

# HORLICKS QUARTER

SLOUGH SL1

ICONIC LIVING BY DESIGN

**Berkeley**  
Designed for life



Computer Generated Image, subject to final planning and design

# HORLICKS QUARTER

Horlicks Quarter is a vibrant new community located in Slough, in the Royal County of Berkshire – a town with an intriguing history and a very bright future, located just 22 miles west of London and 8 miles from Heathrow Airport.

For more than a century, the world-famous malted milk drink Horlicks was manufactured here and shipped around the world. The Horlicks Factory has been the town's most recognised and loved icon. Today, the site is being transformed into a unique and innovative mixed-use development where history blends seamlessly with modern sustainable living. A strong community with residents' wellbeing will be at its heart. Designed and built to Berkeley's meticulous standards of quality and finish, the new homes are set in beautiful surroundings, landscaped parks and gardens with tranquil water features.

An excellent range of amenities will be provided for residents – a games room, concierge facility, gym, cinema room, rooftop garden and design-led co-working space with superfast broadband for working, meeting and relaxing. There will be a day nursery with plans for a local store and a café overlooking the magnificent central piazza.

This exciting development lies in the heart of Slough, just a few minutes' walk from the town centre and train station where there are 15-minute trains into London Paddington. Horlicks Quarter is part of a wider regeneration programme that will transform Slough into a small city of the future, with stunning modern architecture and many employment, cultural, entertainment and sporting opportunities.

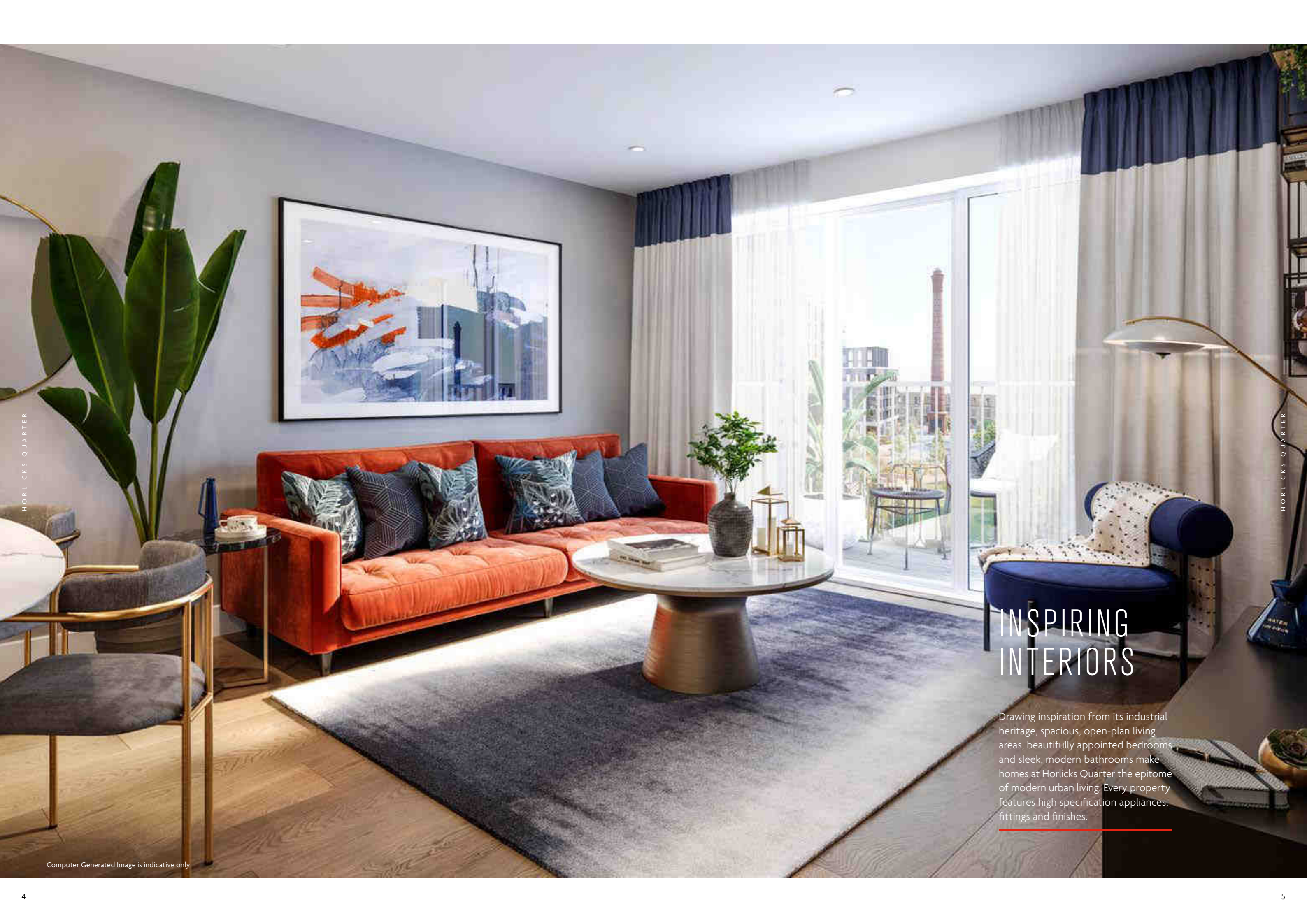
**WELCOME TO THE HORLICKS QUARTER –  
ICONIC LIVING BY DESIGN**

---

# CONTEMPORARY LIVING IN AN HISTORIC LANDMARK

Slough's iconic Horlicks Factory site, with its landmark Clocktower and soaring Chimney, is being transformed into a superb collection of 1, 2 and 3 bedroom new and refurbished apartments, and 3 bedroom townhouses, surrounded by landscaped grounds that celebrate the beauty of nature.

Horlicks Quarter brings new life and energy to central Slough. With large, attractive spaces for outdoor events, an on-site nursery and shop, and traffic-free footpaths and cycleways linking the local area to the station and town centre, it is destined to be a vibrant hub for the whole community.



# INSPIRING INTERIORS

Drawing inspiration from its industrial heritage, spacious, open-plan living areas, beautifully appointed bedrooms and sleek, modern bathrooms make homes at Horlicks Quarter the epitome of modern urban living. Every property features high specification appliances, fittings and finishes.



# COMPREHENSIVE RESIDENTS' FACILITIES

Your wellbeing and social life are as important as your apartment at Horlicks Quarter, and residents' exclusive facilities are designed with this in mind – a gym, a games room with pool table, a rooftop garden, and more.

Computer Generated Image is indicative only

HEATHROW AIRPORT



WINDSOR CASTLE

ETON COLLEGE

M4

JUBILEE RIVER

RIVER THAMES

M4

PORTER BUILDING - CO-WORKING SPACE

FUTURE WORKS - OFFICE DEVELOPMENT

MOXY HOTEL

TESCO SUPERSTORE

BUS STATION

THE CURVE - CULTURAL CENTRE

SLOUGH TRAIN STATION

'NORTH WEST QUADRANT'

SLOUGH ICE ARENA

ARBOUR PARK - SPORTS GROUND



**HORLICKS**  
QUARTER

SLOUGH TRADING ESTATE

SALT HILL PARK

# EVERYTHING WITHIN WALKING DISTANCE

From your home to the mainline rail station is a 7-minute walk. The vibrant town centre is just a few minutes further for supermarkets, a public library and cultural centre, entertainment and sports facilities. Parks and open green spaces are also nearby and Windsor Castle is 4 miles away.

