

# THE GREEN QUARTER

WEST LONDON



Berkeley  
Designed for life





# REMARKABLE BY NATURE





THE GREEN QUARTER

## THE GREEN QUARTER

WEST LONDON

# WELCOME TO A PLACE WITH NATURE AT ITS HEART



In any city, it's rare to find yourself completely surrounded by nature. Yet London is no ordinary city. And The Green Quarter is no ordinary place to live.

Here, you'll find yourself enjoying modern city life as well as the simple pleasure of being outdoors and beside the water.

The Green Quarter is one of the most biodiverse and significant regeneration projects in the UK – a transformed landscape with wetlands, parks, community areas and acres of green open spaces.

Situated conveniently in zone 4 west London, adjacent to Southall Crossrail station and with great transport links means you can be at Heathrow in 10 minutes\* and central London in just 17 minutes\*.

Easy access to the motorway network means travelling further afield is made simple.

Each manhattan, one, two and three bedroom apartment reflects the surrounding nature and offers easy access to cafés, bars and restaurants as well as everything else you need to live a comfortable, convenient lifestyle.

This is a place to find a little tranquillity. A place that's always evolving. A place you'll be proud to call home.



# Parkland

Over 13 acres across two parks means plenty of peaceful green space for all and access to 90 acres of adjacent parkland.



## Waterside living

Over 1km of frontage along the Grand Union Canal and waterways which will flow through the length of Central Gardens.

# Beautiful homes

Expansive, light-filled manhattan, one, two and three bedroom apartments and townhouses surrounded by nature.



Interior photography is of showhome and is indicative only



## Connected

The Green Quarter is conveniently connected to Heathrow, Central London and beyond.

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Why Berkeley?





CHAPTER 1

# NO ORDINARY PLACE TO LIVE

The Green Quarter is a significant new green neighbourhood in one of West London's emerging areas. From your home, you can enjoy the many benefits of modern, urban living in a beautiful setting, surrounded by nature.





Ealing

Central London

Hyde Park

Kensington Gardens

Osterley Park

Kew Gardens

Syon Park



QUARTER YARD

PARKSIDE

THE PARKSIDE CLUB

PARKSIDE YARDS

GREENLANDS

CENTRAL GARDENS

4.5 ACRES

WETLANDS

8 ACRES

WATERSIDE

ONE OF LONDON'S GREENEST BOROUGH<sup>S</sup>\* - EALING

MINET COUNTRY PARK

90 ACRES

GRAND UNION CANAL

1km FRONTAGE

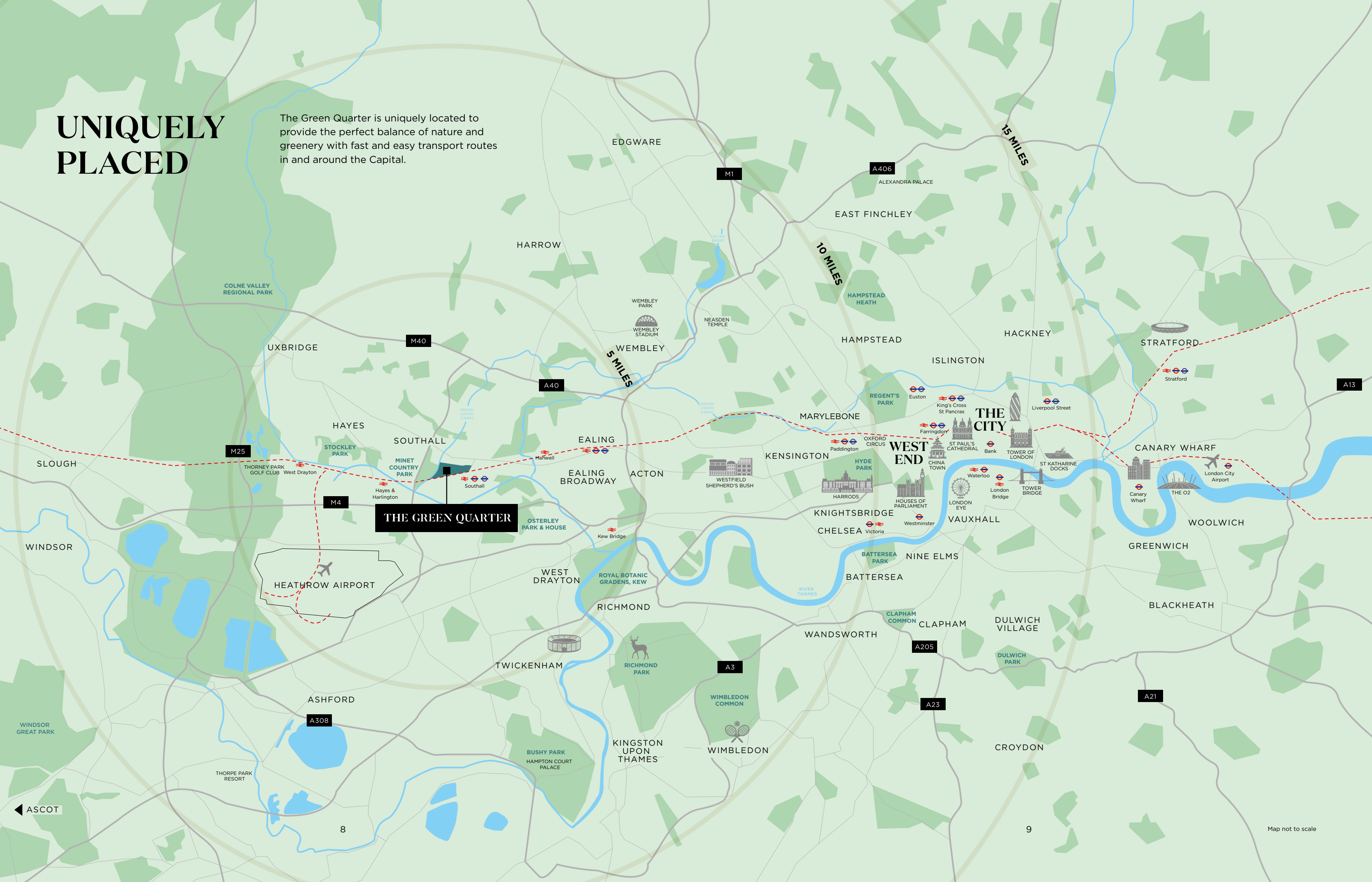
M4, M25 and Heathrow

\*Source: www.ealinginlondon.com Computer-generated image is indicative only and subject to planning



# UNIQUELY PLACED

The Green Quarter is uniquely located to provide the perfect balance of nature and greenery with fast and easy transport routes in and around the Capital.



**THE GREEN QUARTER**

ASCOT

8

9

Map not to scale



# FIRST-CLASS CONNECTIONS

Excellent transport connections mean everything's just a short ride away. Surrounding roads connect to motorway transport links such as the M4 and M25, making The Green Quarter easily connected to Central London and beyond.

## BY CAR (From The Green Quarter)

- **M4\***  
Distance: 1.3 miles  
Time: 4 mins
- **Ealing**  
Distance: 3.9 miles  
Time: 16 mins
- **Heathrow Airport**  
Distance: 5.4 miles  
Time: 12 mins
- **Uxbridge**  
Distance: 5.4 miles  
Time: 16 mins
- **M25\***  
Distance: 5.1 miles  
Time: 8 mins
- **Wembley Stadium**  
Distance: 10.8 miles  
Time: 24 mins
- **Westfield White City**  
Distance: 11.1 miles  
Time: 24 mins
- **Richmond**  
Distance: 11.3 miles  
Time: 24 mins
- **Harrods**  
Distance: 14.1 miles  
Time: 28 mins
- **Windsor**  
Distance: 14.2 miles  
Time: 30 mins
- **Slough**  
Distance: 14.4 miles  
Time: 28 mins
- **Oxford**  
Distance: 46.3 miles  
Time: 1 hour 10 mins

**12**  
MINS BY CAR  
TO HEATHROW  
AIRPORT  


## A CYCLING HUB

Whether you're cycling for fun, for fitness or to get where you want to go fast, The Green Quarter is the perfect place to set out from.



**4.5**  
MILES TO  
HEATHROW  
AIRPORT

**13.1**  
MILES TO  
PADDINGTON  
LOCK



FANTASTIC  
FOR COMMUTING,  
GREAT  
FOR LEISURE



**5km**

OF FITNESS TRAILS AROUND  
THE GREEN QUARTER



### CYCLE ROUTES (From UB1 1FH)

Minet Country Park	1.4 miles / 7 mins
Heathrow Airport	4.5 miles / 25 mins
Uxbridge	5.2 miles / 27 mins
Horsenden Hill	5.3 miles / 29 mins
Denham	10.6 miles / 1 hr 16 mins
Windsor	12.4 miles / 1 hr 8 mins
Little Venice	12.4 miles / 1 hr 8 mins
Paddington Lock	13.1 miles / 1 hr 11 mins
Camden Lock	14.9 miles / 1 hr 20 mins



All journey times are approximate only from UB1 1FH  
\*Time via future Western Access entrance. Source Google Maps

