

Berkeley
Designed for life

KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

Development Update
April 2021

OUR VISION
2030
TRANSFORMING TOMORROW



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01

THE KIDBROOKE VISION



THE KIDBROOKE VISION



1.1

2018

2019

2020

2021

2023

2026

2030









Between 1917 to 1965...

...Kidbrooke was home to the RAF. During the Second World War, it also housed the Barrage Balloon Squadron, responsible for protecting London from low flying bombers.

Between 1968 and 1972 the Ferrier Estate was built...

...providing 1,906 new, single tenure homes. The estate comprised twelve storey towers and low rise homes. At the time, the design of the Ferrier Estate was considered to be truly ground breaking and a potential solution to the housing crisis. However, things soon began to go into disrepair.



In 2007...

...Berkeley Homes entered into a partnership with the Royal Borough of Greenwich and the GLA to deliver the masterplan for the regeneration of Kidbrooke Village.







03

THE MASTERPLAN

3.1 THE MASTERPLAN



PHASE
PHASE 1 2009 - 2013
PHASE 2A 2010 - 2012
PHASE 2 2011 - 2021
PHASE 3 2015 - 2028
PHASE 4 2013 - 2016
PHASE 5 2016 - 2029
PHASE 6 2018 - 2030

LOCATION	PRIVATE HOUSING		AFFORDABLE HOUSING		TOTAL HOMES	
	Delivered	Consented (Under Construction)	Delivered	Consented (Under Construction)	Delivered	Consented
	219	0	229	0	448	448
	0	0	115	0	115	115
	344	136 (32)	190	14	534	684
	411	960 (303)	24	554 (267)	435	1,514
	242	0	133	0	375	375
	21	757	86	529	107	1,286
	0	680	0	166	0	846
TOTAL	1,237	3,338 (335)	777	1,930 (267)	2,014	5,268





04

WHAT MAKES KIDBROOKE DIFFERENT?

PLACEMAKING

4.1

REGENERATION & OPEN SPACE	HOMES	PARTNERSHIP	COMMUNITY	CONNECTIVITY & INFRASTRUCTURE
109 HA masterplan		2007 Development Agreement with the Royal Borough of Greenwich	56,000 sqft Community floorspace	£143m funding committed for infrastructure
35 HA of green space	5,268 Consented			PUBLIC TRANSPORT Improved bus routes and links
14 HA of brownfield land reclaimed	2,014 Delivered to date		ONE SPACE COMMUNITY HUB supporting young people & families	NEW TRAIN STATION Modernised Facilities
	1,237 Private Homes delivered to date		CATOR PARK provides green open space for all	
1,900 existing homes reprovided in the masterplan	777 (40%) Affordable Homes delivered to date		91% of residents feel like they belong to the neighbourhood	CYCLE WAYS Connecting into the wider London Cycle Network



EDUCATION



EMPLOYMENT



AMENITIES



300

Permanent jobs created so far

NEW VILLAGE SQUARE

providing 90,000 sqft of commercial & community space

3 SCHOOLS within a 5 minute walk and New Wingfield Primary School

GLLaB
Greenwich Local Labour and Business



EDUCATIONAL VISITS

use the site as a place to learn



Sainsbury's



160

Apprenticeships to date



CONSTRUCTION SKILLS CENTRE



HEALTH & WELLBEING

Healthcare Centre, Pharmacy & Dentist







05
CATOR PARK

CATOR PARK MASTERPLAN

5.1

A Kite Park

Earth sculpting shapes the area to create a symbolic source of the chalk stream containing a themed play area for the wider Kidbrooke Village community.

B Chalk Stream

Creation of high quality habitats including aquatic marginal planting and species rich meadows by the existing waterbody. Large open lawn areas formed centrally to allow flexible use of space, small events and gatherings.

C Heathland

Sculptural mounds around the existing mature trees create Kidbrooke heath and form a landmark destination including lawn terracing, seating steps and a small amphitheatre.

D Wetlands

A London Wildlife Trust branded nature pavilion and education trail through interlocking wetland habitat creates the stepping stone for people and wildlife to Sutcliffe Park.