Computer Enhanced Image is indicative only. Locations are approximate

**SLOUGH IS  
THE IDEAL  
LOCATION**

## MAJOR REGENERATION

The town centre redevelopment includes The Curve, a stylish new library and cultural centre.



# SLOUGH – A TOWN OF OPPORTUNITY AND INNOVATION

Historically, Slough is a town of industry – most famously, Horlicks and Mars – but also of science, innovation and creativity. Renowned astronomer William Herschel lived and worked here for most of his life; the first zebra crossing was piloted in 1951 and Gerry Anderson filmed Thunderbirds at his Supermarionation studio on the Bath Road. Today's Slough boasts

the highest concentration of UK headquarters of global companies outside London. In the last decade, it has been the subject of major inward investment, including a £3.5bn town centre redevelopment. It has excellent transport connections, parks and leisure facilities, and some of England's prettiest countryside right on its doorstep.

## SPORT & LEISURE

A wide range of opportunities for physical activity is on offer from tennis in Salt Hill Park to the newly-built Leisure Centre with its 25m pool.

## COOL, CONNECTED

Slough has the youngest working population in the UK – they are discovering the great lifestyle they can enjoy here.



## OUTSTANDING FOR BUSINESS

Heathrow Airport is close by, linking Slough with business communities worldwide.



**BURNHAM BEECHES PARK**

Just 14 minutes from Horlicks Quarter is beautiful Burnham Beeches where people and communities can relax, play sport and enjoy the spectacular beauty of nature.



**LOCAL SPORTS**

Whatever your sport, or your level of fitness, you'll always find something exciting in Slough. Get involved at club level in football, tennis, hockey, cricket or cycling – or enjoy rowing at Dorney Lake and informal games at facilities in the local parks.



**THE GREAT OUTDOORS – PARKS, RIVER THAMES & COUNTRYSIDE**

There are 254 hectares of public parks, green open spaces and play areas, and a huge range of opportunities for sport and leisure all within easy reach of Horlicks Quarter.

Slough boasts nine superb local parks, three of which – Salt Hill, Herschel and Pippins – have been awarded Green Flag status for safety, cleanliness, conservation and sustainability. They are welcoming spaces where people and communities can relax, play sport and enjoy the spectacular beauty of nature.

Further afield you'll find beautiful Windsor Great Park and Burnham Beeches.

Get involved at club level in football, tennis, hockey, cricket or cycling. Arbour Park, a new state-of-the-art stadium and home to Slough FC offers 3G artificial pitch hire. Or enjoy informal games at facilities in the local parks. Salt Hill Park, for example, has tennis courts to hire. Discover rowing and outdoor sports at Dorney Lake or simply enjoy the river life of the Thames.



**STOKE PARK**

27-hole championship course in the grounds of this luxury hotel.

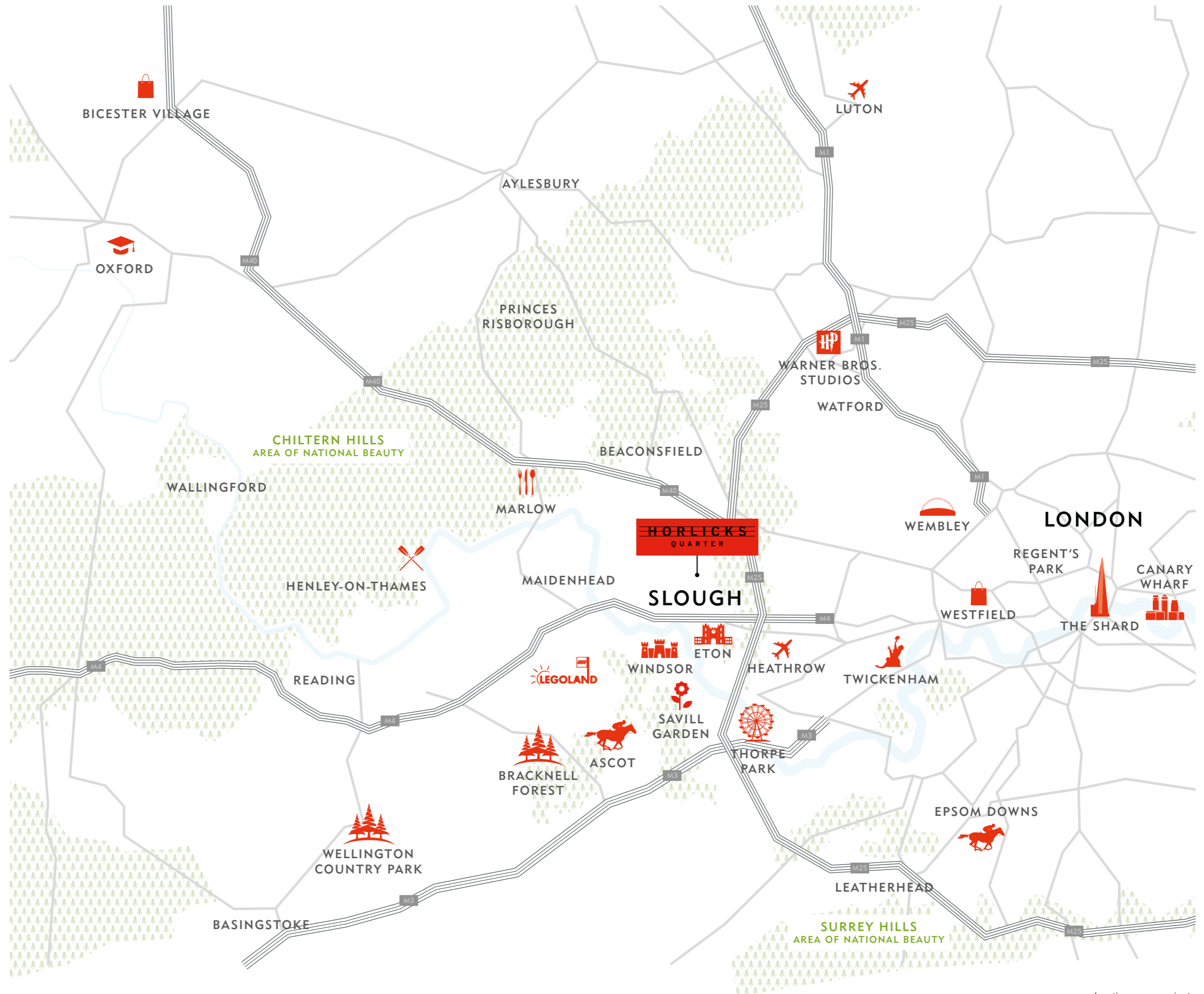


**GREAT WINDSOR PARK**

Acres of grass, lakes and woodland to explore and enjoy, criss-crossed with footpaths and cycleways.

# PERFECTLY PLACED FOR WORK AND LEISURE

Horlicks Quarter is just 15 minutes by train to central London, putting everything the capital has to offer within easy reach. Slough is also close to areas of extraordinary natural beauty, including the Chilterns and Surrey Hills; great sporting venues such as Ascot, Henley-upon-Thames, Epsom and Wembley; and children's favourites Thorpe Park and Legoland.