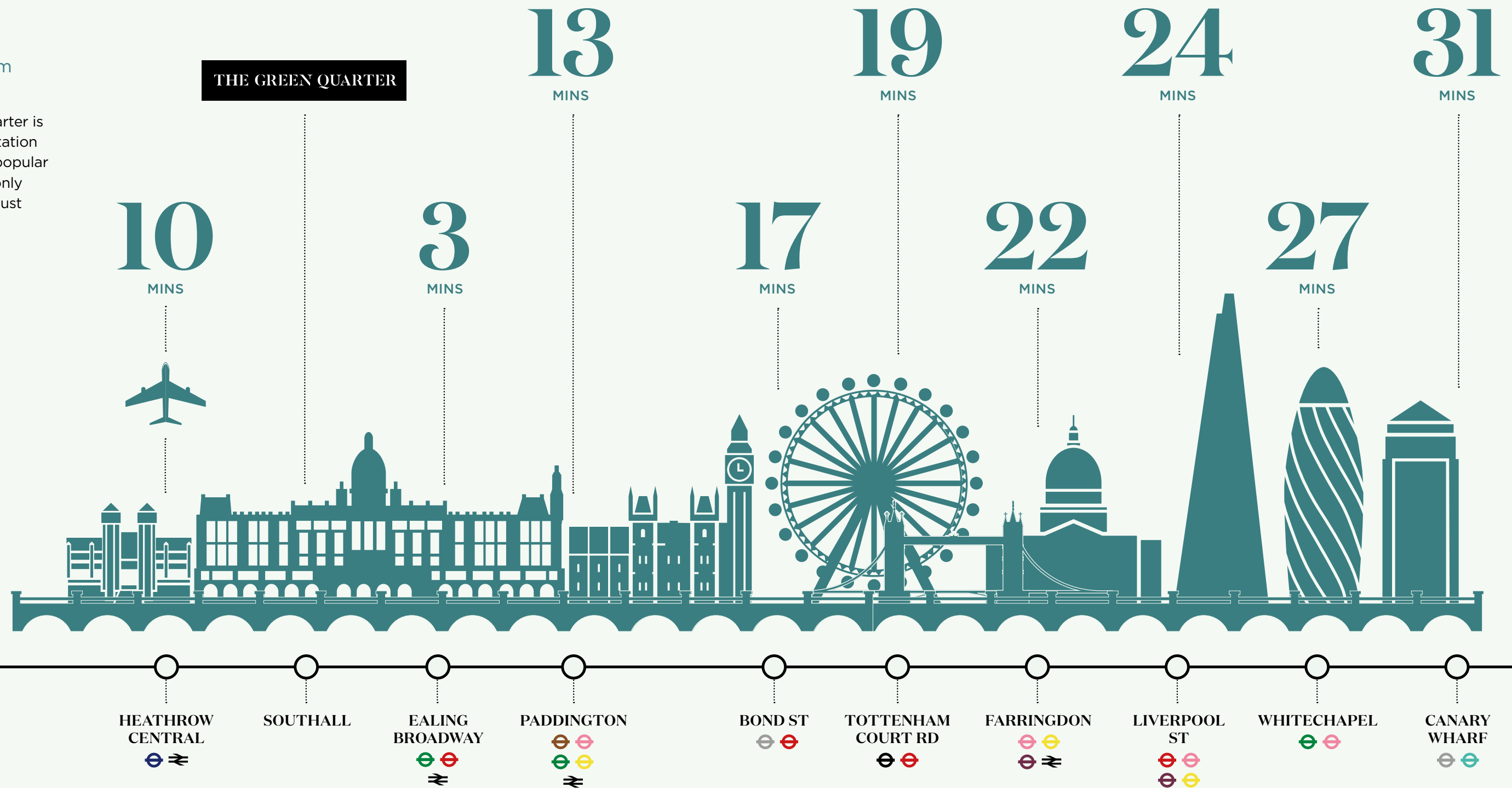


# CONVENIENTLY CONNECTED



## Elizabeth line connections from The Green Quarter

Conveniently located, The Green Quarter is within walking distance of Southall station on the Elizabeth line, connecting to popular destinations such as Bond Street in only 17 minutes, and Heathrow Airport in just 10 minutes.



### Station Connections

- Bakerloo Line
- Central Line
- Circle Line
- District Line
- DLR Line
- Hammersmith & City Line
- Jubilee Line
- Metropolitan Line
- Piccadilly Line
- Northern Line
- National Rail

All journey times are approximate only Source: tfl.gov.uk



# ENVIABLE POSITIONING

## The historic Grand Union Canal frames The Green Quarter forming a natural boundary and the beginning of the 90-acre Minet Country Park

The Green Quarter boasts an enviable position between Southall Station and the canal. With a new path opening up access from the resident facilities at The Parkside Club, to the Grand Union Canal, residents can benefit from additional routes for cycling, walking and jogging.





# EALING BROADWAY

The Green Quarter is located in London's most eco-friendly borough - Ealing - and close to Ealing Broadway - one of the most vibrant, buzzing shopping destinations in this part of town.

Ealing Broadway is your one-stop-shop for High Street retailers, with bookstores, beauticians and top-name brands galore. With a host of eateries and restaurants to hand, there's no reason why you can't spend your whole day here.



**3**  
MINS  
EALING  
BROADWAY



**289**

SHOPS INCLUDING  
'THE VILLAGE' FOR  
LUXURY BRANDS

**24**

MINS  
WESTFIELD



## WESTFIELD

Close to The Green Quarter, Westfield London is one of the largest retail destinations in the UK. Major department stores John Lewis & Partners, House of Fraser and M&S sit alongside 40 luxury brands and hundreds of others in this huge space.



**97**

RESTAURANTS,  
BARS AND CAFÉS

## VUE CINEMA PUTTSHACK GOLF ALL-STAR LANES

It isn't just shopping that attracts visitors. Entertainment and leisure areas draw in the crowds, including the near two-acre outdoor events space. There are bowling alleys, cinema screens and nearly 100 places to eat and drink.



# FURTHER AFIELD

With excellent transport links, nothing is too far from The Green Quarter. From the heritage sites of Royal Windsor and the world-renowned Kew Gardens to some of the biggest sporting and event venues in the UK.



27  
MINS  
WINDSOR  
🚗

## CULTURE

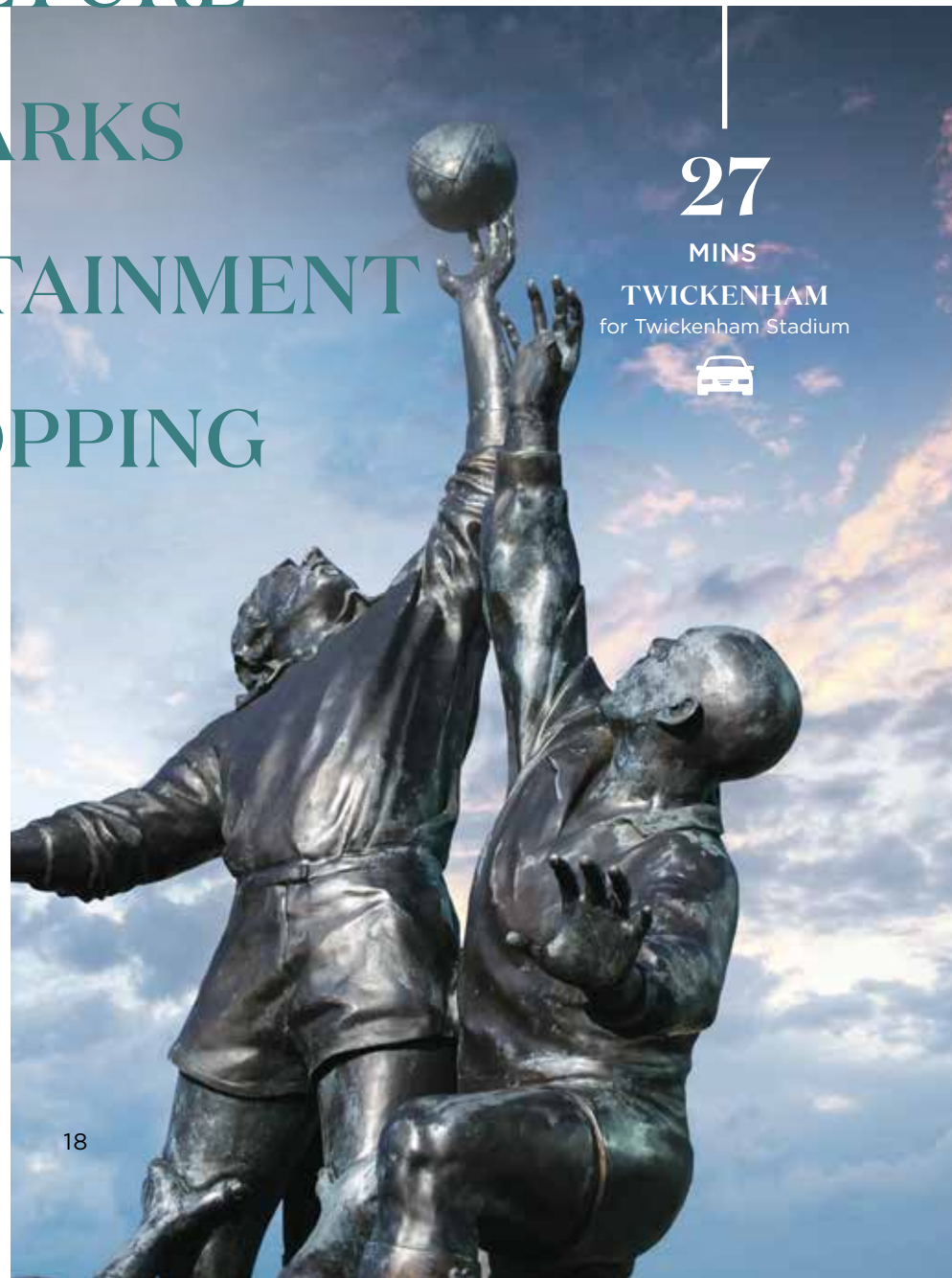
## PARKS

## ENTERTAINMENT

## SHOPPING

25

MINS  
KEW  
for Kew Gardens



27  
MINS  
TWICKENHAM  
for Twickenham Stadium



49

MINS  
BANKSIDE  
via Southwark for  
Tate Modern



The arrival of Crossrail has made trips to Oxford Street and the West End super fast. Already, there are easy connections right across town towards some of the hottest arts, culture and entertainment spots in the Capital.



43  
MINS  
KNIGHTSBRIDGE  
for Harrods  
🚗 🚇



31  
MINS  
WEST END  
🚗 🚇



# EASY ACCESS TO EDUCATION

## PRIMARY SCHOOLS



**Blair Primary School**  
OFSTED: GOOD

2 mins 7 mins | 0.3 miles



**Beaconsfield Primary School**  
OFSTED: GOOD

1 min 3 mins | 0.2 miles



**Hambrough Primary School**  
OFSTED: GOOD

3 mins 9 mins | 0.4 miles



**St Anselm's Primary School**  
OFSTED: OUTSTANDING

8 mins 21 mins | 0.9 miles



**North Primary School**  
OFSTED: GOOD

7 mins 19 mins | 1.1 miles



**Dairy Meadow Primary School**  
OFSTED: GOOD

9 mins 21 mins | 1.4 miles

## SECONDARY SCHOOLS



**Featherstone High School**  
OFSTED: OUTSTANDING

10 mins 26 mins | 1.1 miles



**Villiers High School**  
OFSTED: OUTSTANDING

5 mins 16 mins | 0.8 miles



**Uxbridge College, Hayes Campus**  
OFSTED: OUTSTANDING

10 mins 39 mins | 1.8 miles



**Dormer Wells High School**  
OFSTED: GOOD

9 mins 35 mins | 1.6 miles



**St Benedicts School Ealing**  
OFSTED: GOOD

3 mins to Ealing Broadway via Crossrail  
29 mins | 4.6 miles

The Green Quarter offers excellent access to leading educational institutes such as the world-renowned Brunel University, Royal Holloway University and the University of West London.

