

BUILDING QUALITY HOMES
STRENGTHENING COMMUNITIES
IMPROVING PEOPLE'S LIVES



Berkeley
Group

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COLLABORATIVE PLACEMAKING

OUR PASSION AND PURPOSE IS TO BUILD QUALITY HOMES, STRENGTHEN LOCAL COMMUNITIES AND MAKE A POSITIVE DIFFERENCE TO PEOPLE'S LIVES.

We do this through collaborative placemaking. This means taking time to understand each site and its surrounding community, and working in partnership with local people and councils to design unique places with clear local influence and character.

We specialise in large-scale regeneration projects, focusing on challenging and complex sites with great potential. We use our expertise and resources to transform these underused spaces over the long term, delivering the physical and social infrastructure which reconnects them with their surrounding communities and brings them to life.

The neighbourhoods we create are unique, welcoming, safe, low carbon and rich in nature and biodiversity. They combine the amenities local people care about most, with high quality homes of all types and tenures.

These pages describe some of our live sites and our commitments to tackling climate change, reversing biodiversity loss and creating sustainable places where people of all ages and backgrounds can enjoy a good quality of life.

COVER IMAGE - WHITE CITY LIVING, HAMMERSMITH & FULHAM



Proud members of the Berkeley Group

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



FULHAM REACH, HAMMERSMITH & FULHAM

ABOUT US

BERKELEY GROUP BUILDS HOMES AND NEIGHBOURHOODS ACROSS LONDON, BIRMINGHAM AND THE SOUTH OF ENGLAND

We are purpose-driven company, with deeply embedded values that shape everything we do.

We pride ourselves on the quality of our work, building more than 3,000 homes a year alongside a mix of commercial and community spaces. We have over 60 live developments, including over 20 of the most challenging long-term regeneration projects in the country.

Our group includes six operating companies, Berkeley, St George, St James, St Joseph, St Edward (a joint venture with M&G Investments) and St William (a joint venture with National Grid). Each business is autonomous, collaborative and has the expertise and local knowledge to create quality homes and places.

OUR VALUES



HAVE INTEGRITY

build trust by being open, clear and credible



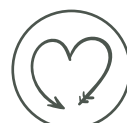
RESPECT PEOPLE

work together, empower people and value their contribution



THINK CREATIVELY

find individual solutions for every site and situation



BE PASSIONATE

take pride in what we do and the impact we make



EXCELLENCE THROUGH DETAIL

deliver the best through attention to detail in everything we do

OUR PURPOSE

BUILD QUALITY HOMES

ALBERT EMBANKMENT, VAUXHALL

STRENGTHEN COMMUNITIES

WOODBERRY DOWN, HACKNEY

IMPROVE PEOPLE'S LIVES

BERKELEY FOUNDATION

CONNECTING PEOPLE AND NATURE

LIVING CLOSE TO NATURE IS GOOD FOR OUR WELLBEING AND IS CENTRAL TO THE WAY BERKELEY DESIGNS, BUILDS AND LOOKS AFTER NEW PLACES.

In 2016 we made a commitment to create a 'net biodiversity gain' on every new site, which means we measure the land's established natural habitats before work starts, then create long-term plans to increase its natural value and create a more beautiful, connected and sustainable living landscape.

We plan and deliver these nature-rich settings in partnership with local Wildlife Trusts, conservation groups and landscape architects, ensuring they are open and accessible places for the whole community to enjoy.

Our approach is helping nature to recover across dozens of live and future sites, and giving thousands of people the chance to reconnect with a greener, wilder landscape close to their homes.

Find out more at berkeleygroup.co.uk/nature



**SIR DAVID ATTENBOROUGH
AWARD FOR ENHANCING
BIODIVERSITY,
KIDBROOKE VILLAGE**



CLIENT AWARD

KIDBROOKE VILLAGE, GREENWICH

CLIMATE ACTION

WE ARE COMMITTED TO TACKLING CLIMATE CHANGE AND CREATING THE LOW CARBON HOMES AND COMMUNITIES OUR PEOPLE AND PLANET NEED.

We are proud to be a 1.5°C aligned business, which means we have set independently verified science-based targets for reducing our greenhouse gas emissions.

As part of this long-term commitment we are designing more energy efficient homes and places, which include highly efficient building fabric and low carbon energy infrastructure and technology solutions. We have also adapted the design and management of our neighbourhoods so they are more resilient to extreme weather and a warmer climate.

Our direct business operations have been carbon neutral since 2018 and we are committed to reducing the embodied carbon within our supply chain.

In 2020 we were rated 'A' for climate action and transparency by CDP; the highest score available and the highest score achieved in our sector.

Find out more at berkeleygroup.co.uk/sciencebasedtargets

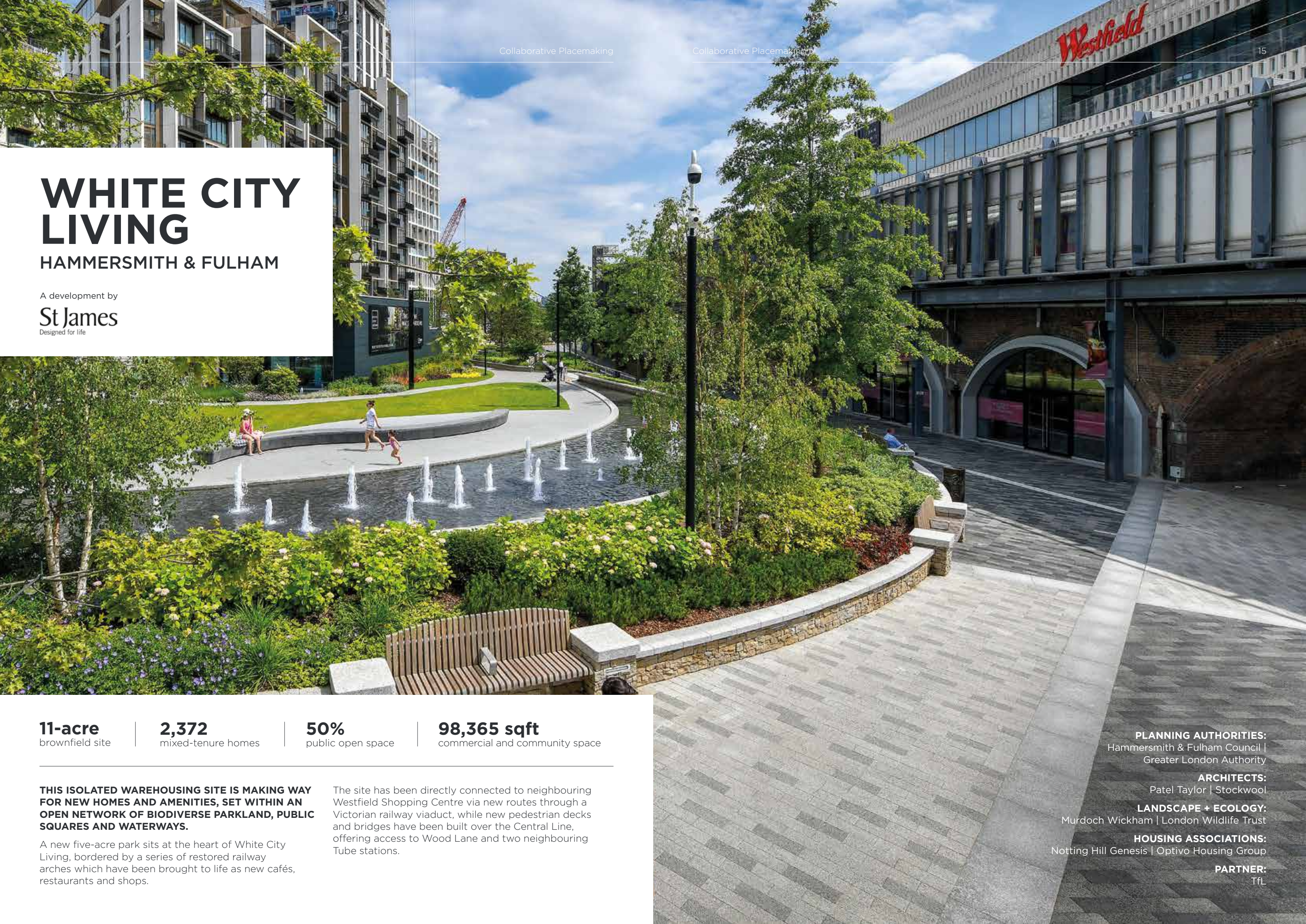




PRINCE OF WALES DRIVE,
WANDSWORTH

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WHITE CITY LIVING

HAMMERSMITH & FULHAM

A development by
St James
Designed for life

11-acre
brownfield site

2,372
mixed-tenure homes

50%
public open space

98,365 sqft
commercial and community space

THIS ISOLATED WAREHOUSING SITE IS MAKING WAY FOR NEW HOMES AND AMENITIES, SET WITHIN AN OPEN NETWORK OF BIODIVERSE PARKLAND, PUBLIC SQUARES AND WATERWAYS.