Locations are approximate



BY TRAIN  
FROM SLOUGH



BY CAR FROM  
HORLICKS QUARTER



BY CROSSRAIL  
(ELIZABETH LINE) FROM  
HORLICKS QUARTER

WINDSOR

6 MINS\*\*

M4

5 MINS\*

HEATHROW  
AIRPORT

15 MINS\*\*

HEATHROW  
AIRPORT (PROPOSED 2028)

7 MINS\*\*

M25

14 MINS\*

BOND STREET

31 MINS\*\*

READING

12 MINS\*\*

HEATHROW  
AIRPORT

16 MINS\*

LIVERPOOL  
STREET

38 MINS\*\*

LONDON  
PADDINGTON

15 MINS\*\*

BICESTER VILLAGE

54 MINS\*

CANARY WHARF

46 MINS\*\*

## UNRIVALLED CONNECTIONS

Lying 22 miles west of London, 18 miles from Reading, and 4 miles from Windsor, Slough is arguably one of the best-connected towns in the south of England.

\*Approximate travel times taken from Horlicks Quarter based on weekday journey at 8am. Source: [www.google.com](http://www.google.com)  
\*\*Approximate travel times taken from Slough Train Station showing the quickest journey time available. Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) and [www.crossrail.co.uk](http://www.crossrail.co.uk)

The main rail station, just 7 minutes' walk from Horlicks Quarter, is on the GWR line between London Paddington (15 mins) and Reading (12 mins). The new Crossrail line will make the daily commute even easier, providing direct connections across London to Bond Street (31 mins) and Canary Wharf (46 mins).

The M4 Junction 5 is a five minute drive from the town centre, connecting easily to Heathrow Airport at Junctions 4 and 3. A proposed new train line extension, the Western Rail Link (scheduled for 2028), will run between Slough and Heathrow, taking 7 minutes.





## EXCEPTIONAL EDUCATION FOR ALL AGES

Berkshire and its neighbouring county Buckinghamshire are renowned for the quality of educational opportunities for children of all ages. As well as the on-site day nursery, within a few minutes' drive or a train journey from Horlicks Quarter, are some of the UK's most prestigious schools, including Eton College, Wellington College, Heathfield School and St George's Ascot.

The breadth of choice for schools of every age group and academic ability is exceptional, both in the independent and state sectors. An exceptionally high percentage

have received the highest rating from Ofsted or ISI. Berkshire operates a selective 11+ system and many of its grammar schools rank highly among the best performing in the country including Herschel, Langley and Upton Court Grammar.

Eight leading universities are within easy commuting distance – Oxford, Reading, Brunel, Royal Holloway, London's King's College, University College and Imperial College. Henley Business School is 30 minutes by car. Many other vocational colleges – fashion, art, drama – are also easily accessible from Slough.



# LEISURE PURSUITS – SLOUGH HAS SOMETHING FOR EVERYONE

Indulge your passion. Whether it is shopping, sport or fine dining – you will find all you could wish for in and around Slough.

For high street shopping, the Queensmere shopping centre in the town centre will be the place to head locally. Nearby Windsor has a 40-store covered precinct, delightfully converted from the old station building – and you can be there in six minutes by train.

Designer bargains can be snapped up at the Bicester Village outlet, just 54 minutes' away by car. Westfield London at Shepherd's Bush is also easily accessible by motorway.

Leisure activities are a key element of life in Slough. A new sports complex, The Centre, boasts a 115-station gym, 25-metre swimming pool, courts, fitness studios, sauna and spa. Or try your hand at skating at the Ice Arena, home to the Jets ice hockey team; sailing or paddleboarding at Taplow Lake; rowing on the Thames; and tennis at Stoke Park. Or simply enjoy the many lovely parks and traffic-free cycle paths.

Fine dining fans will be delighted to know there are eight world famous Michelin-starred restaurants in the area, including The Fat Duck and The Waterside at Bray, and The Hand and Flowers at Marlow. Bon appétit.

## DESIGNER SHOPPING

From designer outfits to high street brands, there is a great range of shopping within a short drive of Horlicks Quarter, including Windsor Royal Station and Bicester Village designer outlet.



## SPORT & LEISURE

Slough's state-of-the-art Ice Arena lets everyone enjoy the ice, whether you're a beginner, or a seasoned skater. The venue also has a well-equipped gym, climbing wall and an all-new café.



## FINE DINING

Choose from one of eight Michelin-star restaurants nearby, headed by top chefs including Heston Blumenthal, Alain Roux and Tom Kerridge.

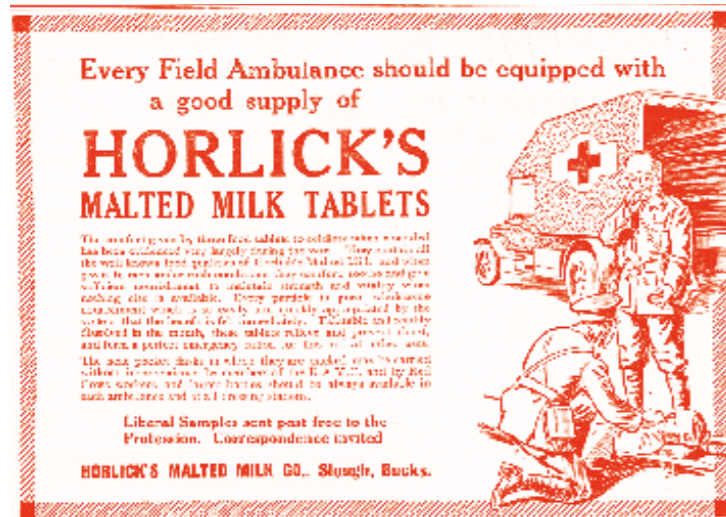


**THE  
VISION  
FOR  
HORLICKS  
QUARTER**

HORLICKS QUARTER

HORLICKS QUARTER

Artist's Illustration is indicative only



# HORLICKS - BRINGING HEALTH AND WELLBEING TO THE WORLD

Horlicks is known worldwide as a nourishing malted milk drink. English brothers James and William Horlick, originally from Gloucester, began production in Chicago in 1873, patenting their new powdered drink as a food for infants. Its popularity soared and by 1890, the brothers looked to expand production to the UK. They found the ideal location in Slough.

On land purchased from Eton College, James built the factory in 1908 that would become a local landmark. For over a century the building, with Horlicks spelt out in luminous red letters on the roof, was a prominent feature of Slough. Horlicks was produced here until 2017. It remains a favourite health-giving drink in countries worldwide.

## HORLICKS DRINK

Horlicks has nourished people all over the world, including polar explorers, soldiers in two world wars and Olympic athletes.

## JAMES & WILLIAM HORLICK

William emigrated to the USA and was soon joined by his brother James, a pharmacist. Together, they built a global business that at its height produced 30 million pounds (weight) of Horlicks powder a year.



## THE HORLICKS FACTORY

Completed in 1908 at a cost of £28,000, the Horlicks factory was extended in 1929 and again in 1939. The factory produced Horlicks powder and associated products until 2017, when it was closed. For many people, its façade still defines Slough.