## UNIVERSITIES



**West London College, Southall**

1 min | 0.2 miles



**University of West London**

6 mins to West Ealing via Crossrail

28 mins | 4.7 miles



**Brunel University**

22 mins | 4.7 miles



**Royal Holloway, University of London**

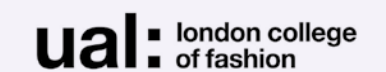
43 mins | 14.5 miles



**University of London**  
Paddington Campus

14 mins to Paddington via Crossrail

46 mins | 11.7 miles



**London College of Fashion**

17 mins to Bond Street via Crossrail

69 mins | 14.9 miles

Car journey times are approximate only from UB1 1FH. Source Google Maps. Train journey times are approximate only and taken from Southall train station. Sources: thetrainline.com





## CHAPTER 2

# FOUR DISTINCT NEW NEIGHBOURHOODS

Each neighbourhood at The Green Quarter will be created by different architects and landscape designers. As the seasons change, walking between the increasing variety of green spaces, outdoor areas and buildings will feel like stepping into somewhere new every time.



# THE BIGGER PICTURE

THE GREEN QUARTER

Quadrant House

The Parkside Collection

CHAPTER 2

The Harris

PARKSIDE

QUARTER YARD

The Green Quarter Marketing Suite

CENTRAL GARDENS

WATERSIDE

WETLANDS

THE STRAIGHT

Southall Station  
(Heathrow 10 mins)  
(Bond Street 17mins)

A312 - Link to M4  
(4 miles to Heathrow)

The Parkside Club  
Parkside Yards

GREENLANDS

# 4

## NEIGHBOURHOODS

PARKSIDE QUARTER YARD GREENLANDS WATERSIDE

# 3

## PARKS

CENTRAL GARDENS WETLANDS MINET COUNTRY PARK

# 88

ACRES

# 13

ACRES OF PARKLAND

# 1km

OF CANAL FRONTAGE

\*All journey times are sourced from tfl.gov.uk.  
Site plan is indicative only and subject to change



“Berkeley is building something special here. The Green Quarter. The sheer amount of outdoor space is absolutely unique for a site this close to the Capital.”

— MARCUS ADAMS JTP

## MEET THE MASTERPLANNERS JTP

The development will offer the perfect combination of 50% open green space and parkland, yet just a mere 17 minutes\* from Bond Street.

We’re connecting the site to the 90 acres of Minet Country Park through the construction of a new footbridge ensuring green open space is always on your doorstep.

Each of the four neighbourhoods will have its own identity and character, so that each feels settled and ready to be lived in as part of a community, creating a rich tapestry of life surrounded by the nature that flows through the heart of The Green Quarter.





NEIGHBOURHOOD 1

# PARKSIDE

**32.1**  
ACRES

Between the apartments and the tree-lined boulevard is a series of neighbourhood spaces the community can use.





NEIGHBOURHOOD 2

# QUARTER YARD

**8.9**  
ACRES

**Quarter Yard will become a place for residents and visitors alike – offering amenities and activities to suit everyone’s taste.**

Quarter Yard will quickly become a new place to meet in the local area. Shops. Bars. Restaurants. This area will become a hub for the whole community and an entranceway for anyone visiting.

**QUARTER YARD**



# GREENLANDS



**6.9**  
ACRES

Computer-generated image is indicative only and subject to planning

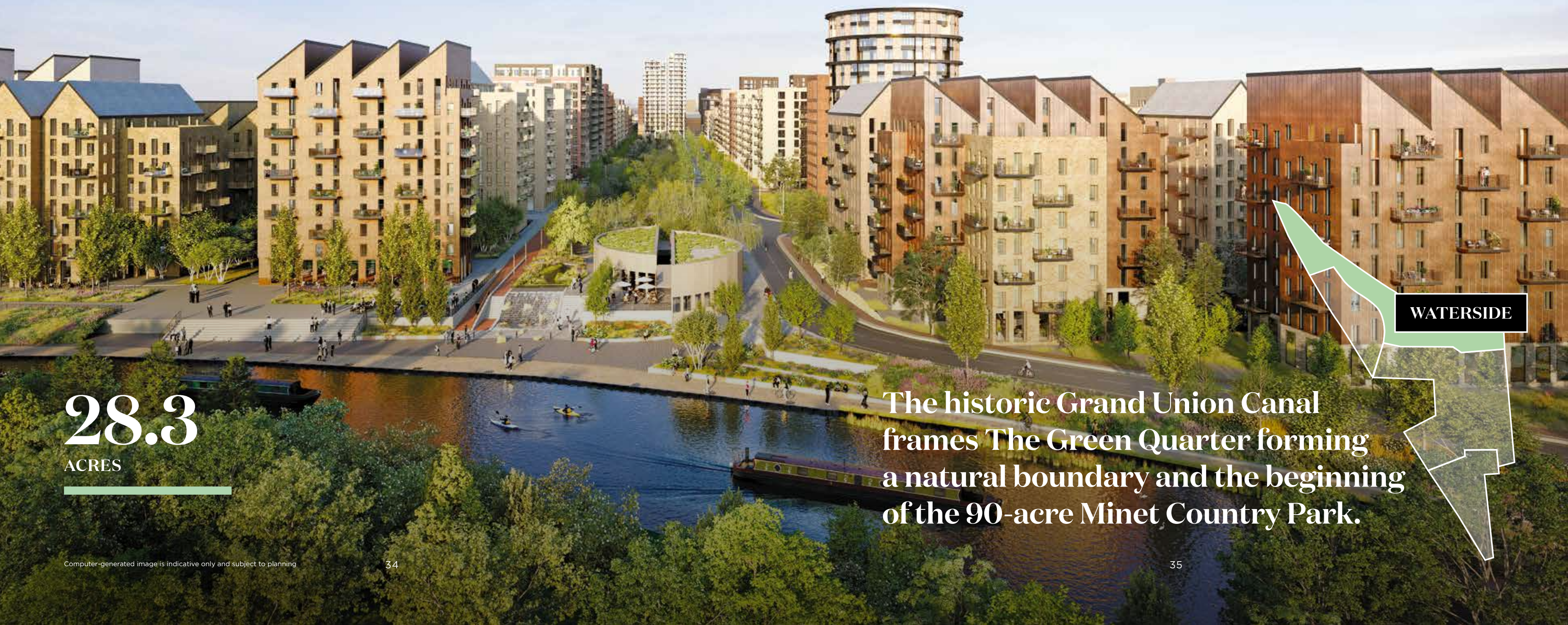


**Fulfilling The Green Quarter vision, apartments in Greenlands will wrap around the carefully reclaimed nature and biodiversity of the Wetlands.**



NEIGHBOURHOOD 4

# WATERSIDE



**28.3**  
ACRES

The historic Grand Union Canal frames The Green Quarter forming a natural boundary and the beginning of the 90-acre Minet Country Park.

WATERSIDE



A stylized, graphic illustration of a park scene. The background is a mix of black, white, and various shades of green and teal. In the upper left, a white swan is depicted. Below it are several stylized flowers with dark centers and light petals. A dragonfly is shown in flight in the center. In the lower left, a black silhouette of a dog's head is visible. A large, teal-colored circle is drawn around the central area. In the lower right, a white bench is shown. The overall style is modern and minimalist.

CHAPTER 3

## NATURE FIRST AND FOREMOST

Nature is at the very heart of everything about The Green Quarter. The neighbourhoods will be set in and around three character natural spaces. Central Gardens, a landscaped space reminiscent of city living; The Wetlands will be wilder and a haven for wildlife; while the existing Minet Country Park will be opened up to everyone. In addition, the Grand Union Canal sets a natural boundary to The Green Quarter bringing a diverse habitat all of its own.



“At The Green Quarter we believe the benefits of nature and the sense of wellbeing that nature brings should be part of everyday life.”

— KYM JONES Applied Landscape Design

## LANDSCAPING & ECOLOGY

Retaining the industrial waterway heritage was an important aspect in the landscape planning at The Green Quarter, as was including varied and diverse spaces for nature and people to thrive together.

Central Gardens incorporates a purpose-built 600m long stretch of shallow water, inspired by the local canal heritage. The core of the park is about open areas where people will enjoy the rich and diverse green space and can come together, share a picnic or an impromptu kick about. Cycle lanes and fitness trails weave throughout the gardens and subtle landform, raised edges and a slightly tilted central section offer interesting vistas as you make your way down to the canal.

We are creating a place where people will interact with the outdoors on a daily basis. We want the gardens and landscaping to play a central role in people’s lives at The Green Quarter.



Original landscape architect's sketch of The Green Quarter



Original landscape architect's sketch of The Green Quarter



# BIODIVERSITY AT THE GREEN QUARTER

The Green Quarter will also be home to a wide range of priority species - from butterflies, finches and thrushes to a variety of aquatic, marsh and flower rich grasslands. By recovering the nature that has been lost over time, the aim is to bring this once fertile area back to life for good.

## THE GREEN QUARTER IN NUMBERS

**93%**

NET BIO DIVERSITY GAIN

**13**

ACRES OF PARKLAND

**50%**

OF THE SITE IS OPEN GREEN SPACE

**2,500**

NEW TREES BEING PLANTED

**17+**

ACRES OF PODIUM GARDENS

**65%**

OF ALL HOMES WILL OVERLOOK WATER OR OPEN SPACE

**70%**

OF IRRIGATION WATER WILL BE FROM STORM WATER

**1.6km**

OF CONTINUOUS WATER FLOWING THROUGH THE GREEN QUARTER



From play spaces to community spaces and just space to relax, these gardens will be a welcoming place for day and night.

