



**THE
EXCHANGE**

WATFORD

CONNECT. DISCOVER. LIVE.

Berkeley
Designed for life



Watford High Street



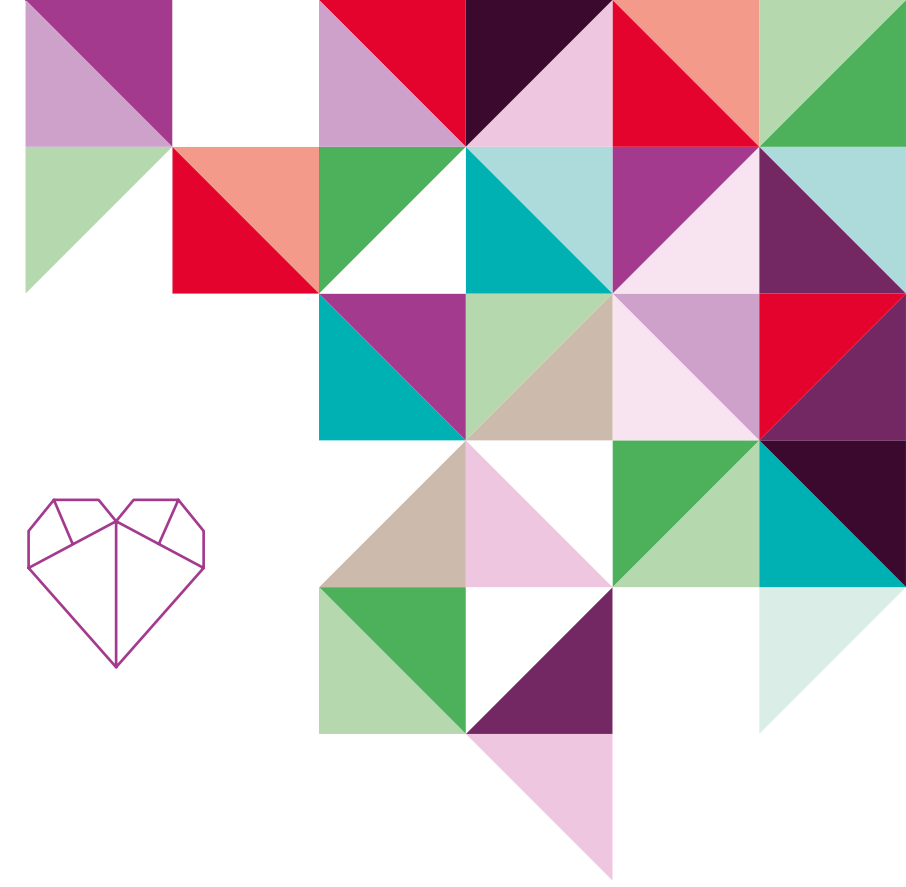
Cassiobury Park



The Florist Bar and Restaurant, Watford



Watford Town Centre



LIVE LIFE IN FULL COLOUR

The Exchange is a place to meet, explore and enjoy life. Its design and ethos are inspired by the growth of Watford as an exciting destination in its own right, and reflect its connections with central London and beyond.

A hub for business, Watford is fast becoming a hot spot for London commuters who want more space – inside and out – but don't want to compromise on connectivity.

The Exchange is designed for all aspects of this exhilarating lifestyle, bringing people together and creating a community where you can thrive.



Computer generated image is indicative only.



WELCOME TO UNION COURT AT THE EXCHANGE

A sophisticated collection of homes that brings the best of city living to Watford. Set in 1.6 acres of green space just four minutes' walk from Watford Junction station, The Exchange offers a fantastic lifestyle – mixing the buzz of the town and fast connections with access to parks and countryside so you can live in perfect balance.

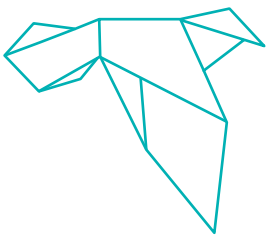
Choose the space to suit you from our range of studios, 1, 2 and 3 bedroom apartments – all finished to a high standard. The Exchange also offers stylish amenities including a 24-hour concierge, gym and cinema room, as well as residents' gardens.

Expertly designed for how we live today, The Exchange is a unique place to meet, socialise, work out, relax and call home.



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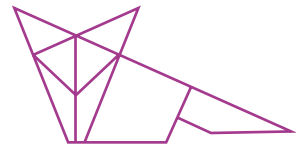


YOUR SPACE TO THRIVE



Computer generated image is indicative only.

LOCATION LOCATION LOCATION



Situated in the heart of Watford to the northwest of London, The Exchange occupies a prime location. Watford's vibrant community and social scene, London's thrills, glorious countryside, historic towns, charming villages, luxury hotels and exciting attractions – all are within easy reach from this inspiring new destination.



The Grove Hotel and Spa

Central London



Cassiobury Park

Watford High Street restaurants



SUPER CONNECTED WATFORD

Head out and connect easily with dozens of destinations from The Exchange. Journeys into the capital are as easy as from popular Zone 2 and 3 locations, so you can enjoy the bright lights, dazzling culture and non-stop fun of central London whenever you want.



BY TRAIN FROM WATFORD JUNCTION

- WEMBLEY CENTRAL
11 mins, 16.5km
- LONDON EUSTON
14 mins, 26.9km
- KING'S CROSS & ST PANCRAS (and Harry Potter's Platform 9 ¾)
23 mins (1 change)*, 27.2km
- LONDON VICTORIA
29 mins (1 change)*, 28.5km
- BANK
30 mins (1 change)*, 30.8km
- CANARY WHARF
44 mins (2 changes)*, 35.8km
- Birmingham New Street
1 hr 8 mins, 151km



BY CAR FROM THE EXCHANGE

- THE GROVE
9 mins, 3.5 km
- M1
10 mins, 4 km
- WARNER BROS. STUDIO TOUR
10 mins, 4 km
- M25
12 mins, 8 km
- LUTON AIRPORT
28 mins, 29.2 km
- HEATHROW AIRPORT
30 mins, 32.5 km
- STANSTED AIRPORT
55 mins, 75.6 km



BY BUS FROM THE EXCHANGE

- WATFORD MARKET STREET
7 mins, 1.7km
- NORTH WATFORD
8 mins, 1.3km
- GARSTON
12 mins, 2.9km
- LEAVESDEN STUDIOS
14 mins, 4.1km
- OXHEY PARK
20 mins, 3.3km
- CHISWELL GREEN
22 mins, 7.7km
- ST ALBANS
25 mins, 10.8km
- THE GROVE
30 mins, 3.7km



BY FOOT OR BY BIKE FROM THE EXCHANGE

- WATFORD JUNCTION STATION
4 mins on foot, 0.5 km
- WATFORD TOWN CENTRE
17 mins on foot, 1.3 km
- ATRIA WATFORD SHOPPING CENTRE
22 mins on foot, 1.6 km
- CASSIOBURY PARK
7 mins by bike, 1.8 km
- WARNER BROS. STUDIO TOUR
14 mins by bike, 3.4 km

Times and distances are approximate. Fastest journey times shown. Sources: Google Maps, nationalrail.co.uk and intalink.org * Times based on changing trains at London Euston.