A new five-acre park sits at the heart of White City Living, bordered by a series of restored railway arches which have been brought to life as new cafés, restaurants and shops.

The site has been directly connected to neighbouring Westfield Shopping Centre via new routes through a Victorian railway viaduct, while new pedestrian decks and bridges have been built over the Central Line, offering access to Wood Lane and two neighbouring Tube stations.

PLANNING AUTHORITIES:
Hammersmith & Fulham Council |
Greater London Authority

ARCHITECTS:
Patel Taylor | Stockwool

LANDSCAPE + ECOLOGY:
Murdoch Wickham | London Wildlife Trust

HOUSING ASSOCIATIONS:
Notting Hill Genesis | Optivo Housing Group

PARTNER:
TfL



WHITE CITY LIVING: KEY CHALLENGES

- landlocked warehouse with railway and Underground lines along three boundaries
- single point of access across narrow bridge over Central Line
- lack of electricity capacity

ACCESSIBLE GREEN SPACES

- 5-acre public park
- +86% biodiversity net gain (phase one) | more than 430 new trees | linear habitats | native planting

RECONNECTING THE COMMUNITY

- shops | cafés | restaurants | outdoor events venue | community spaces
- bridges and pedestrian decks built over the Central Line
- pedestrian routes created through railway arches, connecting Westfield to the south, Wood Lane to the west and Imperial College to the north

SUSTAINABLE TRANSPORT

- active electric car charging to 100% of parking spaces | car club | secure cycle parking

LOW CARBON

- all commercial units BREEAM 'Very Good' or 'Excellent' standard
- energy efficient building fabric | communal heat and power network



BEFORE

WHITE CITY
LIVING

HARTLAND VILLAGE

FLEET

A development by

St Edward
Designed for life

PLANNING AUTHORITIES:

Hart District Council | Hampshire County Council

ARCHITECT:

Omega Architects

LANDSCAPE + ECOLOGY:

Barton Willmore

HOUSING ASSOCIATION:

Silva Homes Ltd

COMMUNITY + VOLUNTARY PARTNERS:

Covenant Partnership | Women in Construction |
Basingstoke College of Technology

205-acre

brownfield site

1,500

mixed-tenure homes

48%

public open space

c20,000 sqft

commercial and community space

A LONG DERELICT JET ENGINE TESTING FACILITY IS BEING TRANSFORMED INTO A NEW VILLAGE, INCLUDING A TRADITIONAL HUMPBACK BRIDGE, VILLAGE CENTRE AND GREEN AND MIX OF ON-SITE COMMUNITY AMENITIES.

A new primary school, nursery, café, shops and community building will help to meet residents' everyday needs, and a new 70 acre Country Park is being created immediately next door to the village.





HARTLAND VILLAGE: KEY CHALLENGES

- design and architecture sensitive to the unique woodland setting
- creating a distinctive and welcoming identity for the new village
- delivering amenities and landscape features early on
- significant investment in remediation of this brownfield site

COMMUNITY

- early delivery of community amenities and green infrastructure
- traditional village centre including two-form primary school | nursery | village green | community hall | shops | café
- dedicated community support and Community Plan
- award-winning Employment and Skills Plan

NATURE-RICH HABITATS

- biodiverse parkland | new 70-acre Country Park | nature trails
- target +37% net biodiversity gain including wetland habitats | grassland | >1,000 new trees

SUSTAINABLE INFRASTRUCTURE

- nearly 3,000 cycle parking spaces | electric vehicle charging infrastructure | bespoke green Travel Plan
- rainwater harvesting | sustainable drainage network including a lake and swales



BEFORE

70-ACRE
COUNTRY PARK

LONDON DOCK

TOWER HAMLETS

A development by

St George
Designed for life

PLANNING AUTHORITIES:

Tower Hamlets Council |
Greater London Authority

ARCHITECT:

Patel Taylor

LANDSCAPE + ECOLOGY:

Outerspace

HOUSING ASSOCIATION:

Peabody

COMMUNITY + VOLUNTARY PARTNER:

East End Community Fund

15-acre

brownfield site

1,800

mixed-tenure homes

40%

public open space

224,000 sqft

commercial and community space

IN THE 18TH CENTURY, THIS 15-ACRE SITE LAY AT THE HEART OF LONDON'S DOCKLANDS.

Today, it is being transformed into an exciting new neighbourhood with 1,800 mixed-tenure homes and 7.5 acres of landscaped public spaces, including a new civic square and pedestrian street.

The Grade II Listed Pennington Street Warehouse has been restored to become the commercial and cultural heart of the community.

KEY CHALLENGES

- restoration of the Grade II Listed Pennington Street Warehouse
- reconnecting 'Fortress Wapping' with the surrounding community

KEY FEATURES

- new secondary school
- mixed commercial uses within restored Pennington Street Warehouse
- 7.5 acres of public open space
- shops, restaurants and offices
- community event spaces, artworks | interactive fountains and water features

KING'S ROAD PARK

HAMMERSMITH & FULHAM

A development by

St William
Designed for life

PLANNING AUTHORITY:
Greater London Authority |
Hammersmith & Fulham Council

ARCHITECT:
EPR

LANDSCAPE + ECOLOGY:
Gillespies | Watermans

16-acre
brownfield site

1,843
mixed-tenure homes

43%
public open space

100,000 sqft
commercial and community space

THIS REDUNDANT 16-ACRE GASWORKS IS BEING STITCHED BACK INTO THE LOCAL COMMUNITY THROUGH AN OPEN NETWORK OF FOOTPATHS, CYCLE ROUTES, BIODIVERSE PARKLAND, PUBLIC PARK SQUARE AND GARDENS.

There will be 1,843 mixed-tenure homes and the site's Grade II* Listed gasholder, thought to be the oldest surviving in the world, will be carefully restored as the centrepiece of a new Community Park.

**COMPUTER
GENERATED IMAGE**

KEY CHALLENGES

- remediation of former gasworks
- Grade II* Listed gasholder restored and integrated into masterplan
- restoration of Grade II Listed buildings and war memorials
- provision of new pressure reduction station

A NEW NEIGHBOURHOOD

- 6-acre public green space with public square and gardens
- pedestrian and cycle network | biodiverse landscaping
- shops | bars | cafés | restaurants | leisure spaces

CUTTING CARBON

- electric charging infrastructure to 100% of parking spaces | 3,500 secure cycle spaces | car club spaces
- energy efficient building fabric | communal heat and power network

CELEBRATING LOCAL HISTORY

- restoration of Listed buildings, war memorials and a Grade II* Listed gasholder

GRAND UNION

BRENT

A development by

St George
Designed for life

PLANNING AUTHORITIES:

Brent Council | Greater London Authority

ARCHITECTS:

Sheppard Robson |
Terence O'Rourke Architects

LANDSCAPE + ECOLOGY:

Murdoch Wickham | AECOM |
Turnstone Ecology

HOUSING PARTNER:

Brent Council

COMMUNITY + VOLUNTARY PARTNERS:

Grand Union Development Trust |
The Jason Roberts Foundation

22-acre

brownfield site

3,350

mixed-tenure homes

35%

public open space

259,000 sqft

commercial and community space

THIS ONCE ISOLATED INDUSTRIAL ESTATE IS BEING TRANSFORMED INTO A WELCOMING NEW PART OF ALPERTON, CENTRED AROUND A BEAUTIFUL CANALSIDE PIAZZA AND LANDSCAPED GARDENS.