The first step in bringing nature back to Southall is this expansive 4.5-acre park. From its hidden spaces to its lawns, waterways, play space, cycle lane and amphitheatre, there's something for everyone.

PARK 1

# CENTRAL GARDENS



# DESIGNED TO BE ENJOYED



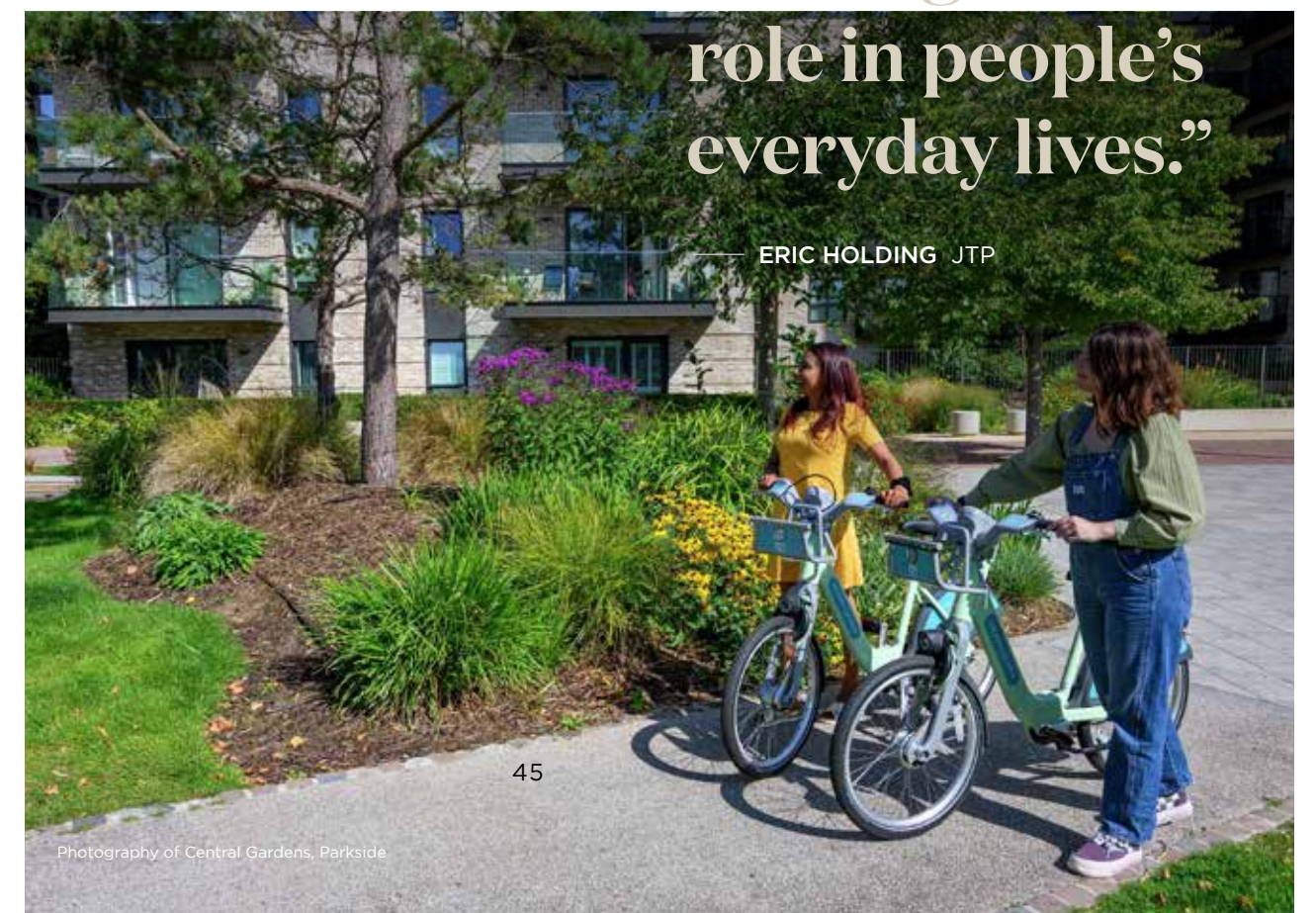
Photography of Central Gardens, Parkside

Central Gardens isn't just a place to sit and gaze. It is purposefully designed as a place where people can meet and enjoy the outdoors on a daily basis. Whether you choose to stroll or cycle along the tree-lined paths, when completed Central Gardens will stretch from Quarter Yard right across to the Grand Union Canal.



“Central Gardens is a linear park with lots of different spaces that can play an integral role in people’s everyday lives.”

— ERIC HOLDING JTP



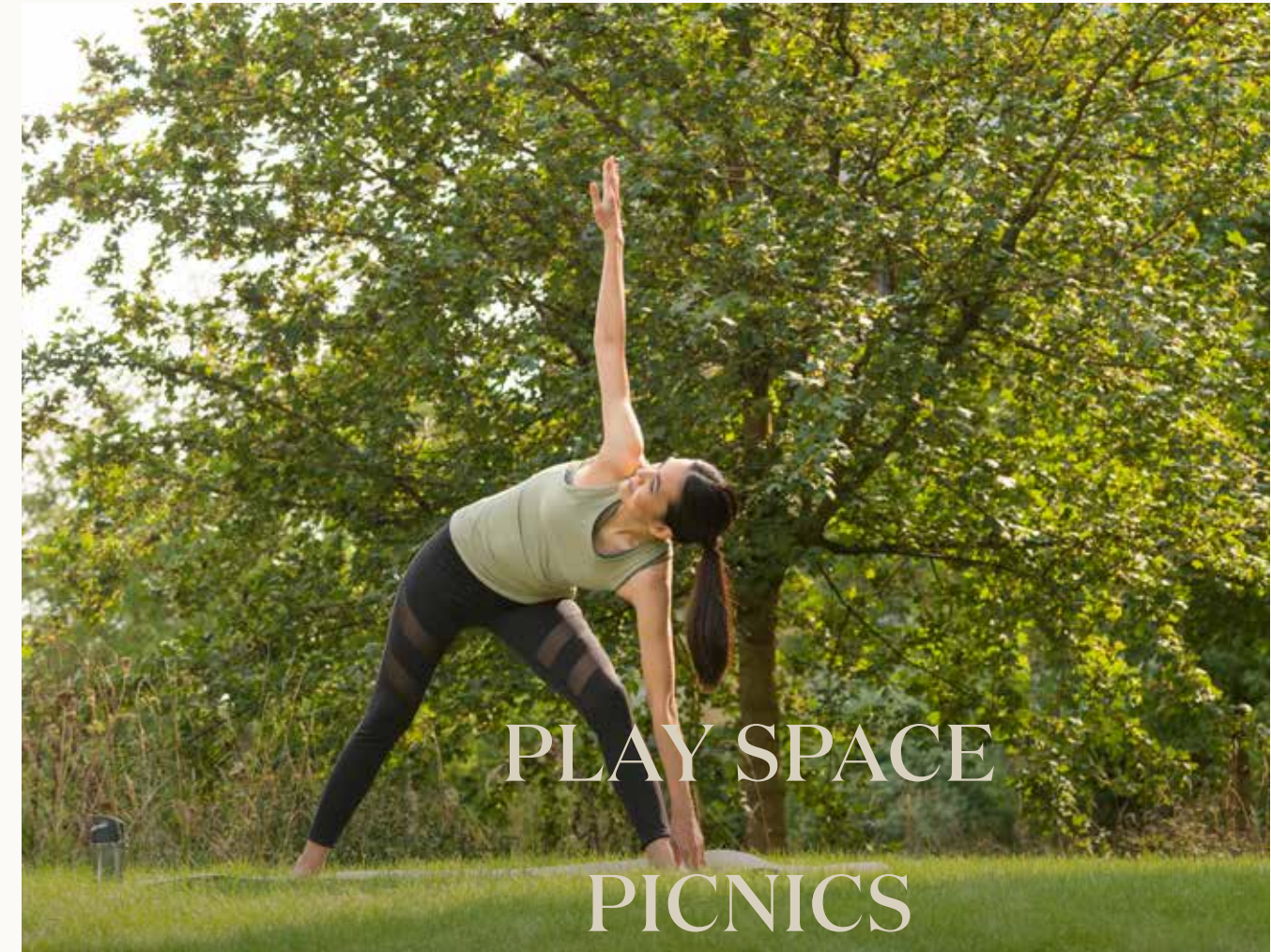
Photography of Central Gardens, Parkside





## OUTDOOR LIVING

Spread across Central Gardens are plenty of areas to keep fit and stay active. There is a children's play area inspired by the site's industrial past, outdoor gym equipment and an amphitheatre to host open air events.



## YOGA & FITNESS

### CYCLE PATHS

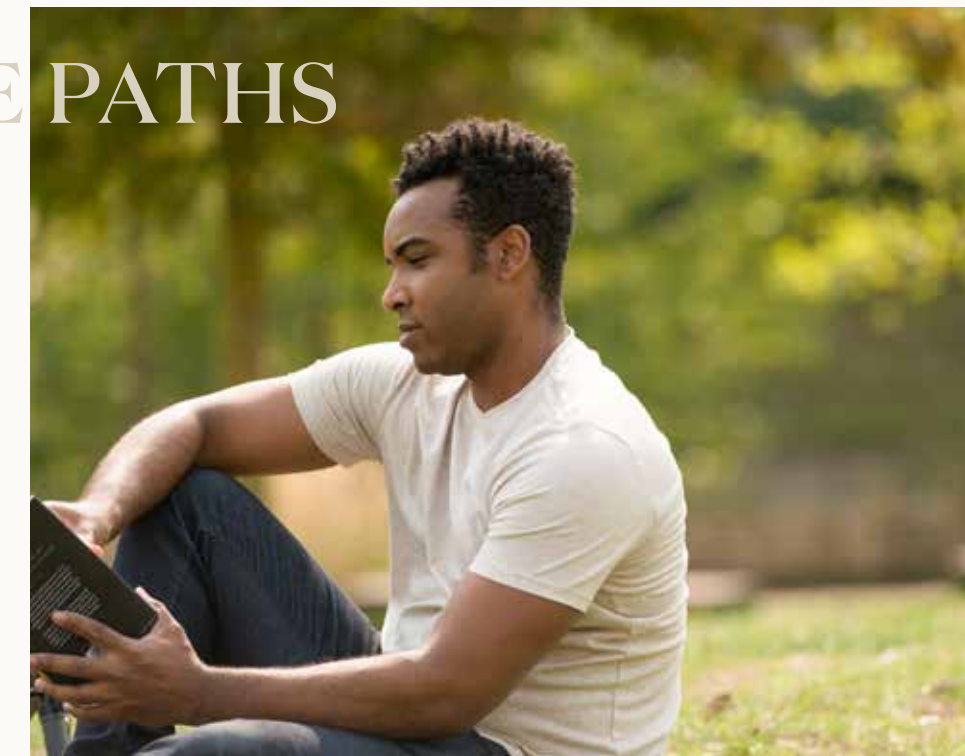
“The Green Quarter is a remarkable development with nature and greenery at its heart.”

