

# HUNTLEY WHARF

READING RG1

---



**Berkeley**  
Designed for life

THE VISION

The perfect choice 2

THE LOCATION

- Reading – A place of excellence 9
  - Perfectly placed 10
- Reading means business 15
- World-class education 17
- A shopping destination 19
  - The place to eat 21
- Spotlight on entertainment and sport 22
  - Love life on the river 24
  - Parks for all 27
- Around Reading 28
  - London 31

THE PLACE

- Building communities 33
  - Riverside square 34
- Café culture and convenience 35
  - Landscaping by design 36
- Everything on your doorstep 38
  - Children's nursery 40
  - Fitness for all 41

THE DEVELOPMENT

- Design with character 43
  - The architect's vision 47
- History & heritage 49
  - Siteplan 50
- Work-life balance 52
  - At your service 53

THE APARTMENTS

- Contemporary specification 55
  - Interiors 56

THE BERKELEY DIFFERENCE

- An exceptional customer experience 65
  - Designed for life 66
- Our commitment to the future 67
  - Sustainability 69
  - Contact 70

HUNTLEY  
WHARF  
READING RG1

Capturing the innovative spirit that inspired its industrial past, Huntley Wharf brings a new vision for contemporary riverside living to the heart of Reading. Experience all the uplifting energy of this dynamic, prosperous urban environment within a relaxed waterside setting. Discover a new quarter where community and wellbeing are the focus, and where individuality is celebrated. Huntley Wharf is opening a fresh page of Reading's history, creating a living heritage that will continue long into the future.

*Welcome to Huntley Wharf –  
the perfect choice for central riverside living.*



## THE PERFECT CHOICE

Huntley Wharf is a superb collection of Manhattan, 1, 2 and 3 bedroom apartments set in a prime south-facing riverside location close to Reading town centre and train station. Everything is designed to enhance quality of life – from the delightful landscaped gardens with river walkways, to the range of on-site retail and leisure amenities.



Computer generated image, indicative only. Landscaping design subject to change.





Computer enhanced photography © Huntley Wharf





Computer generated image, indicative only. Landscaping design subject to change.





## READING – A PLACE OF EXCELLENCE

Reading is a location where business and commerce prosper, where education is first-class and the standard of living is arguably among the best in the country.

Just 40 miles from London, Reading is the beating heart of the Thames Valley tech corridor. With one of the highest concentrations of digital businesses in the UK, it is a magnet for global corporations seeking world-class employees, great connections and welcoming communities. Reading offers all this and more.

Huntley Wharf lies right in the heart of everything Reading has to offer. A short walk brings you to the town centre and its amazing variety of shops, restaurants and entertainment venues. Its station lies on the direct line to London, and locations across the country, including the main international airports, are all within easy reach.



# THE LOCATION

---

*Reading has been called ‘a town with a big heart and big ambitions’\*  
– and it’s easy to see why.*

Founded on the banks of the River Kennet and River Thames, Reading has a history dating back over 1,000 years. Its wealth was originally built on four ‘b’s – beer, bulbs, bricks and biscuits. Today, it has been transformed from its industrial roots, and is now one of the UK’s foremost technology hubs and the headquarters location of many leading multi-national corporations. It has excellent road, rail and air links to London and the rest of the country. And with a wealth of cultural, sporting, shopping and employment opportunities, as well as beautiful countryside close by, the town is a great place to call home.

\* The Sunday Times 21.04.19





Reading is a vibrant business  
location and smart living choice



Reading is a popular commuter town  
– up to 300 trains a day link Reading with London.

Crossrail will connect Reading directly  
to the West End and Canary Wharf



Top 200 in QS World University  
Rankings 2019



# PERFECTLY PLACED



Just 40 miles west of London, Reading enjoys excellent access to major towns and cities across the UK and internationally, by road, rail or air.

Four motorways – all easily reached from Huntley Wharf – link Reading directly with London, the South West, Midlands and Wales.

Other important centres for business and commerce, including Oxford, Birmingham and Bristol, can be easily accessed by road and rail.

Heathrow and Gatwick airports are also on direct road and rail routes from Reading centre.