This biodiverse landscape will include landscaped gardens, a canalside piazza, waterside meadows and walkways.

COMPUTER
GENERATED IMAGE



PLANS SHAPED BY
THE COMMUNITY

GRAND UNION: KEY CHALLENGES

- reconnecting a derelict industrial estate with the surrounding community

- significant change in site levels

- site bisected by Thames Water infrastructure

- industrial use re-provision

- divided site ownership

A CANALSIDE NEIGHBOURHOOD

- 3,350 mixed-tenure homes
- canalside public square and gardens | shops | community centre | nursery | affordable workspace | health centre | 195,000 sqft multi-level light industrial building

SHAPED BY THE COMMUNITY

- extensive community engagement programme | 25+ consultation events
- creation of Grand Union Development Trust

BOOSTING BIODIVERSITY

- target +220% net biodiversity gain | riverside meadow and grassland
- rooftop photovoltaic panels | green and brown roofs

REDUCING EMISSIONS

- combined heat and power | sustainable urban drainage systems | rainwater harvesting | BREEAM 'Excellent' for all non-residential space

“GRAND UNION WILL BREATHE NEW LIFE INTO A WORN-OUT AND REDUNDANT INDUSTRIAL ESTATE AND TRANSFORM THE AREA BETWEEN ALPERTON AND STONEBRIDGE WHILE BRINGING NEW HOMES, JOBS, AND IMPROVEMENTS TO THE PUBLIC REALM AND LOCAL TRANSPORT NETWORKS.”

SHAMA TATLER, CABINET MEMBER FOR REGENERATION, HIGHWAYS AND PLANNING LB BRENT



BEFORE

CLARENDON

HARINGEY

A development by

St William
Designed for life

PLANNING AUTHORITIES:

Greater London Authority |
Haringey Council

ARCHITECTS:

Panter Hudspith Architects |
Sheppard Robson

LANDSCAPE + ECOLOGY:

LDA

HOUSING ASSOCIATION:

L&Q

12-acre

brownfield site

1,700

mixed-tenure homes

41%

public open space

125,000 sqft

commercial and community space

THIS 12-ACRE FORMER GASWORKS AND INDUSTRIAL ESTATE IS MAKING WAY FOR A NETWORK OF PARKS, COMMUNITY GARDENS AND ALLOTMENTS, ALONGSIDE 125,000 SQFT OF NEW COMMERCIAL AND COMMUNITY SPACE.

This new community linking Wood Green and Hornsey is set to deliver a 71% increase in biodiversity, providing a network of new parks, gardens, habitats and green roofs.

“
THE CLARENDON PROJECT DELIVERS FOR HARINGEY IN A BIG WAY, OFFERING AFFORDABLE HOUSING, ECONOMIC INVESTMENT INTO THE WOOD GREEN AREA, LOCAL JOBS AND APPRENTICESHIPS FOR OUR RESIDENTS AND IMPRESSIVE COMMUNITY AMENITIES.”

CLLR CHARLES ADJE, CABINET MEMBER FOR FINANCE AND STRATEGIC REGENERATION, HARINGEY COUNCIL

COMPUTER
GENERATED IMAGE

KEY CHALLENGES

- bounded by elevated railway lines
- the River Moselle runs beneath the centre of the site

- existing road required realignment through the centre of the site
- significant gas infrastructure including diversion and provisions of new gas mains on site

- complex remediation strategy
- provision of new pressure reduction station

KEY FEATURES

- 41% public space including a Community Park public square | children's playspace | pedestrian routes
- community offices | café | nursery | community centre | shops | bars

SUSTAINABLE BY DESIGN

- rainwater harvesting feeding landscape irrigation
- energy efficient building fabric | communal heat and power network serving wider community
- electric car charging infrastructure | 3,000 secure cycle spaces

EDENBROOK & EDENBROOK VILLAGE

HART

A development by

Berkeley
Designed for life

146-acre
site

600
mixed-tenure homes

56%
public open space

82-acre
Country Park

BERKELEY HAS WORKED IN CLOSE PARTNERSHIP WITH HART DISTRICT COUNCIL AND NATURAL ENGLAND TO CREATE THIS THRIVING NEW COMMUNITY ON THE EDGE OF FLEET IN HAMPSHIRE.

A mix of traditional architecture and generous open spaces create a welcoming village atmosphere, with children's play areas, sports pitches and a new leisure

centre drawing people together and creating new links with the wider area.

Alongside this growing community Berkeley has created a new Country Park, encompassing distinctive meadowlands, wetlands and woodland areas, and connected by winding footpaths and cycleways.

PLANNING AUTHORITY:
Hart District Council

ARCHITECT:
JTP

LANDSCAPE + ECOLOGY:
Charnwood Landscape Design |
Natural England

HOUSING ASSOCIATION:
Clarion Housing Group

“**EDENBROOK COUNTRY PARK PROVIDES A VALUABLE GREEN DESTINATION FOR THE PEOPLE OF HART TO ENJOY. TO ACHIEVE IT ON THIS LEVEL CANNOT HAPPEN BY CHANCE. IT REQUIRED A STRONG PARTNERSHIP TO DEVELOP EMPATHY BETWEEN BERKELEY AND THE LOCAL COMMUNITY’S NEEDS.**”

DARYL PHILIPS, JOINT CHIEF EXECUTIVE,
HART DISTRICT COUNCIL

EDENBROOK & EDENBROOK VILLAGE: KEY CHALLENGES

- managing the water table through a sustainable drainage network
- removal of electricity pylons to restore natural views

LIVING AMONGST NATURE

- 600 mixed-tenure homes
- 82-acre Country Park
- distinctive meadowlands, wetlands and woodland areas connected by winding footpaths and cycleways

COMMUNITY HUB

- ponds | dipping platform
- picnic areas | a bird hide | community gardens
- play spaces | sports pitches | a skate park | pump track | Hart Leisure Centre

PUMP TRACK



EDENBROOK
COUNTRY PARK

THE GREEN QUARTER

EALING

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:
Ealing Council | Hillingdon Council |
Greater London Authority

ARCHITECTS:
John Thompson & Partners | Atkins | HTA

LANDSCAPE + ECOLOGY:
London Wildlife Trust

HOUSING ASSOCIATIONS:
Catalyst | Clarion

COMMUNITY + VOLUNTARY PARTNER:
Hope for Southall Street Homeless

88-acre
brownfield site

3,750
mixed-tenure homes

48%
public open space

500,000 sqft
commercial and community space

THE 88-ACRE FORMER SOUTHALL GASWORKS IS BEING TRANSFORMED INTO A NATURE-RICH NEIGHBOURHOOD, CHARACTERISED BY 13 ACRES OF BEAUTIFUL PARKS, MEADOWS AND WETLANDS.

Close to half of the site will be public space, including a mix of natural habitats, fitness trails, public squares, outdoor event space and children's play and recreation space.

The neighbourhood will also bring new public amenities to Southall, include a health centre, primary school, community centre and a mix of shops, cafés and other commercial spaces.

“
SOUTHALL WETLANDS IS ABOUT TO REAWAKEN A LOST LANDSCAPE. WE ARE GOING TO CREATE ONE OF THE UK'S FINEST EXAMPLES OF URBAN REGENERATION THAT PUTS BIODIVERSITY AND NATURE AT ITS HEART.”

