



Berkeley
Designed for life

KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

Development Update
February 2020





01

THE KIDBROOKE VISION

// Wherever you live, people want the same thing. A home where they feel safe, their own front door, a gentle view of the park or the trees, a community with character, friends and a sense of belonging. //

Tony Pidgley CBE
Chairman of the Berkeley Group



02

THE PAST



03

THE MASTERPLAN



04

WHAT MAKES
KIDBROOKE DIFFERENT?



05

CATOR PARK



06

LATEST NEWS



07

HOMES FOR ALL



08

OUR COMMITMENTS



01

THE KIDBROOKE
VISION



THE KIDBROOKE VISION



1.1

2018

2019

2020

2021

2023

2026

2030



1,894

3,018

4,966





02
THE PAST



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

THE MASTERPLAN

3.1



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	190	14	534	684
	301	529 (413)	14	510 (277)	315	1,354
	242	0	133	0	375	375
	21	873	86	164	107	1,144
	0	680	0	166	0	846
TOTAL	1,127	2,218 (413)	767	854 (277)	1,894	4,966





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	4,966 Consented			PUBLIC TRANSPORT Improved bus routes and links
14 HA of brownfield land reclaimed	1,894 Delivered to date		ONE SPACE COMMUNITY HUB supporting young people & families	NEW TRAIN STATION Modernised Facilities
	1,127 Private Homes delivered to date		CATOR PARK provides green open space for all	
1,900 existing homes reprovided in the masterplan	767 (43%) 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

have used the site
as a place to learn



Sainsbury's



THE DEPOT



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.

Throughout 2020, London Wildlife Trust will host a variety of activities across Cator Park and Kidbrooke Village and promote volunteering sessions.







06

LATEST NEWS



Christmas at Kidbrooke

Christmas at Kidbrooke

Pegler Square welcomed Christmas at Kidbrooke Village in December. The evening played host to carol singing from local children, arts and craft stalls, food outlets and a visit from Father Christmas.

New Planning Application Submitted

A revised planning application has been submitted for the remaining development within Phases 3 and 5 at Kidbrooke Village. The proposals comprise of 1,306 homes, including 503 affordable homes, as well as enhancements to South Cator Park and delivery of a new London Wildlife Trust Nature Pavilion. The application is expected to be determined Spring 2020.



CGI of Green Street between Blocks F&G



Photo: Studio Egret West

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. On a national level, the recently completed Birch House won the Multi-Storey Development of the Year Award at the 2019 Premier Guarantee Excellence Awards.





Kidbrooke 335 Bus

Improved Transport Links for Kidbrooke

The new 335 bus service from Kidbrooke to North Greenwich Station launched in October 2019, 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

The new PureGym at Kidbrooke Village opened to the public in December 2019, 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. The homes are spread across Phase 3 with 237 shared ownership homes and 115 affordable rent homes. The first homes are targeted for delivery in 2021.



BECAUSE HOMES MATTER

Birch House Completion and New Sales and Marketing Suite

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.



Photo: Studio Egret West





07

HOMES FOR ALL



Phase 1



448
New Homes



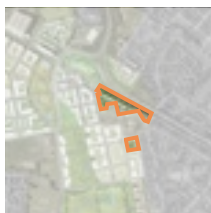
Construction
started in 2009



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



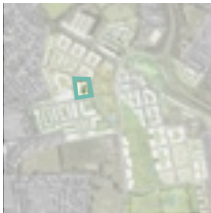
534
Homes Completed




DELIVERED
7.1



Phase 2 Extra Care




170
New Homes



Construction started
in Summer 2011


Phase Completed
in 2013



Phase 4



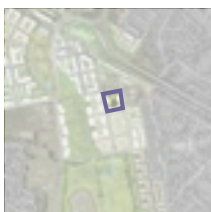

375
New Homes



Construction started
in Summer 2012


Phase Completed
in 2016




Phase 5 Block D




107
New Homes


Construction started
in Summer 2016


Phase Completed
in 2018



Phase 3 - Kidbrooke Village



1,354
New Homes



524
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: 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 March 2016



1,144
New Homes



250
Affordable Homes



Integration with
Parkland




Improvement to
bus access routes



Phase 6




Construction Started
in March 2018



846
New Homes



166
Affordable Homes
(Including Extra Care Homes)



34,000 sqft
Community/
Commercial space



New Wingfield
Primary School







Building Communities

Since work began in 2009 more than 3,500 residents have opened the door to a brand new home. Kidbrooke Village is lucky to have so many energetic people and organisations taking an active role in community life.

We have been working collaboratively with local residents, community groups, businesses, local schools, affordable housing providers and the Royal Borough of Greenwich to make this a welcoming and inviting place where people from all walks of life love to live.

Together, we have already come a very long way. Our aim now is to harness the talent and efforts of everyone involved to create a community which is connected and established for the long term.

The Berkeley approach to building the community in Kidbrooke Village involves active participation of residents and partners who may engage at different levels. Rather than a linear process, we see our approach as a flow which journeys between each stage according to the learning and evolving needs of the community.



Our Vision

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

Our
vision

10 COMMITMENTS: 2018-2020



CUSTOMERS

NET PROMOTER SCORE

MORTGAGE LENDING



HOMES

SAFE AND HEALTHY HOMES

NET ZERO CARBON



PLACES

COMMUNITY AND SOCIAL VALUE


SUSTAINABLE TRANSPORT



OPERATIONS

OFF-SITE MANUFACTURE

WASTE AND PLASTICS



OUR PEOPLE

INDUSTRY IMAGE

DIVERSITY AND INCLUSION

OUR CULTURE AND VALUES



HAVE INTEGRITY



RESPECT PEOPLE



THINK CREATIVELY



BE PASSIONATE



EXCELLENCE THROUGH DETAIL

Proud to be a member of the Berkeley Group of Companies



Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



109 HA
MASTERPLAN



4,966 HOMES
CONSENTED



1,894 HOMES
DELIVERED



TARGET
COMPLETION 2030

For further information please contact:

Berkeley East & West Thames, Berkeley House,
5 Station Way, London. SE18 6NJ

All paper used in this document is from well-managed forest or other controlled sources, is chlorine bleach free and is FSC (Forest Stewardship Council) accredited.