## CENTRAL RIVERSIDE LIVING



Travel times from  
Huntley Wharf  
by car

M4  
12  
mins

M40  
28  
mins

M3  
35  
mins

M25  
35  
mins

HEATHROW  
AIRPORT  
35  
mins

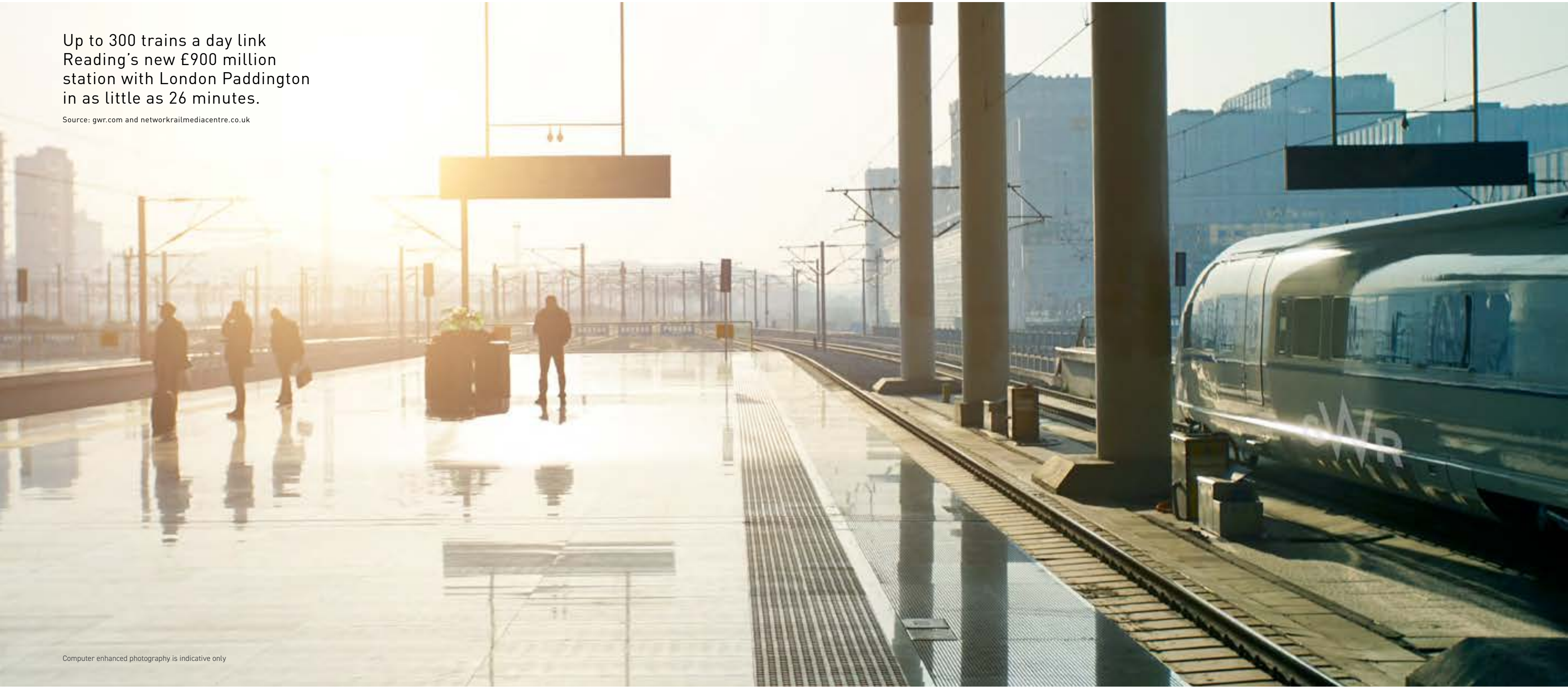
BICESTER  
VILLAGE  
67  
mins

Fastest journey times shown  
Source: google.com/maps

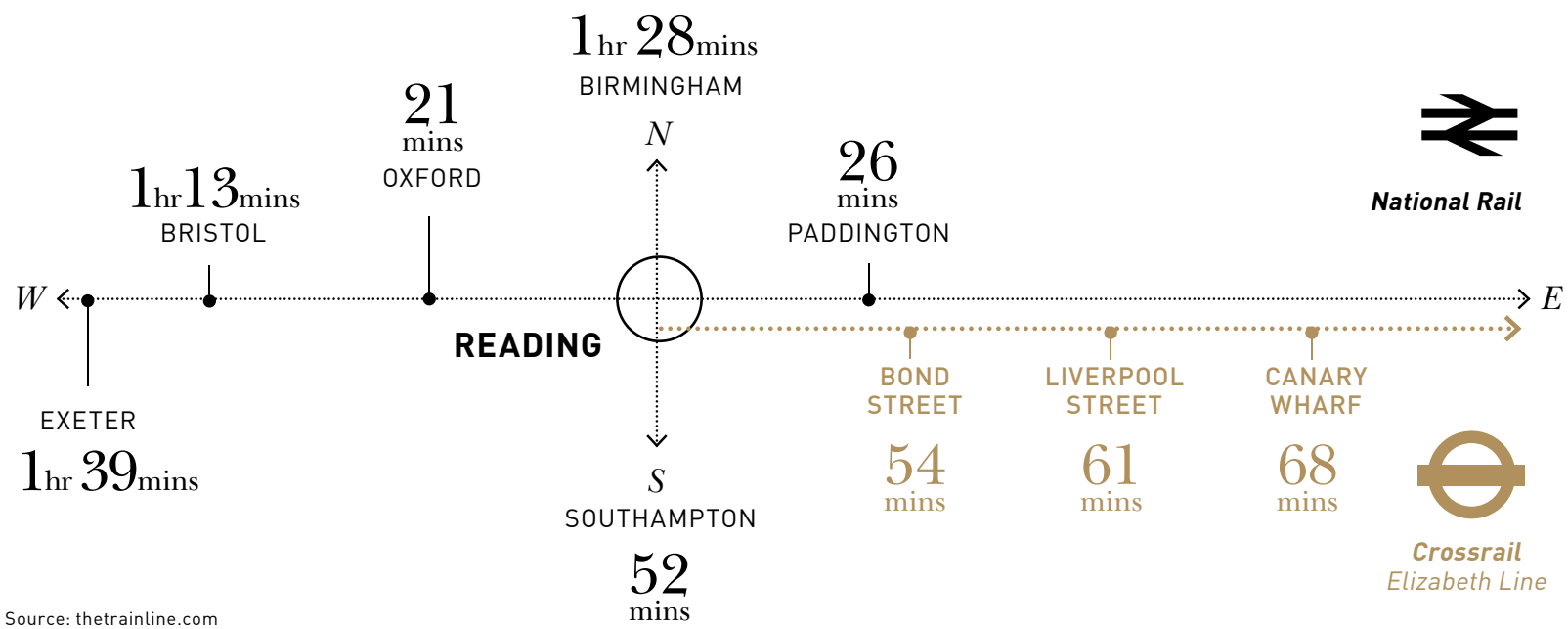


Up to 300 trains a day link Reading's new £900 million station with London Paddington in as little as 26 minutes.

Source: gwr.com and networkrailmediacentre.co.uk



Computer enhanced photography is indicative only



Source: thetrainline.com

## MAINLINE & CROSSRAIL

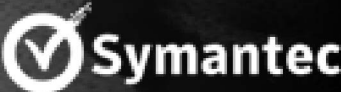
Reading mainline station is just a 10-minute walk from Huntley Wharf. Around 20 trains an hour operate at morning peak time to London Paddington, the fastest taking just 26 minutes. Heading west, there are direct trains to Oxford, Bristol, Birmingham and Exeter.

Travelling to London will be even easier with the completion of Crossrail. Reading is the western terminus of the Elizabeth Line which will run through the centre of the Capital to Stratford in the east, taking you to Bond Street, Liverpool Street and Canary Wharf without changing trains.



Reading is forecast to be the UK's fastest growing region for economic growth in 2017-21\* and was also named one of the best places to live and work\*\*

\*Ernst & Young UK & Regions Economic Forecast 2018  
\*\*Good Growth for Cities 2018 index (PwC/Demos)



## READING MEANS BUSINESS

Located right at the heart of the prosperous Thames Valley, Reading is the UK's fastest growing region for economic growth, and is at the forefront of the innovation and knowledge sectors. It is ranked in the top 25 most attractive European cities for Foreign Direct Investment\*.

