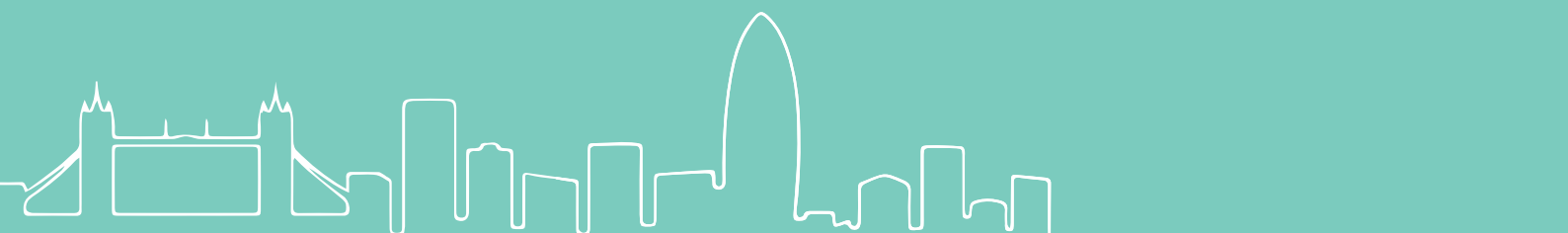


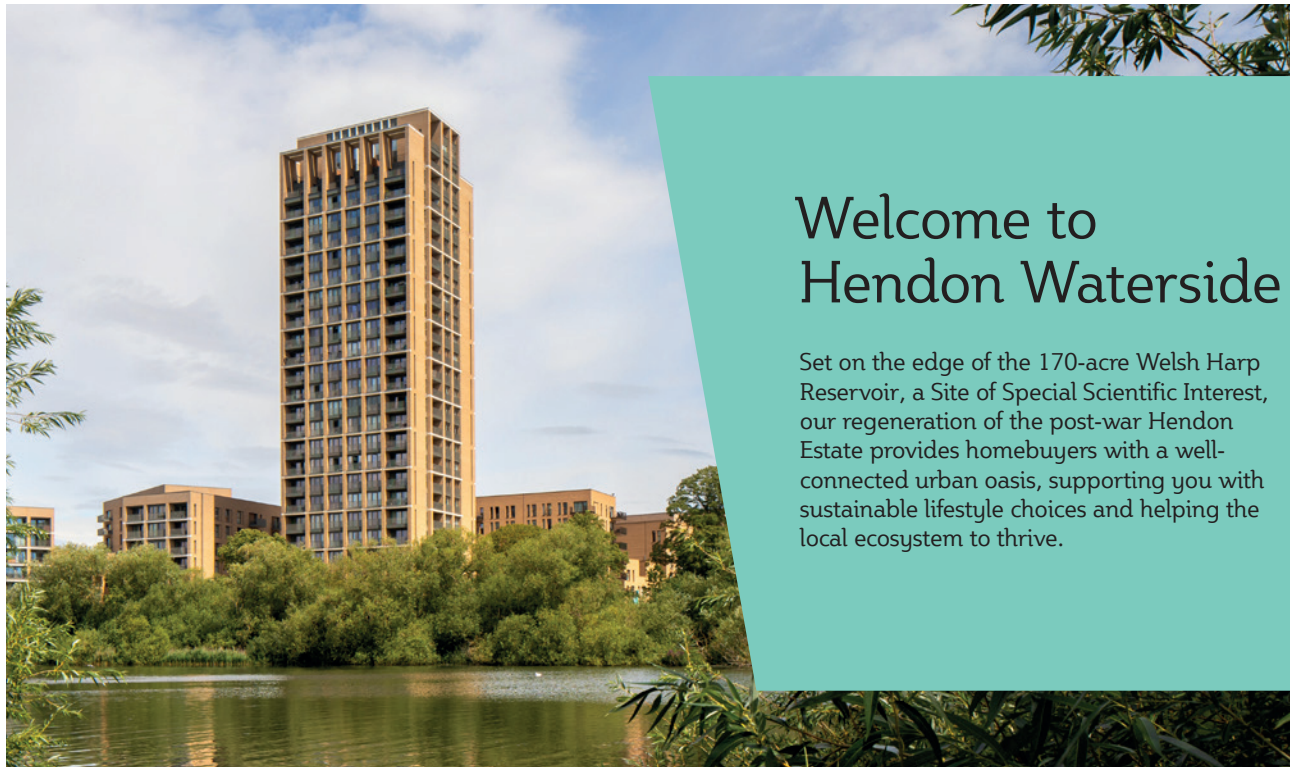
HENDON

— WATERSIDE, NW9 —

A SUSTAINABLE PLACE TO LIVE...



BARRATT
— LONDON —



Welcome to Hendon Waterside

Set on the edge of the 170-acre Welsh Harp Reservoir, a Site of Special Scientific Interest, our regeneration of the post-war Hendon Estate provides homebuyers with a well-connected urban oasis, supporting you with sustainable lifestyle choices and helping the local ecosystem to thrive.

What will you find at Hendon Waterside once complete?