— PIERS CLANFORD Berkeley



As you explore the pathways through the park, you'll be able to enjoy secluded spaces, admire outdoor art and sculptures or read about the area's natural habitat and wildlife along the way.

For exercise enthusiasts, pathways turn into a 5km fitness route that weaves through the green spaces of The Green Quarter and beyond.





This area of reclaimed wetlands is something unique to The Green Quarter. With biodiversity at the very heart of The Green Quarter and access out to the 90-acre parkland beyond, the Greenlands neighbourhood will be a place where you can lose yourself in nature.

PARK 2

# THE WETLANDS





“The Green Quarter 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



The Wetlands will provide a feature landscape designed to improve water quality as well as extra space for leisure activities and a chance to reconnect with nature.

An eclectic mix of habitats will bring greater biodiversity and a permanent body of water that plants and animals can depend on. With reed beds, marshland and wet woodland, the subtle design of planting, pathways and levels will create more places to enjoy wildlife up close.

Over time, a network of footpaths, cycle routes and boardwalks will offer new ways to roam through the Wetlands, with areas for play and a feature causeway that becomes part of the cycle route across the whole space.



A new footbridge will connect The Green Quarter to the 90-acre Minet Country Park.



“We’re excited to bring new people to Minet Country Park. With access through The Green Quarter and over the canal, the whole community can now explore this incredible natural landscape.”

— DAVID MOONEY  
London  
Wildlife Trust



PARK 3

# MINET COUNTRY PARK

Nature lovers will be welcomed back to this delightful 90-acre haven thanks to a new footbridge from The Green Quarter reconnecting the existing parkland with a much wider community. And for the keen cyclists, the park is home to the Hillingdon Cycle Circuit, once used to train Team GB, as well as miles of pathways weaving through the park.





CHAPTER 4

**EVERYDAY LIFE  
AT THE GREEN  
QUARTER**

As a new resident you can expect to find a whole host of services. As people's lives change, the site will evolve to meet new needs - with the potential for smart living at home and around key areas within The Green Quarter.



# RESIDENTS' FACILITIES

# CONCIERGE



Photography of The Green Quarter concierge



Photography of The Green Quarter gym

# GYM

Your concierge will be on hand to make your life more convenient.

At The Green Quarter, you will have the advantage of a fully-equipped gym and fitness suite on your doorstep - so you can work out whenever is best for you.

Additionally, take time for yourself in the studio space and do some stretching or yoga to unwind.



# YOGA



With more and more employers embracing the need to work from home, you can reserve your own workspace just a few minutes from your front door. We've created places that allow people to work flexibly without having to stay in their apartments - all kitted out with super-fast broadband.

# LOUNGE & CO-WORKING SPACES



PLUS...

SCREENING ROOM

CAR CLUB

CYCLE STORAGE & HIRE

PARKING\*





# SWIMMING POOL



With a swimming pool just moments from your front door, there will always be time for a quick dip at The Green Quarter.





CHAPTER 5

## THE REAL HEART AND SOUL OF THE COMMUNITY

The Green Quarter is so much more than a place to live. It's a destination for inviting your family over. It's also great for sitting back and unwinding with friends. From outdoor film screenings to sports tournaments and cultural celebrations, these spectacles will be easily accessible to all. So whether you're enjoying time with others or a little time to yourself, you'll find everything you need to nurture the soul.



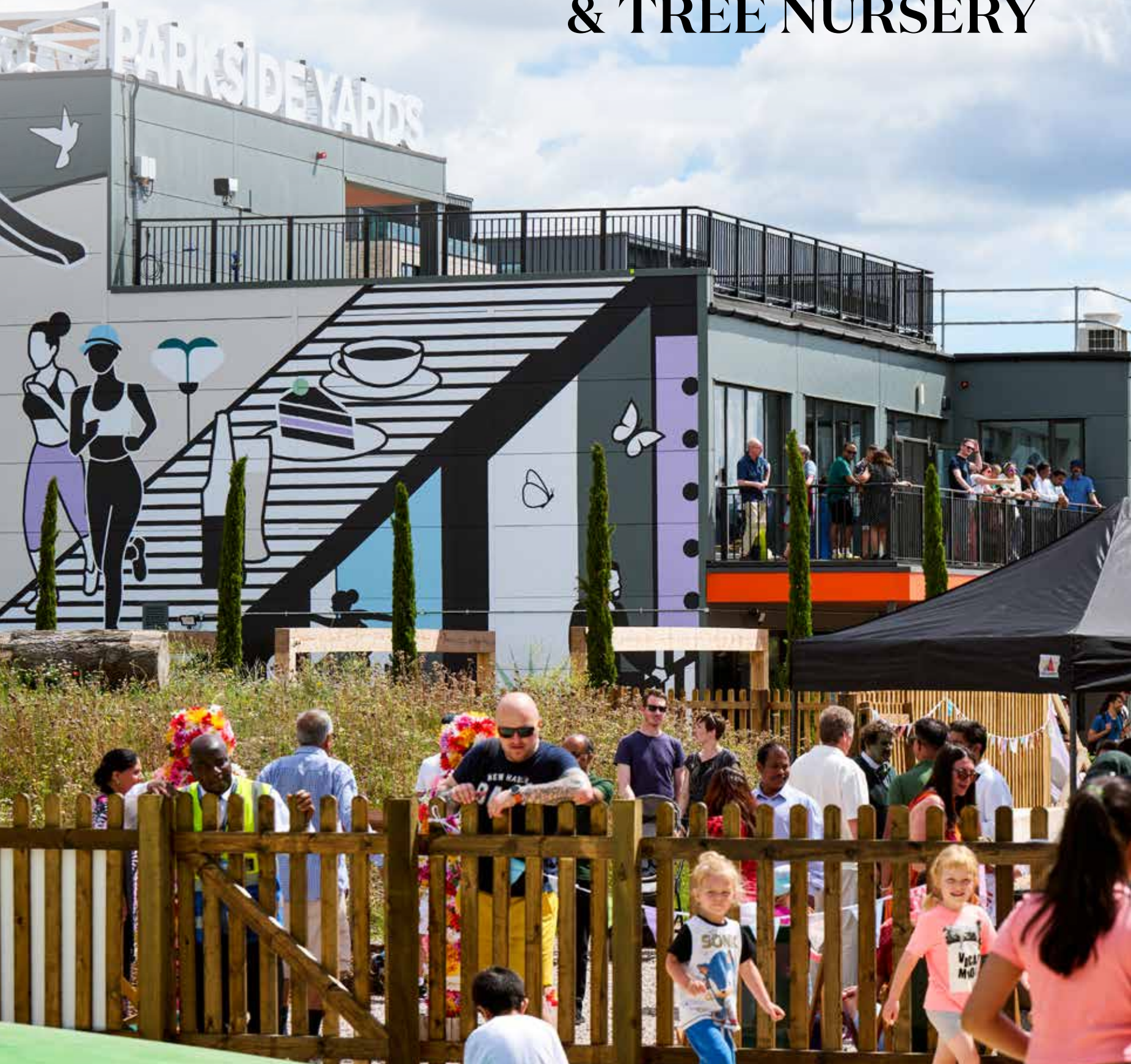
The Green Quarter will be home to a community alive with energy throughout the day and into the evening, across weekdays and weekends alike.



Computer-generated image is indicative only and subject to planning.



# PARKSIDE YARDS & TREE NURSERY



Parkside Yards at The Green Quarter has added a new cultural space and exciting arts programme to the community and features a ceramics studio, community centre, café, lifestyle store and an airstream offering pizzas in the piazza. Parkside Yards also adds to the expanding parkland in the area with a pioneering tree nursery, woodland trail and children's play area with a jumping pillow.



Parkside Yards is a vibrant new hub, bringing communities together through an exciting arts programme, flexible working spaces, and an outdoor piazza at its heart offering opportunities to eat, meet, drink, shop and play against the backdrop of green surroundings.





# PARKSIDE YARDS

## THE TREE NURSERY

Designed in line with The Green Quarter's aim to be one of the country's most biodiverse new developments, a new on-site tree nursery has been created at Parkside Yards, one of the first at a UK development. The nursery currently features over 600 air-potted trees, with species native to the British isles including Hornbeam, Black Alder, London Plane, Crab Apple, Wild Cherry, Lime and Silver Birch.

**600**  
AIR-POTTED TREES  
FROM SPECIES NATIVE  
TO THE BRITISH ISLES



**1** House of A.E.I.O.U



Discover a contemporary lifestyle store offering a wide range of goods from art supplies, books, homeware, greeting cards, gifts and stationery to hardware and functional products to support your daily lifestyle.

**2** Pinsafresco Pizza



Discover Pinsafresco. The home of authentic Pinsa Romana pizza, straight from the heart of Italy.

**3** Tree Nursery, Nature Trail and Children's Play Areas



Step into a haven where trees are nurtured with purpose. The on-site tree nursery at Parkside Yards is an integral part of our commitment to a greener future.

**4** Café



Introducing the café, where a great coffee goes hand in hand with good food making this a perfect spot to connect with friends or strike up a conversation with fellow café-goers.

**5** Ceramics Studio



A community ceramics studio with hand building and throwing facilities is now open with regular workshops, demonstrations and an opportunity to buy locally made pottery.