10 TRAINS AN HOUR

to London Euston

FREQUENT BUS SERVICE

from outside The Exchange

6 INTERNATIONAL AIRPORTS

within 1 hour's travel

12 MINS

to M25

4 MINS

to Watford Junction station

10 MINS

to M1

14 MINS

to London Euston

A PRIME INVESTMENT DESTINATION

Watford is a compelling investment proposition thanks to its excellent connectivity to London and dynamic employment opportunities. Over £200m investment in the last five years* has already boosted the town's appeal, while future plans and further regeneration projects look set to continue this trend.

Hugely attractive to the tenant market and ideally located for connections and everything Watford has to offer, The Exchange is at the forefront of this regeneration, and the smart choice for buyers looking for investment potential.

* Source: Watford BID Business Plan 2021-2026

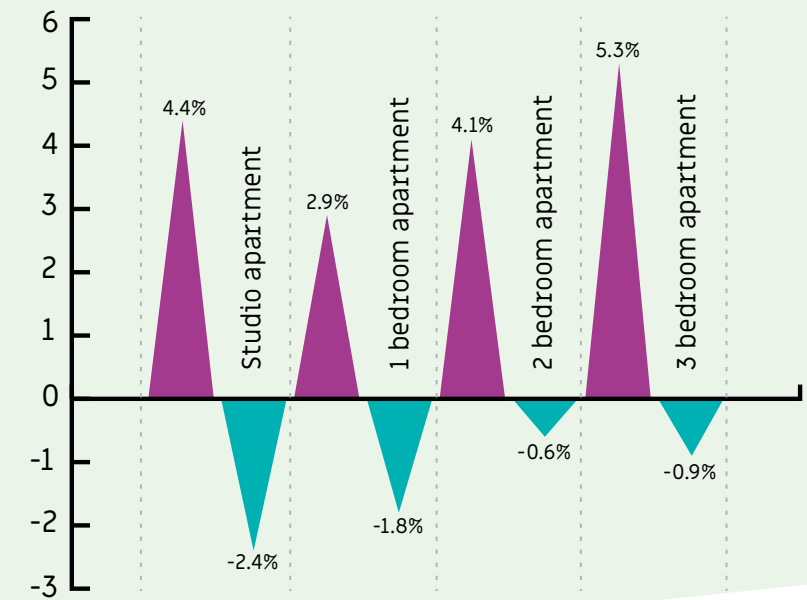


Atria Watford Shopping Centre



Côte Brasserie Restaurant, Watford

Compound Annual Growth Rate - last 4 years



Source: Dataloft, Land Registry 2024

WATFORD #1 IN 2024 UK VITALITY INDEX

as the best place to live and work outside London.

Source: LSH UK Vitality Index

#2 MOST POPULAR DESTINATION FOR RENTERS

Watford is the second most popular destination for renters moving out of London but wishing to remain close to London*.

Source: Dataloft Rental Market Analytics 2021-24. *Within 16km of London

UP TO 5.3% GROWTH IN THE LAST 4 YEARS

Over the last 4 years as local regeneration continues and popularity increases, Watford has greatly outperformed London price growth.

Source: Dataloft, Land Registry 2024

7% POPULATION GROWTH FORECAST OVER THE NEXT 10 YEARS

in Watford, reflecting increasing popularity and the investment into the area.

Source: Dataloft, GLA 2023

IT'S ALL HAPPENING HERE

The Exchange is part of the major regeneration that's been taking place in Watford. It's all transforming the town into a vibrant centre for business, shopping, leisure and culture.

