

AN INTRODUCTION TO BERKELEY GROUP

OUR VISION
2030
TRANSFORMING TOMORROW



OUR PASSION AND PURPOSE

WE CREATE HOMES AND NEIGHBOURHOODS
ACROSS LONDON, BIRMINGHAM AND
THE SOUTH OF ENGLAND.

Our passion and purpose is to build quality homes, strengthen communities and make a positive difference to people's lives. This is what defines our business and shapes everything we do.

We have 60 live sites and are bringing forward more than 30 of the most challenging long-term regeneration projects in the country. In a typical year we create around 4,000 mixed-tenure homes, 150,000 square feet of commercial and community space and some of the most beautiful new parks and public spaces in the country.

We have an ambitious sustainable business strategy called Our Vision 2030: Transforming Tomorrow. This holistic, long-term programme aims to maximise our positive impacts on society, the economy and the natural world.

Read more at www.berkeleygroup.co.uk/ourvision2030

Watch
our video



OUR VISION
2030
TRANSFORMING TOMORROW

STRENGTHENING COMMUNITIES

WE SPECIALISE IN LONG-TERM REGENERATION PROJECTS, FOCUSING ON CHALLENGING AND COMPLEX BROWNFIELD SITES WITH THE GREATEST POTENTIAL FOR POSITIVE CHANGE.

Our approach is highly collaborative and long term, which means taking time to understand each site and its surrounding community, then working in partnership to stitch these left-behind places back into the local fabric.

The neighbourhoods we create are uniquely designed, locally inspired and highly sustainable, combining the amenities a healthy community needs, with high quality commercial spaces and beautiful homes of all types and tenures.

Find out more at berkeleygroup.co.uk/communities



LEADING ON CLIMATE CHANGE

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

We have set independently validated science-based targets for reducing our carbon emissions and are committed to being a net zero business by 2040.

To meet this commitment we are driving down direct emissions, reducing the embodied carbon within our supply chain and creating energy efficient homes, with high performing building fabric and low carbon technologies. Since 2019 we have reduced our direct carbon impacts by 40%.

We are designing neighbourhoods that are resilient to the challenges of climate change and embrace the benefits of nature-based solutions (see page 7).

Find out more at berkeleygroup.co.uk/climateaction



DRIVING NATURE RECOVERY

IN 2016 WE SET OUT TO PROVE THAT HOMEBUILDING COULD BE A DRIVER FOR NATURE RECOVERY, MAKING A GROUNDBREAKING COMMITMENT TO MEASURABLY INCREASE BIODIVERSITY ON EVERY NEW SITE WE DEVELOP.

This involves weaving more ambitious and beautiful natural networks through our neighbourhoods, which give wildlife the room to roam and conditions to thrive.

These living landscapes are open to all, offering a mix of green and inviting spaces for people to mix, meet, relax or play. They are hugely popular, playing an important role in community life and supporting people's health and wellbeing.

We are now putting net biodiversity gain into practise on more than 45 sites, which together will create over 500 acres of new or measurably improved natural habitats.

Find out more at berkeleygroup.co.uk/nature

OUR SITES

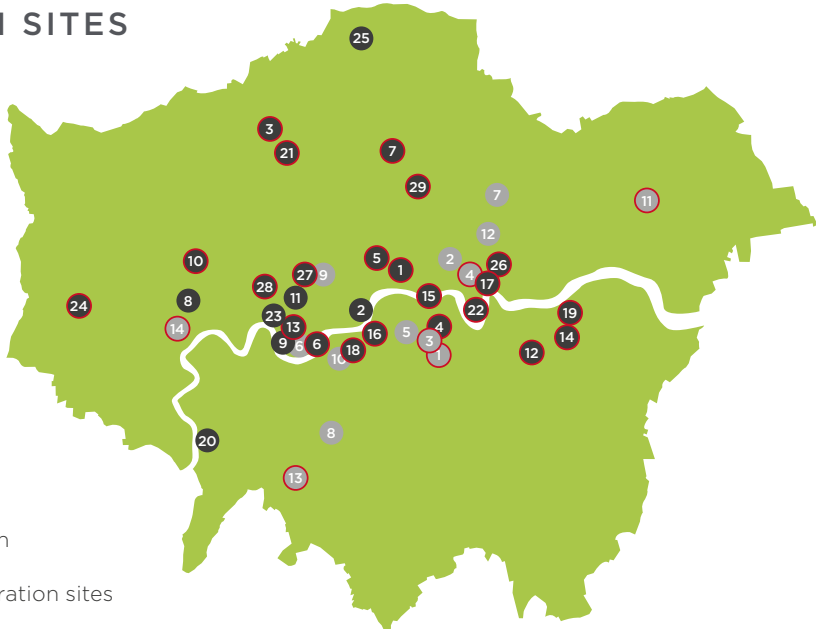
WE FOCUS ON LARGE-SCALE BROWNFIELD REGENERATION PROJECTS WITHIN THE MOST UNDERSUPPLIED PARTS OF THE COUNTRY.