Some of the world's top multinational companies, including Microsoft, Cisco, Oracle, Ericsson and

PepsiCo, have selected Reading as their principal UK base. Bio-pharma, defence, media and financial and professional services are also well represented, attracting a local and international pool of talent.

They enjoy the second highest salaries outside London which, combined with an excellent quality of life, makes Reading an enviable place to live.

\* FDI European Cities & Regions of the Future (2018/19 - Financial Times).



The University of Reading is one of the UK's leading research-intensive universities and is in the top 200 worldwide\*. It has over 150 years of history, with origins as a University of Oxford extension college.



## WORLD-CLASS EDUCATION

Two of the country's top-performing selective secondary schools are in Reading – Reading School for Boys and Kendrick School for Girls. Both regularly top the league tables for GCSE and A-level results. There is also a selection of good state primary and secondary schools, while in the independent sector, Bradfield College, Reading Blue Coat School, The Abbey, Queen Anne's School for Girls and Shiplake College all enjoy excellent reputations.

Reading University is a world-leading research and educational centre, with over 17,000 students. It occupies a campus on land donated by the Palmer family of Huntley & Palmers biscuits. The university includes the prestigious Henley Business School and has state-of-the-art campuses in Malaysia and Johannesburg.



\*QS World University Rankings 2019.





## A SHOPPING DESTINATION

Reading's central shopping district is a delight – easy to navigate, with shops ranging from designer boutiques to everyday essentials. For top brand names, head to the Oracle shopping centre, where you will find Apple, Hugo Boss, Reiss, Hobbs and House of Fraser, among many others. Nearby Broad Street is pedestrianised, allowing you to browse the many stores, including a large John Lewis, in comfort. Don't miss the branch of Waterstones bookshop in a converted chapel dating back to 1707.







## THE PLACE TO EAT

From fine dining to eclectic street food, the choice of restaurants, cafés and bars in Reading is truly exceptional. Savour mouth-watering dishes from around the world – Lebanese, Vietnamese, Greek, Spanish, Italian... and many more.

Enjoy relaxed dining overlooking the river at one of the 40 eateries at The Oracle and along the riverside. For a fine dining experience, the London Street Brasserie and Michelin-starred L'Ortolan are always memorable.

Bottom right image (left page) and this image courtesy of L'Ortolan Restaurant



# SPOTLIGHT ON ENTERTAINMENT & SPORT

Theatre, music, comedy or sport – there is something to see, do or enjoy every day in Reading. Central to this rich cultural and entertainment choice is the Hexagon Theatre, where a lively year-round programme offers serious drama, pop and classical concerts, film festivals and children's shows. Smaller venues around the town, from arts centres to pubs, host comedy, jazz, live gigs and more.

The Reading Festival, one of the oldest and biggest rock and pop festivals in the country, is held annually in August at Richfield Avenue on the banks of the River Thames. Headline acts include the world's top names in music, and the event draws up to 90,000 people.

Sports lovers can watch Reading FC play home matches at the 24,000-seater Madejski Stadium, or take part in the annual Reading Half Marathon. The town also has its own rugby and hockey clubs, and a popular cycle and athletics track in Palmer Park, just round the corner from Huntley Wharf.

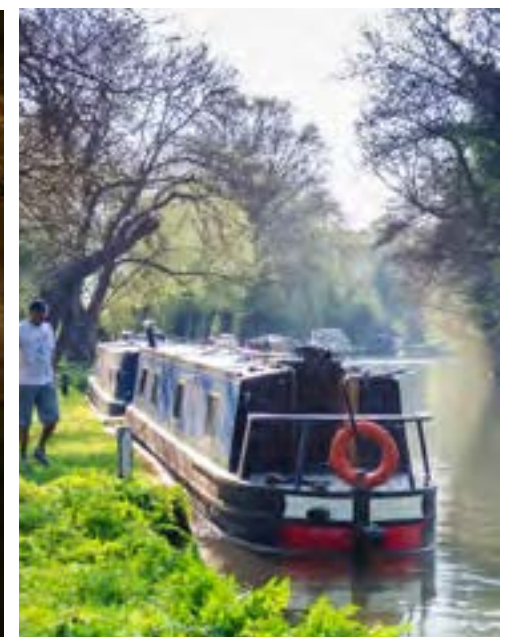
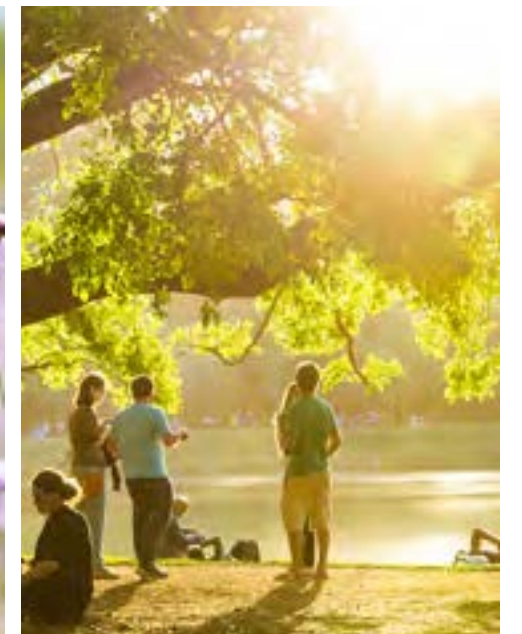
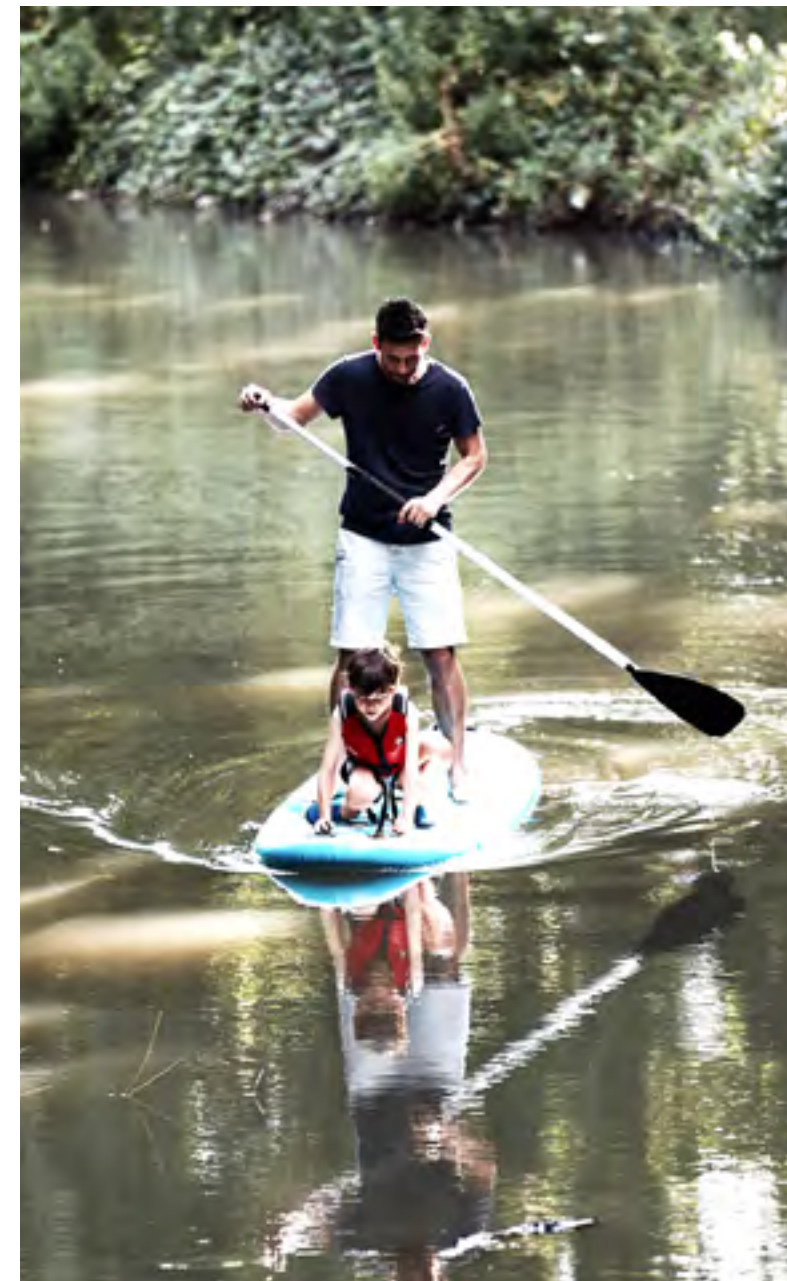




