

THE SILKSTREAM STORY

LONDON LIVING OF A DIFFERENT NATURE.



WELCOME TO SILKSTREAM.

Silkstream is set to become a welcoming low carbon, nature rich neighbourhood in Hendon; a vibrant area of North West London that offers excellent schools, local shops, cafes and restaurants. Connections to the city are easy with Thameslink providing a direct service into King's Cross in just 19 minutes from Hendon Station*. 1.4 acres of elevated private gardens, a 1.5 acre public park and a 175 metre oxbow lake form the footprint of the development.

The three elevated landscaped gardens: Mosaic, Meadow and Woodland have all been designed to enhance biodiversity and offer residents different outlooks and spaces to meet friends, relax or just enjoy views across the city.

*Travel times are approximate only. Source: tfl.gov.uk.

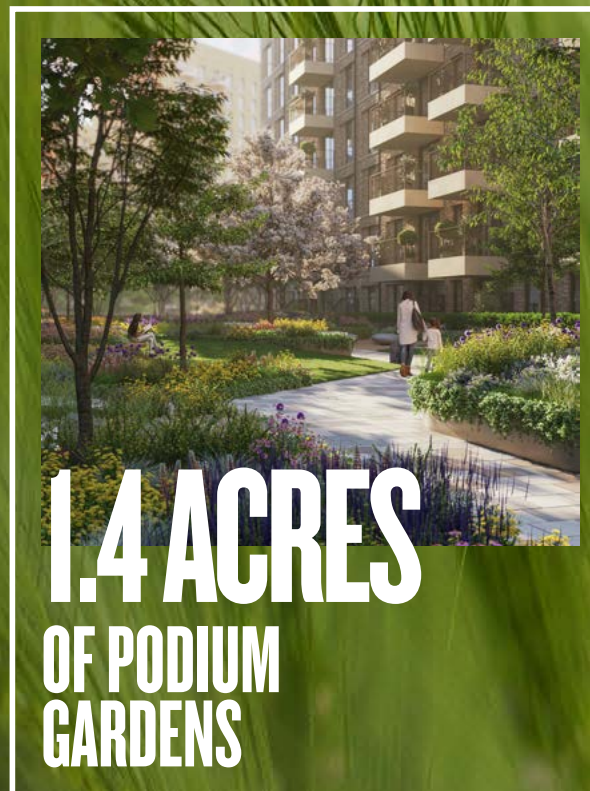


Our vision for Silkstream is to build quality homes, strengthen the community and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term positive impact that is good for our customers, the local community, our business and the world around us.

A PLACE INSPIRED BY NATURE.

THIS IS A PLACE TO LIVE FOR THOSE WHO WANT TO ENJOY THE BEST OF BOTH WORLDS. WHERE TRANQUILITY AND PROXIMITY GO HAND IN HAND, WHERE THE BEST OF THE CITY AND NATURAL COUNTRYSIDE ARE IN PERFECT BALANCE.

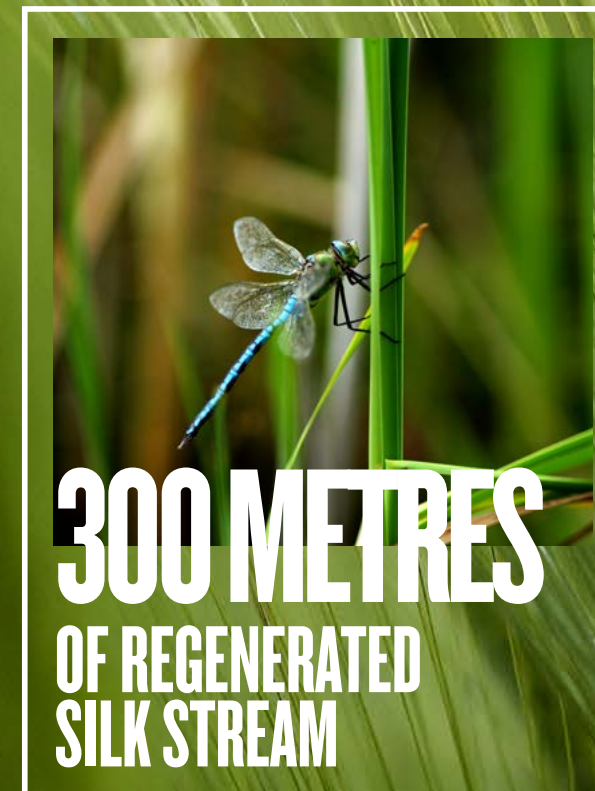
A place inspired by nature, offering lifestyle of a different nature. Silkstream's landscaped gardens and open spaces include natural habitats that have been created to encourage wildlife to flourish.



