

Berkeley  
Designed for life

# KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH  
SE3

Development Update  
October 2018



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// 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

01

## THE KIDBROOKE VISION



# THE KIDBROOKE VISION

1.1















02

## 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 - 2028



LOCATION	PRIVATE HOUSING		AFFORDABLE HOUSING		TOTAL HOMES	
	Delivered	Consented (Under Construction)	Delivered	Consented (Under Construction)	Delivered	Consented
	219	0	229	0	448	<b>448</b>
	0	0	115	0	115	<b>115</b>
	344	136	190	14	534	<b>684</b>
	51	779 (559)	0	524 (39)	51	<b>1,354</b>
	242	0	133	0	375	<b>375</b>
	21	873	86	164	107	<b>1,144</b>
	0	680	0	166	0	<b>846</b>
<b>TOTAL</b>	<b>877</b>	<b>2,468 (559)</b>	<b>753</b>	<b>868 (39)</b>	<b>1,630</b>	<b>4,966</b>







03

WHAT MAKES  
KIDBROOKE DIFFERENT?

 <p>REGENERATION &amp; OPEN SPACE</p>	 <p>HOMES</p>	 <p>PARTNERSHIP</p>	 <p>COMMUNITY</p>	 <p>CONNECTIVITY &amp; INFRASTRUCTURE</p>
<p><b>109 HA</b> masterplan</p>		<p><b>2007</b> Development Agreement with the Royal Borough of Greenwich</p>	<p><b>56,000</b> sqft Community floorspace</p>	<p><b>£143m</b> funding committed for infrastructure</p>
<p><b>35 HA</b> of green space</p>	<p><b>4,966</b> Consented</p>			<p><b>PUBLIC TRANSPORT</b> Improved bus routes and links</p>
<p><b>14 HA</b> of brownfield land reclaimed</p>	<p><b>1,630</b> Delivered to date</p>		<p><b>ONE SPACE COMMUNITY HUB</b> supporting young people &amp; families</p>	<p><b>NEW TRAIN STATION</b> Modernised Facilities</p>
	<p><b>877</b> Private Homes delivered to date</p>	<p>Southern Housing Group</p>  <p>moat</p>	<p><b>CATOR PARK</b> provides green open space for all</p>	
<p><b>1,900</b> existing homes reprovided in the masterplan</p>	<p><b>753</b> (45%) Affordable Homes delivered to date</p>	<p>GREATER LONDON AUTHORITY</p> 	<p><b>91%</b> of residents feel like they belong to the neighbourhood</p>	<p><b>CYCLE WAYS</b> Connecting into the wider London Cycle Network</p>





EDUCATION



EMPLOYMENT



AMENITIES



**8,758+**

Jobs created  
in the UK

**INTERIM  
VILLAGE  
CENTRE**

Local shops &  
facilities for  
residents

**3 SCHOOLS**

within a 5  
minute walk and  
New Wingfield  
Primary School

**205**

Permanent jobs  
created so far

**Sainsbury's**



**EDUCATIONAL  
VISITS**

have used the site  
as a place to learn

**GLLaB**  
Greenwich Local  
Labour and Business

**HEALTH &  
WELLBEING**

Healthcare Centre,  
Pharmacy & Dentist



**140**

Apprenticeships  
to date



**CONSTRUCTION  
SKILLS CENTRE**

LONDON  
SOUTH EAST  
COLLEGES



**NEW VILLAGE  
SQUARE**

providing 90,000  
sqft of commercial  
& community space











04  
LATEST NEWS



Community Action Plan

## Community Action Plan

At Kidbrooke Village we take pride in the community we are creating and understand the importance of establishing opportunities for the community to grow and flourish.

The Community Action Plan aims to progress towards the creation of a Community Management Body for the long-term management of the Kidbrooke Village Community.



**The Sunday Times, British Homes  
Awards Winners Best Place Making 2018**

## Kidbrooke Summer Fete

The Kidbrook Summer Fete returned to Kidbrooke offering a range of summer games, activities and street food to residents and the wider Kidbrooke Community.

These events are a great way for local families to engage within the Kidbrooke Community.



Kidbrooke Summer Fete 2018



Training In Construction Skills

## Construction Skills Centre

Kidbrooke Village is home to the fourth specialist skills centre to be opened by the Royal Borough of Greenwich, as part of an initiative by the Council to provide new opportunities for residents to access training and work in sectors with excellent job prospects.