89
total sites

85%
of sites on brownfield land

32
long-term regeneration sites

43 LONDON SITES



Key
● Under construction
● Future sites
○ Long-term regeneration sites

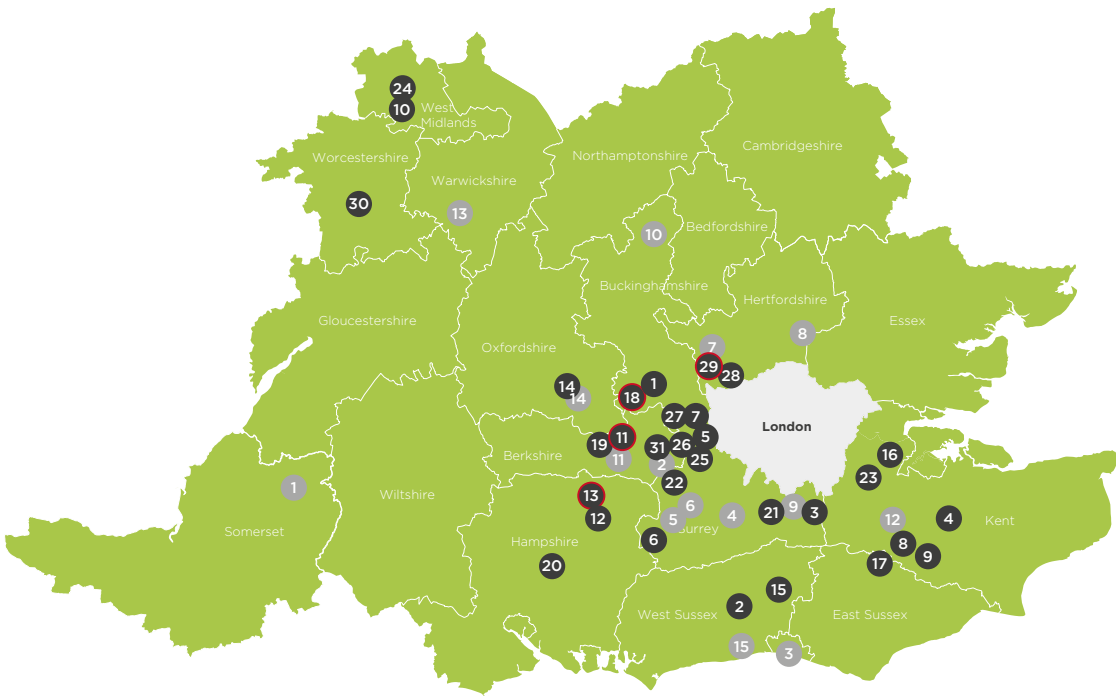
● Under construction

- | | | |
|--|--------------------------------------|----------------------------------|
| 1 250 City Road, Islington | 13 King's Road Park, Fulham | 24 The Green Quarter, Ealing |
| 2 9 Millbank, Westminster | 14 Lombard Square, Plumstead | 25 Trent Park, Enfield |
| 3 Beaufort Park, Hendon | 15 London Dock, Wapping | 26 TwelveTrees Park, Newham |
| 4 Bermondsey Place, Southwark | 16 Oval Village | 27 West End Gate, Paddington |
| 5 Camden Goods Yard | 17 Poplar Riverside | 28 White City Living |
| 6 Chelsea Creek | 18 Prince of Wales Drive, Wandsworth | 29 Woodberry Down, Finsbury Park |
| 7 Clarendon, Haringey | 19 Royal Arsenal | |
| 8 Filmworks, Ealing | 20 Royal Exchange, Kingston | |
| 9 Fulham Reach | 21 Silkstream, Barnet | |
| 10 Grand Union Place, Brent | 22 South Quay Plaza, Docklands | |
| 11 Kensington Row and Royal Warwick Square | 23 Sovereign Court, Hammersmith | |
| 12 Kidbrooke Village | | |

● Future sites

- | |
|-----------------------------|
| 1 Aylesham Centre, Peckham |
| 2 Bethnal Green |
| 3 Borough Triangle |
| 4 Bow Common |
| 5 Chambers Wharf, Southwark |
| 6 Fulham |
| 7 Lea Bridge |
| 8 Mitcham |
| 9 Paddington Green |
| 10 Ram Brewery, Wandsworth |
| 11 Romford |
| 12 Stratford Gas Works |
| 13 Sutton |
| 14 Syon Lane, Brentford |

46 REGIONAL SITES



Key
● Under construction
● Future sites
○ Long-term regeneration sites

● Under construction