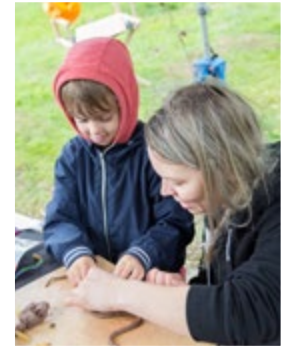


“ At Cator Park we are building a wildlife rich landscape that integrates seamlessly into the wider ecological network of Sutcliffe Park and beyond. ”

David Mooney, London Wildlife Trust

Nature Conservation with London Wildlife Trust

The London Wildlife Trust organises a range of activities across Kidbrooke Village including regular volunteering sessions, nature walks and school trips educating the local community more about conservation and habitat management.









Pop-up stalls in Pegler Square



Kidbrooke Commercial Community

Pegler Square is at the heart of Kidbrooke Village and a new pub, supermarket and estate agent have already opened. There is also a growing offering of local pop-up stalls operating in the Village Centre selling flowers, food, books and arts and crafts. There are more cafés, restaurants and shops to come.

Planning Application Approved

On 31 March 2021, a planning application was approved for the remaining development within Phases 3 and 5 at Kidbrooke Village. The consent comprises 1,306 homes, including 503 affordable homes, as well as enhancements to South Cator Park and delivery of a new London Wildlife Trust Nature Pavillion.



CGI of Green Street between Blocks F&G



Enhanced Ecological Parkland

Kidbrooke Village Recognised by Industry Awards

Kidbrooke Village won the Mayor's Award for Sustainable & Environmental Planning at Building London Planning Awards held in January 2020. In September 2020 Kidbrooke Village was highly commended by the Evening Standard News Home Awards for Best Regeneration.





Kidbrooke 335 Bus

Improved Transport Links for Kidbrooke

The 335 bus service from Kidbrooke to North Greenwich Station has now been in service for one year, providing local residents with direct connections to the Jubilee Line within 25 minutes. Departing from Kidbrooke every 12-15 minutes, the bus also calls at Blackheath and Westcombe Park Station.

PureGym, Kidbrooke Village

PureGym at Kidbrooke Village opened to the public in December 2019. Following a period of closure during National lockdown, PureGym has now reopened allowing local residents and the wider community to access state of the art equipment and participate in a range of health and fitness classes at a low monthly membership cost.



Pure Gym

Construction Commences on First L&Q Homes

Construction is now underway on 352 new affordable homes at Kidbrooke Village that will be delivered in partnership with L&Q. These homes are spread across Phase 3 with 237 shared ownership and 115 affordable rent. The first homes are targeted for delivery in 2021. L&Q launched their dedicated Sales & Marketing suite in the Village Centre in January 2021.



Cator Park & Birch House

Birch House Completion and New Sales and Marketing Suite

In early 2020, ninety new homes have completed within Kidbrooke Village's landmark building Birch House, welcoming new residents into the community. Birch House is also home to the new Berkeley Sales & Marketing Suite as well as The Hub.





07

HOMES FOR ALL



Phase 1



448
New Homes



Construction
started in 2009



Phase Completed
in 2013



Phase 2a



115
New Homes



Construction
started in 2010



Phase Completed
in 2012



Phase 2



684
New Homes



Construction
started in 2011



534
Homes Completed

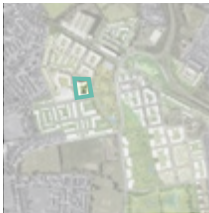


DELIVERED

7.1



Phase 2 Extra Care



170
New Homes



Construction
started in 2011



Phase Completed
in 2013



Phase 4



375
New Homes



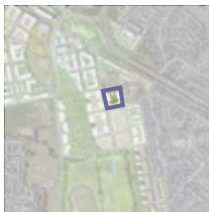
Construction
started in 2012



Phase Completed
in 2016



Phase 5 Block D



107
New Homes



Construction
started in 2016



Phase Completed
in 2018



Phase 3 - Kidbrooke Village



1,514
New Homes



554
Affordable Homes



90,000 sqft
Community/
Commercial hub



Improvement to
bus access routes



New Train Station

Programme

- Start on Site: July 2015
- Block A Completed: Jan 2019
- Block B Completion: Jan 2020
- New Station Opening: 2020
- Block C Completion: 2021
- Block D Completion: 2020/2021