## LOVE LIFE ON THE RIVER

From your front door you can explore a whole new world of riverside living. The River Kennet flows gently from its source in Wiltshire through Reading town centre and past Huntley Wharf. Wildlife flourishes here – freshwater fish, otters, kingfishers and dragonflies can all be spotted. Follow the riverside walk, perhaps taking in Blakes Lock and the Reading Museum, and soon

you will reach the horseshoe bridge, designed by Isambard Kingdom Brunel in 1841. This is where the Kennet meets the mighty River Thames. Left or right along the leafy Thames Path leads you to the delightful Berkshire towns of Sonning and Wargrave, Pangbourne and Henley.







Reading's parks are a delight – green open spaces that bring the natural environment right to the heart of the town.



## PARKS FOR ALL

Between Huntley Wharf and the station lies Forbury Gardens and the ruins of the 11th century Reading Abbey, burial place of King Henry I. This pretty floral park is dominated by the Maiwand Lion, a statue commemorating a famous battle of the same name in the 19th century.

Palmer Park, only 10 minutes from Huntley Wharf, has 21 acres of lawns and flowerbeds, children's play areas and an athletics, cycling track and gym.

Half a mile from Huntley Wharf is King's Meadow. On the banks of the River Thames, it is home to the Edwardian open air lido, recently restored to its former glory.

Under 25 minutes from Huntley Wharf are a number of parks and open spaces. Wellington Country Park offers an exciting family venue, lake, and beautiful parkland. Basildon Park National Trust is home to a stunning Georgian mansion surrounded by over 400 acres of parkland and walks. Beale Park is set on the River Thames with an excellent wildlife centre, nature trails, lakes, and gardens.



## AROUND READING

Reading is the ideal base for enjoying sporting events, visiting historic towns and some of the most famous social occasions in the British social calendar.

If horseracing is your pleasure, then Royal Ascot is not to be missed. Polo takes place in Windsor Great Park, the beautiful grounds of Windsor Castle, and rowing at the annual Henley Regatta. Oxford is the place to visit for history and culture, while designer shopping is available at Bicester Village.



## CENTRAL RIVERSIDE LIVING







# LONDON – CAPITAL ADVENTURES

Catch a fast train from Reading and you can be in London in less than half an hour, enjoying all the historic sights, shopping and entertainment our wonderful Capital has to offer. There is something to suit every taste – dazzling West End shows, musicals and plays; opera at the Royal Opera House and The Coliseum; classical concerts at the Festival Hall and the Royal Albert Hall; rock concerts at the O2 arena.

Shopping in London is some of the best in the world. Head to Bond Street for top designers and jewellers; Oxford Street for trending fashion, and Knightsbridge for Harrods and Harvey Nichols. Or simply enjoy the wonderful parks and gardens that provide quiet tranquillity amid the hustle and bustle of this most iconic city.







## BUILDING COMMUNITIES

---

At Berkeley new development is always about people. First and foremost, it is about transforming individual lives and building strong communities.

We create communities where people love to live, where they feel at home and can be themselves. Before planning even starts, we take the time to find out just what will make a wonderful community for the people who live on the development. Then we ensure we provide the right facilities and environment to make that happen.

Huntley Wharf is no exception. Here you will find amazing outdoor spaces where residents can meet, hold events that bring everyone together, relax by the riverside, enjoy an energetic workout or the simple peace of the gardens.



# THE PLACE

---

*Huntley Wharf is so much more than a beautiful place to live.  
Every aspect of the development has been shaped to create a thriving  
community of people whose wellbeing and happiness is at its heart.*

Berkeley specialises in making places where people love to live,  
work and relax; where they can get to know their neighbours,  
form friendships and share experiences. At Huntley Wharf, quality homes  
are surrounded by attractive green open spaces, landscaped gardens  
and a central riverside square that can be enjoyed by everyone.  
There are a host of proposed amenities and facilities on site – café,  
nursery, gym, concierge service – all aimed at making  
residents' lives easier and more enjoyable.





