



WOODBERRY DOWN

A GUIDE TO
**Sustainable
Design Features**

AT WOODBERRY DOWN

Berkeley
Designed for life

S

At Berkeley we strive to be world-class in sustainability

The Berkeley Group's approach to sustainability is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs.

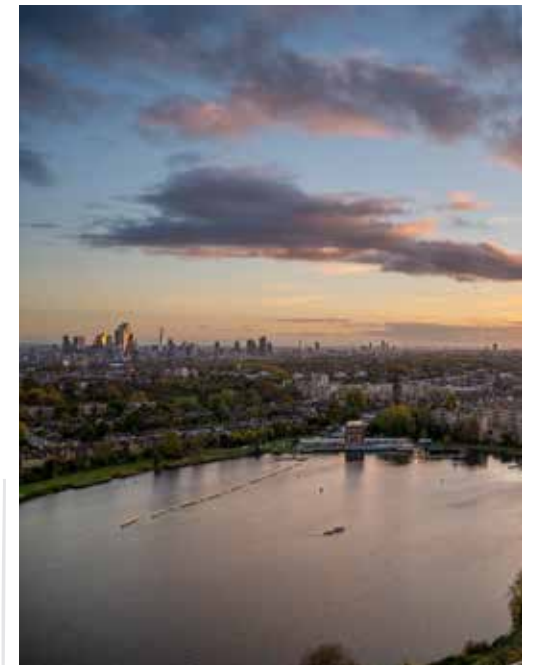
Through our Sustainability Strategy, we take action to reduce the long-term impacts of both our operations and the places we build, running our business efficiently and considerately and developing sustainable homes and places.

An Introduction to Woodberry Down

A variety of features have been included at Woodberry Down to help our customers lead a healthy and sustainable lifestyle for years to come. This guide outlines how we have incorporated the principles of sustainability in to both the design and construction of the development.

Woodberry Down is located in the London Borough of Hackney, within a short walking distance of Manor House tube and Stamford Hill mainline train stations, providing access to the West End and the City.

The development itself boasts a range of on-site amenities, including a dry cleaners, local cafés and supermarkets. All residents also benefit from concierge to help life run smoothly, for example taking in your deliveries or holding keys.



29,946

Sqm of open space delivered to date

425

Trees planted to date

142%

Net biodiversity gain to date

7,584

Sqm of open space to be delivered in Phase 3

175

New trees to be planted as part of Phase 3

153.9%

Net biodiversity gain for Phase 3



It's all close to home



Set over 64 acres alongside 42 acres of open water - With recreational activities and the Woodberry Wetlands - as well as a multitude of gardens and parks. Woodberry Down is a stone's throw from the restaurants, shops and bars of the trendy Stoke Newington's Church Street.





Energy Efficiency

To achieve this the new homes are designed to be highly energy efficient, help reduce carbon emissions and residents' energy bills the following features are included:

- High levels of thermal insulation
- Double glazed windows
- Master light switch
- Low energy and LED lights
- PIR lighting in wardrobes
- Fridges, fridge-freezers and wine storage: A+ rating
- Washing machines: A+ rating
- Dishwashers: A+ rating
- Washer-dryers: E rating

Computer Generated Image of the Editions park area and views are indicative only, and subject to planning.

Building Sustainability

Residential units at Woodberry Down are designed and built to strict sustainability standards.

Offsite and modular construction will be used to increase resource efficiency

From 2025, 98% of our construction waste will be reused or recycled.

100% of timber used is FSC or PEFC certified





BIODIV

Woodberry Down achieves more than
140% Biodiversity Net Gain.
This is not including the reservoirs/wetland.

Woodberry Wetlands

Covering an area of 11 hectares, the Woodberry Wetlands is a dedicated nature reserve and home to a variety of wildlife. Species that can be found here include; great crested grebe, common tern, reed bunting, emperor dragonfly, speckled wood butterfly along with different types of bat. As part of our efforts to continually enhance the public spaces at Woodberry Down we built a new broadwalk across the wetlands to provide the public an opportunity to get closer to nature and easy access to the Coal House Cafe.

Natural Swales

Natural swales form part of a sustainable urban drainage system and also provide a habitat for wildlife.

ERSITY

Living Roofs

A number of apartment blocks have 'living' roofs which are covered in material called sedum that allows plants to grow and encourages other wildlife.

Bird and Bat Boxes

To date 50 bird and bat boxes have been incorporated into the landscaping and swift bricks have been integrated into the facade of some homes which provide important resting spaces for this migratory bird.