£1.5bn INVESTMENT

over the next 10-15 years

Source: Watford Borough Council

KEY REGENERATION PROJECTS

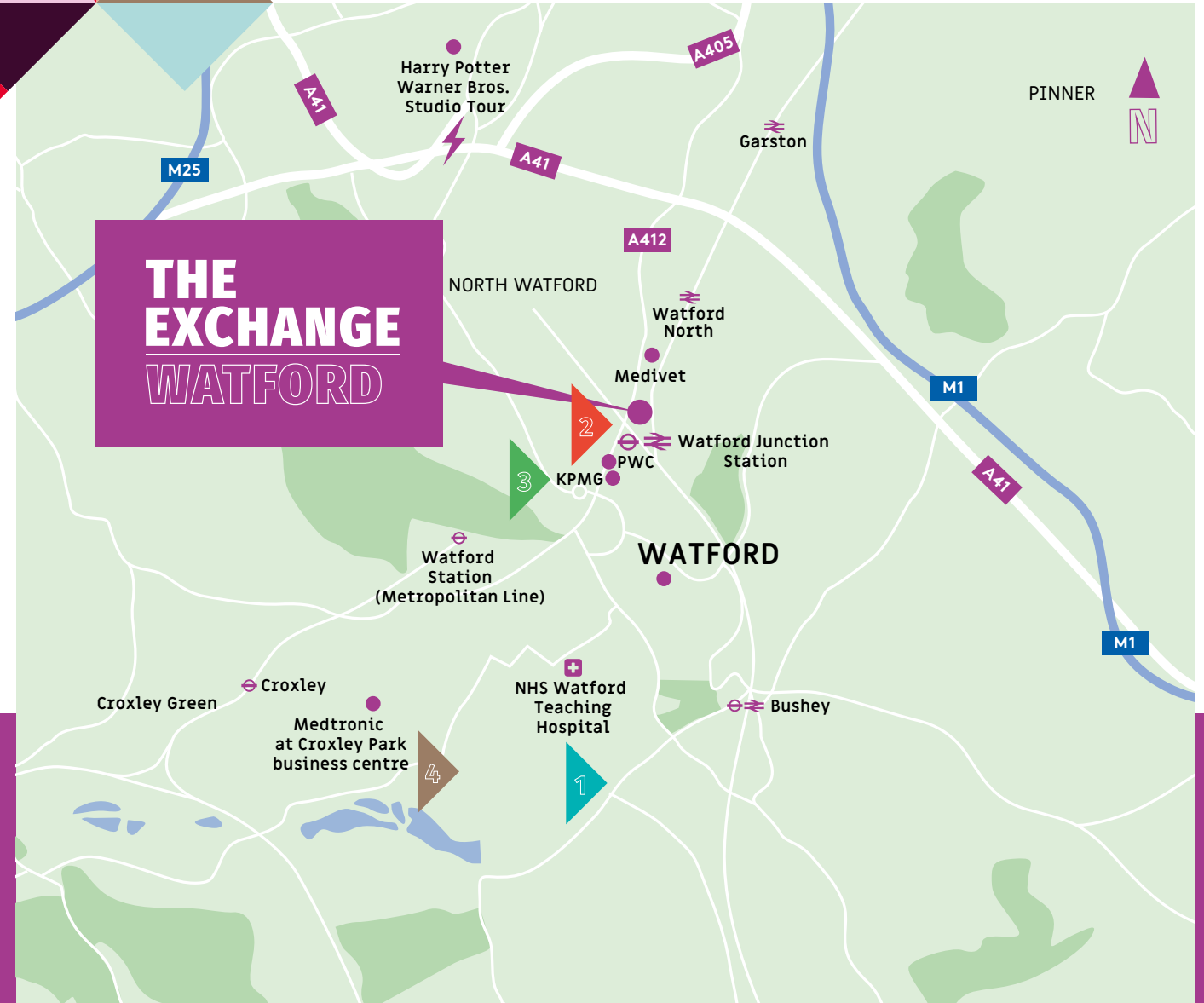


1 WATFORD RIVERWELL
Large 70 acre and £450m, 15-20 year project combining homes with retail and leisure, close to the River Colne.

BEST LOCAL PLAN

Watford Borough Council was awarded 'Best Plan' by the Royal Town Planning Institute East of England Awards for Planning Excellence. The local plan sets out a positive framework for growth to 2038.

Source: RTP, 2023



2 WATFORD JUNCTION MASTERPLAN
Plans for a £180m mixed use project to upgrade station facilities and provide new schools, shops, offices, public spaces and new homes.



3 TOWN HALL QUARTER
10 year project to rejuvenate historic buildings, and provide a new museum and commercial spaces. The town hall and live entertainment venue Watford Colosseum refurbishment is underway, with the whole project expected to be completed by 2030/31.



4 WATFORD BUSINESS PARK
New £25m, 4.3 acre eco-friendly business park, located two miles southwest of The Exchange. It has been attracting local companies such as D Tiles, National Lock and Safe, and Funky Elephant to its brand new and sustainably designed units.

Source: Watford Borough Council

BIG BUSINESS AND DYNAMIC START-UPS

As well as being close to London, Watford has its own thriving economy and exciting career opportunities. It's home to major companies and a flourishing creative and film industry, led by Warner Bros. Studios Leavesden, where major box office hits such as Barbie and the Harry Potter franchise were filmed.

With fast access to central London and local towns such as St Albans and Hemel Hempstead too, the range of job opportunities within easy reach of The Exchange is huge.

OVER 1 MILLION JOBS

within a 30 minute radius via public transport

Professional, scientific and technical	18%
Business administration and support services	14%
Information and communication	12%
Accommodation and food services	10%

Source: BRES 2022

34% GROWTH

in number of workplaces in Watford in the last 10 years

Source: IDBR 2023



Croxley Park, Business Park

MAJOR LOCAL EMPLOYERS



WARNER BROS. STUDIO TOUR LONDON

Warner Bros. continues to invest in Leavesden Studios with a major expansion project underway:

- 10 new sound stages and an additional 400,000 sq ft of production and support space
- Production capacity to grow by more than 50%
- Expected completion in 2027
- Expanded WBSL will become a primary production hub for DC Studios
- Anticipated to drive the creation of another 4,000 new direct and indirect jobs across the UK
- Set to grow WBSL's contribution to the UK economy by more than £200m

Source: www.wbsl.com/studios/2023/09/22/expansion-plan-for-warner-bros-studios-leavesden/



Warner Bros. Studio Leavesden

POTENTIAL NEW UNIVERSAL STUDIOS SITE

Plans are being explored for a brand new theme park and resort experience from Universal Studios just south of Bedford, approximately one hour's journey from Watford. This would bring jobs, opportunities and a first-class attraction to the area.

Source: universalkukproject.co.uk

OUT AND ABOUT

From dinner and a movie to shopping and a music gig, there's plenty to see, do and enjoy in Watford, all easily reached from The Exchange. The Atria shopping centre is home to popular brands such as H&M, Kurt Geiger, Apple, Zara and Rituals, as well as fun leisure activities Cineworld, Hollywood Bowl, Puttshack mini golf, Rock Up climbing and Escape Hunt.

Watford Market offers a more eclectic shopping experience, with a range of tasty food stalls to try out too. Beautiful bar The Florist is just the place for a cocktail, while glamorous restaurant Humo serves delicious tapas. It all adds up to a fantastic lifestyle right on your doorstep.



The Florist Bar and Restaurant, Watford



Elton John Mural at Watford Library



The Grove Hotel and Spa

BIG BRANDS IN WATFORD



WATFORD FOOTBALL CLUB
2.3km



THEATRE & CINEMA
in town centre
1.6km



5 STAR hotel and spa
The Grove
3.5km



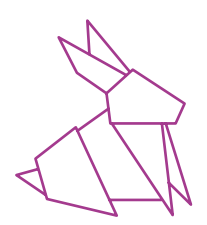
THE MAKING OF HARRY POTTER at Warner Bros. Studio Tour
3.4km



140 SHOPS
restaurants and
leisure attractions
at Atria Watford
1.6km



Distances are approximate. Source: Google Maps.



Cheslyn House and Gardens



Cassiobury Park



TIME TO PLAY

When you want to stretch your legs, head to one of Watford's beautiful parks. The largest is Cassiobury Park, stretching from the town centre out to woodland and countryside. The Grand Union Canal, River Gade and River Colne all flow through Watford for waterside strolls. For longer walks and bike rides in the country air, the Chiltern Hills is an Area of Outstanding Natural Beauty just 19km from The Exchange.

Distances are approximate. Source: Google Maps.