**6** OPEN Southall



Building on the success of OPEN Ealing, OPEN Southall is a vibrant hub for the community, local artists, entrepreneurs, and art enthusiasts alike.



A woodland nature trail for children runs through the nature trail, featuring carved wooden animal statues. Once matured, the trees will be planted around the development, creating habitats for wildlife, improving air quality and helping us foster a greener and more sustainable future for generations to come.





## ACTIVITIES ON THE GRAND UNION CANAL



Creating new memories is part of everyday life at The Green Quarter. From taking a day out along the canal to enjoying freshly made food from local producers, there is always something to do.



“The Green Quarter is a place of endless possibilities. Not just for the people who will live and work here. Not just for the local community. But for all.”

— PIERS CLANFORD Berkeley



## SUMMER FAIRS & FARMERS' MARKETS





## CHAPTER 6

# APARTMENTS WITH FINE ATTENTION TO DETAIL

Apartments at The Green Quarter are filled with natural light from huge windows overlooking the grounds below. The mark of quality is there for all to see with fine attention to detail in every room. With your own balcony or terrace to enjoy views out over the emerging green spaces, you'll also enjoy generous living spaces so you can just relax and let the world go by.







## THE SPACE TO ENTERTAIN

Unique interior styles take inspiration from the area's industrial heritage to create a timeless appeal.

Kitchen areas are designed to resemble a seamless piece of joinery. And this harmony continues through the open living areas and into the bedrooms of each apartment.

## CONTEMPORARY INTERIORS

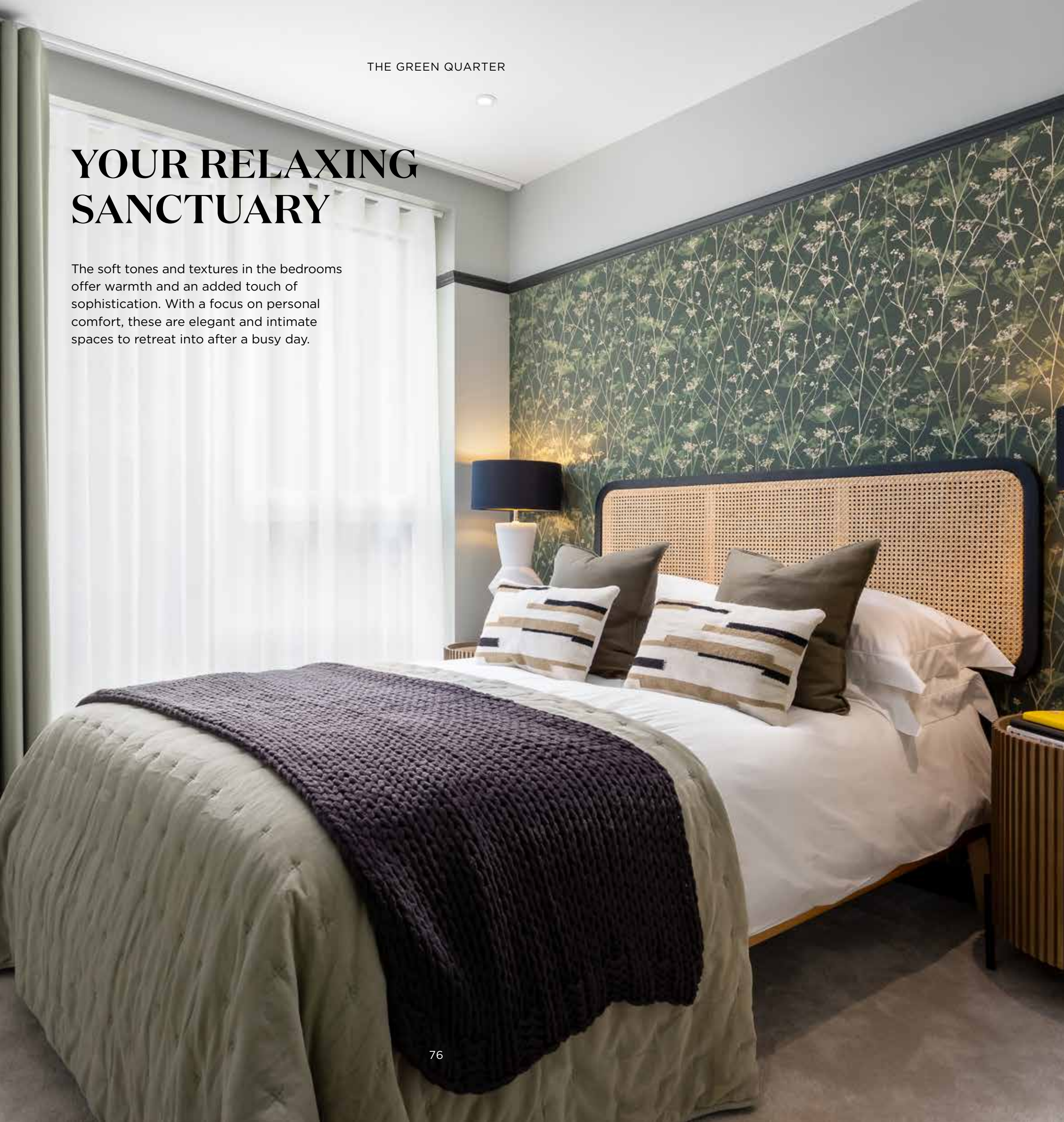
The open and spacious living areas are flooded with natural light. These generous spaces offer expansive French windows that open out onto your own private balcony – perfect for entertaining or relaxing at home in ultimate comfort.





# YOUR RELAXING SANCTUARY

The soft tones and textures in the bedrooms offer warmth and an added touch of sophistication. With a focus on personal comfort, these are elegant and intimate spaces to retreat into after a busy day.



# SOOTHING SPACES

Enjoy the feeling of undeniably indulgent finishes in your stunning new bathroom.







## BRINGING THE OUTSIDE IN

As The Green Quarter continues to grow, new parks and pathways will emerge that traverse the whole area. Apartments nestled among the trees feature balconies that give you stunning views across the landscaped gardens and trickling waterways. Each building also has its own residents-only podium garden, shaded at street level with an assortment of deciduous and evergreen trees.





The Green Quarter is designed with the future in mind: car charging points, cycle lanes and pedestrian walkways. Built for an ‘on demand’ lifestyle at every level.

## SMART LIVING

The whole idea of a balanced lifestyle is right at the top of the agenda for busy professionals and active people looking to move here. Smart living at The Green Quarter is about making it easy to meet friends for a drink, treat the family to a film, pick up some shopping or grab a quick bite to eat after work.

At The Green Quarter we have included a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle.

## SHAPING SPACES FOR THE FUTURE



### ENERGY EFFICIENCY

- 100% low energy lighting
- White goods where supplied, rated B or above
- Communal heating and hot water via an energy centre



### ENHANCING ECOLOGY

- Green roofs
- Private gardens, play space and parks
- Berkeley is partnering with London Wildlife Trust
- Up to 2,500 new trees to be planted
- Over 13 acres of parkland across 2 new parks
- This will become one of the most biodiverse developments in the UK



### REDUCING WASTE

- Recycling bins provided



### REDUCING WATER USE

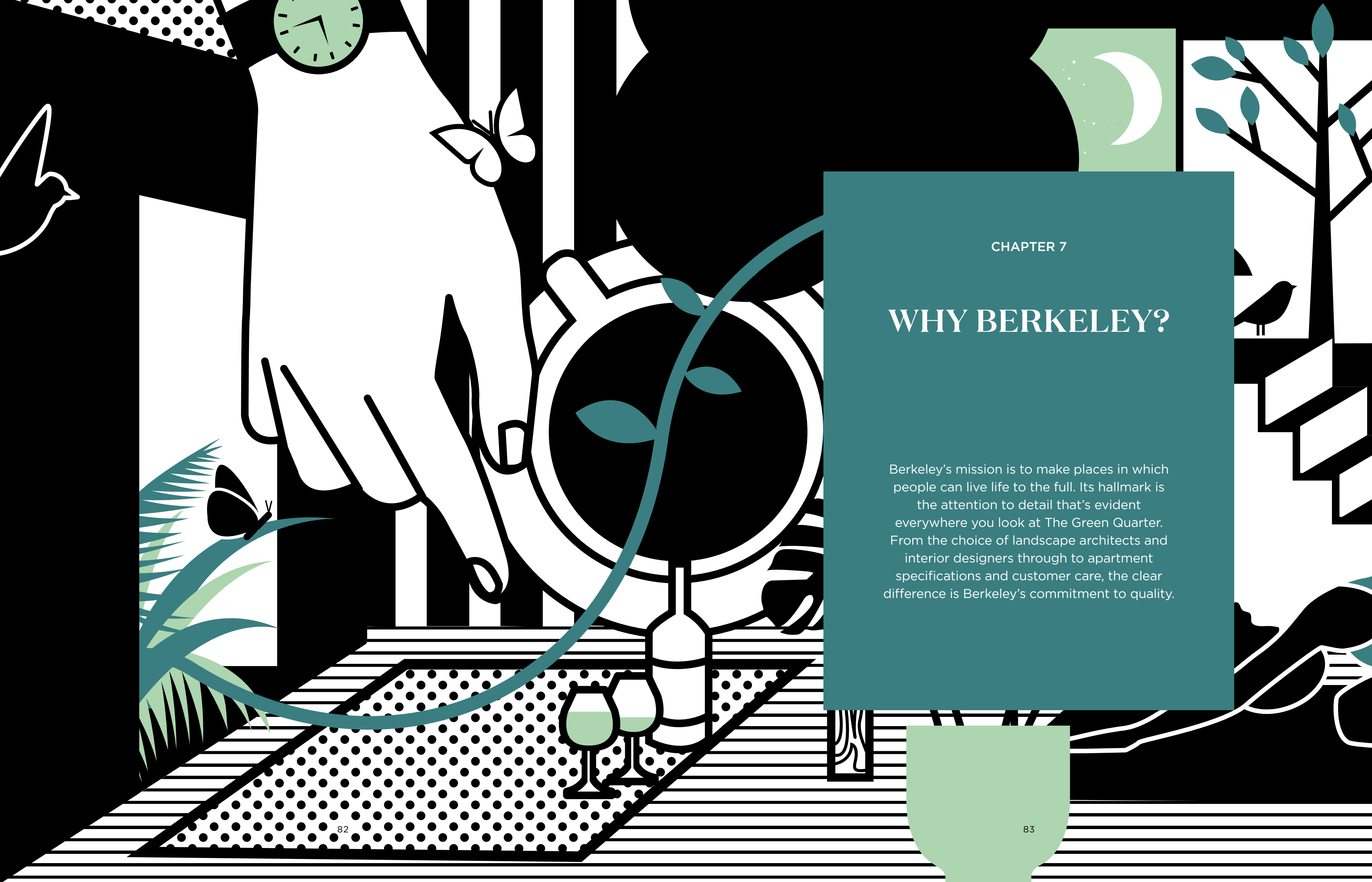
- Water saving fixtures
- Rainwater harvesting is used to irrigate the communal landscaped areas