The Berkeley Group has contributed £1.7bn to community facilities and affordable housing in the last five years



We are creating 219 acres of public realm and preserving or planting around 15,000 trees across the Berkeley Group developments



Huntley Wharf will create an enhanced central riverfront for everyone to enjoy





## RIVERSIDE SQUARE

At the heart of Huntley Wharf is the Riverside Square, the perfect place to meet up with friends and neighbours, and to enjoy the river. This special area is ideal for community and public events – such as concerts, plays, open air screenings and weekend markets.

## CAFÉ CULTURE & CONVENIENCE

You don't have to go all the way into town to pick up the best coffee around. A friendly café near the main entrance to Huntley Wharf will be great for grabbing a cup on the way to work, or for spending relaxing time with friends over a cappuccino and a delicious pastry.

If you are running short of kitchen basics, a convenience store will be on hand on site.







Computer generated image, indicative only. Landscaping subject to change.

## LANDSCAPING BY DESIGN

Take a moment to sit in the sun, surrounded by lush green lawns, colourful flowers and cooling water features. The gardens at Huntley Wharf are playful, interesting and characterful, designed to be enjoyed by everyone. Here you will find you have the space you need to walk, run and breathe.

These glorious gardens are being designed by specialists in the craft of placemaking and in creating enduring, engaging and beautiful spaces. Embracing the natural environment and history of the site, their design proposal includes bespoke artworks and installations that reflect the very special character of Huntley Wharf.



CENTRAL RIVERSIDE LIVING

Computer generated image, indicative only. Landscaping design subject to change.



# EVERYTHING ON YOUR DOORSTEP

A year-round programme of community events and festivals – from the Children's Festival to the torchlit river procession – makes Reading an exhilarating place to join in, have fun and make friends. Community activities in the pipeline for the Riverside Square at Huntley Wharf may include artisan food markets, outdoor performances and seasonal social events.





# CHILDREN’S NURSERY

A welcoming and social play environment awaits your child at the new purpose-built day nursery. Conveniently located just a stroll from your home, the nursery is a place where your little ones will be well taken care of by professionally trained staff.



# FITNESS FOR ALL

Your daily workout is so close to home that it will be difficult to find an excuse to skip it. The proposed on-site gym will be equipped with state-of-the-art fitness equipment for a heart-pumping exercise session.







## DESIGN WITH CHARACTER

Huntley Wharf has a unique character that is steeped in history, yet is contemporary in every way. The site's industrial past is embedded into the design and fabric of the buildings, ensuring that its heritage will live on, visible to future generations.

We understand that where you live should feel special to you, a place where you can be happy and that meets your lifestyle needs. We have therefore proposed dedicated amenities for residents' only, such as a concierge service and a co-working space that is suitable for both business and relaxation.



# THE DEVELOPMENT

---

*Occupying a prime south-facing position on the banks of the River Kennet, Huntley Wharf is a new landmark in Reading.*

Three contemporary apartment buildings – Discovery House, Baker's Yard and Olivers Place – frame the tranquil central gardens and Riverside Square which leads down to the river. This is urban waterside living at its finest, a place to enjoy a relaxed way of life within a thriving, friendly community, yet just a short walk from the dynamic energy of Reading town centre. It is the perfect lifestyle choice.





A major 6.9 acre scheme forming part  
of Reading's transformation



A range of proposed amenities with over  
13,160 sq ft commercial space, Riverside  
Square, Riverside Walk, landscaped spaces  
and private podium gardens



Architecture and interiors inspired  
by a rich industrial heritage









## THE ARCHITECT'S VISION

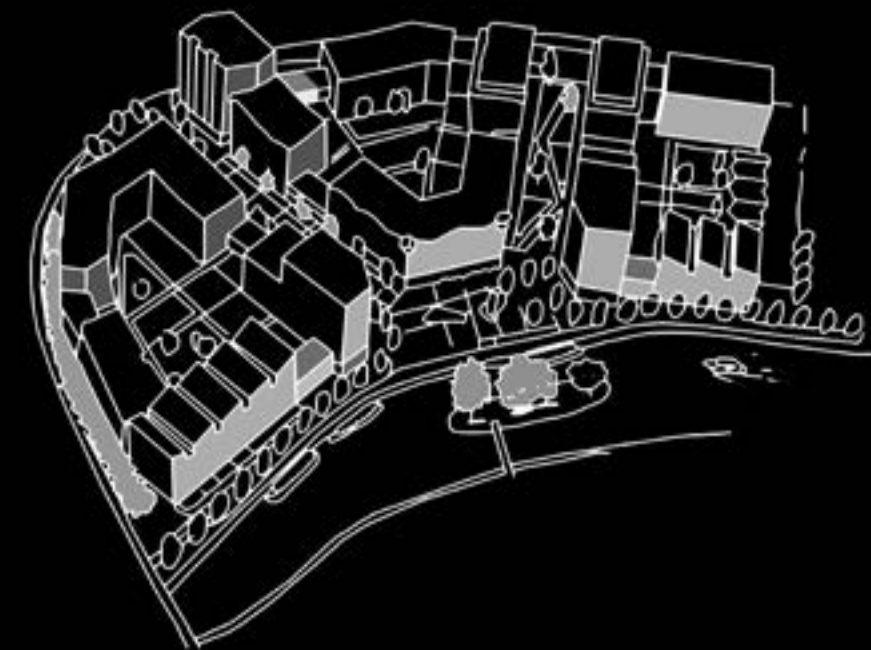
---

Huntley Wharf is designed by PRP, a long established architectural firm with over 100 awards to its name and an exemplary track record of creative approaches to schemes of varying scale, complexity and diversity.

Drawing on its industrial heritage - the site of the old Huntley & Palmers biscuit factory - the design of Huntley Wharf has been inspired by

the same style of brickwork and heights of the original buildings, with interesting roof shapes and angles reflecting the tops of the former factory.

Huntley Wharf will create a new residential quarter that pays homage to the site's Victorian heritage whilst unlocking the potential of its riverside location for everyone.