Computer Generated Image is indicative only

The architects' vision for Horlicks Quarter is to create an iconic destination that reconnects this historic site with Slough town centre and positively contributes to local environmental, social and economic sustainability. Horlicks Quarter will provide a wide range of homes that support an integrated neighbourhood, bound together by the heritage of the factory and its grounds.

The health and wellbeing of residents and the community are at the core of the vision. Everyone has the opportunity to enjoy the beauty of nature in the landscaped park and gardens with serene water features, while traffic-free footpaths and cycleways running throughout the site are designed to encourage outdoor exercise.



Artist sketch and image supplied by Sheppard Robson.  
Architect illustration is not representative of the final product.

## THE ARCHITECTS

Sheppard Robson is one of the UK's most established architects with a reputation for thoughtful, responsible and sustainable design. In its 80-year history the practice has constantly sought to address the most pertinent societal issues of the time in its designs. Today, its award-winning

projects include the first carbon-zero home and the 'greenest' office building in the Middle East.

The design vision for Horlicks Quarter required synthesising a much-loved industrial heritage into sustainable and aesthetically relevant architecture.



# HORLICKS QUARTER

The development comprises character areas, each with its own architectural identity – ranging from courtyard-style apartment buildings to town house terraces and, of course, the original factory building. They are united by a sequence of public open spaces, interspersed with semi-private gardens that provide safe and inviting places to meet, play and rest.

HORLICKS QUARTER



HORLICKS QUARTER

KEY		
<b>01</b> RESIDENTS' FACILITIES	<b>02</b> DAY NURSERY	<b>---</b> CYCLE PATH
- GYM	<b>03</b> ROOFTOP GARDEN	<b>■</b> AFFORDABLE HOUSING
- CINEMA ROOM	<b>04</b> CO-WORKING HUB	
- RESIDENTS' LOUNGE	<b>05</b> CAFÉ	
- GAMES ROOM	<b>06</b> LOCAL STORE	
- 12-HOUR CONCIERGE	<b>07</b> COMMERCIAL SPACE	

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Timings are approximate, correct at time of print. \*Source: google.co.uk/maps



Computer Generated Image is indicative only

## SUSTAINABLE LIVING AT THE HEART

Horlicks Quarter will bring ecological benefits through the planting of native and species-rich plants, bee and bug hotels and water features. Meticulously planned buildings are set in ecologically sustainable gardens that are for the enjoyment of residents and the wider community.

Reducing the impact of cars on the environment, Slough train and bus stations are approximately 7 minutes walk away from Horlicks Quarter. There will be a car club and cycle hire with new paths to improve access to the town centre and station.



Computer Generated Image is indicative only

## A SEAMLESS BLEND OF HERITAGE AND MODERN DESIGN

Horlicks Quarter will see the restoration of the locally listed Horlicks Factory, the Clocktower and Chimney Factory as they become the focal point of a new community. The Grade II Listed war memorial, Grief, part of the original Horlicks site, will be moved to an enhanced setting as part of the new Memorial Gardens.

The industrial aesthetic of the original buildings is reflected throughout the development. The characterful red brick of the factory has been retained in the refurbished apartment building. New build areas feature lighter buff brick and stepped frontages that echo the factory design. The effect is cool, smart and chic – urban living at its finest.

**FUSING OLD & NEW**  
New-build and refurbished properties reflect the important industrial and aesthetic heritage of Horlicks Quarter.



HORLICKS QUARTER

HORLICKS QUARTER

## A MULTISENSORY GARDEN

Aquifer Gardens takes you on a journey that inspires the senses. Running through the heart of the development is a series of meandering interconnected paths and water features. The planting changes subtly as you get deeper into the garden. Areas of long grasses that undulate in the breeze give way to fragrant rosemary, thyme and lavender. Past trees, flowerbeds, rills and ponds, you arrive at the formal garden of Clocktower Place, with its magnificent water fountains.

Computer Generated Image, subject to final planning and design

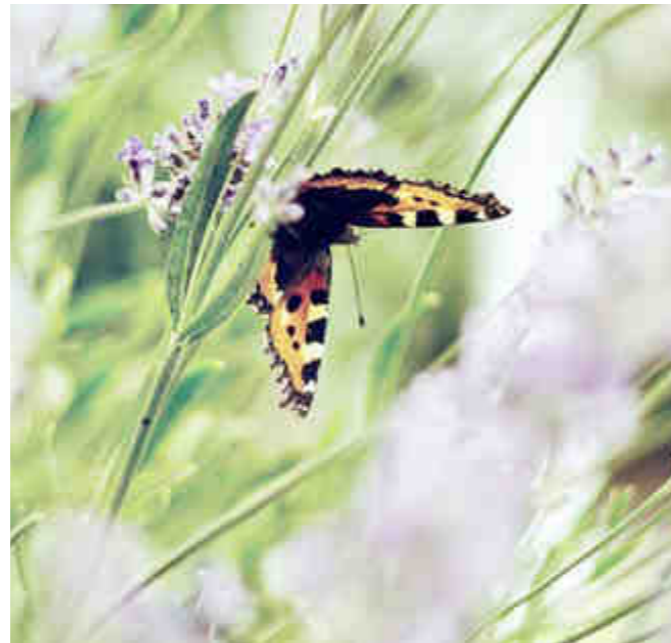


**CYCLING AND WALKING**

Safe cycleways and footpaths run through the development.

**BIODIVERSITY**

We are committed to creating a net biodiversity gain at Horlicks Quarter.



Computer Generated Image is indicative only



# SURROUNDED BY NATURE IN THE HEART OF TOWN

Relaxation, health and wellbeing are essential elements of the Horlicks Quarter lifestyle. It's said that spending time in green space or bringing nature into your everyday life can have physical and mental benefits. Gardens, ponds, flowers and trees are integral

to the natural environment we have created here, inspiring a quiet sense of calm in a busy world. There are spaces to walk, play and cycle, surrounded by the colours, sights and sounds of nature. A place open for residents and the whole community to enjoy.

# A RANGE OF AMENITIES ON YOUR DOORSTEP

A great place to live that has everything you need easily to hand. Horlicks Quarter has plans for a superb range of amenities on site.



Call in at the friendly café for your morning coffee on the way to work or study. Pick up daily essentials from the retail store. For parents with young children, there is a nursery providing quality day care. All amenities are within convenient reach of your home.



Retail and commercial space use is subject to confirmation of operators



DRINK, SHOP,  
PLAY  
Buying groceries?  
Meeting a colleague  
for coffee? It's so easy  
at Horlicks Quarter.

# BUILDING COMMUNITIES



A 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.

Horlicks Quarter is no exception. Here you will find amazing spaces where residents can meet, hold events that bring everyone together, enjoy an energetic workout or the simple peace of the gardens.



## ROOFTOP GARDEN

A stunning terrace for residents has been created on the roof of the Horlicks Factory building.



Computer Generated Image is indicative only



## FESTIVALS & CELEBRATIONS

Discover amazing outdoor spaces where everyone can come together, meet and relax.