SUSTAINABLE TRANSPORT

1,485

Cycle spaces to date

48

Electric car charging points in
the Nature Collection

A further

1,138

Cycle spaces to be
delivered in Phase 3



Access to Zip Car and
Enterprise Car Clubs

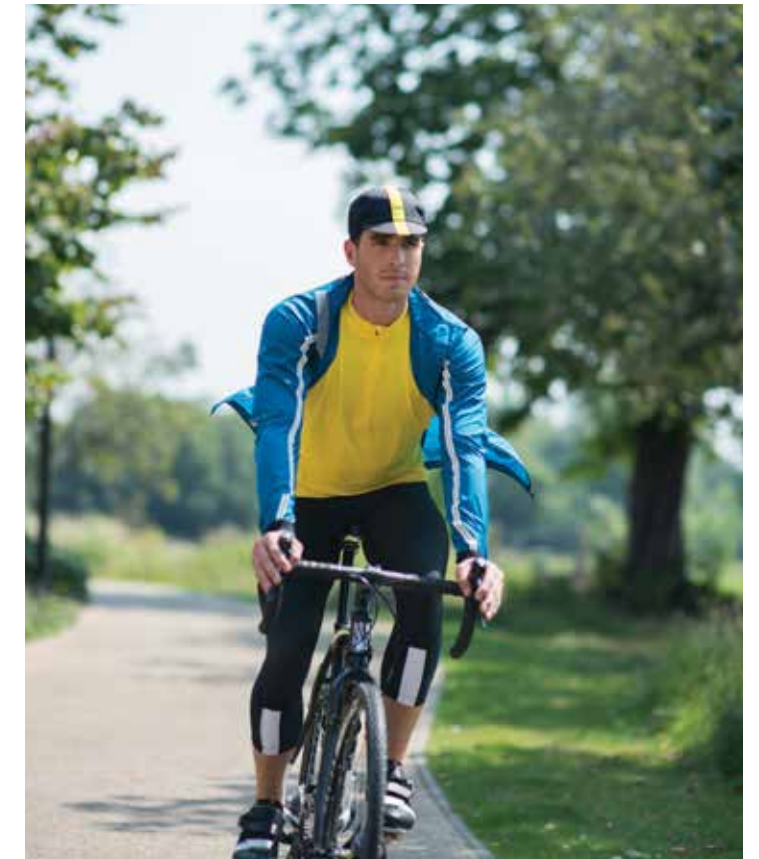
356

Minimum apprentices will receive
training on site by completion



153

Apprentices have been trained at
Woodberry Down since 2013





Energy efficient features of the wider development

Energy

- Solar PV panels on block roofs supply the development with a renewable source of energy for communal areas
- Motion activated lighting to communal areas to reduce unnecessary energy consumption
- Offsite and modular construction will be used to increase resource efficiency
- Air source heat pumps are being installed in Phase 3 which will provide low energy and low cost heating

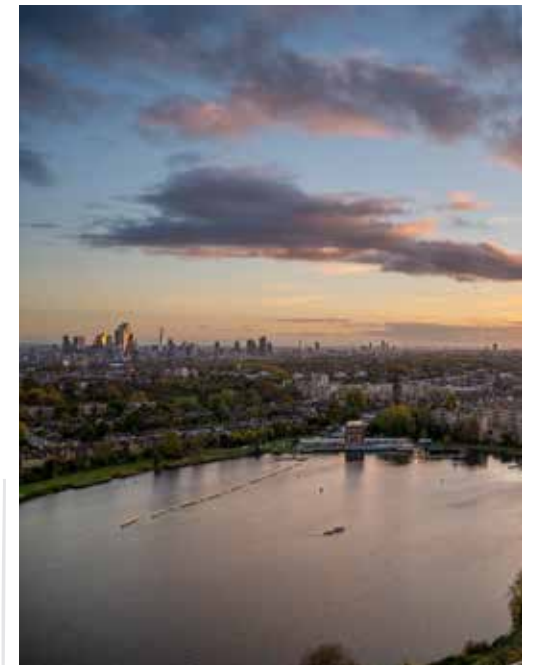
Increasing Recycling

- Each home has segregated recycling bins and food waste bins
- The bin stores have segregated recycling bins and food waste bins
- Across Woodberry Down you can find recycling bins

Water Efficiency

All homes are designed for water usage of 105 litres per person per day in line with best practice. Water efficient features in the homes include:

- Water efficient taps, showers and Dual-flush toilets
- Rainwater harvesting systems are incorporated in the drainage design to reduce the need for mains water to irrigate planting across the development





WOODBERRY DOWN

Woodberry Down is a hidden gem in North London located across 64 acres, with 15 acres of green spaces and 42 acres of open water including a sailing lake and an idyllic nature reserve. The homes that will make up this award-winning regeneration are part of a truly exciting transformation that will enrich the area's spectacular natural surroundings.

Located in a convenient zone 2 location, Woodberry Down is only 15 minutes from the City.

Intricate layers of grassy spaces are interspersed with lovely play areas and varied planting, forming a majestic green landscape along the New River; further enhanced by panoramic City and nature views over the open waters of the reservoirs. Here, the thriving community can enjoy a relaxing yet active waterside lifestyle like no other.

Get in touch for more information

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