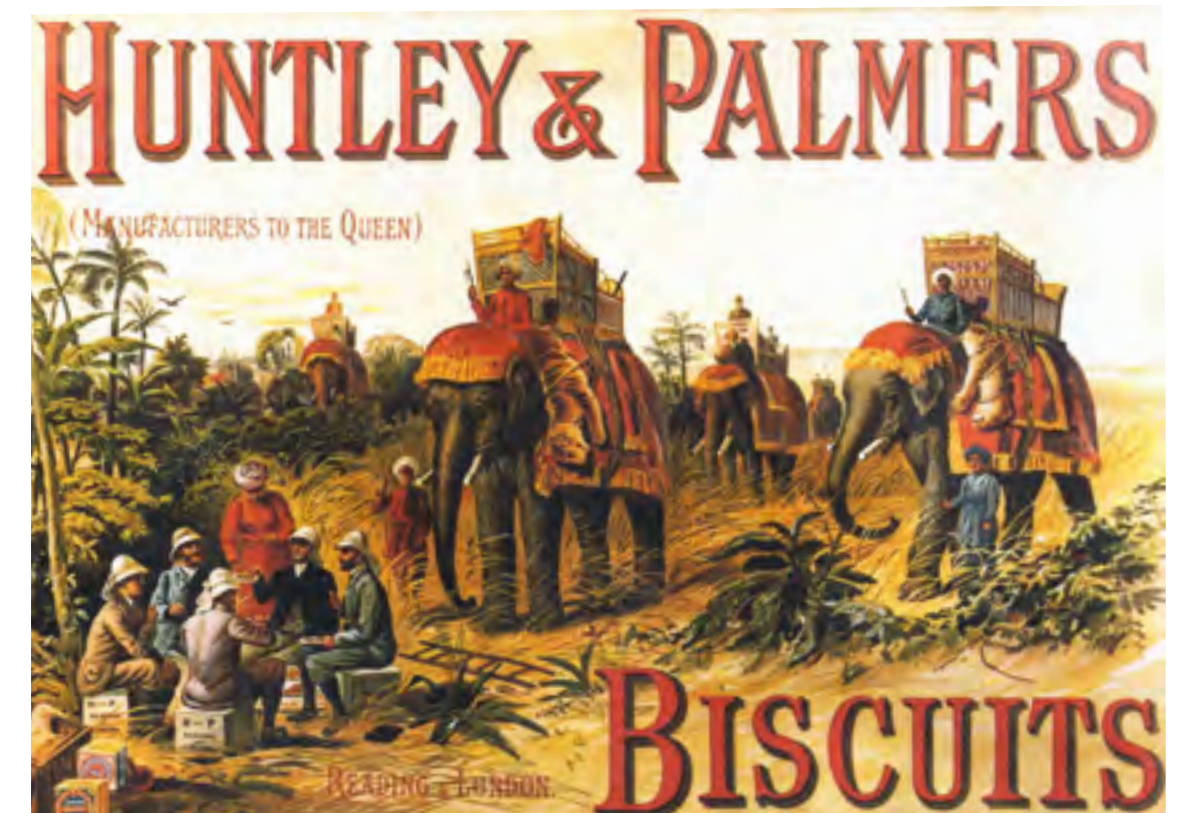
Our vision for the site is to create a development that is oriented around a high-quality public space that caters for leisure, events and restaurants, providing Reading with a dynamic new riverside living quarter.

---





The site itself has a rich and illustrious heritage, once the home to the world-renowned Huntley & Palmer biscuit manufacturer, one of the first global export companies and purveyor to Royalty.



## HISTORY & HERITAGE

Huntley Wharf stands on the site of Huntley & Palmer's biscuit factory, once a landmark building for visitors to Reading.

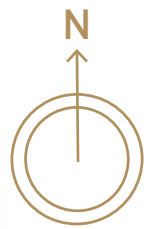
Joseph Huntley started making biscuits in a small shop in Reading in 1822, selling his produce to hungry coach travellers passing through the town. George Palmer joined the firm in 1841, and soon they purchased the site of a former silk mill on the River Kennet to build a new factory. By 1898, the company employed more than 5,000 people, producing millions of biscuits every day.

It was the largest biscuit factory in the world and even had its own sidings on the Reading-London train line, such was the worldwide demand for their products. Huntley & Palmer became one of the first brands, shipping biscuits around the globe in decorated tins that are now highly collectable.

The company was key to Reading's evolution as an economic powerhouse. In homage to this illustrious heritage, our architects have designed Huntley Wharf to reflect the architecture of the original factory.







SITEPLAN



- KEY:
- 1 Convenience Store
  - 2 Concierge, Nursery & Co-working studio
  - 3 Coffee shop
  - 4 Riverfront Restaurant
  - 5 Gym
  - Affordable Housing
  - \* Selected affordable housing and Shared Ownership homes

← THE ORACLE SHOPPING CENTRE  
11 mins walk

Amenities are proposed and delivery will be phased. Siteplan is indicative only.



## WORK-LIFE BALANCE

For home workers who miss the buzz of office life, or commuters looking for a better work-life balance, the proposed co-working area will be space where you can work in relaxed comfort.



## AT YOUR SERVICE

When you lead a busy life, a helping hand can make a big difference. Therefore, a concierge service will be on site 12 hours a day. An exclusive service at the disposal of Huntley Wharf residents.







## CONTEMPORARY SPECIFICATION

---

From Shaker-style kitchens and glazed crackle tiling to brassware with knurl detailing, every detail of your apartment has been carefully thought through and finished with our characteristic focus on quality.

As with the exterior architecture the interior of Huntley Wharf pays homage to its heritage. Traditional details and industrial textures contrast with the latest in contemporary design with high specification Bosch appliances, SkyQ points, fibre connectivity and USB ports in most rooms.



# THE APARTMENTS

---

*Stylish, light-filled contemporary apartments  
in a spectacular riverside location.*

Set on the bank of the River Kennet, Huntley Wharf is an urban retreat, a haven where the hurry and noise of the town can be left behind. Apartments in this relaxed riverside location are meticulously designed to optimise space, light and elegance. Most apartments have their own balcony or terrace to ensure maximum enjoyment of the waterside environment. And, of course, all homes are built to Berkeley's rigorous standards of quality, finish and attention to detail, backed by excellent customer service.





