

NORTHSTONE

Thoughtfully and sustainably designed homes

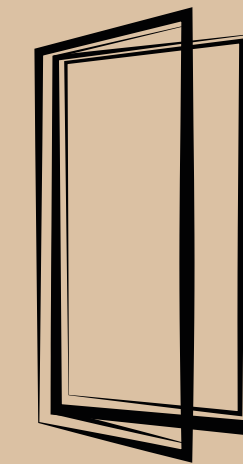
Northstone takes a unique approach to homebuilding that showcases our design expertise and understanding of modern living.

Northstone creates sustainable homes, exceptional spaces, and new communities where families can thrive.

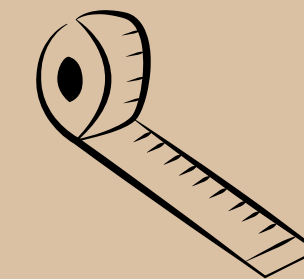
Northstone has ensured the highest possible specifications in our first development, Silkash (Westhoughton, Greater Manchester) which provides unique and sustainability-driven design features including:



25% cost saving to provide heat and power, in comparison to other new homes.



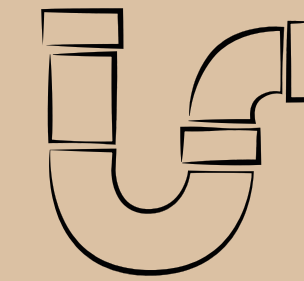
With triple-glazed windows, aluminium frames and thermal insulation, resulting in homes performing 16-18% above the Building Regulation Part L1A 2013 requirements.



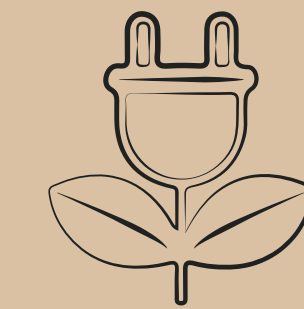
Avoidance of waste materials by standardising brick dimensions and staircase design.



The implementation of The 'Wondrwall' technology, a self learning system that adapts your home heating, lighting, and security according to your routine to create more energy efficient lifestyles.



Reduction in the amount of plastic pipework needed to service space by combining toilet and utility areas.



EV charging capabilities at every home.



Measurement and capture of social value at Northstone and the wider community, such as job creation and family home creation.



Continually looking for ways to improve our approach to homebuilding. Undertaking a pilot Waste Capture Scheme to better understand the waste materials we are producing from a single house build, with the intention of reducing the carbon footprint of future homes.

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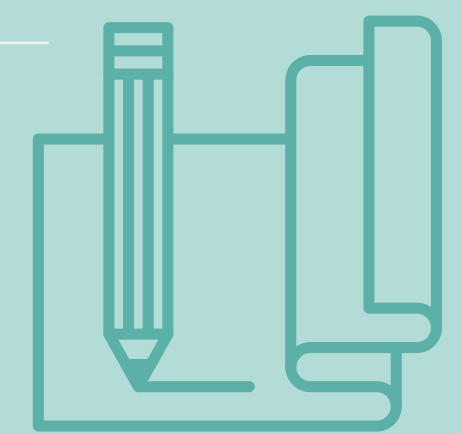
Reflecting on our progress

Last year Northstone pledged a 'Connecting Communities with Nature Commitment', an overarching statement of intent outlining the commitment of current and future Northstone developments to improve biodiversity and access to nature for the purpose of leisure, health and wellbeing, for the benefit of local people and wildlife.



Northstone's Commitment to Connecting Communities with Nature:

- 1** Strive to voluntarily increase biodiversity on our sites by ten percent for the benefit of local residents and wildlife.
- 2** Support local wildlife by incorporating bat boxes, swift boxes, hedgehog-friendly fences and refugia into our plans, ensuring site layouts facilitate the movement of local wildlife.
- 3** Implement an extensive Landscape Design Code for each site, incorporating hedgerows, trees and evergreen perennial shrubs.
- 4** Enhance existing urban woodland and ponds where possible.
- 5** Follow best practice in habitat management and aim to maintain local distinctiveness by using where possible plants that occur locally.
- 6** Aim to build a habitat network throughout the built environment, providing residents with frequent interactions with nature and its associated health benefits.
- 7** Integrate sustainable urban drainage schemes, where appropriate, that benefit local wildlife as well as improving water management.
- 8** Increase access to nature where possible by incorporating health walks and play areas throughout our schemes.
- 9** Provide wildlife education boards for residents at interesting points around our sites.



At the start of 2021, Northstone developed a commitment to connecting communities with nature which is underpinned by creating places where people can experience the benefits of green space.