Working with London South East Colleges (LSEC)





### Kidbrooke Street Food Festival



## Kidbrooke Street Food Festival

The Kidbrooke Street Food Festival took place in June and September in the Kidbrooke Village Centre, offering a range of street food stalls, pop-up bars with garden games and music.

### The Berkeley Urban House

## The Berkeley Urban House

An additional 15 Urban Houses have recently completed on Weigall Road. There are now 37 urban houses at Kidbrooke Village.

These are the first homes at Kidbrooke Village that have been delivered through modular building techniques.



**The Sunday Times, British Homes Awards Winners Innovative Living, 2017**



### Volunteering At Kidbrooke



## Volunteering at Kidbrooke Village

Berkeley are currently working in partnership with the London Wildlife Trust to develop a new image for North Cator Park.

There will be a number of scheduled community and volunteering events to invite the public in with the discovery of the natural environment and offer educational opportunities to people of all ages.











05  
HOMES FOR ALL



## Phase 1



**448**  
New Homes



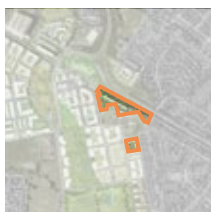
Construction  
started in 2009



Phase Completed  
in 2013



## Phase 2a



**115**  
New Homes



Construction  
started in 2010



Phase Completed  
in 2012



## Phase 2



**600**  
New Homes



Construction  
started in 2011



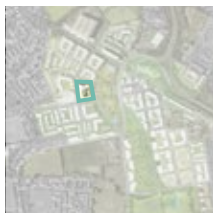
**534**  
Homes Completed







## Phase 2 Extra Care



**170**  
New Homes



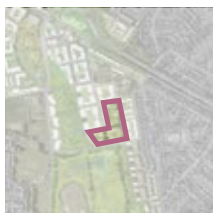
Construction started  
in Summer 2011



Phase Completed  
in 2013



## Phase 4



**375**  
New Homes



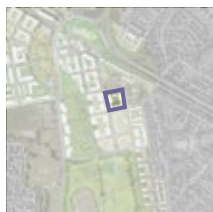
Construction started  
in Summer 2012



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 Completion: 2018
- New Station Opening: 2019
- Block B Completion: 2019
- 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. //



C.G.I. of The New Village Square



C.G.I. of Birch House





## Phase 5



Construction Started  
in March 2016



**1,144**  
New Homes



**250**  
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 March 2016



**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



Kidbrooke Cator Park



## Parkland For Everyone

Berkeley and the London Wildlife Trust have been working together to enhance the green spaces across Kidbrooke Village. Berkeley are creating an interactive playspace set within a biodiverse and wildlife friendly parkland for everyone to enjoy.

Berkeley are working to create a unique playspace within Kidbrooke's parkland, enhancing the interaction with green spaces for everyone to enjoy.

Since the launch event in October 2016, the London Wildlife Trust have run a number of events surrounding the wildlife and benefits of evolving the green spaces at Kidbrooke. The London Wildlife Trust events include; weekly 'Wild about Kidbrooke' events, wildlife workshops for local schools and monthly meetings with local community groups.



### 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.



### 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.



### 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.



### 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.







06

## OUR COMMITMENTS

## Building Communities

Since work began in 2009 more than 1,500 people and families 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.



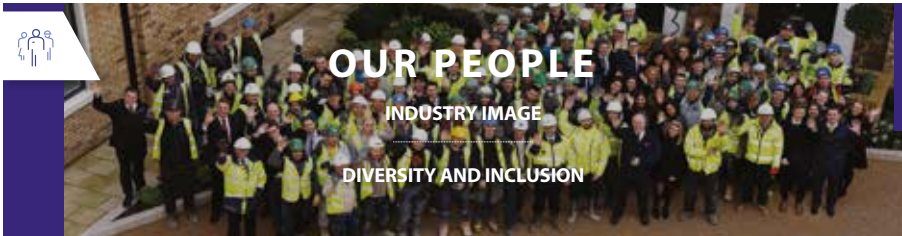


# Our Vision

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



## 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







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109 HA  
MASTERPLAN



4,966 HOMES  
CONSENTED



1,630 HOMES  
DELIVERED



TARGET  
COMPLETION 2030

For further information please contact:

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