

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

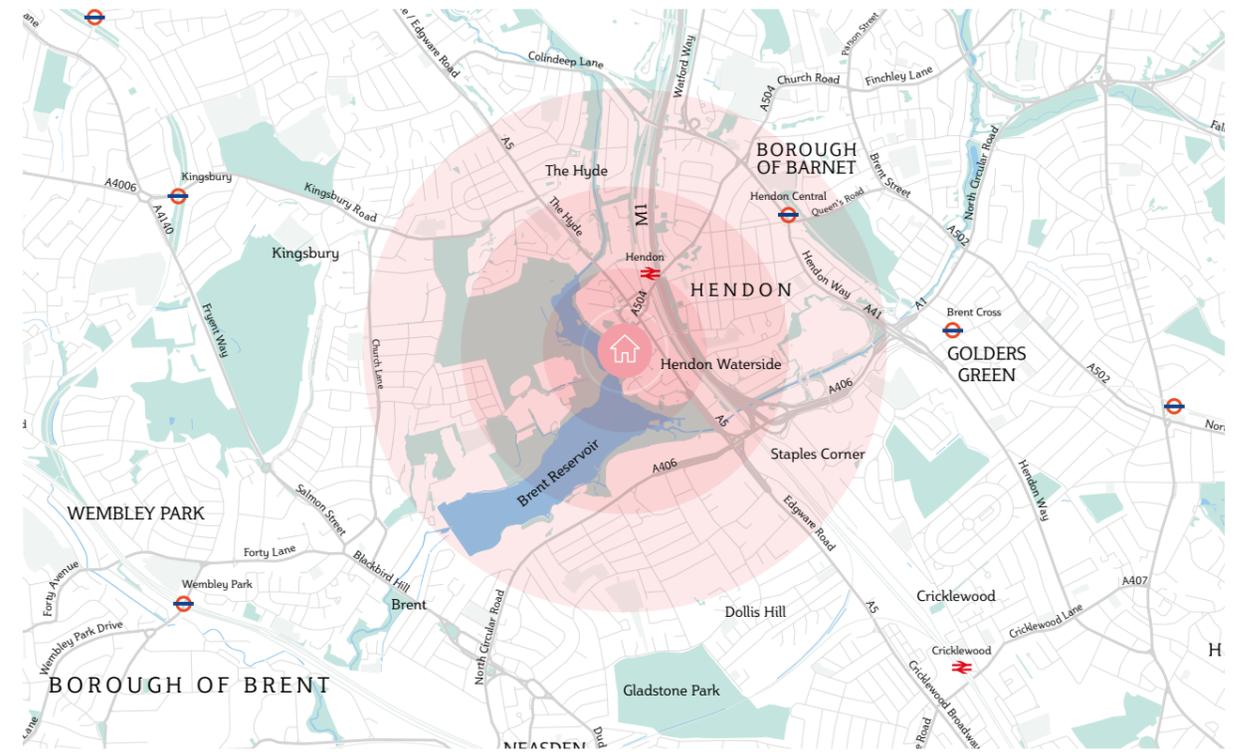


626
electric vehicle charging points



170
acre Welsh Harp and surrounding parkland

Transport



Connectivity / Public Transport in to London

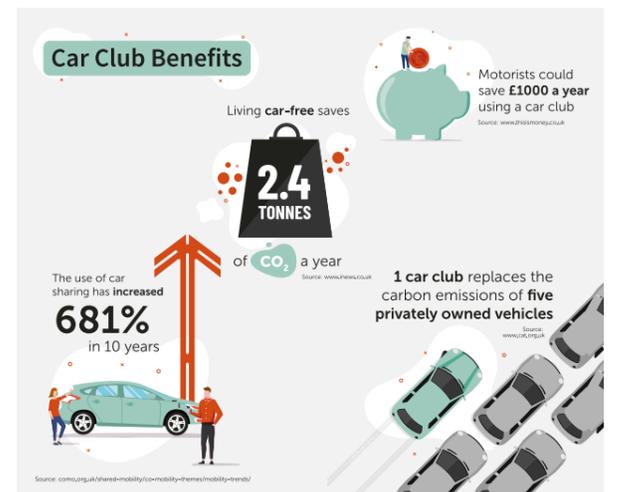
TFL vouchers – On completion, every household will receive £150 worth of travel vouchers to encourage the use of public transport and decrease the amount of single occupancy vehicles on the road, promoting cleaner London air.

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.

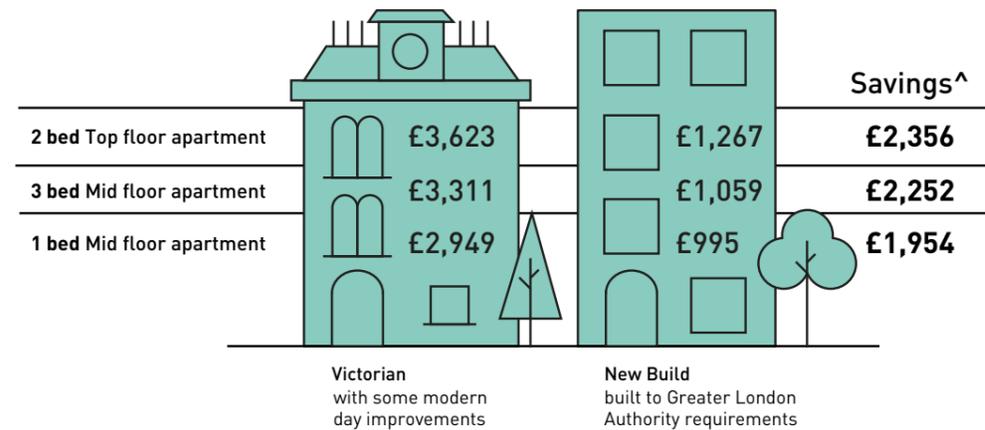


Car Club

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 £2,356 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, July 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.



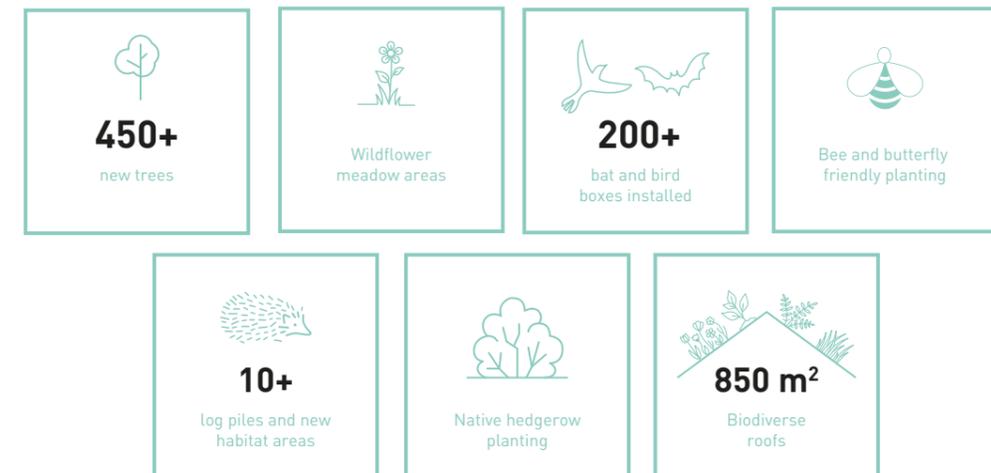
Biodiversity

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