### SUSTAINABLE TRAVEL

- New fitness trails
- A new footbridge linking to the 90-acre Minet Country Park
- 1km of canal frontage
- Electric car charging points
- Cycle and car club and 944 cycle spaces





CHAPTER 7

## WHY BERKELEY?

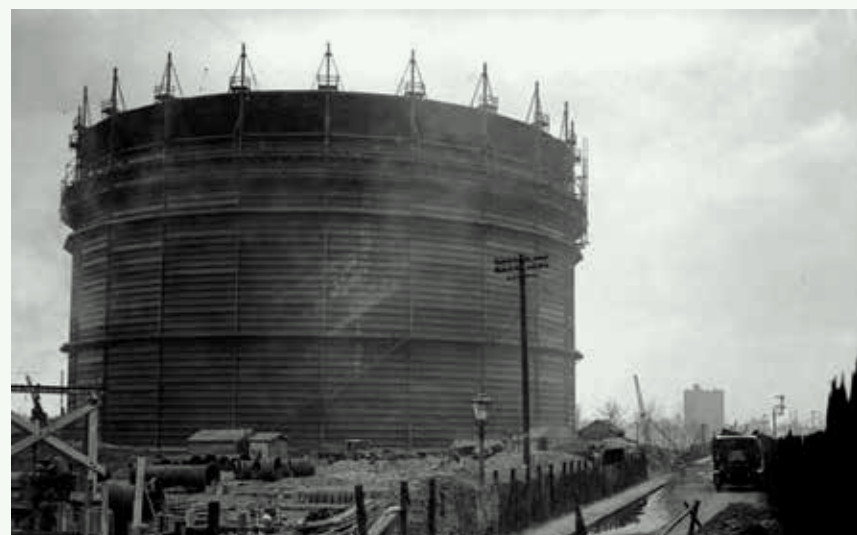
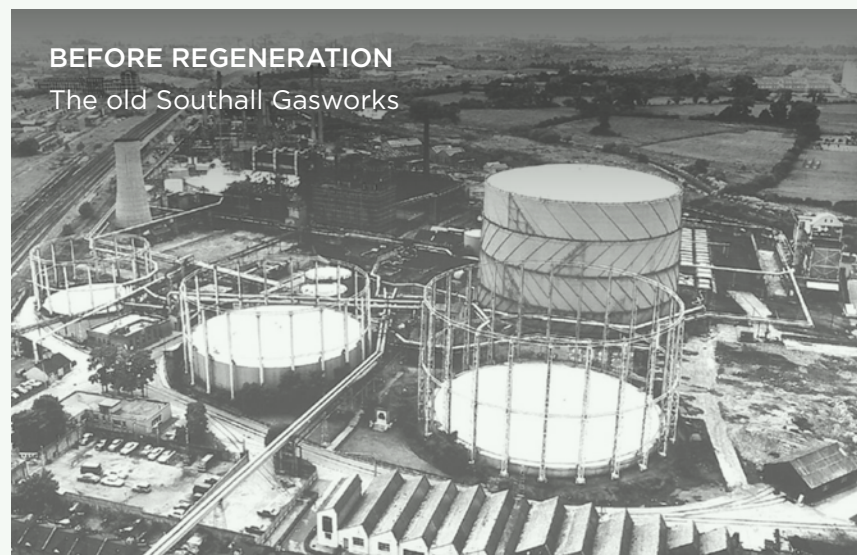
Berkeley's mission is to make places in which people can live life to the full. Its hallmark is the attention to detail that's evident everywhere you look at The Green Quarter. From the choice of landscape architects and interior designers through to apartment specifications and customer care, the clear difference is Berkeley's commitment to quality.



# THE FUTURE OF THE GREEN QUARTER

The Green Quarter is a place of endless possibilities. This former industrial site is set to be transformed into a new community that is alive with energy.

It is a blank canvas onto which Berkeley is applying everything it has learned over the past 40 years. After decades of neglect, the former gasworks will become a green haven for west London and have a lasting impact for generations to come.



Working in partnership with the Council, local communities and a host of design partners, Berkeley's vision is to create a green and sustainable neighbourhood for all.



# REVIVE & REINVENT

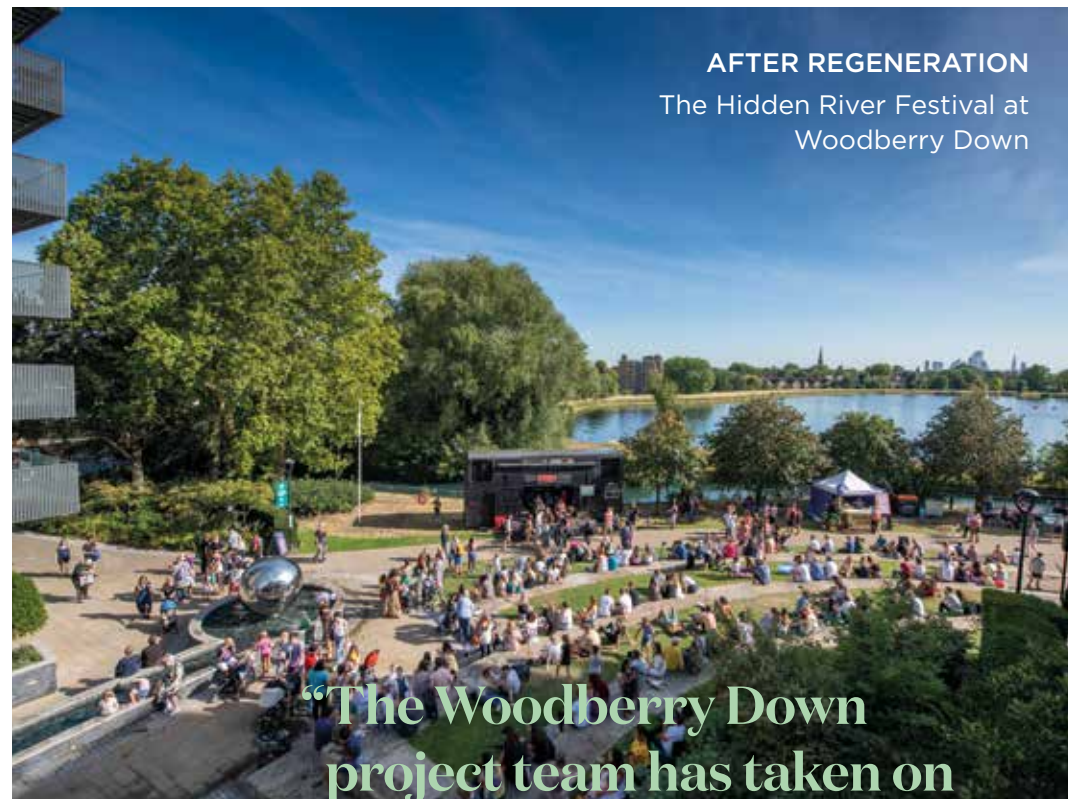
At Berkeley, placemaking is all about people. It's about creating quality homes and welcoming neighbourhoods with the amenities and public spaces that bring everyone together to enjoy community life. Every site has to work beautifully at a human level.

## WOODBERRY DOWN

# 52.7%

**HISTORIC PRICE GROWTH FOR A 1 BEDROOM APARTMENT OVER 2 YEARS**  
(Hackney average 42.3%)

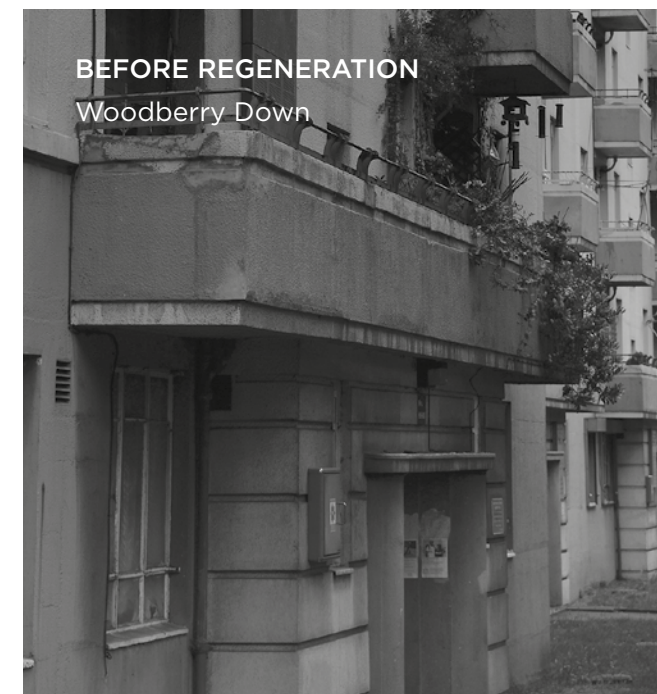
Eleven years ago, a partnership between Woodberry Down Community Organisation, Hackney Council, Berkeley, and Genesis Housing began to transform one of London's most deprived estates.



**AFTER REGENERATION**  
The Hidden River Festival at Woodberry Down

**“The Woodberry Down project team has taken on the regeneration of this area with integrity and a genuine desire to improve not just the physical environment, but also residents’ economic aspirations and social wellbeing.”**

— 2018 RICS Awards, UK Project of the Year



**BEFORE REGENERATION**  
Woodberry Down



**BEFORE REGENERATION**  
Ferrier Estate

## KIDBROOKE VILLAGE

# 91%

**OF RESIDENTS FEEL LIKE THEY BELONG TO THE NEIGHBOURHOOD**

In 2001 a bold plan was conceived for the regeneration of the Ferrier Estate in the Royal Borough of Greenwich, London.