1.4 ACRES OF PODIUM GARDENS



274 TREES PLANTED*



300 METRES OF REGENERATED SILK STREAM



1.5 ACRE PUBLIC PARK



175 METRE OXBOW LAKE

Berkeley Group has made a commitment to deliver a minimum 10% net biodiversity gain on every new project, regardless of the site's content or former use.

St George, proud members of the Berkeley Group, believe that new developments should add to nature instead of taking away. So in 2016 they became the first homebuilder to commit to measurably increasing biodiversity. St George look to connect these bio-diverse landscapes with surrounding habitats, so they can form part of wider nature recovery networks in which wildlife has room to roam and the conditions to thrive.

Silkstream is set to achieve an 895% biodiversity net gain score.

REGENERATING THE SILK STREAM.

The Silk Stream is a tributary of the River Brent and feeds the Welsh Harp Reservoir. As part of the Silkstream masterplan, St George will be regenerating the 300 metres of stream that borders the eastern perimeter of the site. Together with the new landscaping, Silkstream will improve the ecological connectivity with the nearby Welsh Harp Reservoir and West Hendon Playing Fields.



THE WELSH HARP RESERVOIR IS A SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI), A STATUTORY LOCAL NATURE RESERVE AND SITE OF METROPOLITAN IMPORTANCE FOR NATURE CONSERVATION.