DAVID MOONEY,
LONDON WILDLIFE TRUST

COMPUTER
GENERATED IMAGE



THE GREEN QUARTER: KEY CHALLENGES

- extensive remediation of former gasworks site
- complicated land assembly including 124 parcels of land
- restrictive Civil Aviation Authority height parameters
- National Grid retained land and easements run through the development
- adjacent to Metropolitan Open Land, Blue Ribbon Network & Nature Conservation site

A WELCOMING, HEALTHY NEIGHBOURHOOD

- community hub | nursery | primary school | health centre | commercial space
- children's playspace | 1km canal frontage | fitness trails and cycle network | public squares, outdoor amphitheatre and gardens
- dedicated community support

NATURE RECOVERY

- 42 acres of public open space including two parks
- target 75.5% net biodiversity gain
- meadows | hedgerows | grassland | 2,500 new trees and copses | wetlands with new reedbeds and ponds

LINKING COMMUNITIES

- new road bridge, relief road and connection to A-road network
- footbridge connections to neighbouring 90-acre Minet Country Park | short walk to forthcoming Southall Station on the Elizabeth Line



BEFORE

COMPUTER
GENERATED IMAGE,
THE GREEN QUARTER

ROYAL ARSENAL RIVERSIDE

GREENWICH

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Royal Borough of Greenwich Council |
Greater London Authority

ARCHITECTS:

Allies & Morrison | A&Q Partnership | CZWG |
Lifschutz Davidson Sandilands and PRP |
Stephen Marshall | Simon Bowden

LANDSCAPE + ECOLOGY:

Gillespies

HOUSING ASSOCIATIONS:

Southern Housing Group | Optivo |
Moat | Notting Hill Genesis

COMMUNITY + VOLUNTARY PARTNERS:

Woolwich Works | Greenwich and Docklands
International Festival | Woolwich Print Fair |
Greenwich Cooperative Development Agency

88-acre

brownfield site

5,100

mixed-tenure homes

38%

public open space

800,000 sqft

commercial and community space

AFTER TWENTY YEARS OF PARTNERSHIP AND REGENERATION, ROYAL ARSENAL HAS BECOME A BEAUTIFUL RIVERSIDE NEIGHBOURHOOD.

Regeneration began with the restoration of Royal Arsenal's 23 heritage buildings and creating welcoming and safe public spaces. A mix of amenities have opened up over

time, including pubs, cafés, shops, offices, a medical centre, pharmacy, Heritage Centre, the Academy of Performing Arts, a brewery, restaurants and a crèche.

More than 500 trees have been planted and for the first time in generations local families can enjoy a walk along the Woolwich riverside.

KEY CHALLENGES

- remediation of former MOD munitions manufacturing site
- 23 listed buildings requiring extensive restoration and new uses
- multiple partners; Royal Borough of Greenwich, Greater London Authority, Historic England and TfL
- delivering a Crossrail station box within the site boundary
- site within a 'Disadvantaged Area' designation
- delivery of transport and services infrastructure

NEW LINKS FOR THE COMMUNITY

- 34 acres of public space including pedestrian streets | cycle routes and footpaths | public squares | 1km Thames Path
- Berkeley delivered on-site Crossrail station box
- new access to 23 restored and repurposed Grade II Listed buildings

BOOSTING THE LOCAL ECONOMY

- nurseries | dentist | pharmacy | bank | pubs | supermarkets | hotel | cafés | restaurants | farmers' market
- more than 150,000 sqft creative district called Woolwich Works forthcoming
- c1,300 long-term jobs created across the masterplan so far
- c450,000 sqft light industrial space

SUSTAINABILITY

- 6.5 acres of parkland | 500 new trees | green roofs | meadow | grassland planting
- combined heat and power network | energy-efficient building fabric
- electric car charging infrastructure | 1,100 cycle parking spaces

WOODHURST PARK

BRACKNELL FOREST

A development by

Berkeley
Designed for life

PLANNING AUTHORITY:

Bracknell Forest Council

ARCHITECT:

BHP Harwood

LANDSCAPE + ECOLOGY:

SLR | Bradley Murphy Design

HOUSING ASSOCIATIONS:

Silva | Home Group

COMMUNITY + VOLUNTARY PARTNERS:

Berkshire, Buckinghamshire &
Oxfordshire Wildlife Trust

141-acre

site

750

mixed-tenure homes

46%

public open space

23,605 sqft

commercial and community space

THIS GROWING COMMUNITY TO THE NORTH OF BRACKNELL WILL PROVIDE A MIX OF PRIVATE AND AFFORDABLE HOMES SET WITHIN GREEN OPEN SPACES, FOOTPATHS, STREAMS AND A NETWORK OF NATURAL HABITATS THAT ARE INCREASING LEVELS OF LOCAL WILDLIFE AND BIODIVERSITY.

Berkeley has worked closely with Bracknell Forest Borough Council to deliver a two-form entry primary school and nursery, a 65-bed Extra Care community,

a new Country Park, community garden and children's play spaces, all connected by the Greenway, a sustainable pedestrian route which curves through the Woodhurst Park landscape from east to west.

A Community Plan is being delivered here, leading to Christmas and Easter get-togethers, a Saturday morning dog-walking club and an active Facebook group where residents post ideas, make plans or simply chat.

“IT WAS REALLY GREAT TO MEET THE NEW RESIDENTS OF WOODHURST PARK AND SHOW THEM SOME OF THE NATURE ON THEIR DOORSTEP. THEY SEEM GENUINELY INTERESTED IN HOW THEY CAN BRING NATURE INTO THEIR GARDENS AND APPRECIATE THE GREEN SPACES THAT HAVE BEEN INCLUDED IN THE DEVELOPMENT.”

RICHARD WOODS, BERKSHIRE, BUCKINGHAMSHIRE & OXFORDSHIRE WILDLIFE TRUST

WOODHURST PARK

WOODHURST PARK: KEY CHALLENGES

- redevelopment of a greenfield site to provide a new community and associated infrastructure
- connectivity of the phases and green spaces to allow permeability across the site and linking to the surrounding neighbourhoods.

LIVING LANDSCAPE

- 750 mixed-tenure homes including Extra Care homes
- 65 acres of parkland and natural habitats
- network of walking routes and cycle paths
- community gardens

COMMUNITY LIFE

- new home for Warfield Primary School | children's play space
- Community Plan | calendar of community-led events | family days with the local Wildlife Trust



OVAL VILLAGE

LAMBETH

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Lambeth Council |
Greater London Authority

ARCHITECTS:

GRID | Formation & Rolfe Judd

LANDSCAPE + ECOLOGY:

HTA | Murdoch Wickham

HOUSING ASSOCIATION:

Peabody

COMMUNITY +

VOLUNTARY PARTNERS:

Triangle Adventure Playground |
Kennington Park Estate

8-acre

brownfield site

1,317

mixed-tenure homes

20%

public open space

160,000 sqft

commercial and community space

THIS FORMER GASWORKS AND NEIGHBOURING SUPERMARKET SITE IS BEING KNITTED BACK INTO THE SURROUNDING COMMUNITY WITH A NETWORK OF CAR-FREE STREETS, PUBLIC SQUARES AND BIODIVERSE LANDSCAPING.

A key feature of the new Oval Village will be the restored No. 1 Gasholder, a symbol of pioneering Victorian engineering and a valued local landmark dating back to 1892.

A mix of amenities and commercial spaces will bring Oval Village to life, including shops, water features, restaurants, a community space and the Oval Works; a large flexible office building providing opportunity for over 1,000 new jobs.

All of these features and amenities have been shaped in conversation with local people, councillors and business groups.