- | | | |
|----------------------------------|--------------------------------|-----------------------------------|
| 1 Abbey Barn Park, High Wycombe | 14 Highcroft, Wallingford | 26 Sunninghill Square, Ascot |
| 2 Broadacres, Southwater | 15 Highwood Village, Horsham | 27 Taplow Riverside |
| 3 Courtyard Gardens, Oxted | 16 Holborough Lakes | 28 The Arches, Watford |
| 4 Cranbrook | 17 Hollyfields, Hawkenbury | 29 The Eight Gardens, Watford |
| 5 Eden Grove, Staines | 18 Horlicks Quarter, Slough | 30 The Waterside, Royal Worcester |
| 6 Farnham | 19 Huntley Wharf, Reading | 31 Woodhurst Park, Warfield |
| 7 Farnham Royal | 20 Knights Quarter, Winchester | |
| 8 Fidelity, Oakhill House | 21 Leighwood Fields, Cranleigh | |
| 9 Foal Hurst Green, Paddock Wood | 22 Lumina, Camberley | |
| 10 Glasswater Locks, Birmingham | 23 Quinton Court, Sevenoaks | |
| 11 Green Park Village, Reading | 24 Snow Hill Wharf, Birmingham | |
| 12 Hareshill, Fleet | 25 Sunningdale Park | |
| 13 Hartland Village, Fleet | | |

● Future sites

- | |
|--|
| 1 Bath |
| 2 Bracknell |
| 3 Brighton Gas Works |
| 4 Effingham |
| 5 Frimley Green |
| 6 Guildford |
| 7 Hemel Hempstead |
| 8 Hertford |
| 9 Hillsbrow, Redhill |
| 10 Milton Keynes |
| 11 Reading |
| 12 Sevenoaks |
| 13 Swan's Landing, Stratford-upon-Avon |
| 14 Wallingford |
| 15 Worthing Gasworks |

WHITE CITY LIVING, HAMMERSMITH & FULHAM

Former use:

11

acre warehouse

Total homes:

2,372

Affordable homes:

612

Commercial:

98,000

square feet

CIL + S106:

£68m

THIS ISOLATED WAREHOUSING SITE IS MAKING WAY FOR NEW HOMES, AMENITIES AND BIODIVERSE PARKLAND.