car club available to all residents



700 solar panels



3,395 cycle spaces



Over 200 bird and bat boxes across the site

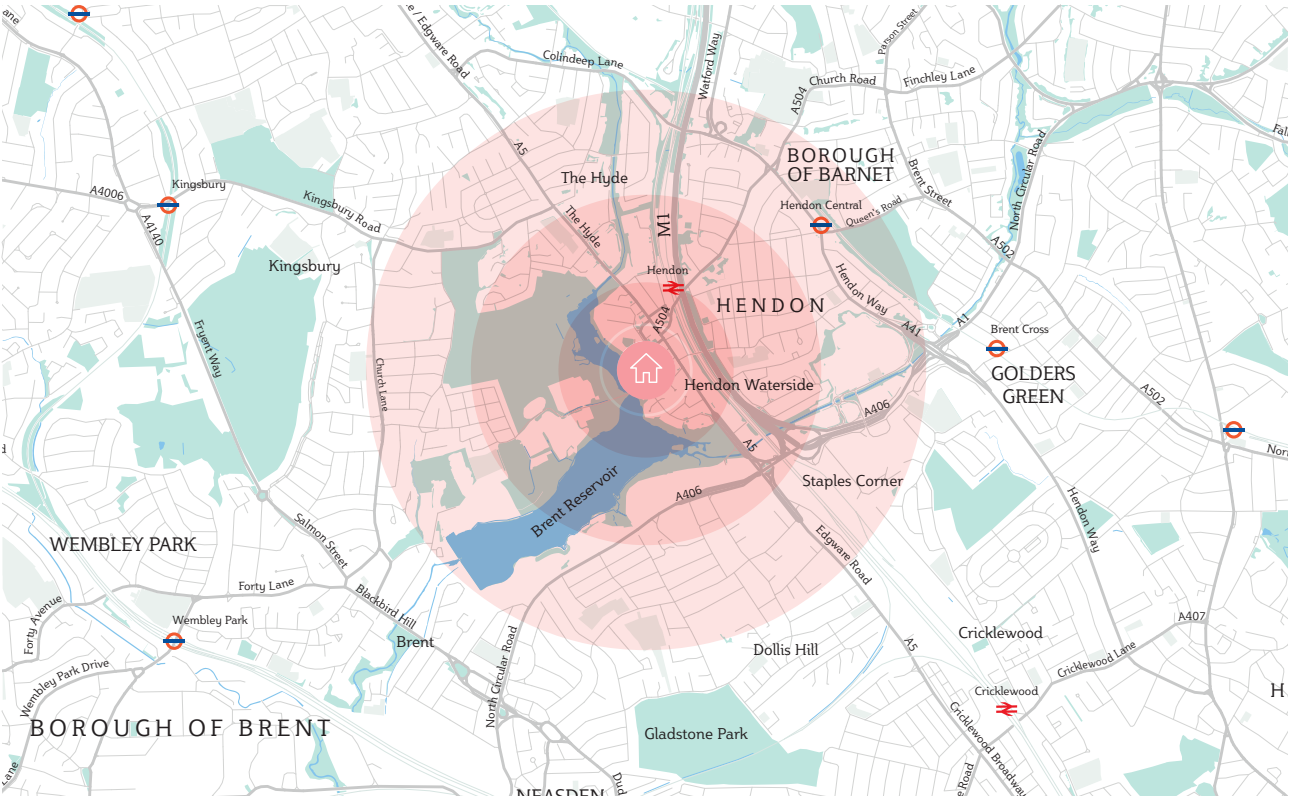


626 electric vehicle charging points



170 acre Welsh Harp and surrounding parkland

Transport



Connectivity / Public Transport in to London

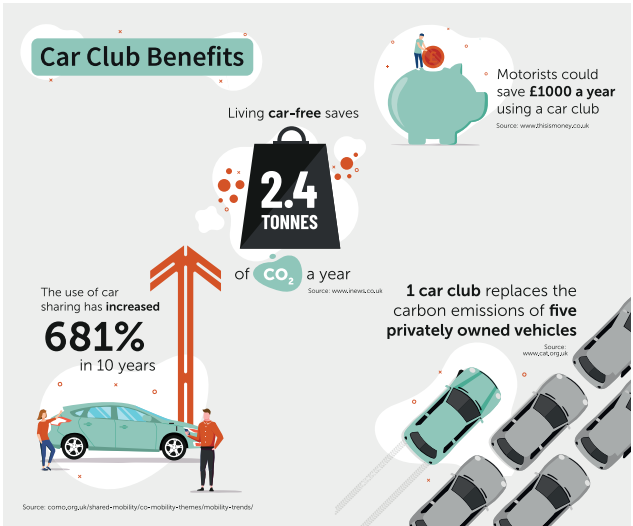
TfL vouchers – On completion, every household will receive £150 worth of travel vouchers to encourage the use of public transport and decrease the amount of single occupancy vehicles on the road, promoting cleaner London air.

Cycle Spaces – With 3,395 spaces planned at Hendon Waterside, cycling to work is a great way to save money and profit from a whole host of health benefits.

