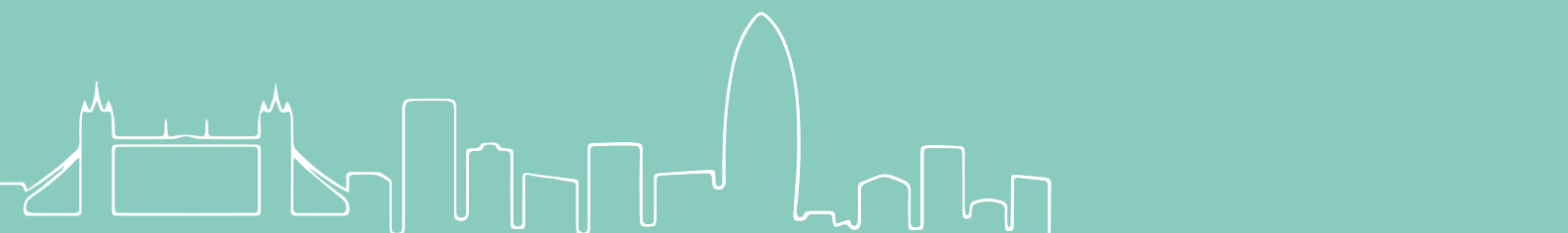


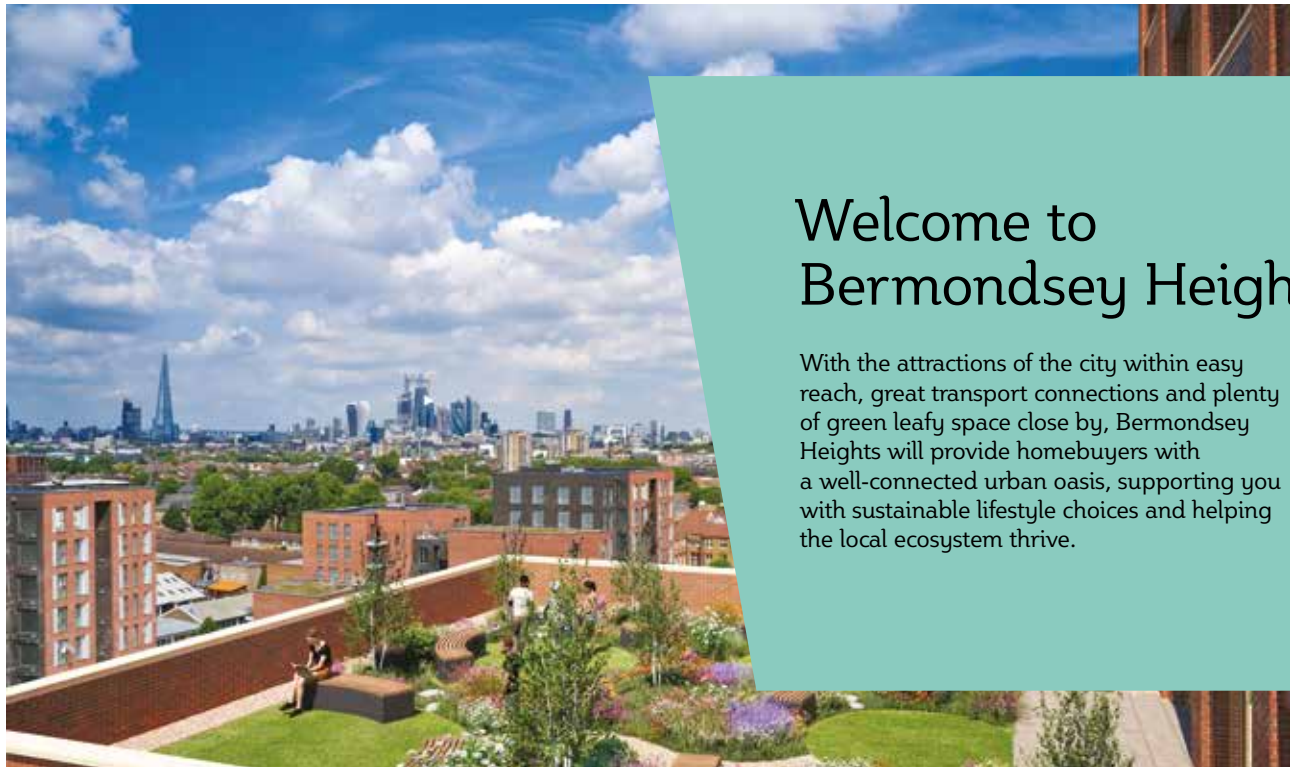
# BERMONDSEY

## HEIGHTS SE15

A SUSTAINABLE PLACE TO LIVE...