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

CHALLENGES:

- Provision of new bridge over the Central Line and new pedestrian deck
- Railway lines along two boundaries
- Initially a single point of access for both residents and construction

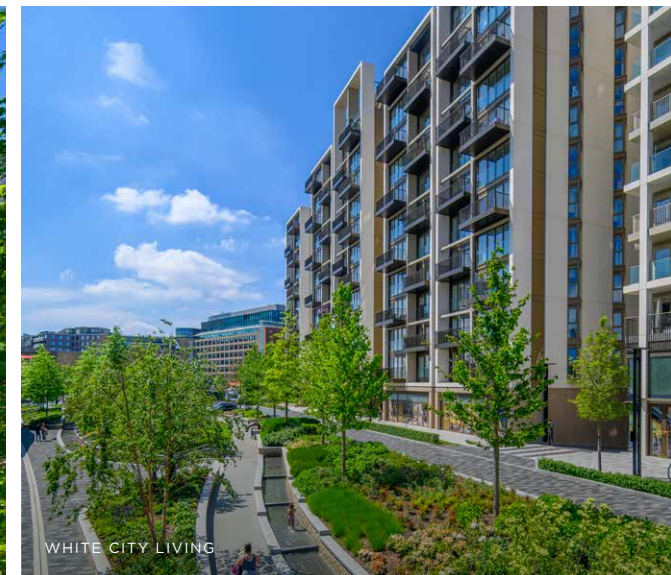
FEATURES:

- Over 50% public space including a 5-acre park, public gardens, waterfalls, fountains and pedestrian routes
- Target +86% biodiversity net gain (phase one), increased tree cover, parkland, linear habitats, native planting

- Bridge and pedestrian decks built over the Central Line, pedestrian access routes created through railway arches
- Shops, cafés, restaurants, outdoor events venue, community space
- Electric car charging infrastructure, car club, secure cycle parking
- Hyperoptic data connection to all homes and commercial spaces
- All commercial units BREEAM 'Very Good' or 'Excellent' standard
- Energy efficient building fabric, communal heat and power network



WHITE CITY LIVING



WHITE CITY LIVING



THE SITE BEFORE REGENERATION

GRAND UNION, BRENT

Former use: 22 acre industrial estate	Total homes: 3,350	Affordable homes: 1,170	Commercial: 261,000 square feet	CIL + S106: £73.5m
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THIS PREVIOUSLY DERELICT INDUSTRIAL ESTATE IS BEING TRANSFORMED INTO A WELCOMING NEW PART OF ALPERTON, CENTRED AROUND A BEAUTIFUL CANAL-SIDE PIAZZA AND LANDSCAPED OPEN SPACES.

A network of walking and cycle routes are reconnecting the neighbourhood with its surrounding community, along with a riverside meadow, shops, cafés, restaurants, flexible office space, a health centre, nursery and 5,000 sq ft community hub.