4 GOLF COURSES within 5km



LEAVESDEN COUNTRY PARK
70 acres of woodland and parkland with football pitches, tennis courts, outdoor gym and cycling hub.
5.1km



190 ACRES of green space at Cassiobury Park
1.8km



RICKMANSWORTH AQUADROME
101-acre nature reserve with lakes, grassland, woodland, a play area and café.
8.2km



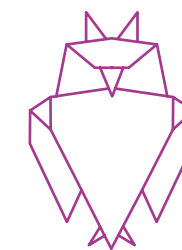
4 TENNIS CLUBS and public courts within 4km



OXHEY ACTIVITY PARK
Exciting destination with skate park, bike pump track and circuit track, adventure playground and café
3.8km




SMART THINKING




You'll be close to an excellent choice of primary, secondary, grammar and independent schools when you live at The Exchange, as well as universities for older students. Thanks to its central location in Watford and proximity to fast transport connections, some of the country's most famous independent schools, top performing grammar schools, and globally renowned universities are within easy reach.

 **13 LOCAL PRIMARY SCHOOLS**
within 1.6km of The Exchange


 Merchant Taylors' School ranked 6th in the region for exam results
14 mins by car / 6.7km from The Exchange

Source: Top School Guide, Anglia 2024

 **Highly ranked secondary schools within 4km including:**


- Watford Grammar School for Boys
65th in the country
- Parmiter's School
79th in the country
- Watford Grammar School for Girls
97th in the country

Source: SchoolGuide 2024


 **Reach 7 universities in less than 50 minutes including:**

- University College London
No.9 in the world
- King's College London
No.40 in the world

Source: QS World University Rankings, HESA

 University College London named University of the Year by The Times and The Good University Guide

30 mins by train / 29.1km from The Exchange

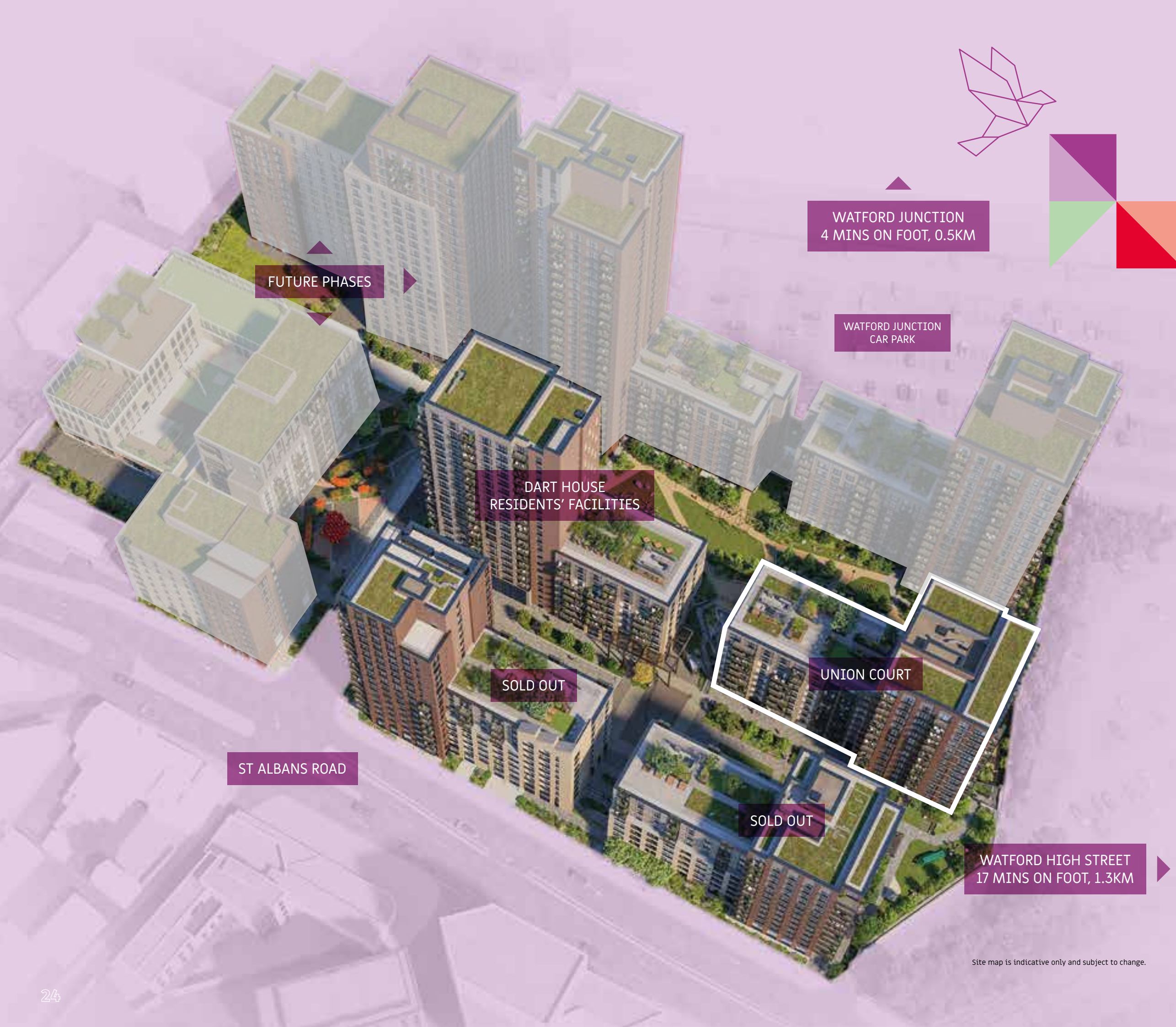
 University of Hertfordshire home to 32,000 students including 13,000 international students from 140 countries

Source: brand.herts.ac.uk/brand-toolkit/key-facts-about-the-university



Scan to view The Exchange Education Guide and full school listings

Times and distances are approximate. Fastest journey times shown. Sources: Google Maps and nationalrail.co.uk.



FUTURE PHASES

WATFORD JUNCTION
4 MINS ON FOOT, 0.5KM

WATFORD JUNCTION
CAR PARK

DART HOUSE
RESIDENTS' FACILITIES

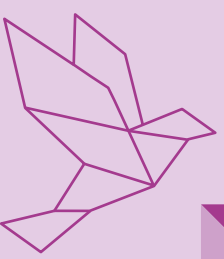
ST ALBANS ROAD

SOLD OUT

UNION COURT

SOLD OUT

WATFORD HIGH STREET
17 MINS ON FOOT, 1.3KM



THE PLACE TO BE

As well as contemporary homes, The Exchange features a range of residents' amenities. Located in Dart House, these include a 24-hour concierge, state-of-the-art gym, cinema room, business lounge and meeting room. There are also expansive green spaces to relax in.