THE MAYOR OF LONDON'S AWARD FOR GOOD GROWTH, BUILDING LONDON PLANNING AWARDS 2020

COMPUTER GENERATED IMAGE



COMPUTER
GENERATED IMAGE

OVAL VILLAGE: KEY CHALLENGES

- restoration of Grade II Listed gasholder
- complex remediation strategy
- closely bordered by residential neighbours
- multiple landowners
- relocation of Tesco superstore

COMMUNITY ENGAGEMENT

- extensive community engagement programme | 16 key stakeholder groups | 24-hour community hotline | 30+ outreach events | local employment programmes

- target +179% net biodiversity gain, enhanced natural habitats, enhanced tree cover, green and brown roofs
- replacement supermarket | community space | 160,000 sqft commercial space | shops | café | restaurants | bars

ENABLING SUSTAINABLE LIVING

- park square | cycle and footpaths | car-free streets
- photovoltaic panels | energy efficient building fabric | communal heat and power network
- electric charging infrastructure to 40% of parking spaces | car club | 2,300 secure cycle spaces



LOCAL
EMPLOYMENT
PROGRAMME

WOODBERRY DOWN

HACKNEY

A development by

Berkeley
Designed for life

64-acre

post-war housing estate
regeneration

5,700

mixed-tenure homes

43%

public open space

105,000 sqft

commercial and
community space

WOODBERRY DOWN COMMUNITY ORGANISATION, HACKNEY COUNCIL, BERKELEY, NOTTING HILL GENESIS AND MANOR HOUSE DEVELOPMENTS TRUST ARE WORKING IN PARTNERSHIP TO DELIVER ONE OF LONDON'S LARGEST ESTATE REGENERATION SCHEMES.

The masterplan will take at least another 25 years to complete and see 1,989 post-war properties replaced by more than 5,700 high quality mixed-tenure homes. The estate's physical regeneration, epitomised by the wonderful Woodberry Wetlands Nature Reserve, is matched by community engagement and through ongoing collaborative event programmes. These range from the Hidden River Festival to a host of culture, art, training and food clubs.

“
OUR PARTNERSHIP AT WOODBERRY DOWN IS DELIVERING ONE OF EUROPE'S BIGGEST SINGLE-SITE REGENERATION PROJECTS, PROVIDING NEW, MODERN, GENUINELY AFFORDABLE HOMES FOR EXISTING TENANTS AND FANTASTIC NEW FACILITIES AND OPEN SPACES FOR EVERYONE.”

PHILIP GLANVILLE, MAYOR OF HACKNEY

PLANNING AUTHORITIES:

Hackney Council | Greater London Authority

ARCHITECTS:

Fletcher Priest | Hawkins/Brown | SOM | Rolfe Judd

LANDSCAPE + ECOLOGY:

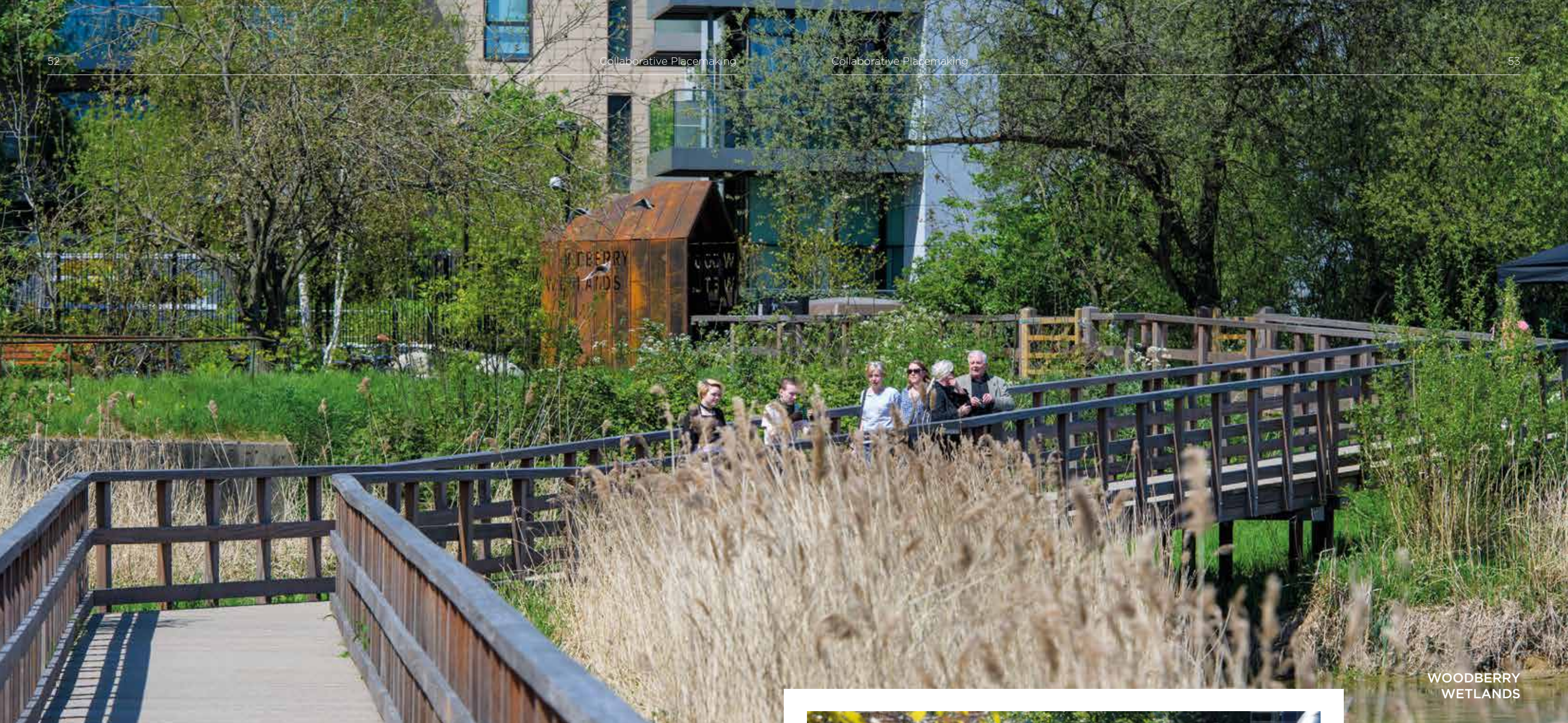
Murdoch Wickham | London Wildlife Trust

HOUSING ASSOCIATION:

Notting Hill Genesis

COMMUNITY + VOLUNTARY PARTNERS:

Manor House Development Trust |
Woodberry Down Community Organisation



WOODBERRY
WETLANDS

WOODBERRY DOWN: KEY CHALLENGES

- complex decant strategy required to maintain the existing community on site
- 25-year phased development enabling existing estate residents to stay on the estate whilst moving into brand new homes
- unique partnership delivery model including an empowered residents' organisation

COLLABORATION AND PARTNERSHIP

- community-led regeneration of post-war estate
- 5,700 mixed-tenure homes | re-housing existing residents
- unique partnership delivery model with Woodberry Down Community Organisation, Hackney Council, Manor House Development Trust and Notting Hill Genesis

NATURE RECOVERY

- aided in the creation of the Woodberry Wetlands Nature Reserve in partnership with London Wildlife Trust and Thames Water
- 15-acre network of parkland | public squares | playgrounds | nature trails | diverse mix of wildlife habitats
- net biodiversity gain to date of 142%
- to date, we have opened 7.5 acres of parkland

COMMUNITY-LED PLACEMAKING

- Redmond Community Centre | waterside amphitheatre | shops | cafés and restaurants | pub | post office
- community event programme | dedicated community development support



PLAYGROUND
IN SPRING PARK

**NATIONAL
PROJECT OF
THE YEAR,**
RICS AWARDS
2018

**BEST
PARTNERSHIP
SCHEME - GOLD,**
WHATHOUSE?
AWARDS 2020

KIDBROOKE VILLAGE

GREENWICH

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Royal Borough of Greenwich Council | Greater London Authority

ARCHITECTS:

Lifschutz Davidson Sandilands | HTA | PRP | Reddy Architecture & Urbanism | CZWG | Gardner Stewart | Studio Egret West

LANDSCAPE + ECOLOGY:

Murdoch Wickham | London Wildlife Trust | HTA

HOUSING ASSOCIATIONS:

L&Q | Southern Housing Group | Moat | Optivo

COMMUNITY + VOLUNTARY PARTNERS:

Friends of Sutcliffe Park | Kidbrooke Community Forum | Greenwich Cooperative Development Agency | Greenwich Local Labour & Business | London South East Colleges

270-acre

site

5,268

mixed-tenure homes

44%

public open space

90,000 sqft

commercial and community space

THE FORMER FERRIER ESTATE IS BEING TRANSFORMED INTO A WELCOMING NEIGHBOURHOOD WITH BIODIVERSE PARKS AND WETLANDS, MORE MIXED-TENURE HOMES, A NEW VILLAGE CENTRE AND A MIX OF LIVELY COMMUNITY EVENTS LED BY LOCAL PEOPLE.