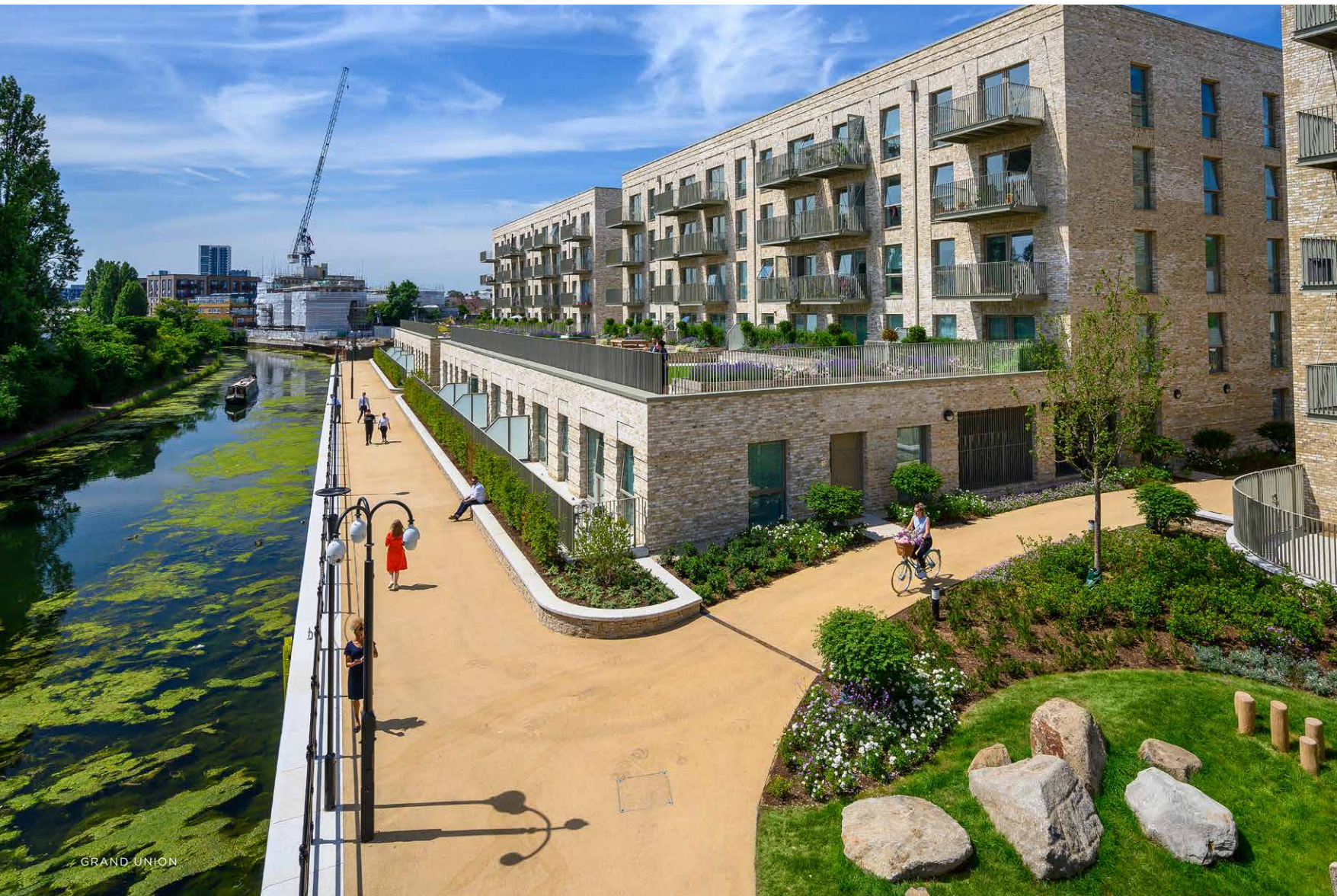
CHALLENGES:

- Site bisected by Thames Water infrastructure
- Re-provision of industrial space
- Reconnecting a derelict industrial estate with the surrounding community
- Resolving complex site ownership

FEATURES:

- Locally shaped masterplan with extensive community engagement programme
- Around 50% public open space
- Target +240% net biodiversity gain including riverside meadow and grassland habitats, 540 new trees and diverse seasonal planting

- 135,00 sq ft flexible employment space over five floors
- Rooftop photovoltaic panels, green and brown roofs, combined heat and power, sustainable urban drainage systems, rainwater harvesting, BREEAM 'Excellent' for all non-residential space
- Creation of Grand Union Development Trust to provide strategic management of the Community Hub
- Creating 600 permanent jobs



GRAND UNION



COMPUTER GENERATED IMAGE OF GRAND UNION



THE FORMER INDUSTRIAL ESTATE AT GRAND UNION

HARTLAND VILLAGE, HART

Former use:	Total homes:	Affordable homes:	Commercial:	S106:
200	1,500	300	25,000	£36m
acre brownfield site			square feet	

THIS LONG DERELICT JET ENGINE TESTING FACILITY IS BEING TRANSFORMED INTO A NEW VILLAGE, INCLUDING A TRADITIONAL VILLAGE CENTRE WITH A MIX OF SHOPS, CAFÉS, COMMUNITY SPACE AND VILLAGE GREEN.

An on-site primary school, nursery and playspaces will help to meet the community’s everyday needs and St Edward has created a new 70-acre country park on neighbouring land. The village landscape features a mix of high quality traditional architecture and 28 acres of green open space, including wetland habitats, grassland and over 1,000 additional trees.