Transport links - Hendon Station is just a 5-minute walk from Hendon Waterside meaning you can reach central London easily in just 16 minutes by Thameslink train to St Pancras. Or hop onto one of the many buses nearby, to explore the surrounding areas, using these more sustainable forms of transport.

Electric Charging Points

We will have 626 points in place for residents' use at the development. Electric cars produce zero tailpipe emissions, dramatically lowering smog and greenhouse gas emissions making Hendon Waterside a healthier place to live.

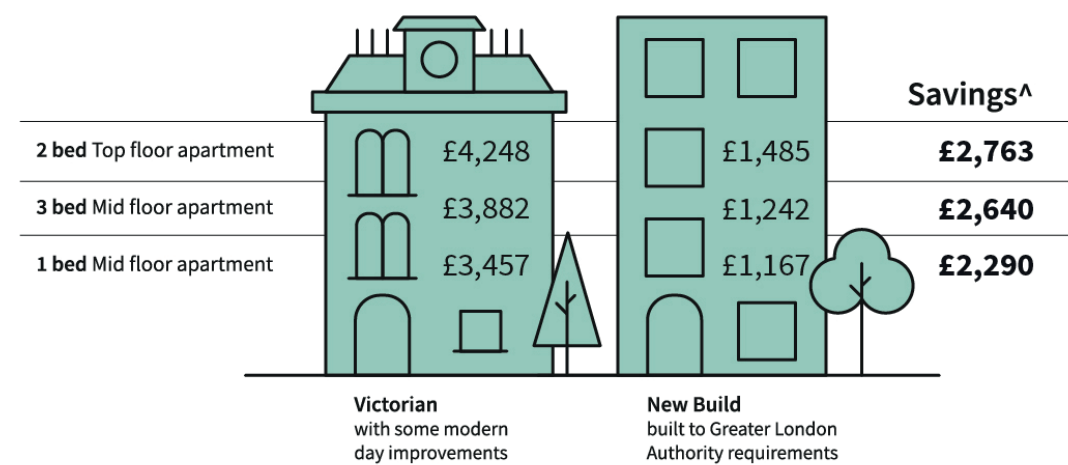


Car Club

There will be Enterprise Car Club vehicle spaces available. On completion, you will be gifted with three years' free membership and a £50 credit when moving in to Hendon Waterside to help with those trickier journeys or shopping trips.