# CLOCKTOWER PLACE

Beside the 47m high original factory chimney is Clocktower Place – the focal point for community activity in Horlicks Quarter and a great place to meet and socialise. There is space for all generations here, to enjoy the proposed café, shop and the water fountain. From artisan markets, music events and art exhibitions there are exciting possibilities throughout the year for Clocktower Place.



Computer Generated Image is indicative only





**BEAUTIFULLY**  
**DESIGNED**  
**HOMES**

# KITCHENS - THE HEART OF EVERY HOME

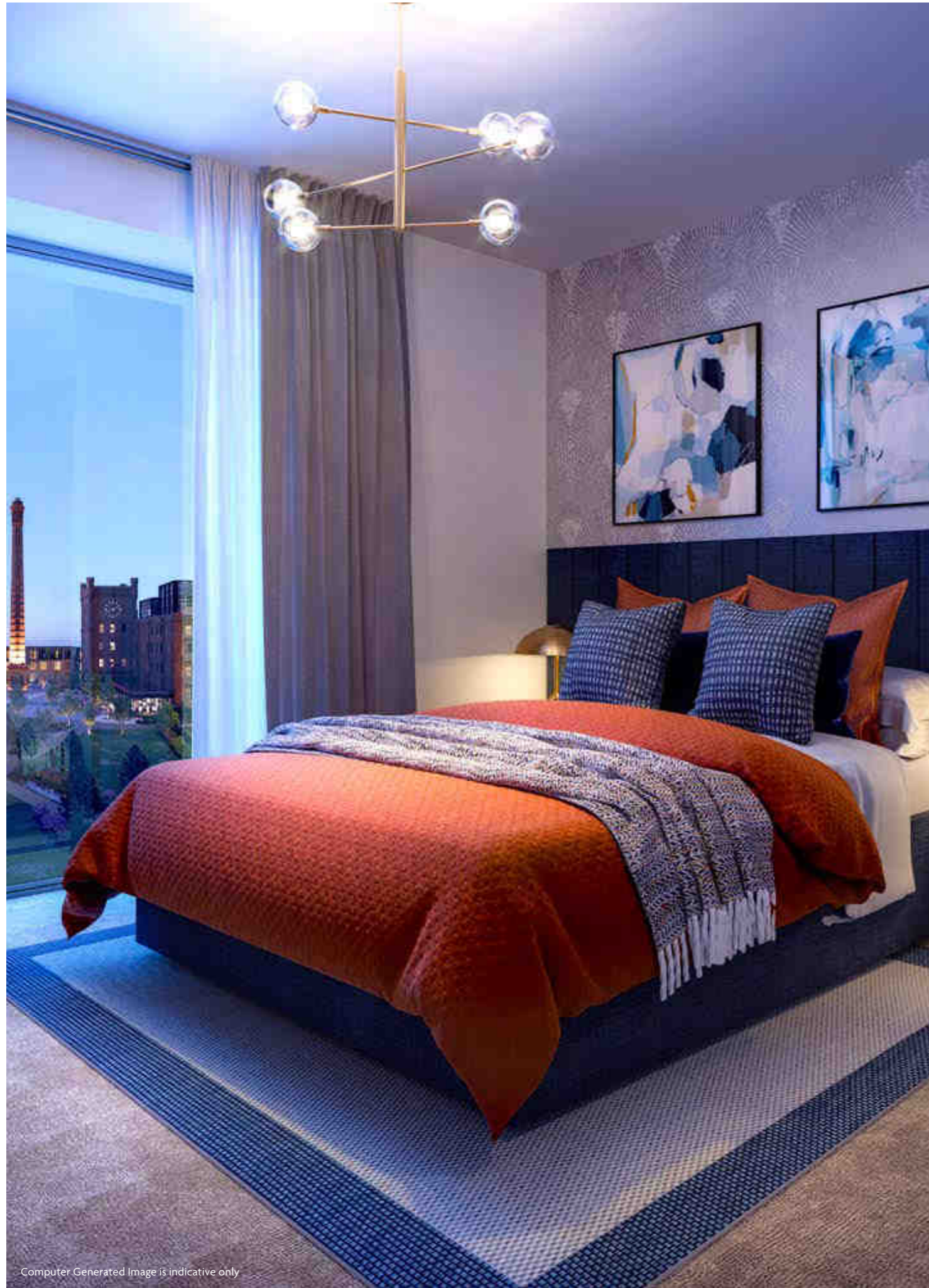
Kitchens at Horlicks Quarter epitomise today's modern luxury home. Clear, clean lines and subtle lighting schemes set off the dramatic colour palettes. High specification appliances and feature tiled splashback complete the picture.

## STYLISHLY DESIGNED

Imaginative design has been used to maximise light and space in this most important area of the home. Discover your inner chef in the well-laid out kitchen.



Computer Generated Image is indicative only



Computer Generated Image is indicative only



Photography is indicative only

## BEDROOMS

Interiors have been designed with a modern urban theme, complementary to the external architecture. Bedrooms, for example, feature smooth, sleek finishes in a minimalistic palette of cool and calming natural hues to create a relaxing retreat away from the hustle and bustle of working life.

---



## BATHROOMS & ENSUITES

Bathrooms and ensuites are designed to inspire a sense of peace and serenity. Smart and contemporary, they feature a recessed basin surround, contrasting black framing to bath screen and large format wall tiles to selected areas.





Computer Generated Image is indicative only

Composition of materials and finishes at Horlicks Quarter, indicative only. Options and choices are available (subject to cut off dates) – please see Sales Consultant for details.

### BERKELEY QUALITY

Quality is the defining characteristic of Horlicks Quarter, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care.

# APARTMENT SPECIFICATION

## Kitchen

- Individually designed layouts
- Stone worktops with tiled splashback
- Bosch Integrated appliances throughout including:
  - Stainless steel multi-function single oven
  - 4-zone Induction hob
  - Integrated multi-function dishwasher
  - Integrated fridge/freezer
  - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar where applicable

## Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

## Bathroom

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer/diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

## Electrical fittings and home entertainment

- Television (SkyQ/terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen/living/dining area and hallway
- Pendant lighting to feature within bedrooms

## Heating

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder

## Interior Finishes

- White satin painted internal doors with satin/polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within bedroom 1 with single hanging
- Karndean timber effect flooring to kitchen/living/dining and hallway (where applicable)
- Carpet laid to bedrooms

## Laundry Cupboard

- Space and plumbing provided for free-standing washer/dryer
- Recessed LED downlights
- Karndean timber effect flooring to match kitchen/living/dining