HARTLAND VILLAGE

CHALLENGES:

- Delivering a unique design and architecture sensitive to the surrounding woodland setting
- Creating a distinctive and welcoming identity for a new village
- Delivering on-site amenities and transformation of landscape features early on
- Significant investment in complex remediation and enabling works

FEATURES:

- The traditional village centre will include a two-form primary school, nursery, village green, community hall, shops, café and playgrounds

- A Community Plan encourages residents to get together and involves people and organisations from the wider local area
- A distinctive entrance with a traditional humpback bridge crossing a reed-fringed lake
- Biodiverse parkland, nature trails, lake, swales and ponds
- A new 70-acre country park created on the edge of the site
- Rainwater harvesting and sustainable drainage network



HARTLAND VILLAGE



THE FORMER BROWNFIELD SITE

LONDON DOCK, TOWER HAMLETS

Former use:

15acre brownfield
site

Total homes:

1,800mixed-tenure
homes

Affordable homes:

486

Commercial:

184,000

square feet

S106:

£14.7m

estimated

ONCE A THRIVING HUB FOR THE IMPORT OF LUXURY GOODS FROM AROUND THE WORLD, LONDON DOCK WAS MOST RECENTLY THE HEADQUARTERS AND PRINT WORKS FOR THE NEWS INTERNATIONAL MEDIA GROUP.

Today it is being transformed into an exciting new neighbourhood with 1,800 mixed-tenure homes and 6 acres of landscaped public spaces and gardens, including a new civic square and pedestrian streets.

The Grade II Listed Pennington Street Warehouse is being sensitively restored to become the commercial and cultural heart of the community.

CHALLENGES:

- Restoration of the Grade II Listed Pennington Street Warehouse
- Complex construction history, with subterranean walls, structures and a 300m sewer left behind
- Specialist scaffolding required to demolish buildings, due to proximity to the Grade II Listed building
- Reconnecting a previously inaccessible site with the surrounding community
- Sensitive location, with nearby heritage assets, conservation areas and protected views

FEATURES:

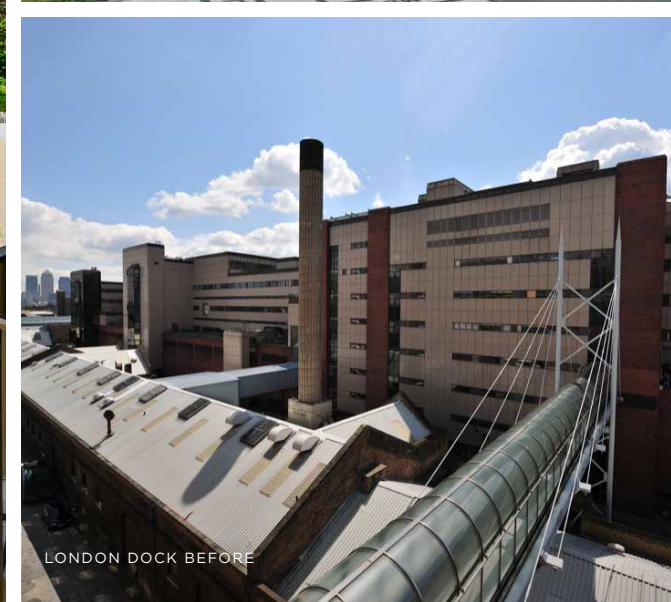
- 1,800 new homes, including 486 affordable homes
- A new commercial hub within the restored Grade II Listed Pennington Street Warehouse
- London Dock Community Fund, supporting local projects and organisations
- A genuine mix of uses, including a secondary school, health care facility, retail, cafés, restaurants, leisure and business space
- 6 acres of public open space including 170 new trees, targeting 436% biodiversity net gain
- 300m quayside walk and pedestrian promenade
- Community event spaces, public artworks, interactive fountains and water features
- 65 apprenticeships during construction



LONDON DOCK



LONDON DOCK



LONDON DOCK BEFORE

GLASSWATER LOCKS, BIRMINGHAM

Former use:	Total homes:	Affordable homes:	Commercial:	Public space:
3	753	37	20,000	1.2
acre industrial site			square feet	acres

AT GLASSWATER LOCKS ST JOSEPH IS TRANSFORMING A DERELICT INDUSTRIAL SITE INTO A DISTINCTIVE WATERSIDE NEIGHBOURHOOD, OFFERING A MIX OF HOMES, AMENITIES, SHOPS AND HIGH QUALITY CANAL-SIDE PUBLIC SPACE.

Located in Birmingham’s Learning Quarter, within walking distance of Aston University, Birmingham City University and the forthcoming Curzon Street Station, the site will be reconnected to the surrounding community through a network of new pedestrian and cycle routes.