BARRATT  
— LONDON —



# Welcome to Bermondsey Heights

With the attractions of the city within easy reach, great transport connections and plenty of green leafy space close by, Bermondsey Heights will provide homebuyers with a well-connected urban oasis, supporting you with sustainable lifestyle choices and helping the local ecosystem thrive.

## What will you find at Bermondsey Heights once complete?



Proposed enterprise  
Car Club



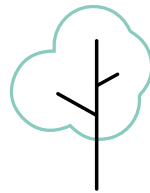
Green, brown and blue  
roofs



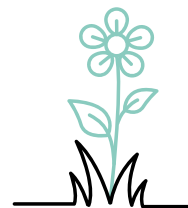
501  
cycle  
spaces



26  
Bat, insect  
and bird boxes

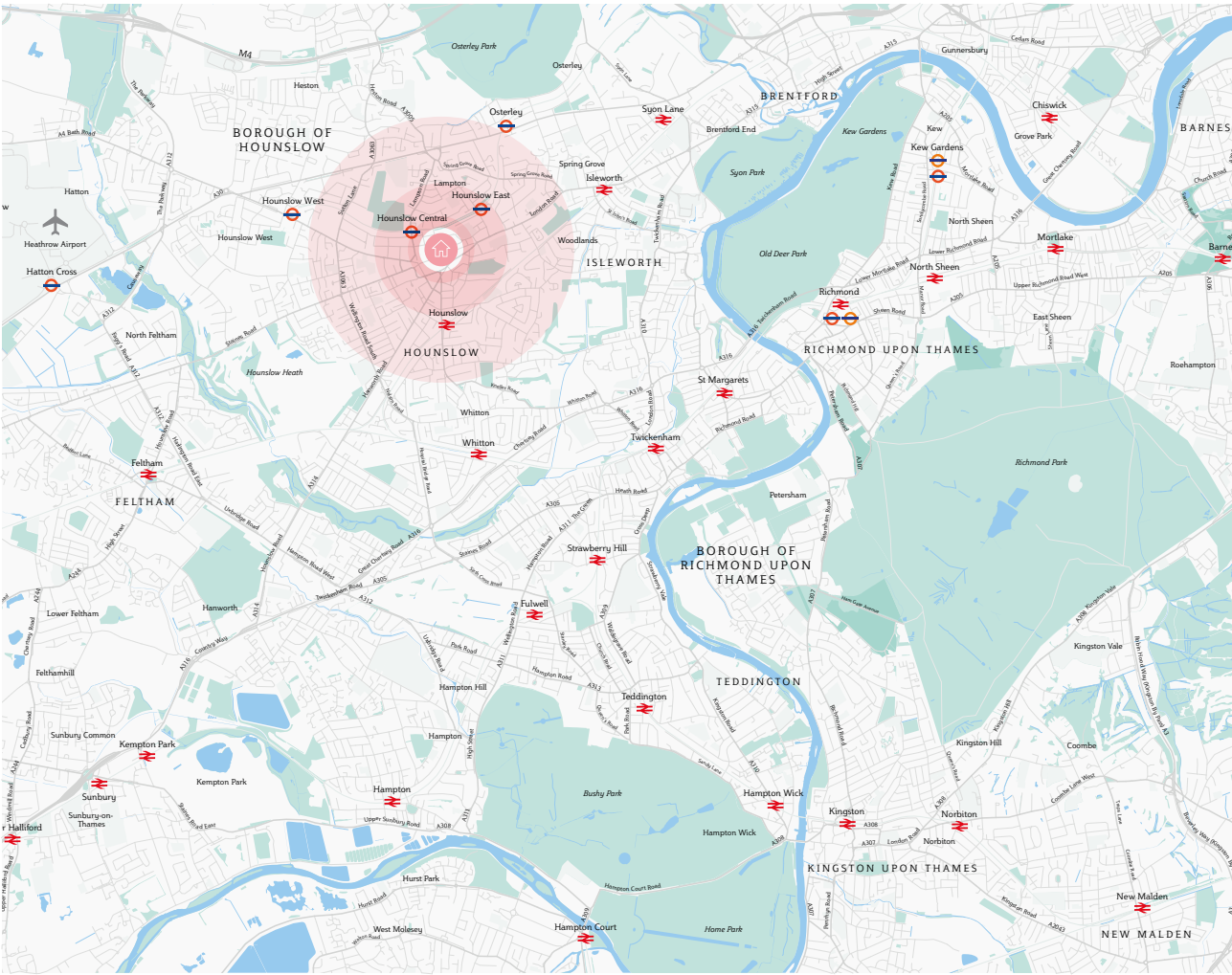


284  
acres of parkland  
close by



Wildlife friendly  
planting

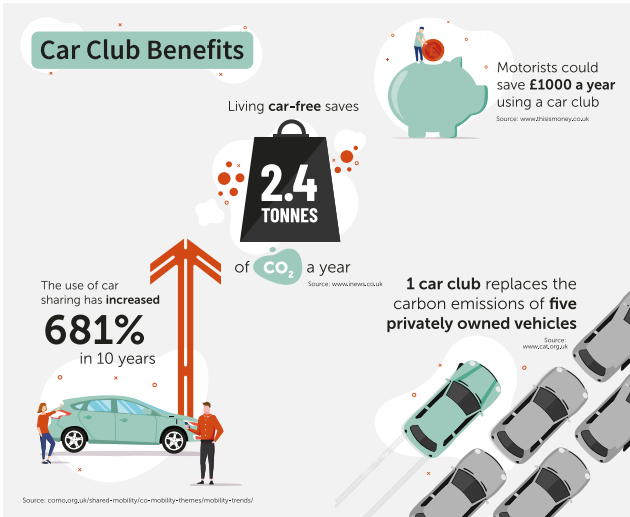
## Transport



### Connectivity / Public Transport in to London

**Excellent transport links** – Bermondsey Heights is spoilt for choice when it comes to transport connections. South Bermondsey station is just a 10-minute walk away and just one stop from London Bridge station. A major travel hub. Additionally, the proposed Surrey Canal Overground station will only be a 3-minute walk away and will offer even greater travel options.

**Cycle Spaces** – With 501 spaces planned at Bermondsey Heights, cycling to work is a great way to save money and profit from a whole host of health benefits. There are National Cycle Routes and Quietways nearby and as the city's drive to encourage cycling gathers pace, more cycle-friendly areas are being mapped out.



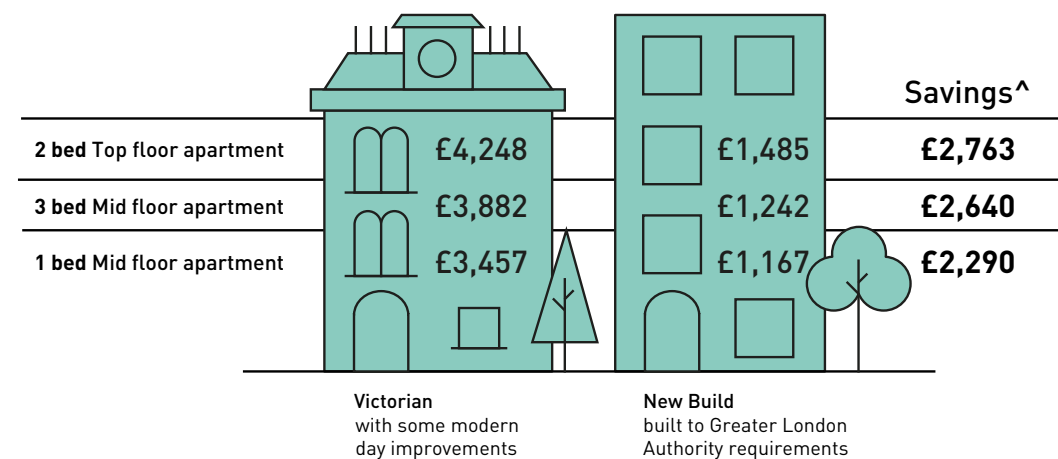
### Car Club

There is an Enterprise Car Club vehicle being proposed at Bermondsey Heights. Car Club vehicles produce 72% lower emissions than the average car. Additionally, the use of one car club vehicle results in the replacement of 20 private cars, thereby improving air quality and congestion.



# Energy Efficiency

Bermondsey Heights has been **categorised as EPC B compared to the average grade D in London. Grade B is achieved by just 3.1% of existing properties** – saving up to £2,763 per year. Another benefit of buying a home at Bermondsey Heights is that our customers may be able to take advantage of cheaper Green Mortgages – meaning double savings!



^ Indicative figures, based on research from Briary Energy, September 2022

The development uses Air Source Heat Pump (ASHP), which will supply heating and hot water to Bermondsey Heights homes. An ASHP works by transferring heat absorbed from the outside air indoors.

The general advantages of a heat pump is the lower running costs and lower emissions as opposed to the conventional gas heating option. The addition of the PV panels supplying the ASHP’s, only further adds to the efficiency of the system.