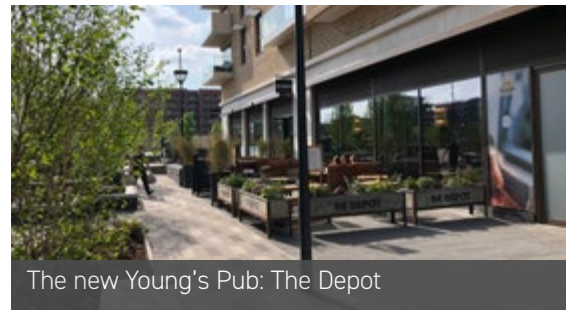
“ The new Village Centre will provide a Community Centre, a range of Healthcare facilities, and a Commercial Hub for Kidbrooke, delivering a mix of local shops, a pub, supermarket, restaurants and cafés.



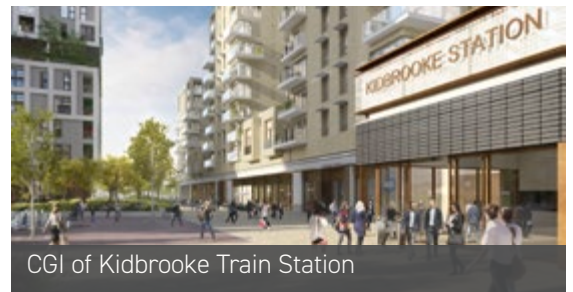
UNDER CONSTRUCTION



New Sainsbury's store in the Village Centre



The new Young's Pub: The Depot



CGI of Kidbrooke Train Station

7.2

Phase 5



Construction
Started in 2016



1,286
New Homes



529
Affordable Homes



Integration with
Parkland



Improvement to
bus access routes

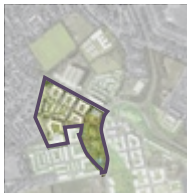


C.G.I. of Phase 5



C.G.I. of Phase 5

Phase 6



Construction
Started in 2018



846
New Homes



166
Affordable Homes
(Including Extra Care Homes)



34,000 sqft Community/
Commercial space



New Wingfield
Primary School



C.G.I. of Phase 6



C.G.I. of Phase 6

FORTHCOMING

7.3





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.





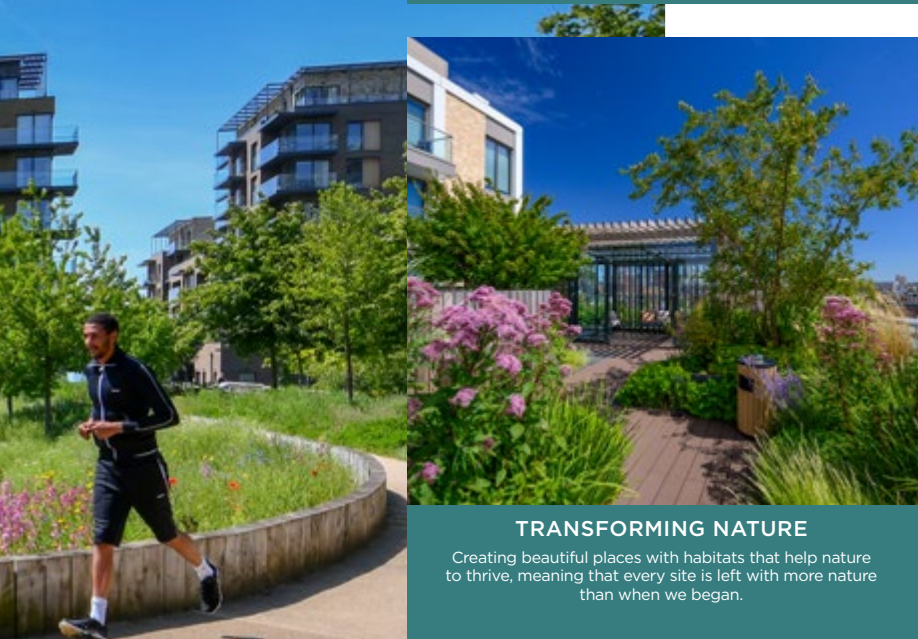
TRANSFORMING PLACES

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





109 HA
MASTERPLAN



5,268 HOMES
CONSENTED



2,014 HOMES
DELIVERED



TARGET
COMPLETION 2030

For further information please contact:

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