Energy Efficiency

Hendon Waterside 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 Hendon Waterside 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

There are over **700 solar panels** across the development, providing a clean renewable energy source and providing enough energy to serve 48 homes a day. The energy created is fed in to the landlords supply, therefore decreasing your service charge costs.

The development has a communal heat generating plant (CHP) on site that supplies all the heating and hot water to Hendon Waterside homes. This **CHP can reduce carbon emissions by up to 30%** (compared to the separate means of conventional generation via a boiler and a power station) plus **decrease energy costs by 20%**.

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.



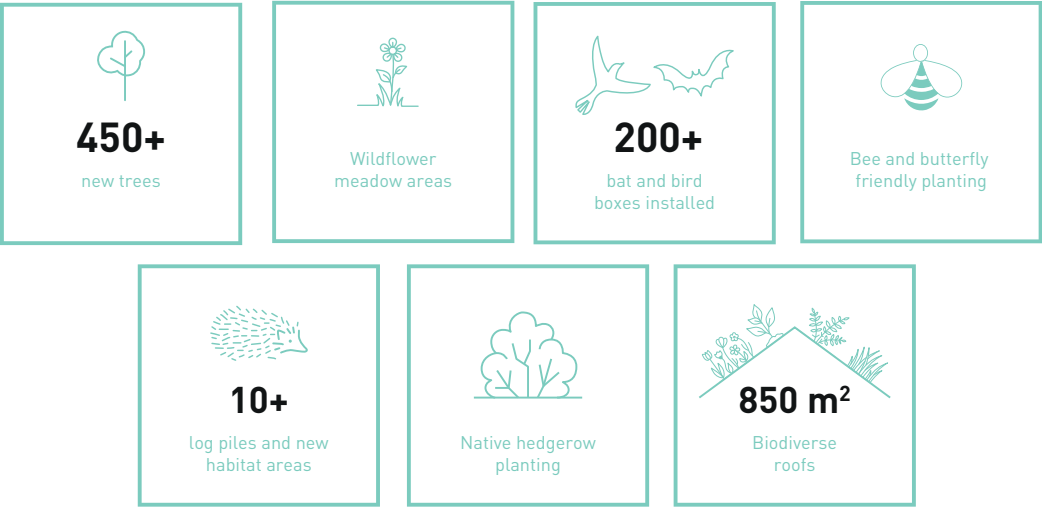
Biodiversity

At Hendon Waterside you'll find many nature friendly features which have been introduced to encourage wildlife species to flourish.

In this environmentally conscious development, special consideration has been paid to the **Welsh Harp Reservoir, as a Site of Special Scientific Interest**. Landscaping will encourage biodiversity with York Park - a new public open space running the length of the site's western boundary - increasing opportunities for birds, bats and other wildlife.

Planting will include **new native oak, lime, cherry, and alder trees, as well as wildlife-friendly shrub species and grassland**. Working with specialist landscape architects, podium gardens have been introduced to communal areas of the development, which incorporate native trees, shrubs, herbs and plants to encourage and support a variety of wildlife.

Bat and bird boxes will be installed at the appropriate height and orientation for each species as recommended by our ecologist, to encourage bats to roost and birds such as house sparrows, swifts, black redstart, house martins and starlings to make their nests here, while **bug hotels** and biodiverse green and brown roofs will increase natural wildlife habitats. The **850sqm of specially designed green and brown roofs**, the equivalent of nearly 5 tennis courts will contribute to reducing rainwater run-off. This is collected in 300sqm of underground storm-tech chambers and is reused across the green space on warmer days.



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

Living at Hendon Waterside means you will be able to enjoy a Co-op supermarket on site, a community hub, playgrounds, a medical centre, a dental surgery, a bistro and multiple jogging routes all on the development.