The ASHP will contribute to London’s net zero drive and will allow for future connection to a city-wide district heat network. This is seen as crucial as part of net zero goals, offering long-term flexibility to achieve decarbonisation.

Our street-facing homes are designed with a MVHR (Mechanical Ventilation with Heat Recovery) system that provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. MVHR works quite simply by extracting the air from the polluted sources e.g. kitchen, bathroom and utility rooms and supplying air to the ‘living’ rooms e.g. bedrooms and living rooms. The extracted air is taken through a central heat exchanger and the heat recovered into the supply air. By avoiding large-scale heat loss, **MVHR plays a significant role in making spaces more environmentally friendly and cheaper to run.**

All windows are **double glazed and Argon filled** as standard for improved thermal performance and incorporate low emissivity glass. The inert gas has a lower rate of thermal conduction than regular air, meaning that heat does not travel through it as easily (and therefore does not escape from the home). This same quality makes it ideal for sound insulation, giving it a lower acoustic conductivity.

Everyday items such as taps and toilet flushes have been carefully designed to be more efficient. We install **aerated taps** as standard as these devices control the amount of water that flows through the tap without affecting the water pressure as they mix the water with air, decreasing your overall consumption. **Dual-plated toilet flushes** allow the customer to select the amount of water utilised per flush, with the intention of conserving resources and reducing water bills.



# Biodiversity

At Bermondsey Heights you’ll find many nature friendly features with the aim to encourage wildlife species to thrive and build an environmentally conscious development.

Six sparrow terraces, which can occupy multiple nests, and ten swift bricks are provided on the eastern elevation of the building; this will provide additional nesting habitats for these UK Birds of Conservation Concern Red-Listed species. Both sparrows and swifts are communal species and therefore having the nest boxes on the same elevation is of benefit.

Ten bat boxes are also proposed for the building which will provide additional roosting opportunities for a number of common species such as pipistrelles and brown long-eared bats. The positioning of the boxes allows a clear flight path to and from the box entrances.

Wildlife-friendly planting will add biodiversity value to the site and be of great benefit to not only pollinators and other insects but to the birds and bats which will likely roost on the building in the future. Green, brown and blue roofs will be installed, which will also encourage biodiversity as well as manage rainwater run-off by retaining large proportions of annual rainfall.





# Community

Living in a new build is more than just about it being your ideal home. It's about the life you will build there too. New builds are built as part of a wider development, with many other homes nearby each other. Meaning that there is often a sense of community and togetherness. Here's some of the benefits that come with living in a new build development.

## 1. Amenities

Brilliantly situated, living at Bermondsey heights means you can enjoy some of the city's most attractive landmarks close by.

With a fantastic collection of restaurants and cafés serving cuisine from around the world, independent coffee shops, and an array of bars offering craft ales and delicious cocktails, you'll be spoilt for choice when it comes to shopping and socialising in the area around Bermondsey Heights.

The development will include a concierge, residents' roof terrace & landscaped communal gardens and an additional residents' amenity space.



## 2. Built in a safe environment

Well-lit streets and parks mean that you can happily go for an evening stroll without worrying about your safety and others. Barratt London use traffic calming measures across our developments and encourage a 20mph speed limit throughout so that the roads are safer for all. This is all part of our Secured by Design credentials!



## 3. Green Space

Being able to step out of your front door and see nature is a valuable thing. That's why we build our homes to encompass nature and green spaces. Children can play, residents can make new friends and express themselves in designated green areas. With a roof terrace & landscaped communal gardens and 284 acres of parkland in the local area, Bermondsey heights has a vast range of outdoor space to enjoy the great outdoors.



## 4. A chance to know your neighbours

Modern living often means that we don't always take time to get to know the people who live around us. But with a new build development it provides the perfect opportunity, as you'll all be on the same new build journey and be moving around a similar time. If you're a first-time buyer, chances are there'll be someone just like you next door. We regularly arrange Meet the Neighbour events such as BBQs or cheese and wine nights to help build relationships.

## 5. Adaptable Homes

At Bermondsey Heights select homes have been designed and built to be accessible for disabled people so they can live independently within the community. Design features such as step-free access and larger hallways to allow wheelchair turning circles have been incorporated.





## Barratt Developments commitment to sustainability





# Our Commitment to the Future

Climate change is the greatest challenge facing society. It will affect how we live and work and will fundamentally change the places that we call home. We must design and build our homes sustainably, creating places that will thrive long into the future.

