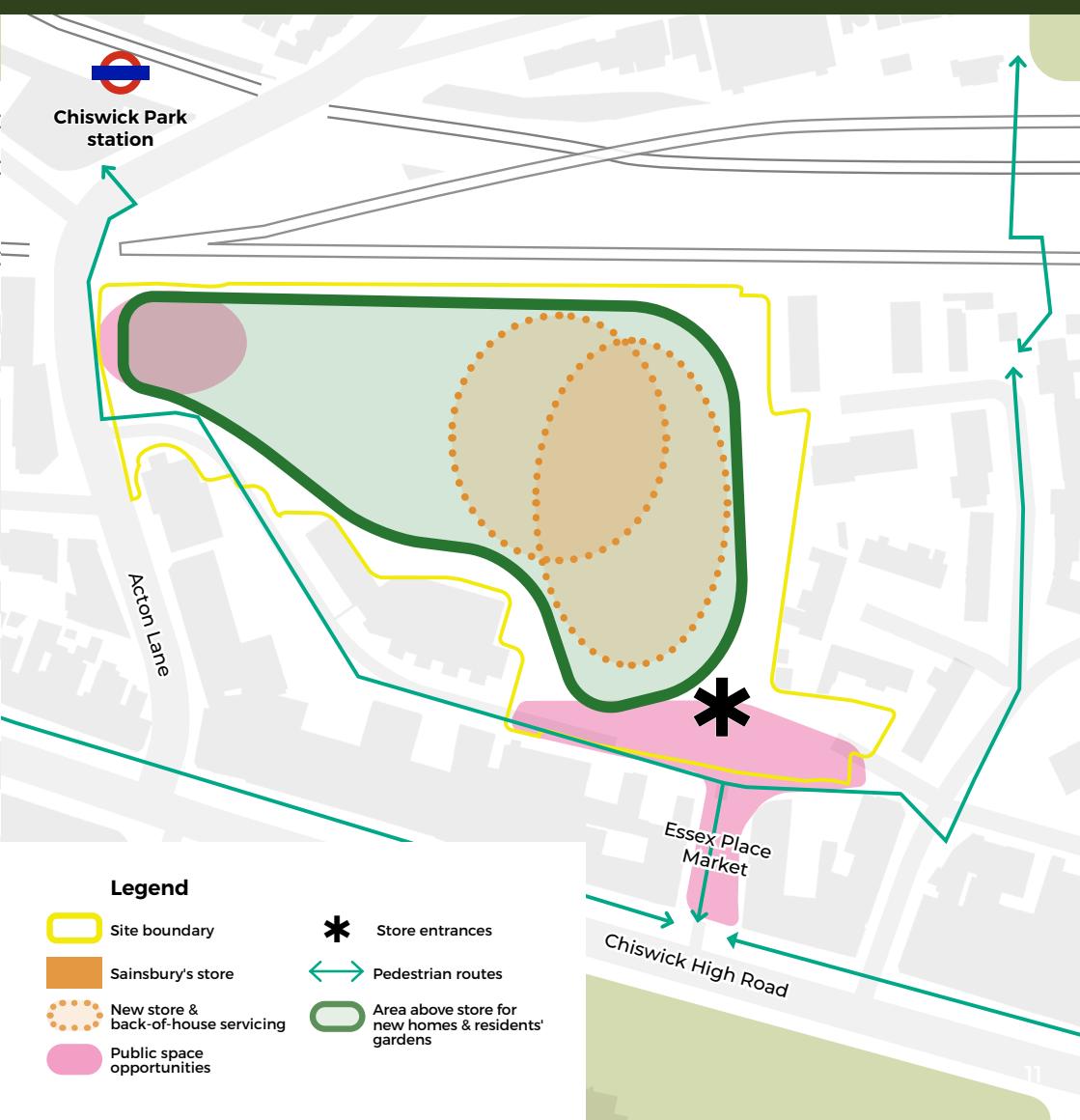
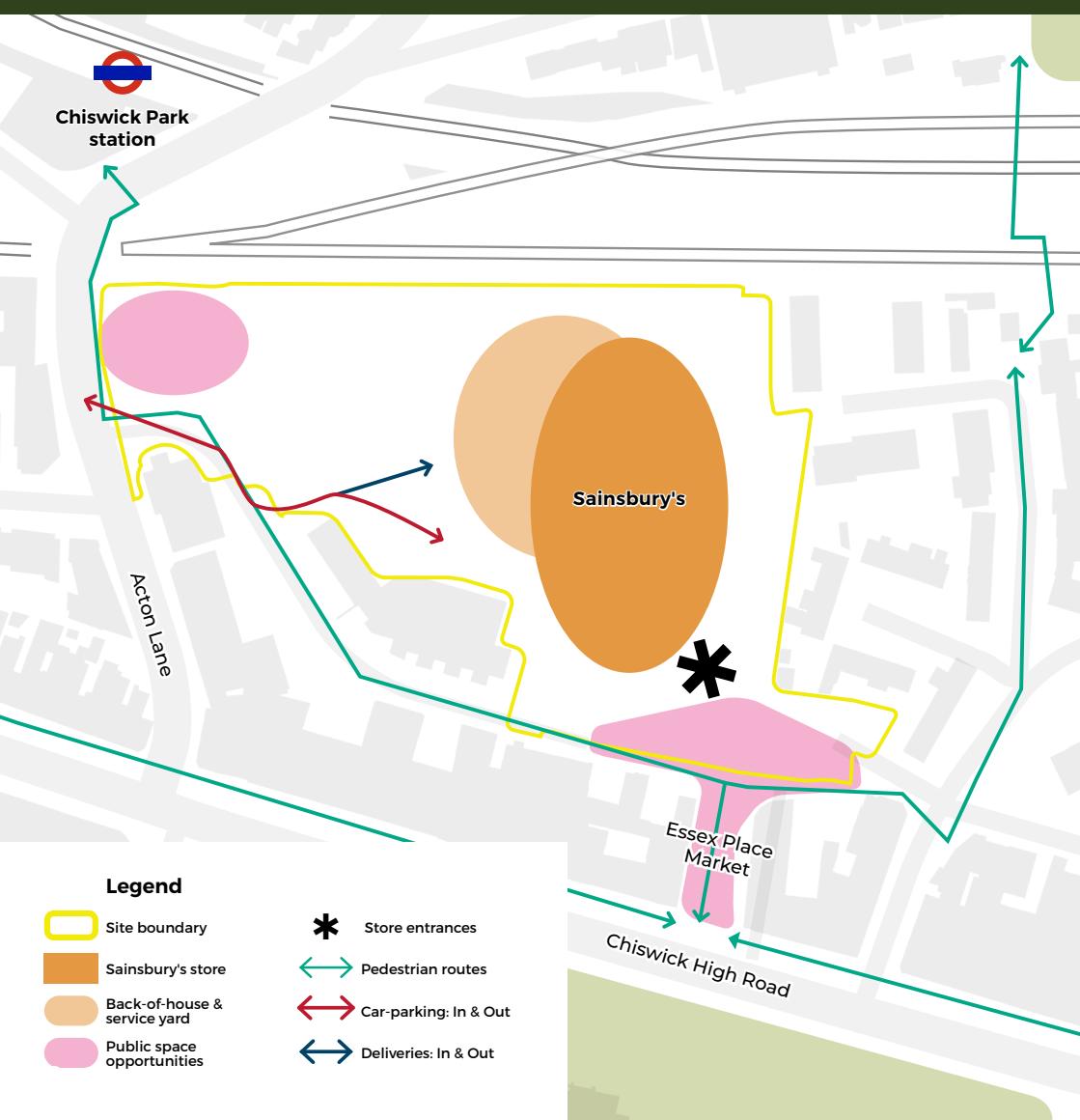
The new Sainsbury's will provide a better shopping experience with a modern, sustainable store.

Car parking will be situated below the new store allowing customers covered access to the new store.

Street level and above store development

The western end of the site has the potential to include publicly accessible space accessed from Acton Lane close to the station. It will also provide access to the new homes and resident gardens positioned on the roof of the new store.

Enhancements to Essex Place will improve the pedestrian experience at street level and the main store entrance on Essex Place Square.



Have your say on the future of Sainsbury's Chiswick

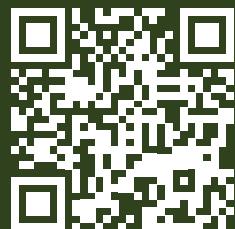
How to get involved

Complete our online survey to help shape the proposals at this early stage. We will be presenting our proposals for public consultation in mid 2026 which will provide a further opportunity to provide feedback.

Contact us

Scan the QR code to visit our website and complete our online survey. You can also get in touch using the details below:

- chiswickgardens.co.uk
- ✉ chiswickgardens@thisislca.com
- ☎ 0800 307 7548



Scan to take part

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