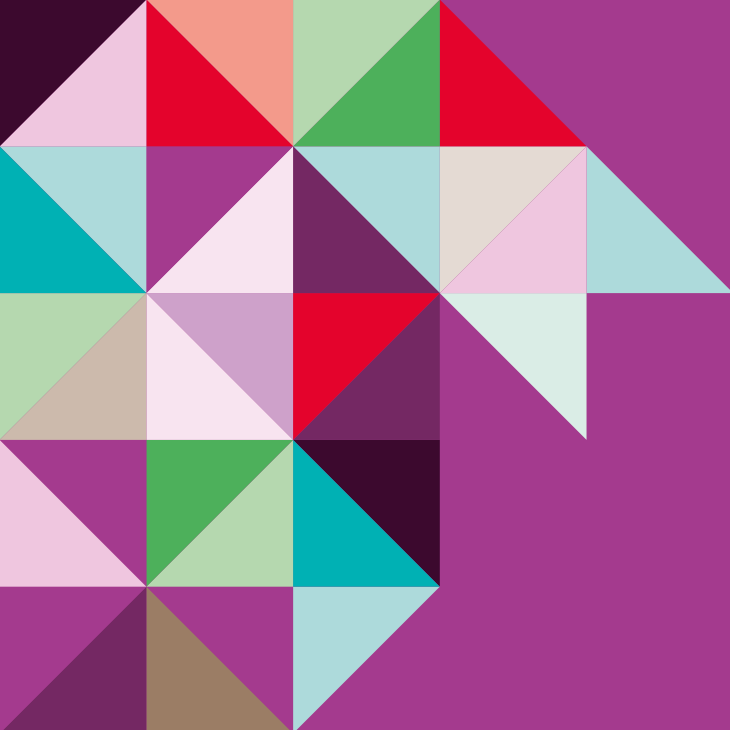
Site map is indicative only and subject to change.

YOUR URBAN OASIS

With 1.6 acres of green space at The Exchange, there are plenty of opportunities to enjoy time outside. Beautifully landscaped gardens and open areas create places where you can unwind, feel inspired and connect with the landscape. From clouds of scented blooms in spring to richly coloured foliage in autumn – there will be plenty to delight the senses all year round.



Computer generated image is indicative only.



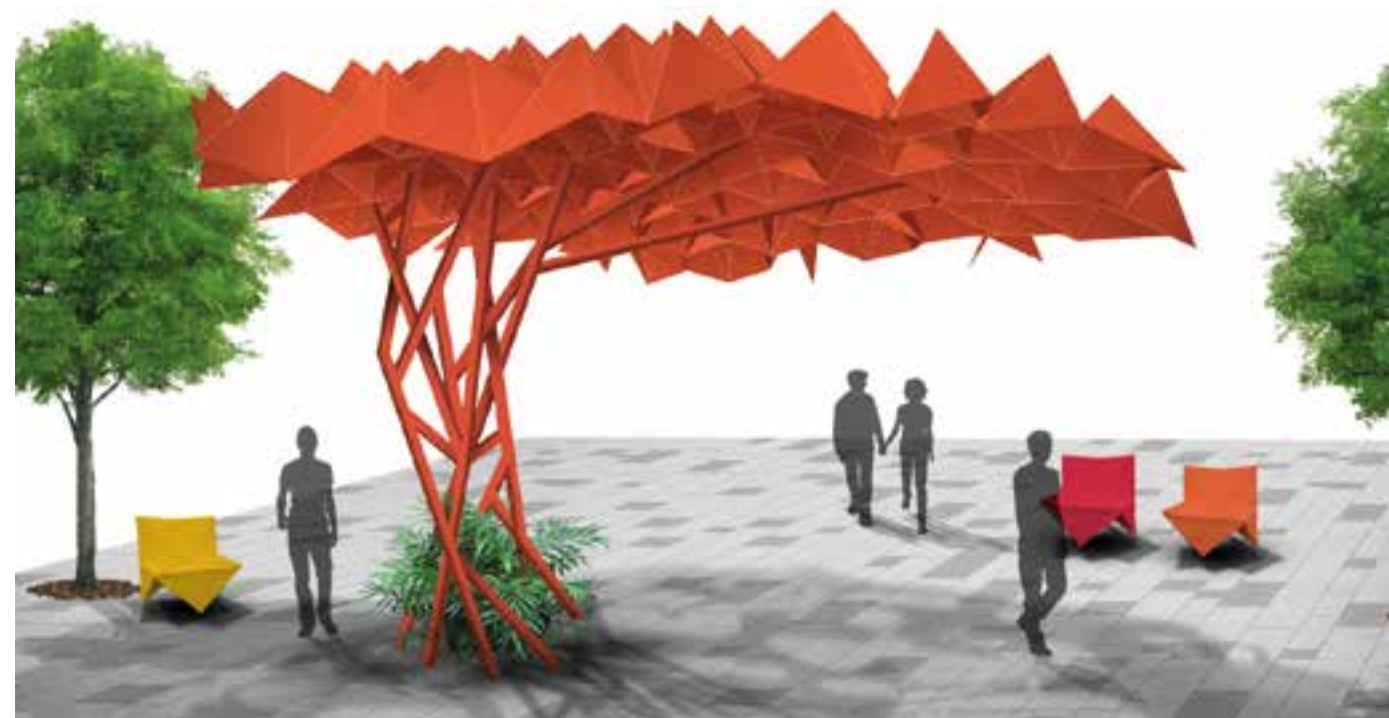
SPACE THAT INSPIRES

Art and sculpture form focal points throughout the green space, creating places where residents will naturally gather. These artworks are inspired by the theme of papercraft, which reflects Watford's heritage.

PENN SQUARE LIFE AND GROWTH

At the heart of Penn Square is a sculptural, multifaceted tree. Inspired by a cedar tree in Watford's Cassiobury Park, this contemporary interpretation is made up of origami forms to create a canopy, with perforations and cut outs to reflect how light dapples through leaves.

This sculpture captures the idea of a new community growing at The Exchange, and how it will be a place to lay down roots, offering strength and stability.