As a company we are committed to preserve and enhance the natural world by using resources responsibly, building resilient, low-carbon homes, and by creating places where people and nature can thrive, having already achieved a 22% reduction in carbon emissions since 2015. Our targets for the future are:

- 1. All new homes to be zero carbon from 2030
- 2. Demonstrate a minimum biodiversity net gain of 10% across all development designs submitted for planning by 2023.
- 3. Maintain 95% diversion of construction waste from landfill.
- 4. Reduce construction waste intensity by 20% by 2025 vs. 2015. 100% of timber certified for net zero deforestation.
- 5. 100% of company car fleet free of diesel and petrol cars by 2030
- 6. 100% of the electricity that we use as a company to come from renewable sources, having already achieved 72% by 2021.

To help us reach our targets we have developed the Zed House project - bringing more than 40 leading organisations together to find solutions and to create a blueprint for the housing industry.



It will demonstrate what is possible, showcasing how to build the high quality, zero carbon and nature-friendly homes that the country needs at the scale required. This innovative home showcases examples of how new technologies could be applied to Barratt London homes in the future.



## Heating the home of the future

The energy crisis is the biggest factor affecting home energy bills. We are developing technologies through work on the Zed House to try and help reduce them.

Example of features we are looking in to are:

- |                           |  |
|---------------------------|--|
| 1. Air-source heat pumps  | 4. Recycled materials                              |
| 2. Heated skirting boards | 5. Electric vehicles, batteries and smart charging |
| 3. Infrared radiators     | 6. Smart home technology.                          |



## One we made earlier

### Nine Elms Case Study - forming one of the largest regeneration projects ever undertaken in London.

Nine Elms Point is a 4.2 acre urban regeneration project in the London borough of Lambeth. Prior to the development, the site was of negligible ecological value, containing large areas of building with only a few areas of shrub and scattered trees.

The subsequent re-development has created space for people and nature and brings an oasis of green space to an otherwise heavily urbanised area. The biodiverse green and brown roofs have been planted with native grasses and wildflowers, designed to create foraging habitats for invertebrates and attract endangered birds such as the black redstart and bats.



The open space in and around the development contains;

- The 'Hidden Forest' roof garden includes a series of biodiverse flowers, an allotment, a grass amphitheatre, rainwater features, a cherry tree walk, drought resistant planting, and bird boxes along the length of the walkway.
- a variety of new shrubs that provide a benefit to birds and invertebrates
- a variety of new bulbs planted under turfed areas to provide early season nectar for invertebrates
- new hedge planting to provide a natural edge treatment to the development and terraces
- a variety of new trees of differing sizes and species, providing foraging and nesting opportunities for wildlife and seasonal aesthetic value
- new green screens to create a natural appearance to hard landscaping features such as walls
- areas of formal lawn to provide recreational benefit to new residents
- new areas of open water, connected via open rills to assist with water management in the areas of green space.



The scheme is designed to the Code for Sustainable homes Level 4 and has achieved Secured by Design certification as well as a Built for Life award.

These awards mean it's certified to demonstrate excellence in ecology strategy, water strategy, noise pollution, flood risk assessment, energy strategy, transport assessment (as well as economic impact, demographic needs and priorities, existing buildings and infrastructure) alongside being a beautiful place to live!

## RSPB Giving Nature a Home

Our unique national partnership with Britain's largest nature conservation charity started in 2015.

Working with the RSPB enables us to enhance our existing practices to embed nature friendly design and planting across our developments.

We welcome wildlife and install wildflower verges and green corridors, orchards and hedgehog highways that all attract and help wildlife move around and through the development, while swift nest bricks and bat boxes provide places for birds to nest and bats to rest.

Sustainable drainage solutions like permeable paving and pools and swales slow the flow of water into rivers and streams – reducing pollution at the same time as using surface water run-off to create wetland wildlife habitats.

We've been awarded Best Housing Partnership at the 2021 British Homes Awards, for our work with RSPB.

Together we've created the UK's first truly wildlife-friendly housing development at Kingsbrook, a 756 acre site on the outskirts of Aylesbury, Buckinghamshire, with the aim of "Giving Nature a Home".





# Sustainable Housebuilder of the Year

The Housebuilder Awards celebrate the best in housebuilding each year, and we are proud to have won Sustainable Housebuilder of the Year 2021.

This recognises our ambition to be a leading sustainable housebuilder. To us, that means creating great homes and great places that are designed and built for better living now and in the future.



## Built for Life

Built for Life is an independent design accreditation scheme developed to measure what really makes a new development a good place to live.

Each submitted development is measured against 12 categories of design, ranging from public transport connections to integration with the surrounding architecture, with only 25% of developments achieving the Built for Life stamp of approval.

### **Our developments with Built for Life accreditation:**

- Hendon Waterside
- No. 10 Watkin Road
- Ridgeway Views
- Upton Gardens
- New Market Place