## Security & Peace Of Mind

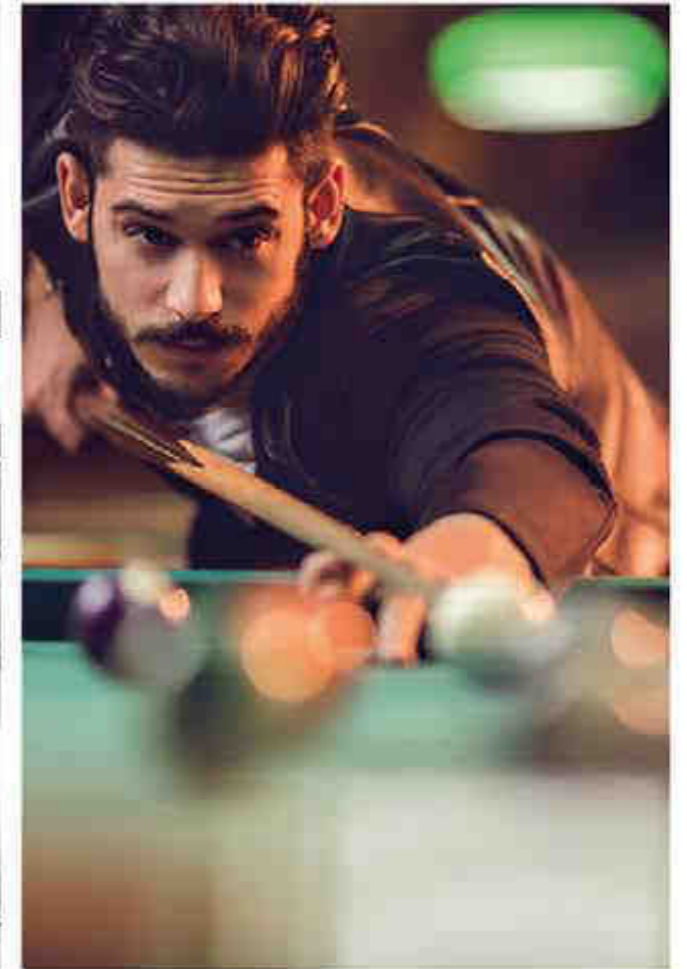
- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

## Communal Features

- Bin store
- Cycle store
- Communal television aerial and satellite dish

# EXCLUSIVE RESIDENTS' FACILITIES

Within the Horlicks Factory building we have created a range of facilities designed to make residents' lives easier, fun and sociable – from a games room to a 12-hour concierge service.



Computer Generated Image is indicative only

# JUST FOR YOU

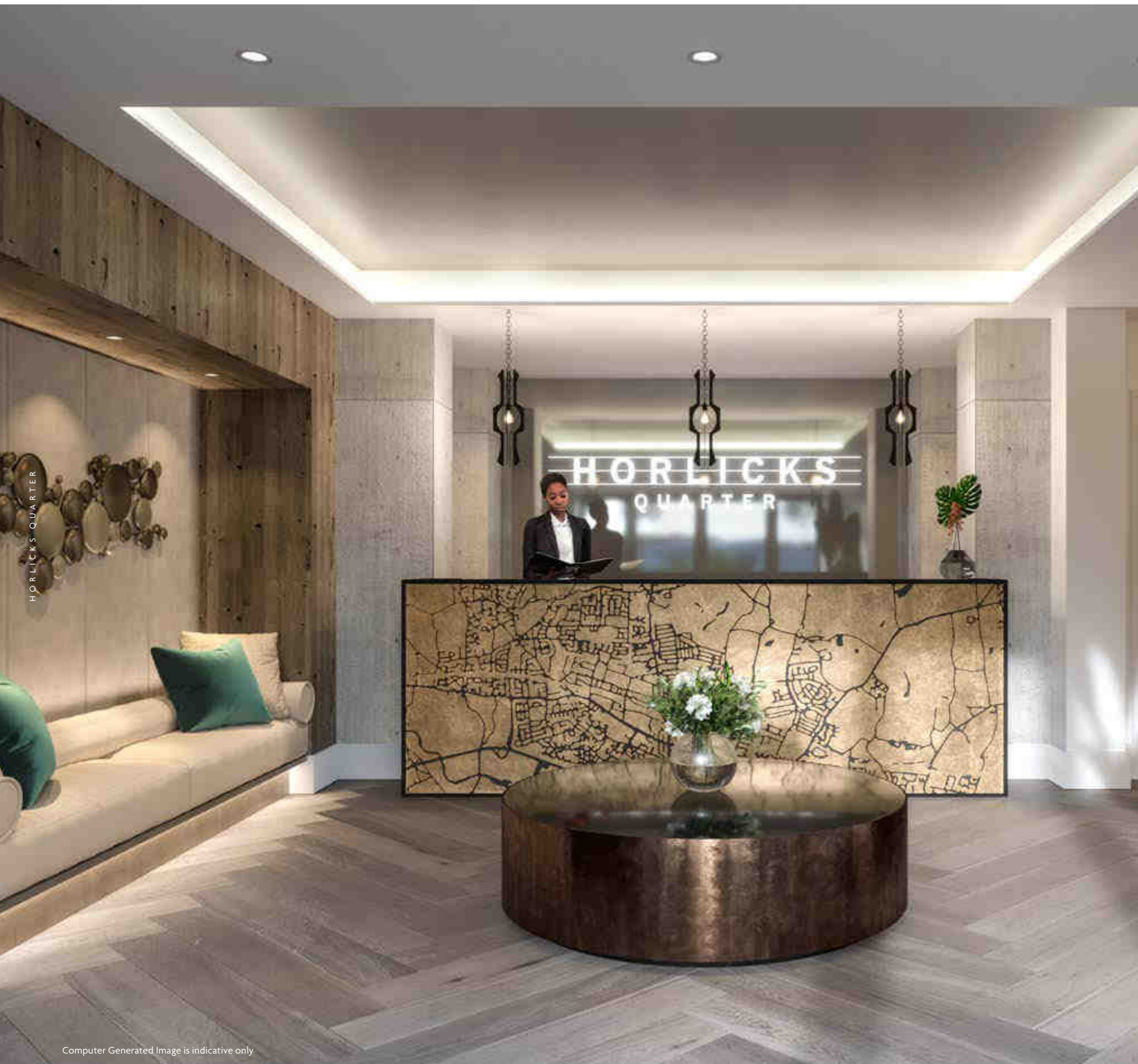
There are so many ways to make the most of your relaxation time as a Horlicks Quarter resident. Book the cinema room to watch the latest film blockbuster, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.



Photography is indicative only



The plan is indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification.



HORLICKS QUARTER

Computer Generated Image is indicative only



HORLICKS QUARTER

## CONCIERGE & POST ROOM

A warm welcome awaits you at the concierge desk. This 12-hour service is there to help make your life run a little smoother – such as signing for deliveries, which are safely stored in the parcel store to await collection.





Photography is indicative only



Photography is indicative only



Photography is indicative only



## THE RESIDENTS' KITCHEN - MADE FOR GETTING TOGETHER

When you want to gather with friends and family, head to the residents' kitchen and dining room - arrange your own dinner party, enjoy wine and nibbles, hold a coffee morning, or how about a children's party - the space is dedicated to your enjoyment.