This regeneration, which has transformed quality of life across this once failing estate, is delivered in partnership by local people, Royal Borough of Greenwich, Greater London Authority and Berkeley.



“THE SITE IS THE BEST EXAMPLE OF A LARGE-SCALE NATURE RECOVERY NETWORK IN A UK CITY WITH OVER 80 ACRES OF BIODIVERSE PARKLAND, NATURE TRAILS, LAKES AND WETLANDS – DELIVERED IN PARTNERSHIP WITH THE LONDON WILDLIFE TRUST.”

ROBERT JENRICK, SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

KIDBROOKE VILLAGE: KEY CHALLENGES

- phased regeneration of failing post-war Ferrier Estate
- early delivery of social rent homes to rehouse existing estate residents on site
- substantial remediation required
- limited connectivity, with a new railway station required on site

MEETING THE COMMUNITY'S NEEDS

- 5,268 mixed-tenure homes
- natural children's playspace | multi-use games area
- Kidbrooke Construction Skills Centre
- supermarket | office space | cafés | restaurant | pub | gym | community space and healthcare centre
- community development support | year-round community events programme

NATURE RECOVERY

- 86 acres of biodiverse parkland and open space
- +258% net biodiversity gain within Cator Park, delivered in partnership with London Wildlife Trust
- wetland habitats, swales and wildflower meadows | 500+ new trees

SUSTAINABLE LIVING

- electric car charging infrastructure
- delivered the first Berkeley Urban Houses; three-storey modular town houses built off site



BEFORE

KIDBROOKE VILLAGE

THE MAYOR OF LONDON'S AWARD FOR SUSTAINABLE & ENVIRONMENTAL PLANNING, BUILDING LONDON PLANNING AWARDS 2020

SIR DAVID ATTENBOROUGH AWARD FOR ENHANCING BIODIVERSITY, LANDSCAPE INSTITUTE AWARDS 2020

GLASSWATER LOCKS

BIRMINGHAM

A development by

St Joseph
Designed for life

PLANNING AUTHORITY:
Birmingham City Council

ARCHITECT:
Glenn Howells

LANDSCAPE + ECOLOGY:
Murdoch Wickham | Ecology by Design

COMMUNITY + VOLUNTARY PARTNERS:
Canals & Rivers Trust |
Birmingham City University

3-acre
brownfield site

753
new homes

45%
public realm

22,335 sqft
commercial and community space

GLASSWATER LOCKS IS A FORTHCOMING DEVELOPMENT SITUATED LESS THAN HALF A MILE FROM PLANNED HS2 CONNECTIONS.

Located in Birmingham's Learning Quarter, within walking distance of Aston University and Birmingham City University, the site will be the first residentially-led development in this district.

The development will transform a former industrial site to create a distinctive and well-connected canalside setting, providing local amenities for both the development and wider community.

KEY CHALLENGES

- multiple partners: Birmingham City Council, Homes England, Canal & River Trust and Birmingham City University
- complex construction logistics to manage the interface with the public and Canal & River Trust-owned towpath and tunnel
- relocation of crane bases as part of enabling works

KEY FEATURES

- 1.25 acres of public realm including a public square
- new gateway space facilitating a direct connection between Lawley Middleway and the canal
- shops and commercial space
- landscaped podium gardens | bat and bird boxes | solar panels and a green roofs
- electric car charging infrastructure and 753 cycle parking spaces
- ventilation units incorporating heat recovery

TWELVETREES PARK

NEWHAM

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Newham Council | Greater London Authority

ARCHITECT:

Patel Taylor

LANDSCAPE + ECOLOGY:

HTA

HOUSING ASSOCIATION:

Peabody

26-acre

brownfield site

3,838

mixed-tenure homes

45%

public open space

177,000 sqft

commercial and community space

A DERELICT PARCELFORCE DEPOT IS BEING TRANSFORMED INTO A NEW PART OF WEST HAM, INCLUDING A MIX OF AMENITIES, COMMERCIAL SPACE AND A 12-ACRE HIGH QUALITY PUBLIC OPEN SPACE.

A major infrastructure package is reconnecting this isolated site with its surroundings, including two pedestrian bridges and a new entrance to West Ham

Tube station that will lead directly into a new 4.5-acre public park. The TwelveTrees Park landscape includes a mix of open parkland, sunken gardens and intimate greens; providing several community uses and activities, including amphitheatres, performance spaces, cafés and restaurants.

The neighbourhood will include a new state-of-the-art home for the East London Science School, as well as workspace, offices and leisure venues.

**COMPUTER
GENERATED IMAGE**

TWELVETREES PARK: KEY CHALLENGES

- complex Master Infrastructure Agreement between Berkeley and TfL, and Asset Protection Agreement between Berkeley and Network Rail
- complex service diversions
- substantial infrastructure package including three bridges and new entrance to West Ham station
- site-wide remediation required
- old Thames sewers directly underneath the site requiring careful diversion

COMMUNITY CONNECTIONS

- new entrance to West Ham station and three bridges across the Docklands Light Railway
- 1,000-pupil secondary school | community space | shops, restaurants | bars | leisure | workspace and offices
- 4.5-acre park | pedestrian and cycle network | public squares

ENHANCING THE ENVIRONMENT

- biodiverse landscaping strategy | mixed natural habitats | green roofs | beehives | bird boxes and bat boxes | diverse native planting
- rainwater harvesting | sustainable urban drainage network
- energy efficient building fabric | communal heat and power network | photovoltaic panels



COMPUTER
GENERATED IMAGE

PRINCE OF WALES DRIVE

WANDSWORTH

A development by

St William
Designed for life

5-acre
brownfield site

926
mixed-tenure homes

50%
public open space

93,650 sqft
commercial and community space

PRINCE OF WALES DRIVE IS TRANSFORMING A FIVE-ACRE FORMER GASHOLDER SITE IN BATTERSEA, WITH MORE THAN 900 NEW HOMES SET AMONGST A NETWORK OF PUBLIC SQUARES AND FOOTPATHS THAT WILL RECONNECT THIS INDUSTRIAL SITE WITH THE SURROUNDING COMMUNITY.

More than half of the site will be open public space, including biodiverse landscaping and a major public artwork shaped from reconditioned sections of one of the site's former gasholders.

PLANNING AUTHORITIES:
Wandsworth Council | Greater London Authority

ARCHITECTS:
Squire & Partners | DDU (Scott Brownrigg) | EPR

LANDSCAPE + ECOLOGY:
Gillespies | Charnwood

HOUSING ASSOCIATION:
Clarion Housing

PRINCE OF WALES DRIVE: KEY CHALLENGES

- site-wide remediation
- site bounded by railway viaducts
- gas main diversion and provision of new pressure reduction station
- Northern Line extension terminates under the site
- relocation of telecommunications infrastructure on site

OPENING UP NINE ELMS

- 50% open space including two public squares | landscaped gardens | children's playspace | footpaths | biodiverse habitats
- Improved connectivity to Battersea Park and local area by providing pedestrian link through the arches
- café | gym | shops | nursery | offices
- heritage artworks including reconditioned section of the former gasholder

ENERGY-EFFICIENT INFRASTRUCTURE

- electric car charging infrastructure | car club | 1,200 secure cycle spaces
- photovoltaic panels | energy efficient building fabric | communal heat and power network



CHELSEA CREEK

HAMMERSMITH & FULHAM

A development by

St George
Designed for life



10-acre

brownfield site

1,239

mixed-tenure homes

45%

public open space

24,388 sqft

commercial and community space

THIS FORMER NATIONAL GRID SITE HAS BEEN REOPENED TO THE PUBLIC WITH A 4.5-ACRE NETWORK OF OPEN SPACE, SET AROUND TWO NEW CANALS AND A MARINA.

The neighbourhood includes children's playspace, a series of waterside gardens, shops, an art gallery and pedestrian and cycle routes which cross the waterways.