An award-winning company with over 40 years  
experience in building exceptional quality new homes



A+ rating to fridges, freezers and dishwashers.  
Enhanced insulation for the floors, walls, roofs  
and windows. Low energy lighting throughout



Super fast broadband in all our  
new homes at Huntley Wharf





Computer generated image, indicative only.

## STYLISH KITCHEN



Computer generated image, indicative only.

The kitchen is the heart of the home so we've designed it to feel like a space you'll relish spending time in. With stunning compact stone worktops, flat matt Shaker-style units in a selection of striking colours, glazed crackle tiling, chrome tap with knurl detailing, and a range of Bosch appliances, this is a kitchen to enjoy.



# LIGHT LIVING

All apartments have been designed to maximise space and light with most having their own outdoor terrace or balcony with views over the podium gardens or the River Kennet.

CENTRAL RIVERSIDE LIVING



Computer generated image, indicative only.



## SPACIOUS BEDROOM

Elegant and spacious bedrooms are oases of calm and tranquillity. All feature generous fitted wardrobes; many have ensuite bathroom and some master suites have separate dressing room.







## BEAUTIFUL BATHROOMS

Enjoy relaxing in the industrial detailed bath and shower. The clean, contemporary design features matt black framing to bath screens, back-lit mirrors and bespoke timber washstands.





## AN EXCEPTIONAL CUSTOMER EXPERIENCE

The service we provide is focused on making the home buying process as straightforward and enjoyable as possible. From exchange of contracts, we will provide you with a Customer Relations Representative to ensure you always have an expert to talk to. We will provide regular updates on the progress of construction, and invite you to choose the interior of your home from a selection

of carefully designed palettes. Prior to legal completion we will invite you to visit for a full Home Demonstration to personally show you all the functions and facilities of your apartment. Following completion, we will also include a Berkeley 2-year warranty with the 10-year NHBC building warranty.



# THE BERKELEY DIFFERENCE

---

*Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations.*

From the moment you arrive at our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.





98% of customers would recommend  
us to their friends



With a net promoter score of 70.5,  
we have industry-leading customer service



Huntley Wharf's planting schemes are created  
to encourage ecosystems of the natural world



## DESIGNED FOR LIFE

### Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.



### Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## OUR COMMITMENT TO THE FUTURE



Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is 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.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus:

*Customers, Homes, Places, Operations and Our People.*

### 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.

### An exceptional customer experience

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### High quality homes

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

### Great places

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

### Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A commitment to people and safety

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

### The Berkeley Foundation

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

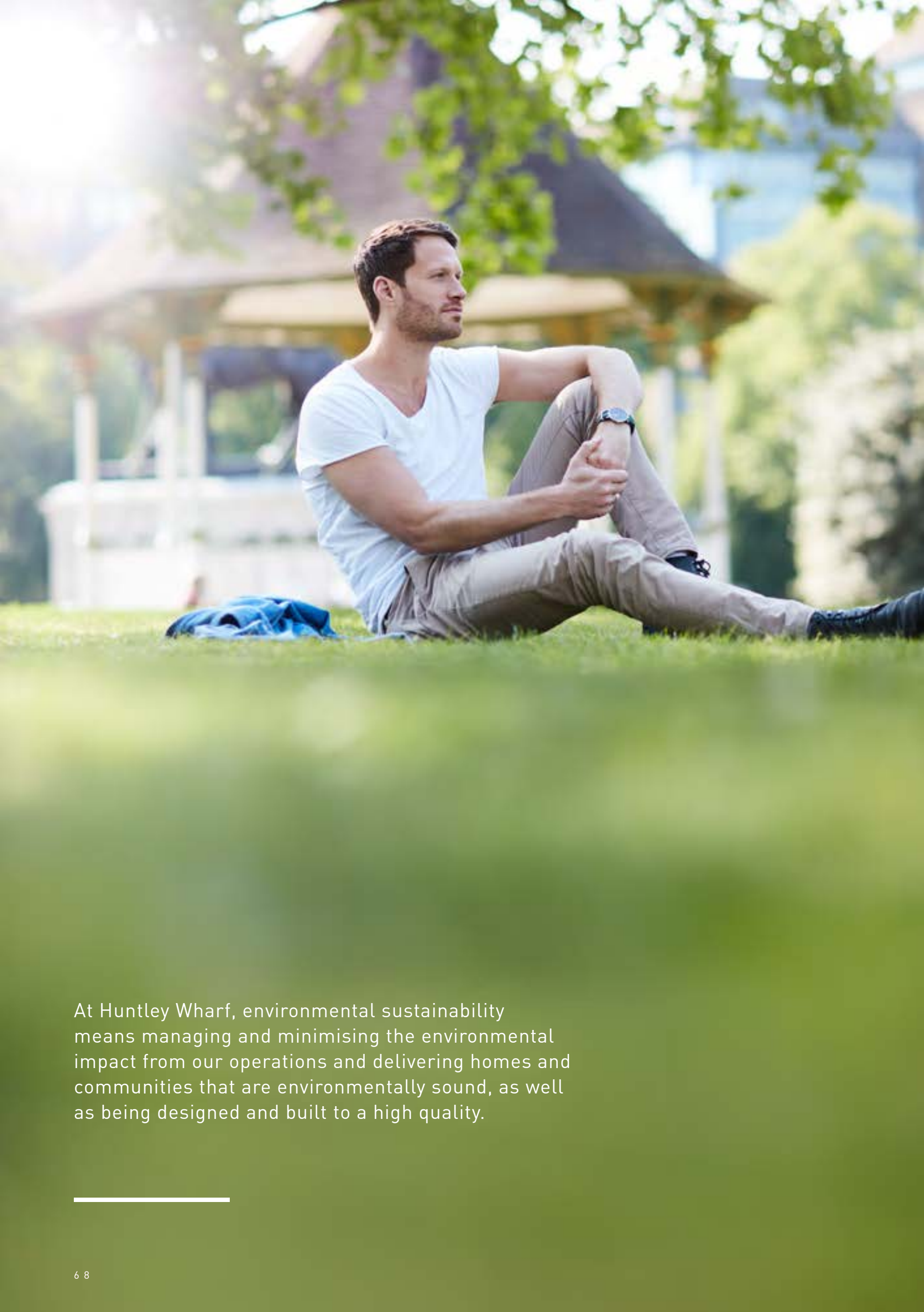
Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.