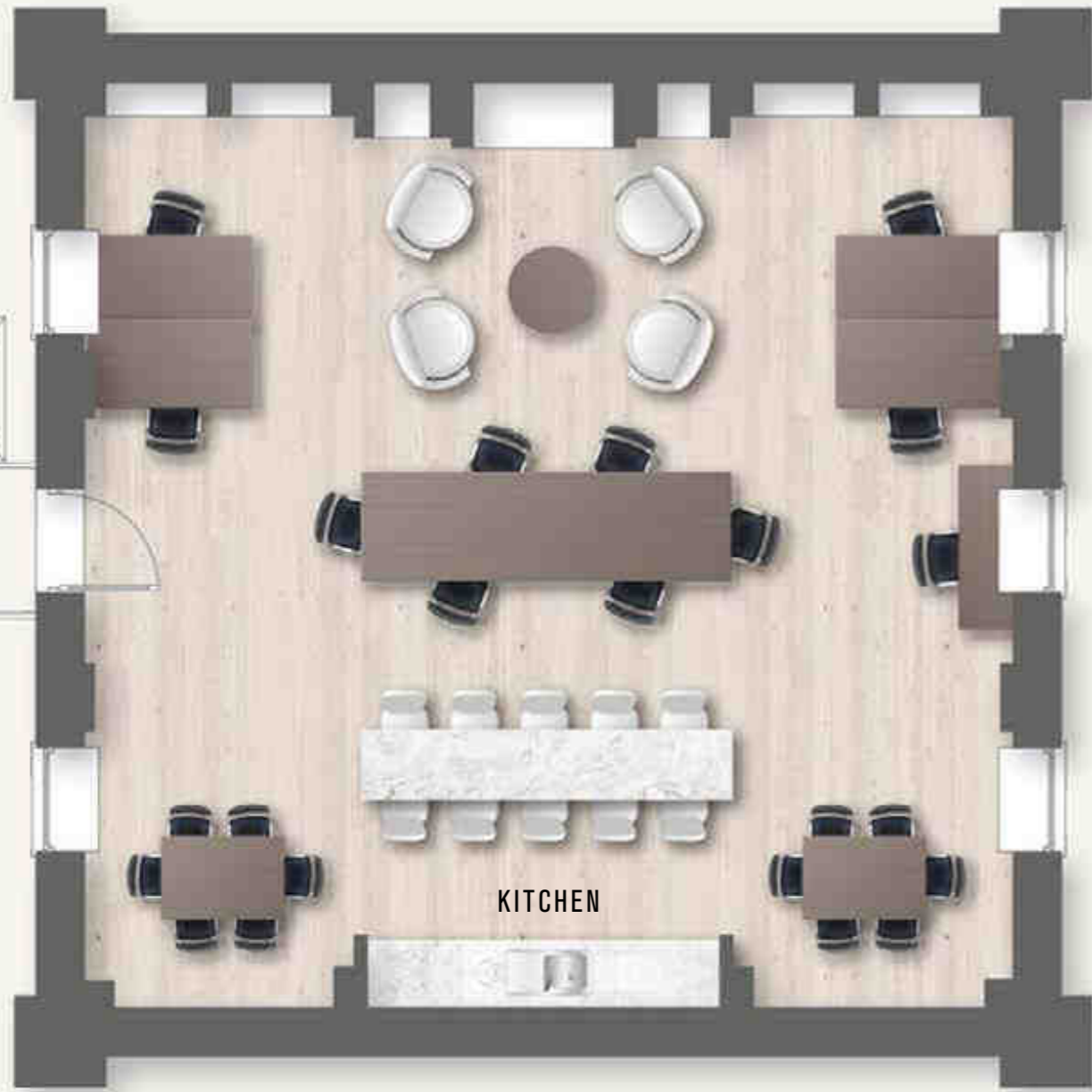
WORK, STUDY OR  
SIMPLY RELAX IN THE  
CO-WORKING HUB



HORLICKS QUARTER

HORLICKS QUARTER

Computer Generated Image is indicative only



The plan is indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification.

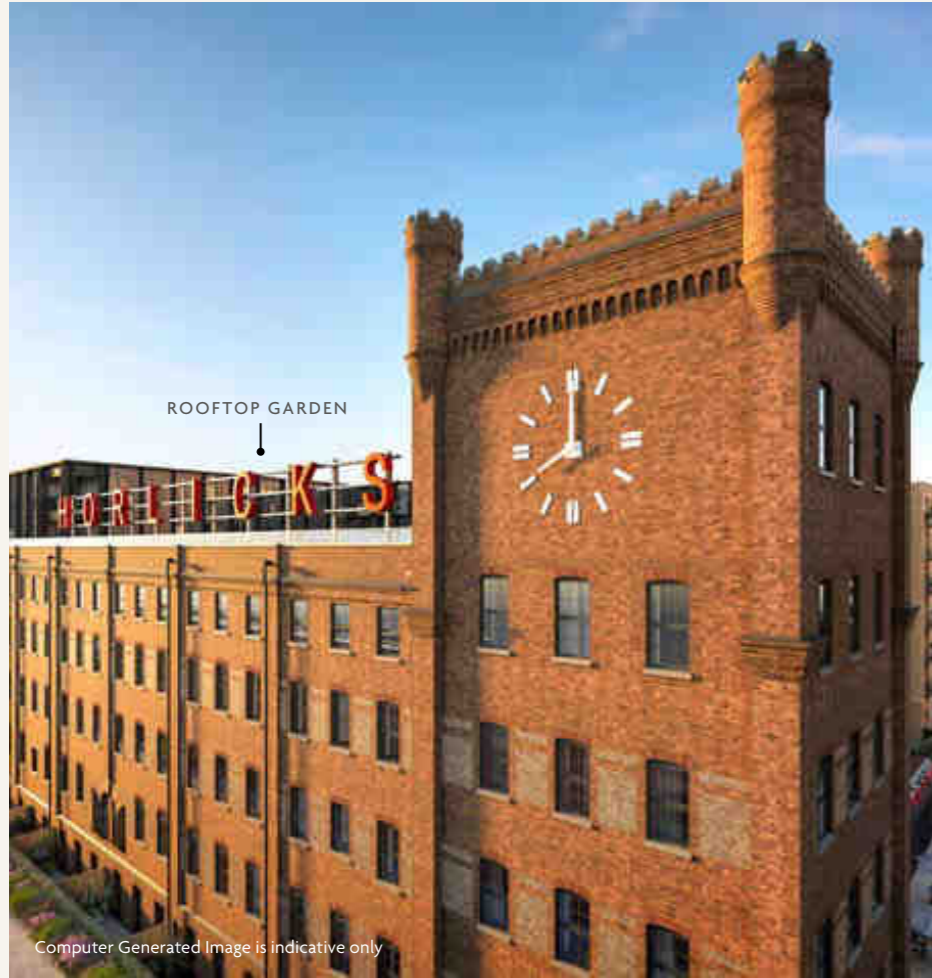
## MODERN, COOL AND FULLY WI-FI CONNECTED

Possibly one of the most dazzling facilities on site, the co-working hub in the Factory Clocktower is where you can curl up with a good book in front of the fireplace; put in a day's work at one of the workstations connected to superfast broadband; or meet with colleagues.



ROOFTOP GARDEN

A stunning terrace for residents has been created on the roof of the Horlicks Factory building.