KEY CHALLENGES

- delivering two new canals, a marina and lock gates
- reconnecting the site with the surrounding community
- funding construction of the new Imperial Wharf station

CREATING CANALS

- 4.5 acres of public space set around two new canals and a marina
- pedestrian and cycle routes including bridge links across the canals
- shops | art gallery | children's playspace

SUSTAINABLE DESIGN

- biodiverse landscaping | 200 new trees | green and brown roofs
- energy efficient building fabric | sustainable urban drainage network | electric car charging infrastructure | secure cycle parking

PLANNING AUTHORITIES:

Greater London Authority |
Hammersmith & Fulham Council

ARCHITECT:

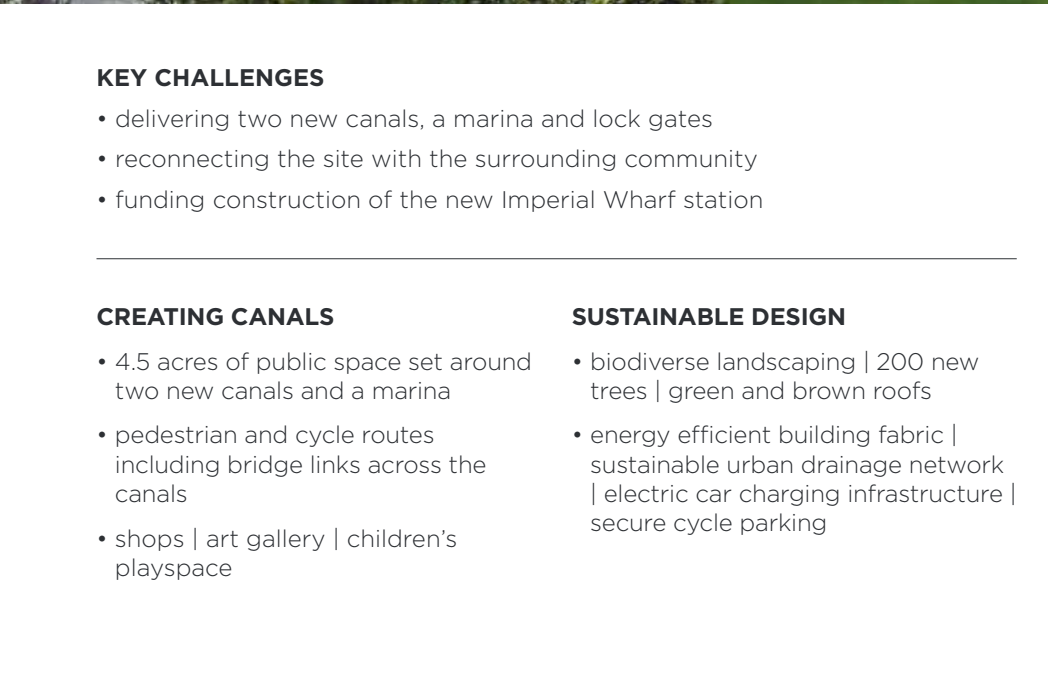
Squire & Partners |
DDU Scott Brownrigg

LANDSCAPE + ECOLOGY:

Fabrik

HOUSING ASSOCIATION:

Shepherd's Bush Housing Group
(SBHG)



BEAUFORT PARK

BARNET

A development by

St George
Designed for life

25-acre
brownfield site

3,200
mixed-tenure homes

35%
public open space

88,482 sqft
commercial and community space

AFTER MORE THAN A DECADE OF DISUSE, ST GEORGE HAS TRANSFORMED THIS 25-ACRE FORMER RAF AERODROME INTO A NEW PART OF THE COLINDALE COMMUNITY, WITH SHOPS, BARS, RESTAURANTS, PARKS AND PLAYGROUNDS.

The neighbourhood centres on the beautiful Beaufort Square and its traditional bandstand, which has become the venue for popular summer parties and live music.

PLANNING AUTHORITIES:
Barnet Council |
Greater London Authority

ARCHITECT:
Broadway Malyan

LANDSCAPE + ECOLOGY:
Broadway Malyan

HOUSING ASSOCIATIONS:
Catalyst Housing | Notting Hill Genesis



BEAUFORT PARK: KEY CHALLENGES

- relocation of Grade II Listed RAF Watchtower, including dismantling the building a reconstruction off site
- pioneering redevelopment site in an industrial area, bounded by railway lines
- complex phase-by-phase remediation
- utilities and underground obstructions running through the site
- presence of Japanese Knotweed
- neighbouring a Conservation Area

A WELCOMING NEIGHBOURHOOD

- 8 acres of public space including parkland | traditional square and bandstand | two children's playspaces | pedestrian and cycle routes
- nursery | shops | café | pubs | restaurants | business space
- 4.5 acres of green space | green roofs | bat and bird boxes
- restoration of the Grade II Listed Grahame-White Watchtower building
- well established community traditions



BEFORE

BEAUFORT PARK

HORLICKS QUARTER

SLOUGH

A development by

Berkeley
Designed for life

PLANNING AUTHORITY:
Slough Borough Council

ARCHITECTS:
Sheppard Robson | Berkeley

LANDSCAPE + ECOLOGY:
Bradley Murphy Design |
Hankinson Duckett Associates

HOUSING ASSOCIATION:
Sovereign Housing Association

COMMUNITY + VOLUNTARY PARTNERS:
Slough Borough Council Town Centre
Stakeholder Group | Wildfowl and Wetlands Trust

12-acre
brownfield site

1,300
mixed-tenure homes

16%
public open space

12,500 sqft
commercial and community space

THE ICONIC HORLICKS FACTORY, ALONG WITH ITS CLOCKTOWER AND 47-METRE CHIMNEY, WILL FORM THE HISTORIC CENTREPIECE OF THIS NEW NEIGHBOURHOOD CLOSE TO SLOUGH TOWN CENTRE.

This 12-acre regeneration site will provide up to 1,300 mixed-tenure homes, high quality public open spaces and gardens, with a new community square, nursery and café.

The landscape-led masterplan will create a net biodiversity gain, which means there will be a more valuable natural environment once works are complete.

“THIS SUPERB NEW DEVELOPMENT WILL NOT ONLY DELIVER MUCH NEEDED PRIVATE AND AFFORDABLE HOUSING, BUT ALSO PUBLIC GREEN SPACES, BIODIVERSITY AND COMMUNITY FACILITIES, KEY ELEMENTS OF OUR VISION TO CREATE A SUSTAINABLE NEW NEIGHBOURHOOD.”

JOSIE WRAGG, CHIEF EXECUTIVE OF
SLOUGH BOROUGH COUNCIL

COMPUTER
GENERATED IMAGE

KEY CHALLENGES

- remediation of former industrial land
- creating a new pedestrian and cycle route to Slough Town Centre and Crossrail station

- restoration of locally Listed building
- retention of existing aquifer

RESTORING A LOCAL ICON

- restoring the iconic factory, clocktower and Grade II Listed war memorial
- 2 acres of public open space including a landscaped public square | pedestrian and cycle routes

- 5,000 sqft nursery
- 2.6 acres of landscaped gardens | 315 new trees | mixed natural habitats
- energy efficient building fabric | photovoltaic panels

- electric vehicle car club | electric car charging infrastructure | 1,300 cycle spaces

250 CITY ROAD

ISLINGTON

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Islington Council |
Greater London Authority

ARCHITECTS:

Foster + Partners | Broadway Malyan

LANDSCAPE + ECOLOGY:

Murdoch Wickham & Gillespies | Ramboll

HOUSING ASSOCIATION:

Peabody

COMMUNITY + VOLUNTARY PARTNERS:

Islington Boat club |
Islington Road Safety Campaign

COMPUTER
GENERATED IMAGE

BRONZE SCULPTURES BY
ARTIST IAN RANK-BROADLEY

5-acre

brownfield site

954

mixed-tenure homes

49%

public open space

241,608 sqft

commercial and community space

KEY CHALLENGES

- reconnecting the site with the surrounding community

- improving connectivity between Old Street and the City

- delivering a high quality public space within a tight development

A 1980s BUSINESS PARK HAS MADE WAY FOR A COMMUNITY OF MORE THAN 900 MIXED-TENURE HOMES AND A RANGE OF HIGH QUALITY COMMERCIAL SPACE, INCLUDING GRADE A OFFICES, RETAIL AND LEISURE SPACE, AND A 190-BED NHOW HOTEL.