New hybrid work lifestyles require working from home stations and we ensure all our homes have fibre optics built in for superior internet connectivity.



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. Hendon Waterside has a wide range of spaces to benefit from, including children's play areas, trail walks and open grass from which the waterside views can be enjoyed.



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 in 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 Hendon Waterside 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, generous floor to ceiling heights 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.

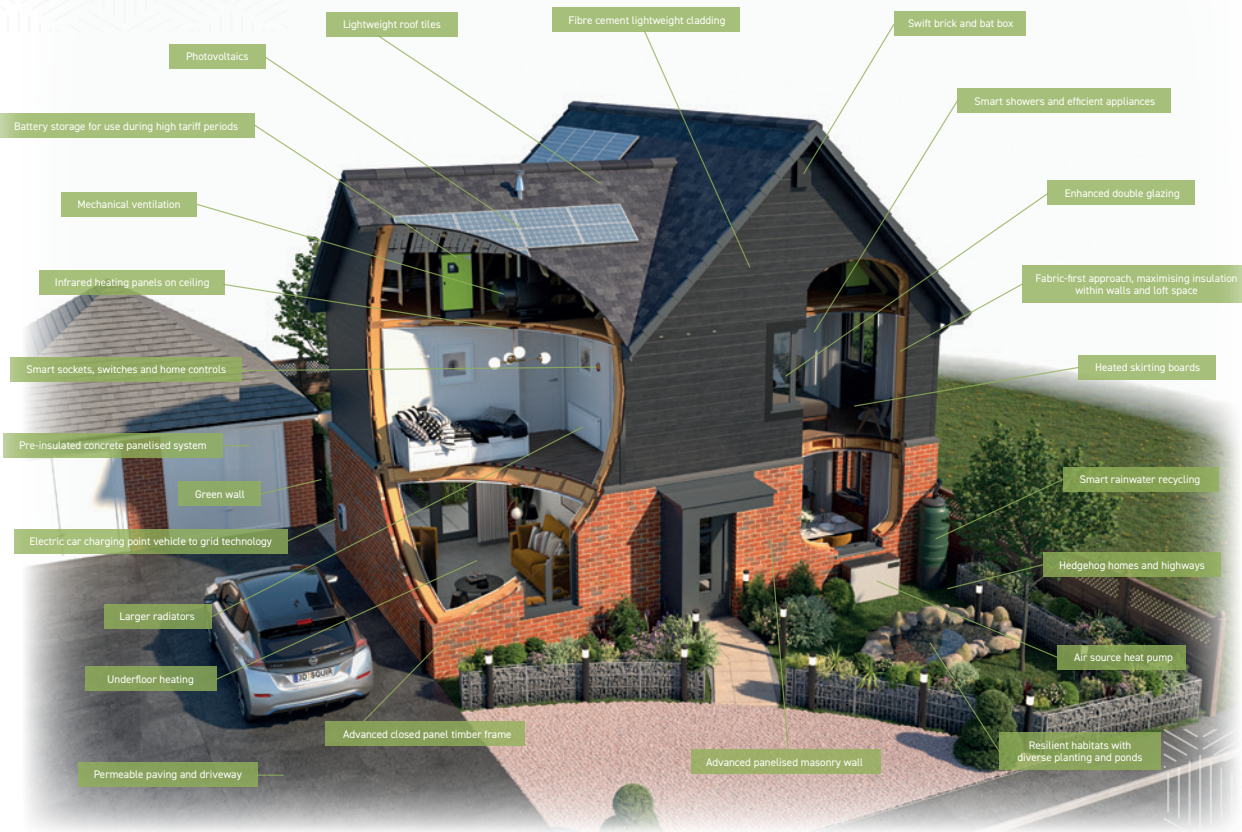
As a company we are committed to preserve and enhance the natural world by using resources responsibly, building resilient, low-carbon homes, and by creating places where people and nature can thrive. We have already received a **22% reduction in carbon emissions** since 2015. Our targets for the future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