COMPUTER GENERATED IMAGE OF GLASSWATER LOCKS

CHALLENGES:

- Complex site involving close working with multiple partners including 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

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 green roofs
- Electric car charging infrastructure and 753 cycle parking spaces
- Ventilation units incorporating heat recovery



COMPUTER GENERATED IMAGE OF GLASSWATER LOCKS



COMPUTER GENERATED IMAGE OF GLASSWATER LOCKS

EDENBROOK, FLEET

Former use:	Total homes:	Affordable homes:	Public space:	CIL + S106:
146	600	212	82	£14m
acre private farmland			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 high quality architecture, landscaped streets and generous open spaces create a welcoming village atmosphere, along with children’s play areas, sports pitches and an on-site leisure centre. Alongside this growing community Berkeley has created an 82-acre Country Park, which includes meadows, ponds, lakes, wetlands and woodland, all connected by winding footpaths and cycleways.



EDENBROOK VILLAGE

CHALLENGES:

- The site neighbours part of the Thames Basin Heaths Special Protection Area (SPA), a sensitive habitat for ground-nesting birds
- Managing the water table through a sustainable drainage network
- Removal of electricity pylons

FEATURES:

- 82-acre Country Park with ponds, dipping platform, picnic areas, a bird hide, community gardens, play spaces, sports pitches, a skate park and pump track
- Delivering Hart Leisure Centre in phase one
- Pylons replaced with underground cables to restore natural views



EDENBROOK VILLAGE



EDENBROOK VILLAGE

THE GREEN QUARTER, EALING

Former use:	Total homes:	Affordable homes:	Commercial:	CIL + S106:
88	3,750	1,125	493,000	£24m
acre brownfield site			square feet	

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, including a health centre, primary school, community centre and a mix of shops, cafés and other commercial spaces.



THE GREEN QUARTER

CHALLENGES:

- Complicated land assembly including 124 parcels of land
- National Grid retained land and easements run through the development
- Adjacent to Metropolitan Open Land and Blue Ribbon Network

FEATURES:

- 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 reed beds and ponds
- 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
- New road bridge, relief road and connection to A-road network and footbridge connections to neighbouring park
- Short walk to forthcoming Southall Station on the Elizabeth Line



COMPUTER GENERATED IMAGE OF THE GREEN QUARTER



THE FORMER SOUTHALL GASWORKS

POPLAR RIVERSIDE, TOWER HAMLETS

Former use:	Total homes:	Affordable homes:	Commercial:	CIL + S106:
20	2,800	795	90,000	£15.8m
acre brownfield site	mixed-tenure		square feet	

POPLAR RIVERSIDE IS SET TO TRANSFORM A PREVIOUSLY DERELICT GASWORKS INTO A LOW-CARBON NEIGHBOURHOOD WITH A MIX OF PUBLIC OPEN SPACE AND NATURAL HABITATS, DESIGNED IN PARTNERSHIP WITH THE LONDON WILDLIFE TRUST.

The regeneration will reopen the banks of the River Lea to the community, with a 2.5-acre riverside park, meadow and play space for locals to enjoy.

CHALLENGES:

- Sensitive riverside environment
- Neighbouring low-rise housing
- Cost and complexity of site remediation
- Viability of a former gasworks site requiring significant abnormal costs

FEATURES:

- More than 50% dedicated to green space, with a 2.5-acre riverside park
- Public piazza and 500m of new riverside walkways
- New school and children’s play area
- Gym, pub, Sainsbury’s store, restaurants and cafés
- More than 200 new trees and 6,000 sq ft of new planting, targeting 55% biodiversity net gain
- Electric charging infrastructure to 40% of parking spaces



COMPUTER GENERATED IMAGE OF POPLAR RIVERSIDE



COMPUTER GENERATED IMAGE OF POPLAR RIVERSIDE



COMPUTER GENERATED IMAGE OF POPLAR RIVERSIDE





Proud members of the Berkeley Group

Berkeley
Designed for life

St James
Designed for life

St George
Designed for life

St Edward
Designed for life

St William
Designed for life

St Joseph
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