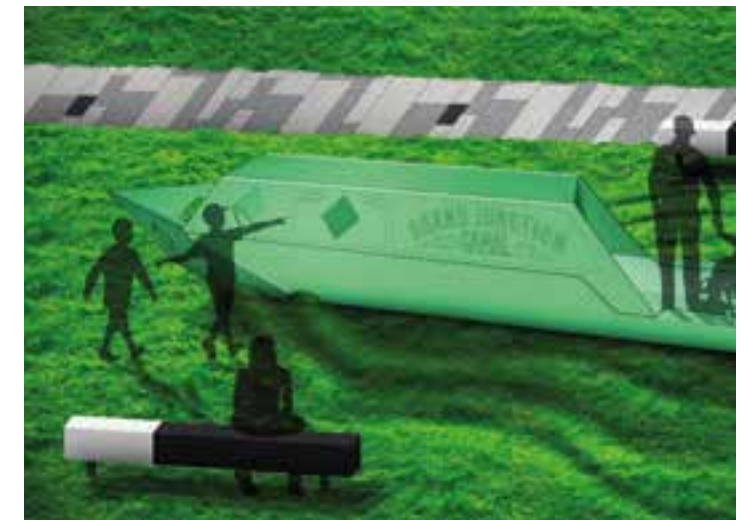
"The artwork that will be present across The Exchange pays homage to the paper mill industry that once formed a large part of the local infrastructure in Watford and surrounding neighbourhoods. The sculptures themselves are formed of origami shapes depicting stories of local historic milestones, from the boats of the Grand Union Canal and aeroplanes of the local aerodrome, to the woodlands and trees. These nature walks offer little moments of surprise and delight, while raising awareness of what you can do from your balcony to nurture your local wildlife."

Acrylicize Art Studio

DICKINSON MEWS GARDENS WATERWAYS

Dickinson Mews Gardens reflects the important role Watford's Grand Union Canal played in the development of industry, transporting coal and connecting the growing economies of Birmingham, the Midlands and the North of England to London.

The origami canal boat sculpture is embedded into the ground, creating the sense that it is in the water, and making it more accessible for play and interaction. Benches are located around the garden in the style of canal lock balance beams to continue the theme in a visually engaging way.



DICKINSON MEWS SQUARE WINGS

Dickinson Mews Square celebrates the history of aviation in the area. Leavesden film studios was once the site of Leavesden Aerodrome, where fighter and bomber aircraft were manufactured during World War II.

The sculpture here uses the form of a paper plane to reflect this heritage, with lighting reminiscent of a flight path to add to the effect.



FAUNA WALK NATURAL HERITAGE

Fauna Walk celebrates Watford's wildlife with a series of sculptures located throughout this woodland inspired trail.

Joyful sculptural animal forms are encountered throughout Fauna Walk, bringing the wildlife of Watford's forests and parks to The Exchange, and reminding residents of the nature around them. Bird sculptures will also feature in this area and around The Exchange.



DESIGNED AROUND YOUR LIFESTYLE



**THE
EXCHANGE
WATFORD**

24-HOUR CONCIERGE

On hand to book taxis, handle deliveries and welcome your guests, the concierge will help life flow more smoothly.

Computer generated image is indicative only.



BUSINESS LOUNGE

Enjoy more flexibility when you work remotely with this bespoke workspace. Stylish and sophisticated, it's a space where you can also network with other residents and relax when it's time for a break.

Computer generated image is indicative only.



GYM

Boost your heart rate and get the endorphins flowing with a work out in the gym, packed with state-of-the-art cardio and weights equipment. Early morning, after work or any time in between – the choice is yours.

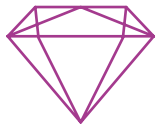
Computer generated image is indicative only.



CINEMA ROOM

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Catch up on the latest releases, classic films or organise your own event in the cinema room, complete with super comfortable seating.



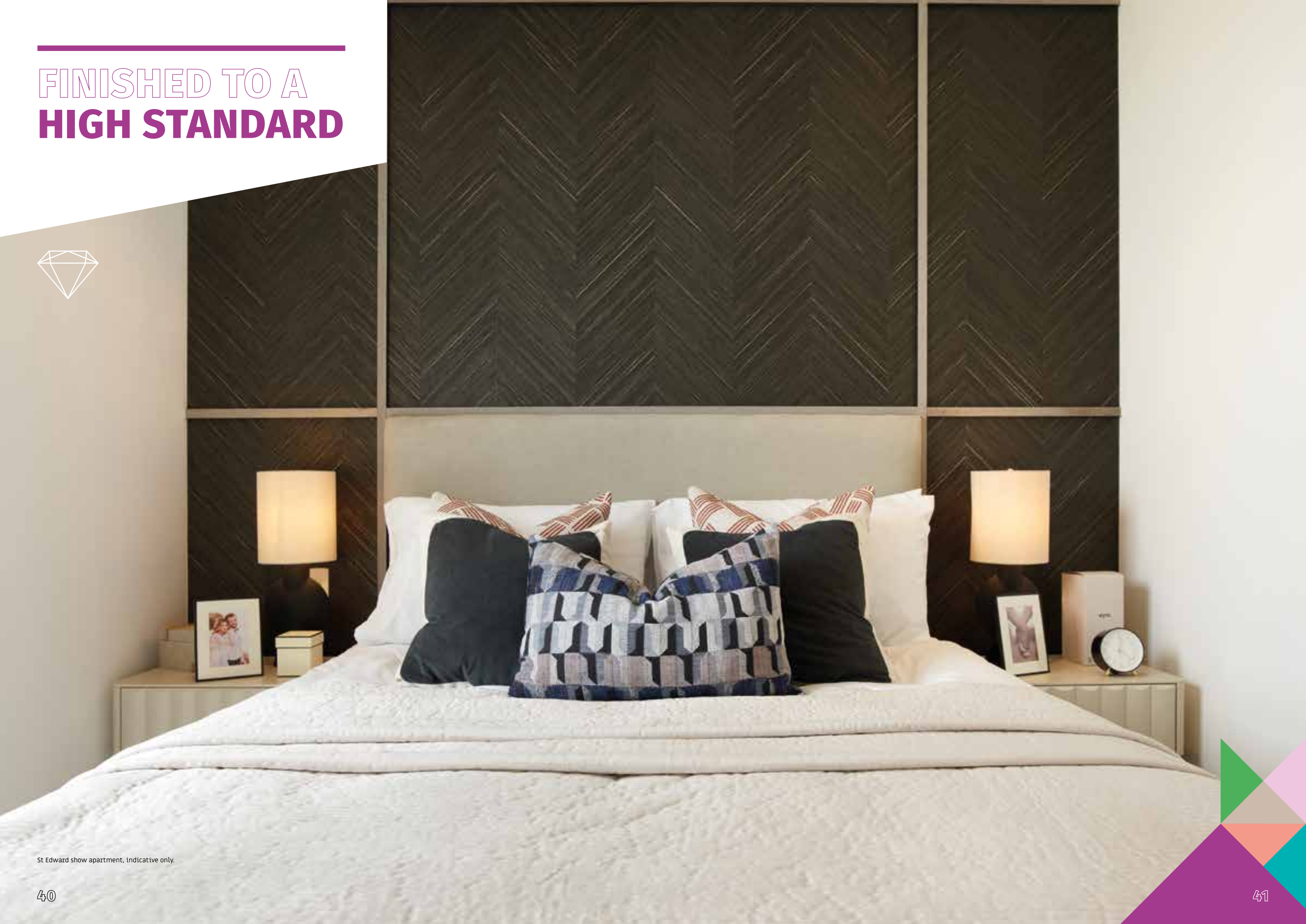
SMART, SLEEK AND CHIC

The Exchange brings the best of contemporary interior styling and design to Watford, with modern fixtures and fittings, and a sophisticated palette of materials and colours.