EXCEPTIONAL VIEWS

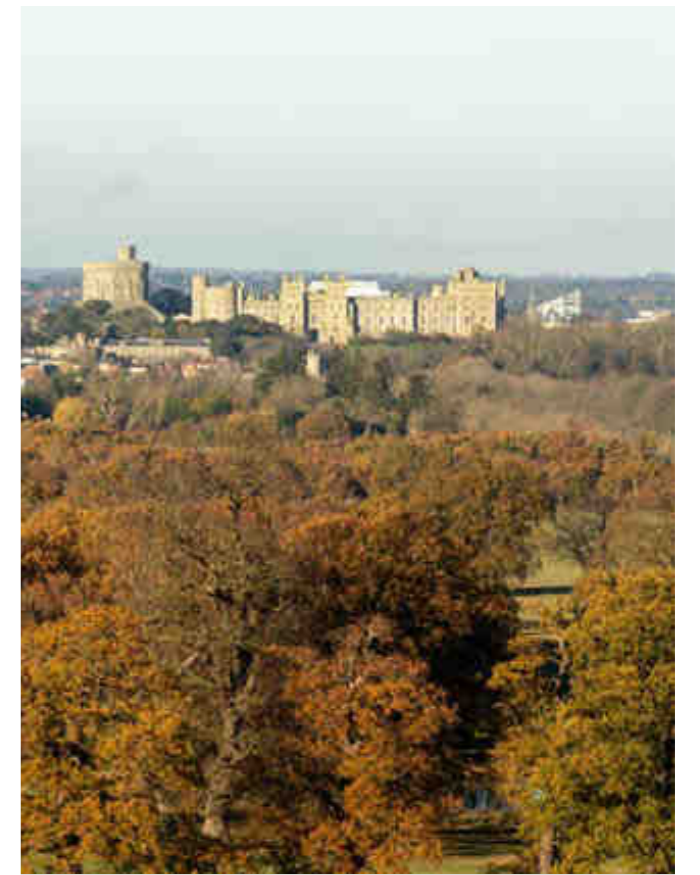
Stroll among the beautiful garden, enjoying the panoramic views.



AMAZING VIEWS FROM THE ROOFTOP GARDEN

At the top of the Horlicks Factory building is a wonderful place reserved specially for residents. Behind the iconic red Horlicks lettering is a glamorous roof terrace with spectacular views towards Windsor Castle and the beautiful Berkshire countryside.

Equipped with seating, this is the perfect place to relax in the sunshine with family and friends. Or take your laptop and work or study alfresco – it's a whole new twist on working from home.



Photography is illustrative only and not of the rooftop garden or views from the Horlicks Factory.

# THE BERKELEY DIFFERENCE



WITHIN AND AROUND HORLICKS QUARTER, WE HAVE CREATED GREEN SPACES AND NATURAL HABITATS THAT ENCOURAGE WILDLIFE TO FLOURISH.

## SUSTAINABILITY

### People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Horlicks Quarter.

### Nature and biodiversity

Parklands and gardens formed from trees, flowers, hedges and water features – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of Slough. Each of these elements is part of our commitment to a net biodiversity gain on our developments. At Horlicks Quarter, we have created habitats that encourage wildlife to flourish. We are working with BMD and HDA to provide a contemporary, wildlife-friendly landscape, that engages with our residents.

### Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and basin taps with flow regulators which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and airtightness. All lighting is low energy with most kitchen appliances A rated as a minimum.

### Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Horlicks Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment.

### Sustainable transport

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

### Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

### Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

# PEOPLE & PLACEMAKING

At Berkeley, our focus is on placemaking, not just housebuilding. People are at the heart of everything we do.



Goodman's Fields



Taplow Riverside



Royal Arsenal Riverside

Working in a spirit of collaboration and partnership, we turn unloved, under-used land into wonderful living spaces with beautiful landscaping – places where people love to live, where they feel safe, in a community with character, friends and sense of belonging.

Our 'people first' approach has proved successful across large-scale, regeneration projects, including Taplow Riverside in Buckinghamshire, Royal Arsenal Riverside in Woolwich, Goodman's Fields in the heart of the City of London, Kidbrooke Village near Greenwich and Huntley Wharf in Reading, a major new development that is opening up a key section of the River Kennet for the whole community to enjoy.



FOR EXTRA PEACE OF MIND, ALL NEW PROPERTIES COME WITH A 10-YEAR BUILD WARRANTY.

## DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

### Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

### Quality first to last

Quality is the defining characteristic of a Berkeley development, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

### Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.





OUR VISION 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.

# OUR VISION & THE BERKELEY FOUNDATION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety



We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



Proud to be a member of the Berkeley Group of Companies

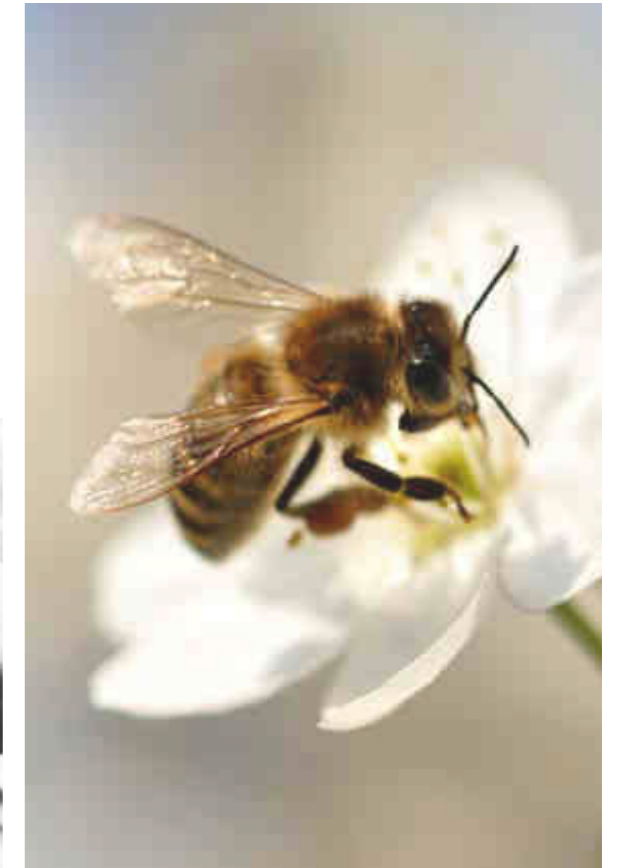


## NATURAL AT HEART

We encourage nature to flourish on all our developments. Plants, trees and bees all feature strongly at Horlicks Quarter.

## GREAT PLACES TO LIVE

Putting people at the heart of everything we do enables us to create truly amazing places to live, where real communities grow and thrive.



## AWARD-WINNING CUSTOMER SERVICE

From the moment you first contact us to the day you move in, you'll experience our award-winning customer service.

## HORLICKS QUARTER



### Sales & Marketing Suite

Stoke Gardens,  
Slough SL1 3QB  
T: +44(0) 1753 205 555  
E: horlickssales@berkeleygroup.co.uk  
W: horlicksquarter.co.uk

### Directions

#### By car from Reading M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 1st exit onto Tuns Lane/A355.

#### By car from London M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 3rd exit onto Tuns Lane/A355.

### From Tuns Lane/A355

At traffic light junction turn right onto Bath Road/A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road/B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

### By foot from Slough Station (7 mins)

Exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road/B416. At the next junction turn left onto Stoke Gardens.



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. All measurements may vary within a tolerance of 5% and are to the maximum room tolerance. Horlicks Quarter 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 Horlicks Quarter are proposed and delivery will be phased. Accordingly, due to Berkeley Homes' 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 Horlicks Quarter. Planning permission P00094039 (Slough Borough Council). Issue date: December 2020. O433/05CA/1220