[berkeleyfoundation.org.uk](http://berkeleyfoundation.org.uk)  
[berkeleygroup.co.uk](http://berkeleygroup.co.uk)





At Huntley Wharf, environmental sustainability means managing and minimising the environmental impact from our operations and delivering homes and communities that are environmentally sound, as well as being designed and built to a high quality.

## SUSTAINABILITY

Berkeley is committed to sustainable, energy efficient development from recycling of construction and office waste to the use of sustainably sourced materials. The cornerstone of our approach is to reduce the resources used at the development during construction and occupation and enhance the site's ecological features and assets.

### Energy efficiency

Berkeley adopts a 'Fabric First' approach, this is about designing new build homes with energy efficiency and sustainability in mind – from heating and lighting, down to the insulation used. 'Fabric First' includes an enhanced insulation which is used for the floors, walls, roofs and windows, which keeps more heat in. Each new build home has a high air-tightness target which means less heat is lost, making the home more energy efficient. Thereby, reducing the long-term energy demands and carbon footprint of the site.

Additional features include:

- A+ rating to fridges, freezers and dishwashers
- Low energy lighting is installed throughout all homes and externally.

### Waste

All homes are provided with internal recycling bins within the kitchen areas to encourage the segregation of waste, in addition to the required external bins.

### Water

Water reduction methods will be implemented, such as dual flush WCs and flow regulated / aerated taps and showers.

### Sustainable transport

Positioned in the heart of Reading the town is easily accessible on foot or bicycle. The town's mainline station links to all areas of the UK including Birmingham, Exeter, Bristol, Southampton and London. Crossrail is also forthcoming, allowing for even faster connections to key locations across London and beyond. Reading also boasts an award-winning bus company. A cycle lane runs along the riverfront connecting the site to the town centre and local riverside villages of Sonning and Henley. Secure cycle parking facilities allow for easy storage for bikes.

### Community facilities

Huntley Wharf is created for the community and areas are designed to encourage everyday interaction and for seasonal and cultural events.

### Supporting the natural world

Designed to support the existing nature of the River Kennet including the Otters around Chocolate Island, Huntley Wharf's own planting schemes are created to encourage bees, birds, butterflies and ecosystems of the natural world.





# GET IN TOUCH TODAY

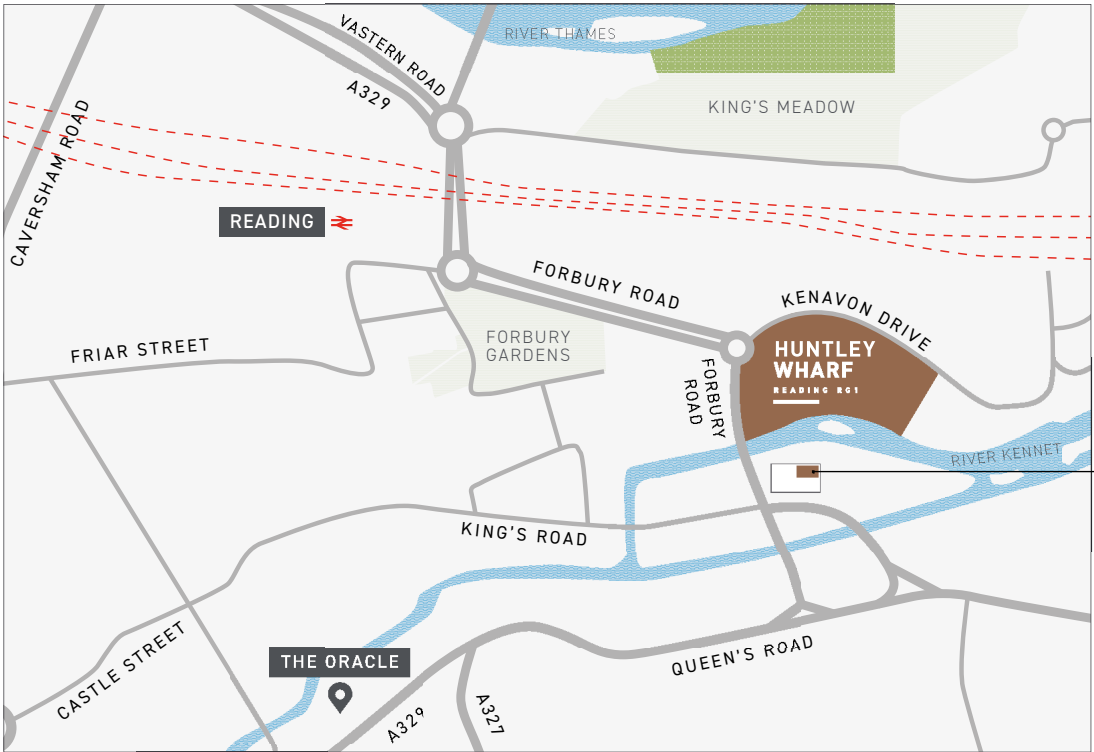
To find out more about Huntley Wharf please  
get in touch with our sales team

**T: +44 (0) 118 904 1000**

**E: [huntleywharfsales@berkeleygroup.co.uk](mailto:huntleywharfsales@berkeleygroup.co.uk)**

**W: [huntleywharf.co.uk](http://huntleywharf.co.uk)**

Visit the Huntley Wharf Sales & Marketing Suite,  
**Kennet Place, 121 Kings Road, Reading RG1 3ES**



HUNTLEY WHARF  
SALES &  
MARKETING  
SUITE



Investor in  
Customers®  
Gold 2020



JLL®

L&Q

Berkeley  
Designed for life

The information in this document is indicative only and subject to change. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. The information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Huntley Wharf is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. The facilities and amenities at Huntley Wharf are proposed and delivery will be phased. Accordingly, due to Berkeley Homes's policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only and not necessarily of Huntley Wharf. Planning permission 171019 (Reading Borough Council). Apartments are acquired with a 999 year leasehold. Issue date: May 2020.



L&Q

JLL

Berkeley  
Designed for life