St Edward show apartment, indicative only.

FINISHED TO A
HIGH STANDARD



St Edward show apartment, indicative only.

SPECIFICATION

The apartments benefit from a contemporary specification and finish throughout. Together with stylish details, they create a distinctive and sophisticated look that's ready for you to enjoy from the moment you move in.

A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions.

INTERIOR FINISHES

- Luxury vinyl flooring to living, dining, kitchen, hall and reception areas
- Solid wood front entrance doors
- Internal doors in white painted finish
- Skirting in white painted finish
- Satin stainless steel ironmongery throughout
- Double glazed doors or triple glazed sliding doors onto terraces and balconies
- Aluminium balcony decking

KITCHEN

- Matt finish with soft close cabinets and units
- Matt black feature open shelving
- Stone worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven
- Integrated induction hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher



BEDROOMS

- Fitted carpets to all bedrooms
- Fully fitted wardrobes to principal bedrooms

BATHROOMS

- White steel bath with clear glass screen and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile

SHOWER EN SUITES

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile



Showhome photography is indicative only.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



SPECIFICATION



HEATING

- Electric underfloor heating, and electric hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights with pendants to bedrooms
- Feature under cabinet lighting to wall units in kitchen
- White light switches throughout
- Shaver sockets to bathroom and shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- TV/Freeview points fitted in all bedrooms and living areas
- Wired for Virgin to principal bedrooms and living areas
- Wired for Sky Q to living areas
- High speed broadband connectivity for all units

CAR PARKING

- Secure parking available by negotiation. Some include car charging points
- Secure cycle stores

SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty
- Video entry phone system
- Fire sprinkler system installed to all homes

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 24-hour concierge
- Business lounge for residents
- Residents' private gym
- Cinema room
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

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Show apartment photography is indicative only.

EXCEPTIONAL STANDARDS AND SERVICE

When you buy a new home from BERKELEY you can be safe in the knowledge that it is built to a very HIGH STANDARD of design and quality, has low environmental impact and that you will enjoy an EXCEPTIONAL customer experience.

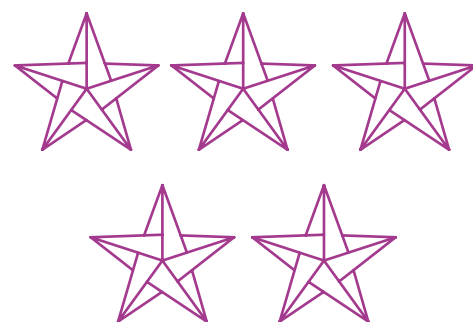
HERE IS WHAT YOU CAN EXPECT:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style.
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty



CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.



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





SUSTAINABILITY

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. Our Vision 2030 includes ambitious and industry-leading goals to help protect and enhance the long-term health, wellbeing and prosperity of people and the planet. The Exchange will feature a number of initiatives to minimise the environmental impact of its delivery, produce energy efficient homes, boost biodiversity and create a thriving and sustainable community.

NATURE AND BIODIVERSITY

Gardens, trees, flowers, hedges and water – these are the fundamentals of a natural environment that can be enjoyed by everyone. Our aim at The Exchange is to deliver a biodiversity net gain of 287%. We will achieve this by creating natural habitats on the living roofs and green spaces at ground level, encouraging wildlife to flourish with rich and varied planting schemes, bird and bat boxes, log piles and pebble beds.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated space saving recycling bins to make it easier for residents 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. This helps each home achieve a designed water use of less than 105 litres per person per day. Blue roofs will help manage surface water runoff and rainwater harvesting will be used to help irrigate the gardens.

LOW CARBON HOMES

The development is gas free, with an electric only heating and hot water system, enhanced levels of thermal insulation and air tightness, and have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. Low energy LED lighting is used throughout, and appliances have high energy efficiency ratings. Smart meters are also fitted to display energy consumption and help reduce usage.

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.

SUSTAINABLE TRANSPORT

The Exchange is ideally located for public transport connections, with Watford Junction a short walk away, and regular bus services from just outside the development. The Beryl bike cycle scheme will be available at the development, and we will provide 1,400 cycle spaces and 21 EV charging points. Along with safe pedestrian routes along green streets, The Exchange has been designed to encourage the use of sustainable methods of transport, to help improve local air quality, reduce carbon emissions, and contribute to the health and wellbeing of residents.

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 what new innovative technologies we should use in our future designs.

CONSTRUCTION PROCESS

As part of Our Vision 2030, the Berkeley Group is aiming to reduce emissions from direct operations by 50% between 2019 and 2030, achieve a year-on-year reduction in water use during construction, and divert 95% of waste from landfill (98% from 2025). We use modern methods of construction to help reduce the environmental impact of building our homes, and all materials are responsibly sourced, including timber which is all FSC or PEFC certified.



CREATING COMMUNITIES THROUGH COLLABORATION

At Berkeley, we create real communities. Not just homes, but fantastic places to live, with all the amenities and green open spaces that bring people together.

To achieve this, we talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most. If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

We take an exemplary approach to consulting the community throughout the planning process, which will result in an outstanding, high quality development that will set an exciting new standard for Watford. To achieve this, we have engaged with the existing community – talking, listening and ensuring their valuable feedback is incorporated into our final designs. This ensures that we deliver not just high quality homes but facilities that respond to the needs and aspirations of the wider community.

By collaborating with local stakeholders, architects, landscapers and other experts, we will create a truly holistic response to The Exchange site, building on its strengths and bringing improvements to this central Watford location.



OUR COMMUNITY VISION FOR THE EXCHANGE

Our vision for this new neighbourhood is to create a strong, integrated community where residents know one another and welcome visitors to enjoy the amenities and vibrant public realm.

The Exchange will elevate the area around it and create a new destination for the wider community of Watford.



THE BERKELEY DIFFERENCE

At Berkeley, quality is a priority, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes.