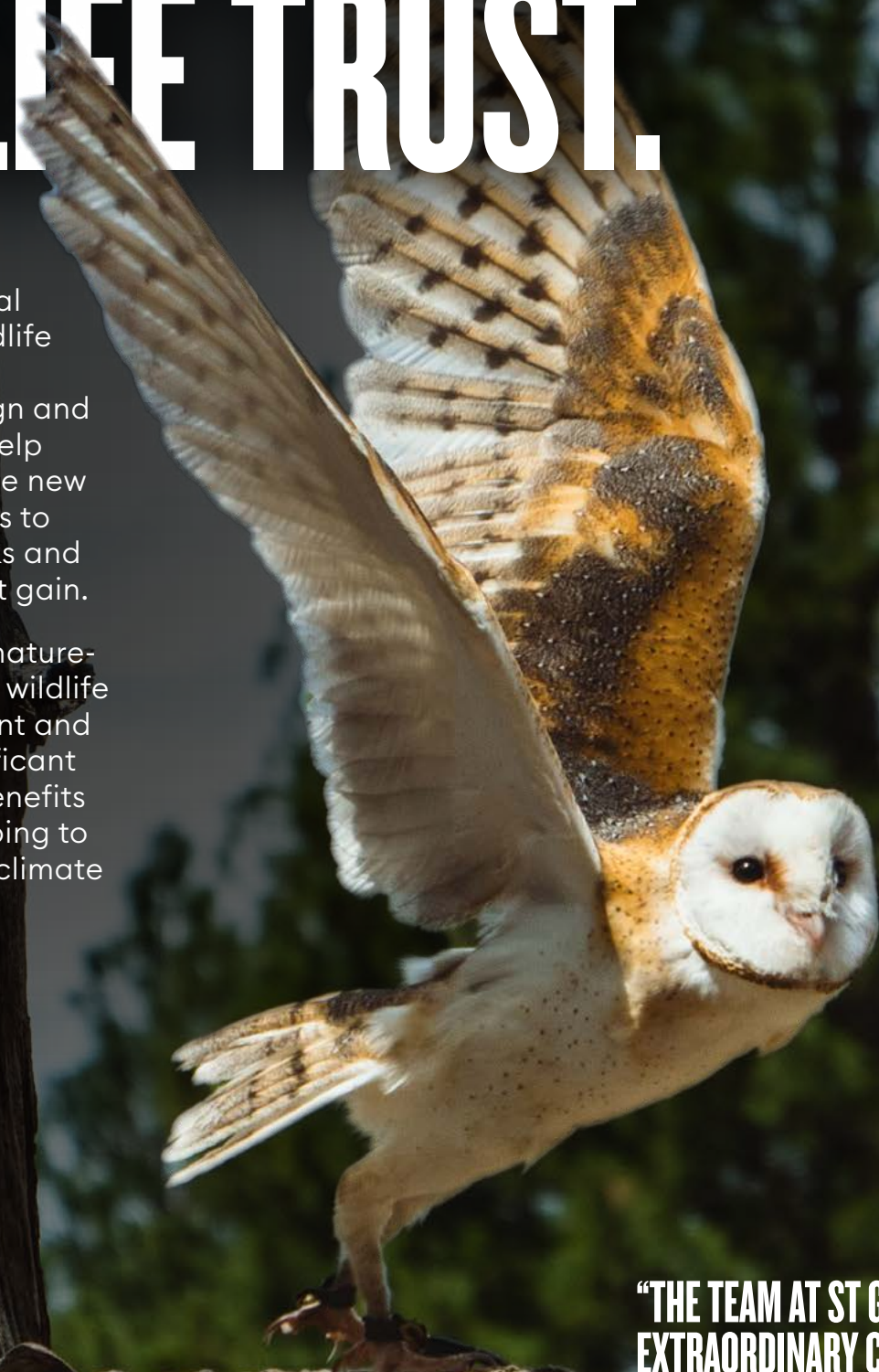


IN PARTNERSHIP WITH THE LONDON WILDLIFE TRUST.



As Silkstream's ecological advisor; the London Wildlife Trust will assist with the concept, planning, design and construction stages to help St George ensure that the new development contributes to nature recovery networks and achieves biodiversity net gain.

The wider benefits that nature-rich landscapes bring to wildlife recovery, the environment and ecology also bring significant health and wellbeing benefits to people as well as helping to mitigate the impacts of climate change.



"THE TEAM AT ST GEORGE HAVE SHOWN EXTRAORDINARY COMMITMENT TO NATURE CONSERVATION AND IMPROVING THE ECOLOGY OF NOT ONLY THE DEVELOPMENT, BUT THE SILK STREAM THAT RUNS ALONGSIDE IT. WE ARE VERY PROUD TO HAVE WORKED WITH ST GEORGE THROUGHOUT THE DESIGN STAGES AND TO HAVE HELPED THEM REALISE THEIR COMMITMENT TO BUILDING HIGH QUALITY LANDSCAPES FOR PEOPLE AND WILDLIFE."

David Mooney
Director of Development, London Wildlife Trust

GET MOVING.




St George look to support residents and the local community to live a more sustainable lifestyle. Secure cycle parking and electric car charging points will encourage the use of active and sustainable transport whilst supporting a clean air environment.



174
VEHICLE CHARGING POINTS



1,682
CYCLE PARKING SPACES



68% OF CAR JOURNEYS IN THE UK ARE LESS THAN 5 MILES* . IMAGINE THE IMPACT IF WE ALL COMMITTED TO MAKING THOSE TRIPS BY FOOT OR BIKE.


*Source: National Travel Survey, 2020.

TRANSFORMING SPACES FOR TOMORROW.

FOR NEARLY A CENTURY, THE LAND SURROUNDING SILKSTREAM HAS PLAYED AN ESSENTIAL PART IN HENDON'S DEVELOPMENT AS A THRIVING AREA AND COMMUNITY.

Until the 1970s, the site was home to Duple Coachworks, one of the great names of the British bus and coach industry. In the early 1990s, Sainsbury's purchased the site and opened a new supermarket.

Today, the site is once again undergoing another transformation, this time into a sustainable neighbourhood where the local community and nature can thrive.



COACHWORK
by
DUPLE

ECO CREDENTIALS.



Show home photography is indicative only and subject to change. Lifestyle images are indicative only.

SUSTAINABILITY IS FUNDAMENTAL TO THE ST GEORGE ETHOS. IN SIMPLE TERMS: ST GEORGE WANT TO ENSURE THE LONG-TERM HEALTH, WELLBEING AND PROSPERITY OF PEOPLE AND THE PLANET.

WASTE & RECYCLING

St George actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, they provide integrated recycling bins within kitchen units to make it easier to separate and recycle waste.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. The homes at Silkstream have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air tightness, and have been fitted with energy efficient heat pumps and mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected with energy efficiency in mind.

FUTURE-PROOF DESIGN

From the early stages of design, St George assess how their homes will stand up to the future effects of climate change such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. St George are constantly researching how they can ensure homes and developments are more resilient to these extremes to understand what new innovative technologies they should use in future designs.