The Foster + Partners designed masterplan centres on a two-acre public park, which includes a mix of tranquil green settings and is brought to life with a series of striking bronze statues which celebrate the site's history as a working wharf on the Regent's Canal.

A NEW NEIGHBOURHOOD

- iBasin contemporary office complex delivered to BREEAM 'Excellent' standard and Wired Score 'Platinum'
- restaurants, bars, cafés and 190-bed nhow hotel

- 1.9-acre Wi-Fi-enabled parkland and central piazza with bronze sculptures celebrating the site's historic links to the canal network
- new natural habitats including varied parkland | new mature trees | wildflower planting | green roofs | bat boxes

- electric car charging | car club | 1,400 secure cycle spaces
- communal heat and power network | energy efficient building fabric | heat reflective glazing

GREEN PARK VILLAGE

READING

A development by

St Edward
Designed for life

180-acre
brownfield site

1,175
mixed-tenure homes

32%
public open space

8,117 sqft
commercial and community space

THIS VAST BROWNFIELD SITE HAS BEEN TRANSFORMED INTO A WELCOMING AND SUSTAINABLE VILLAGE, SET AROUND A BEAUTIFUL FEATURE LAKE AND 22 ACRES OF LANDSCAPED GREEN SPACE.

The neighbourhood is set to include a market square, primary school, community hall and picnic spots.

The village is being connected to Reading town centre through a new train station and bus interchange, while a network of nature walks, trim trails and lakeside boardwalks encourage residents to enjoy the village landscape on foot or by bike.

A calendar of community events is in place, to encourage people to come together and make the most of their surroundings.

KEY CHALLENGES

- significant upfront investment in infrastructure

A FLOURISHING COMMUNITY

- market square | primary school and nursery | community hub | shops and café | children's playspaces
- 22 acres of green space | 250 new trees | feature lake and swales | trim trails
- public art | calendar of community events

SUSTAINABLE TRAVEL

- new train station and transport interchange
- electric vehicle charging infrastructure | secure cycle spaces | pedestrian and cycle network

PLANNING AUTHORITY:
Reading Borough Council

ARCHITECT:
Broadway Malyan

LANDSCAPE + ECOLOGY:
Macfarlane + Associates |
CSA Environmental

HOUSING ASSOCIATION:
L&Q

SOUTH QUAY PLAZA

TOWER HAMLETS

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Greater London Authority |
Tower Hamlets Council

ARCHITECT:

Foster + Partners

LANDSCAPE + ECOLOGY:

HTA

HOUSING ASSOCIATION:

L&G

4-acre

brownfield site

1,289

mixed-tenure homes

65%

public open space

12,577 sqft

commercial and community space

A 1980s OFFICE COMPLEX CLOSE TO CANARY WHARF IS MAKING WAY FOR HUNDREDS OF NEW HOMES, AND ENOUGH NEW COMMERCIAL SPACE TO SUPPORT 300 PERMANENT JOBS.

At ground floor level there will be 2.6 acres of welcoming public squares, waterside walks, biodiverse gardens and children's playspaces, alongside a mix of new shops, cafés and restaurants.

Designed by Foster + Partners, the development includes three elegant towers which step up to a maximum height of 68 storeys, making a striking contribution to the dramatic Canary Wharf skyline.

KEY CHALLENGES

- proximity to rail infrastructure
- close proximity of neighbouring, occupied buildings

- estate ownership and access
- safeguarding of utilities and new connections

A WATERSIDE COMMUNITY

- community crèche | riverside bars and restaurants
- 65% public space including landscaped edge of South Dock | children's playspace | heritage arts trail
- new park | play areas | riverside walkway | over 280 new trees | native planting

- rooftop photovoltaic panels | 15,000-litre capacity rainwater harvesting system | communal heat and power network
- electric car charging infrastructure | 2,000 secure cycle spaces

COMPUTER
GENERATED IMAGE



WEST END GATE

WESTMINSTER

A development by

Berkeley
Designed for life

PLANNING AUTHORITIES:

Westminster City Council |
Greater London Authority

ARCHITECTS:

Squire & Partners | Piercy & Co

LANDSCAPE:

Gillespies | Barton Willmore

HOUSING ASSOCIATION:

Westminster City Council

COMMUNITY + VOLUNTARY PARTNERS:

Outward Bound Trust | Mosaic Community Trust

3-acres

brownfield site

844

mixed-tenure homes

20%

public open space

14,800 sqft

commercial and community space

THIS FORMER CAR PARK AND COLLECTION OF LOW RISE BUILDINGS IS SET TO DELIVER MORE THAN 800 MIXED-TENURE HOMES, ALONGSIDE NEW, SHOPS, PUBLIC SPACES AND A FLAGSHIP 4,300 SQFT RESTAURANT.

The hard landscape is being transformed into a network of biodiverse gardens and natural habitats, including quiet seating areas and water features for the local community to enjoy.

The traditional mansion block architecture of the local area has been reflected in the new design, while an energy-efficient building fabric and communal heat and power plant will reduce the development's carbon footprint.

COMPUTER
GENERATED IMAGE

COMPUTER
GENERATED IMAGE

KEY CHALLENGES

- design sensitive to neighbouring Paddington Green Conservation Area
- restoration of the Grade II Listed building

REFLECTING LOCAL CHARACTER

- traditional mansion block architecture reflecting local character
- 4,300 sqft flagship restaurant | shops | bars | cafés | public artworks

- increased tree cover | biodiverse gardens and natural habitats | central water feature | rainwater harvesting system
- electric charging infrastructure | car club | 1,300 secure cycle spaces
- energy efficient building fabric | communal heat and power network



“
CRISIS AND THE BERKELEY FOUNDATION HAVE
WORKED IN PARTNERSHIP FOR SEVERAL YEARS.
THE PARTNERSHIP CONTINUES TO BE A HUGE
SUCCESS, AND MAKES A GENUINE IMPACT ON
HOMELESSNESS IN GREAT BRITAIN.”

JON SPARKES, CHIEF EXECUTIVE, CRISIS



YOUNG PEOPLE SUPPORTED
BY SURREY YOUNG CARERS
AND HELEN & DOUGLAS HOUSE
HOSPICE VISITING LONGRIDGE
ACTIVITY CENTRE THROUGH A
PROGRAMME FUNDED BY THE
BERKELEY FOUNDATION.

THE BERKELEY FOUNDATION

THE BERKELEY FOUNDATION IS AT THE HEART OF OUR GROUP, HELPING US TO FULFIL OUR SOCIAL PURPOSE AND TO MAXIMISE OUR POSITIVE IMPACTS WITHIN THE COMMUNITIES IN WHICH WE WORK.

Last year, more than £3 million was committed to good causes through the Foundation, with a focus on supporting disadvantaged young people to reach their potential and improve their lives. The Foundation is funded by Berkeley Group, and through the incredible fundraising efforts of Berkeley staff, with over 60% of employees contributing to the charity.

The Foundation works in three key ways: (1) Strategic Partnerships: Long-term, high value partnerships with leading charities that share our core goals and purpose, including Crisis and The Change Foundation. (2) Community Investment Fund: Targeted grant-giving to support impactful charities to innovate and build

evidence of what works. (3) Designated Charities: Partnerships between Berkeley companies and local charities, which target support to the communities around our sites and offices.

Find out more at berkeleyfoundation.org.uk

ThirdSector
Business Charity Awards

Winner 2020

**BUSINESS OF THE YEAR &
CORPORATE FOUNDATION AWARD**



Proud members of the Berkeley Group

Berkeley
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St Edward
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St George
Designed for life

St James
Designed for life

St Joseph
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St William
Designed for life