Attention to detail, uncompromised quality and inspired creativity are the hallmarks of a Berkeley home and are at the core of our values and strategy. Unlike most major house builders, we do not have a standard product but use qualified architects to design each scheme, whether it consists of four or 4,000 homes. This tailored approach ensures that we deliver homes and communities that meet our customers' needs.

For Berkeley, development is all about people. We go beyond the conventional role of a developer and put the strength and wellbeing of the wider community at the heart of every plan.

We listen to local people and find out what they care about most. Then we work in partnership to shape unique, locally inspired masterplans with a mix of beautiful public spaces, natural landscapes and welcoming amenities that bring people together to enjoy community life.

INVESTOR IN CUSTOMERS GOLD AWARD ACHIEVED ACROSS ALL BUSINESSES



A FOCUS ON SUSTAINABILITY

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places.

We are committed to being a responsible business that thinks about the long-term. We seek to not only reduce negative impacts but to maximise the benefits our activities can bring to create a positive impact. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

Our business operations have been carbon positive since 2018, through taking action to reduce energy use and offsetting more emissions than we produce. We are producing zero carbon transition plans for all new developments and designing more climate resilient homes and places.

To help homeowners live more sustainably we incorporate a range of features into developments, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points. We also include information in all our Living Guides that enables occupants to understand and operate their home efficiently and make the best use of local facilities.

Rated A- for climate action by CDP, the highest score in our sector

100% renewable electricity procured for UK activities since May 2017

14% reduction in emissions since 2016

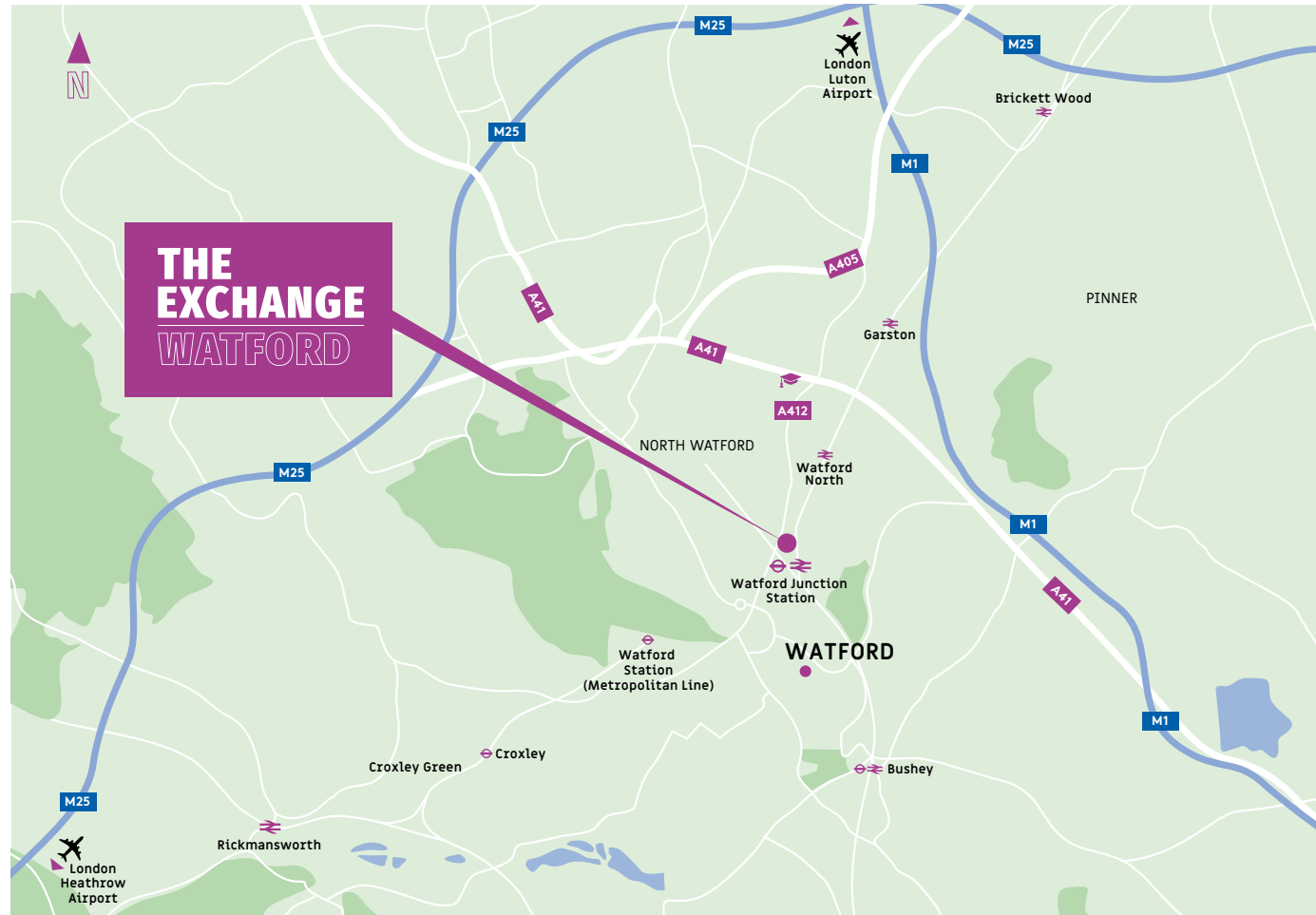
Net zero carbon homes in operation by 2030

185 hectare habitat creation or enhancement committed to

First homebuilder to produce zero carbon transition plans




HOW TO FIND US




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 **DIRECTIONS FROM
WATFORD JUNCTION STATION
(PEDESTRIAN ACCESS ONLY)**
4 minutes, 0.5km

Exit the station and walk north-west along Station Road. Turn right onto St Albans Road and continue walking north along it. The Exchange will be on your right.

 **DRIVING FROM M25**
12 minutes, 8 km

Exit the M25 at Junction 19, using the two left lanes to turn onto the A41/North Western Avenue. At the roundabout, take the second exit onto the A41/North Western Avenue. Continue to The Dome roundabout and take the fourth exit onto the A412/St Albans Road. Drive down St Albans Road and The Exchange will be on your left.

 **DRIVING FROM M1**
10 minutes, 4 km

Exit the M1 at Junction 5, taking the A41 to Watford. At the roundabout, take the third exit onto the A4008/Stephenson Way. At the next roundabout, take the second exit, then the third exit onto Radlett Road at the following roundabout. Take the first exit at the next roundabout onto Balmoral Road, then turn left onto the A412/St Albans Road. The Exchange will be on your left.

Maps are not to scale and show approximate locations only. Times and distances are approximate. Source: Google Maps and nationalrail.co.uk. 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 Exchange 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. E746/02CA/0924