Berkeley had a vision and in partnership with the people of Kidbrooke, Kidbrooke Village was created.

**The transformation of Kidbrooke has delivered a beautiful place to live.**



**AFTER REGENERATION**  
Kidbrooke Village today



# DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Protection for new-build  
home buyers

# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities 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 communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



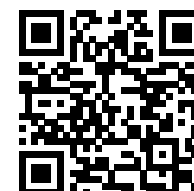
## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



# THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT THE GREEN QUARTER



## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at The Green Quarter.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around The Green Quarter, we have created natural habitats that encourage wildlife to flourish. We are working with the London Wildlife Trust and ALD (Applied Landscaping Design) to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes 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 and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes 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 mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We 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 The Green Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

## SUSTAINABLE TRANSPORT

The Green Quarter is within walking distance of the railway station. Electric car charging points, car club and fitness trails encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Firstport and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our 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. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.



# CONTACT US

**MARKETING SUITE ADDRESS:**

1 Randolph Road, Southall UB1 1BL

Opening Times

**Monday to Saturday 10am - 6pm**

**Sunday 10am - 5pm**

**Bank Holidays 10am - 4pm**

For more information please visit our website or contact our Sales Team:

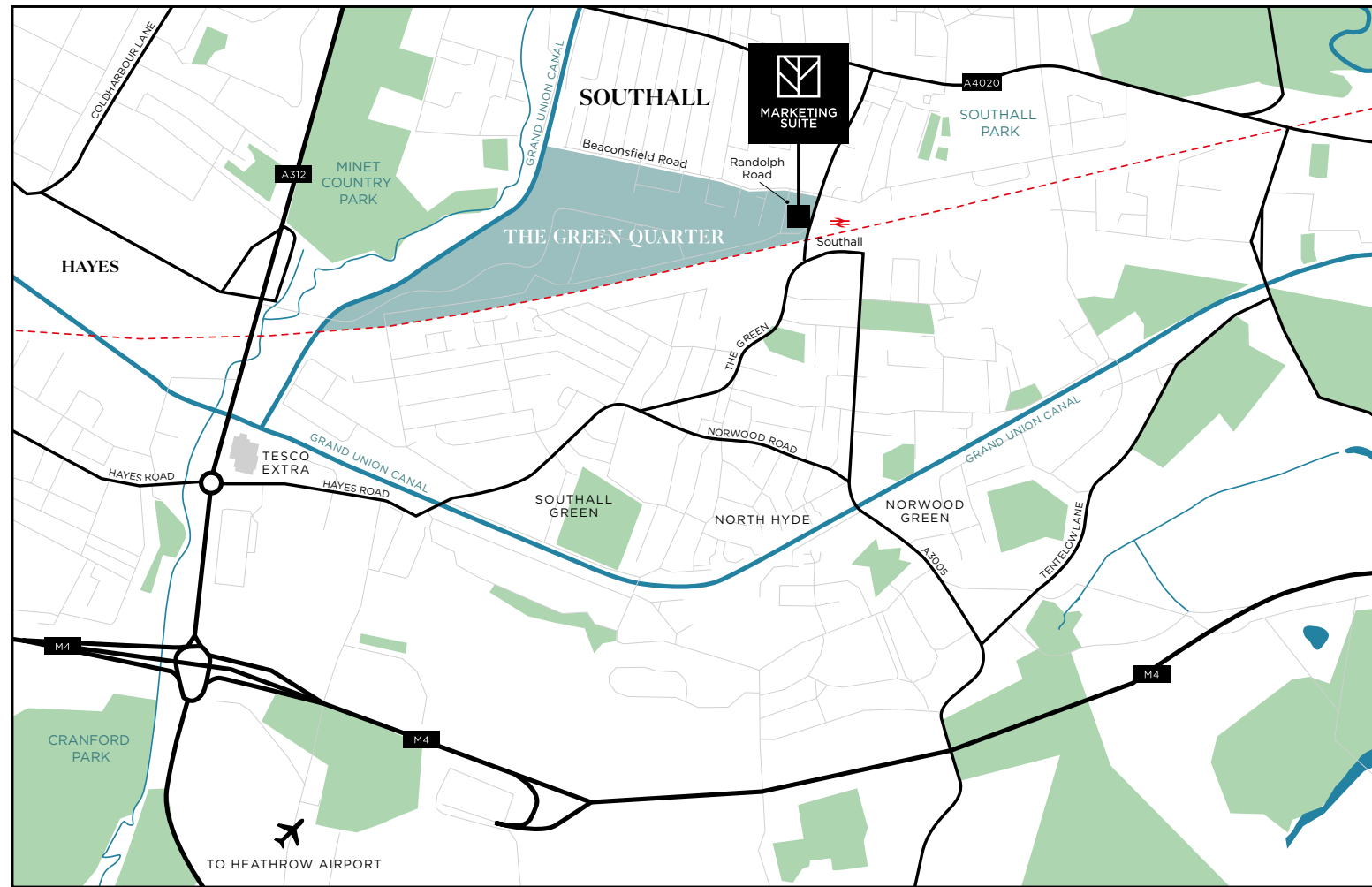
[www.the-green-quarter.com](http://www.the-green-quarter.com)

[tgqsales@berkeleygroup.co.uk](mailto:tgqsales@berkeleygroup.co.uk)

**T: 020 4502 7788**



Please scan to see the location on Google maps

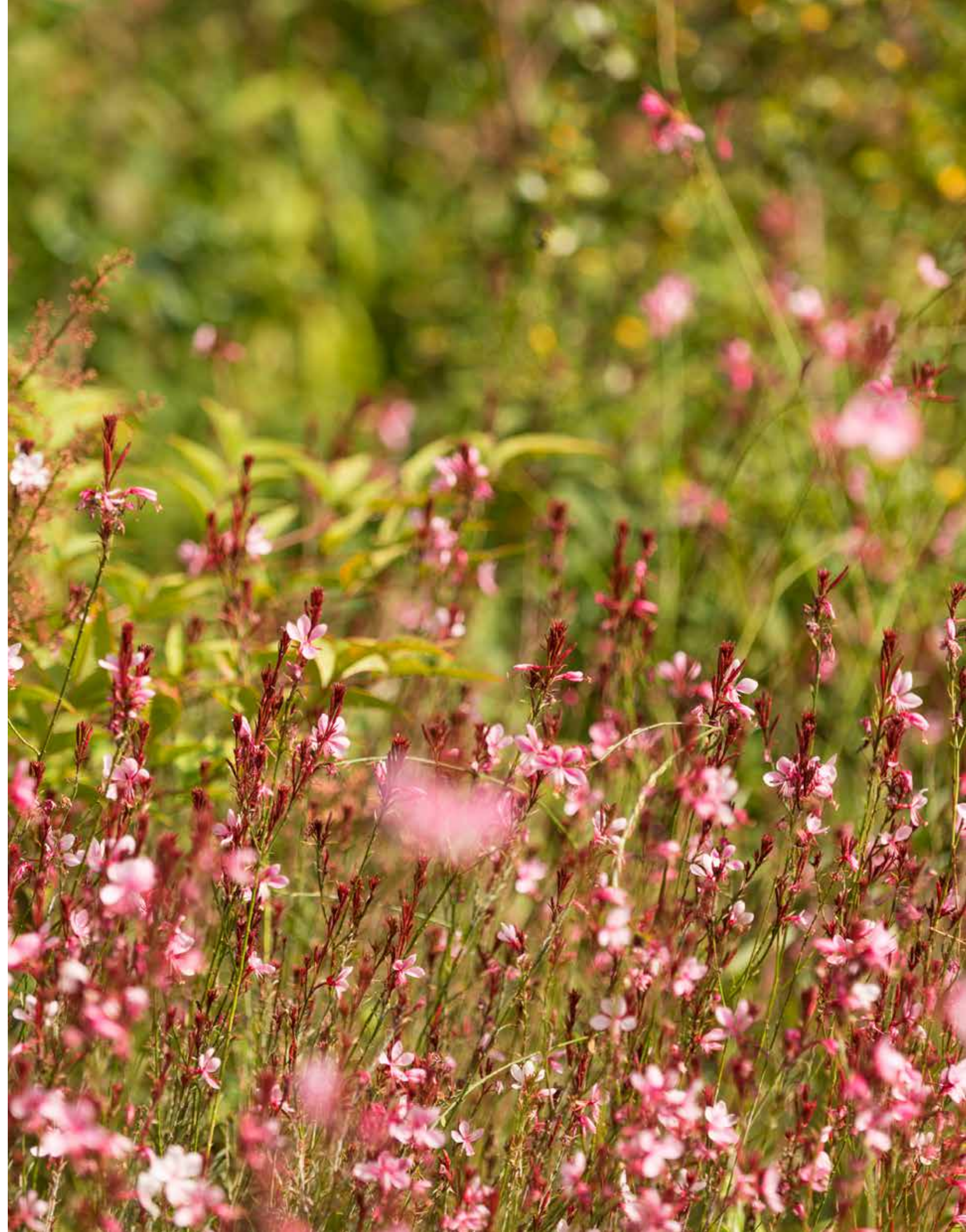


Map not to scale



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Green Quarter is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

The Green Quarter was granted planning permission by Hillingdon Council (planning reference: 54814/APP/2017/604 dated 19 September 2017) and Ealing Council (planning reference: 171562VAR dated 16 October 2017). Through the purchase of a property at The Green Quarter, the buyer is acquiring an apartment with a 999-year leasehold. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. A724/05CA/0124.





A vibrant, computer-generated image of a modern urban park. In the foreground, a shallow water channel with a dark stone or concrete bed flows through the scene, reflecting the surrounding greenery. The water is bordered by low, light-colored concrete walls. To the right, a grassy slope rises, where a woman is sitting on the grass, looking at her phone. The background is filled with tall, leafy trees and modern multi-story apartment buildings. The overall atmosphere is bright and sunny, suggesting a pleasant day in a well-maintained public space.

# REMARKABLE BY NATURE



THE-GREEN-QUARTER.COM



**Berkeley**  
Designed for life