NOISE REDUCTION

We can't eliminate noise, but St George do consider the impact of noise in the design of their homes. St George consider external noise such as from nearby roads and internal noise including the transfer between rooms and floors. They incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

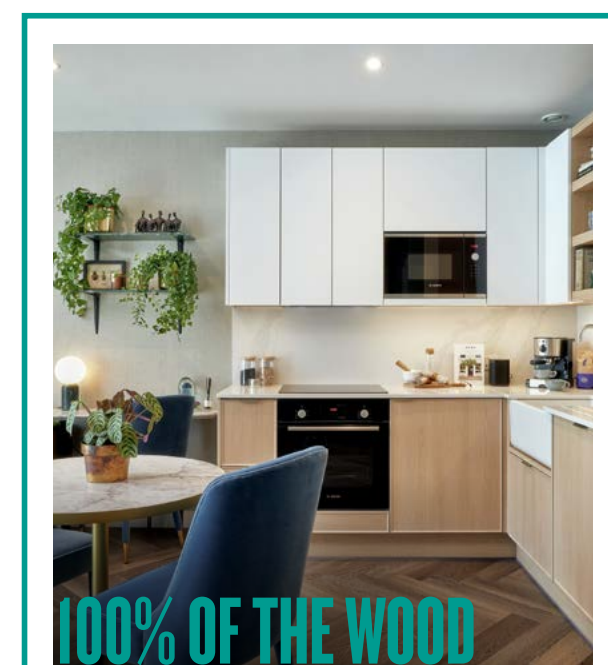
It is hard to avoid polluted air, particularly in our cities. Throughout Silkstream, St George have planted trees, shrubs and flower beds to help create a cleaner air environment. Within the homes they provide mechanical ventilation to purify the internal air as well as filter for nitrogen oxides (NO) to improve indoor air quality.

WATER EFFICIENCY

The homes at Silkstream are designed to high water efficiency standards and are fitted with dual flush WCs and low-flow taps and showerheads, which use less water without compromising convenience or comfort. St George also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

RESPONSIBLE SOURCING

St George actively seek to use suppliers who are committed to lessening the impact of material sourcing on the planet. From the 100% recycled carpets to responsibly sourced wood, St George believe that sustainability begins with responsible sourcing.



100% OF THE WOOD IS SUSTAINABLY SOURCED AND PEFC OR FSC CERTIFIED.

TREES, SHRUBS AND FLOWER BEDS HAVE BEEN PLANTED TO HELP CREATE A CLEANER AIR ENVIRONMENT

EXHAUST AIR HEAT PUMPS.

The homes at Silkstream are complete with exhaust air heat pumps; a standalone heating, hot water and ventilation system.

AN ALL ELECTRIC SOLUTION, THAT HARNESSES ENERGY STORED WITHIN THE HOME AND RECYCLES IT.

OUR CLIMATE ACTION JOURNEY.

ST GEORGE ARE PROUD MEMBERS OF THE BERKELEY GROUP

2007

Berkeley Group became the first UK homebuilder to publish a Climate Change Policy

2010

First carbon reduction targets set and programmes launched as part of Berkeley Group's business strategy: Our Vision

2014

Berkeley Group launched their first climate change adaptation programme to make their homes and neighbourhoods more resilient to extreme weather and rising global temperatures

2018

Berkeley Group achieved carbon neutral business operations for the first time, by taking action to reduce emissions and offsetting remaining emissions via verified offsetting projects

2018

Procured 100% renewable electricity for UK operations

2019

Berkeley Group produced their first low carbon transition plans, which model site specific design, infrastructure and technology solutions to enable homes to achieve net zero carbon

2020

Set science-based targets and became a 1.5°C aligned company

2020

Rated 'A' by CDP (a global reporting benchmark) for Climate Action and Transparency, the highest grade available and leading grade in the sector



THE SILK CLUB.

The Silk Club is an exclusive collection of residents' facilities designed to enhance your lifestyle and wellbeing at Silkstream.

THE SILK CLUBHOUSE



Computer generated images are indicative only and subject to change. Lifestyle images are indicative only.

EXCLUSIVE GYM AND FITNESS STUDIO



TWO PRIVATE SCREENING ROOMS



HERE'S TO A BRIGHT AND EXCITING FUTURE.

St George are proud to strengthen their local commitments and employment opportunities, exceeding expectations by more than two thirds within the first two years of the project's 10-year build programme. These commitments have resulted in 104 paid work placements and 101 work experience opportunities.

St George have worked with local colleges such as Barnet and Southgate College and engaged with more than 2,500 local students through site visits, job fairs and workshops to educate them on the various career pathways available.

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