

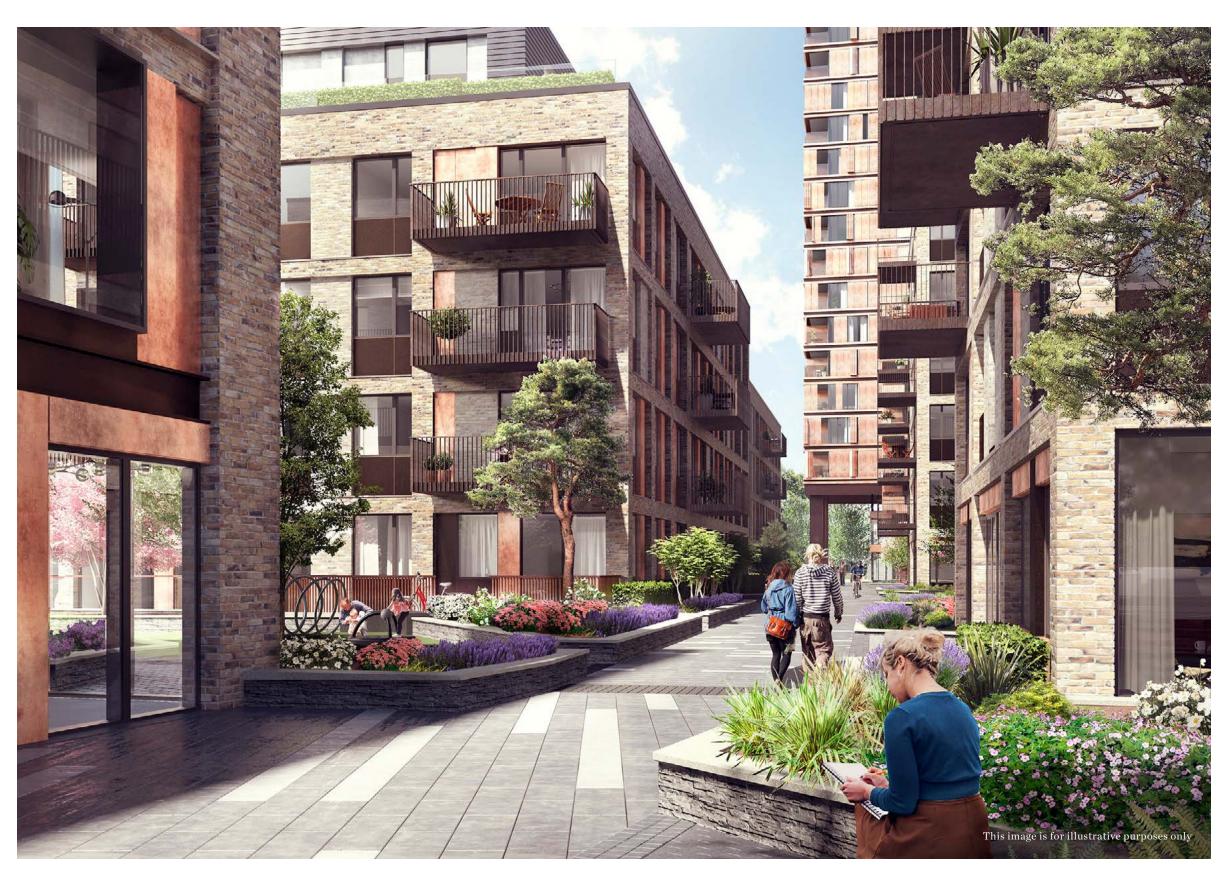
ANTHOLOGY DEPTFORD FOUNDRY

Built from London

A guide to your new Home and Neighbourhood

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Welcome to Deptford Foundry

A note from Anthology's Ben Allen

WELCOME

Welcome to the first story from Anthology. Here, we focus on Deptford and an exciting development of new homes that will form a key part of the wider regeneration of this area.

Whilst more recently it was a printers, the original site was home to a metal foundry, producing propellers and the like for transport all around the World.

This rich, industrial heritage has influenced both the name and architecture, inspiring us to write a new chapter in the lives for those who come here to join this thriving neighbourhood.

Ben Allen

Project Director



These days, Deptford has moved away from manufacturing to creativity. Investment in art and culture from the local community and beyond, ensuring there's always something diverse and interesting happening in the area.

We welcome you to start your story with us here in Deptford, a place that is Built from London.

BarAlles



WELCOME TO DEPTFORD

Deptford is a place where people from all walks of life converge and form a community that takes immense pride in its slice of south-east London.

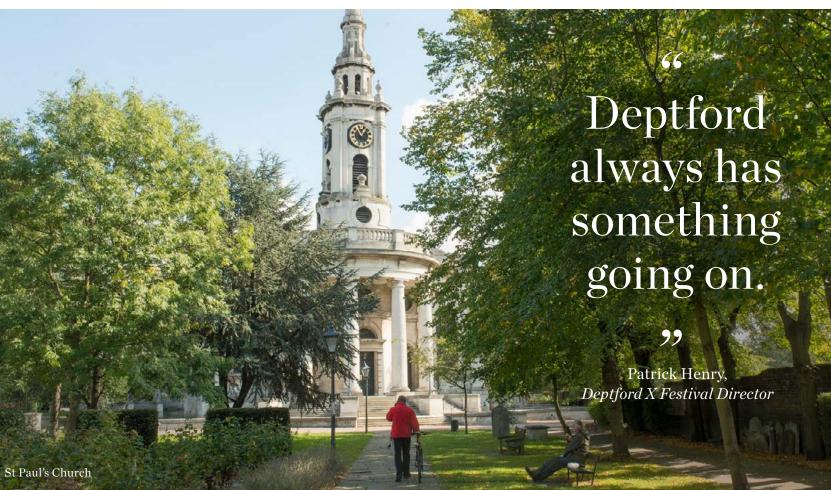
Here, there's always something going on, whether its exploring a raft of pop-up restaurants, galleries and markets or just taking a stroll around the many parks and green spaces.

The area has several high-quality schools, as well as the renowned Goldsmiths, University of London.

Once a year, the Deptford X Contemporary Arts Festival attracts art lovers from all over, helping to establish the area as an emerging creative hotbed for London.

For more information about our Neighbourhood please click on the link <u>here</u>.

Local skate shops add to the creative atmosphere in Deptford.







Contemporary architecture and street art continues to blossom around the neighbourhood.









Take a tour of the highlights.

Whether you're looking for a great coffee shop or a cultural experience, we've put together a tour of the neighbourhood to show you the highlights.

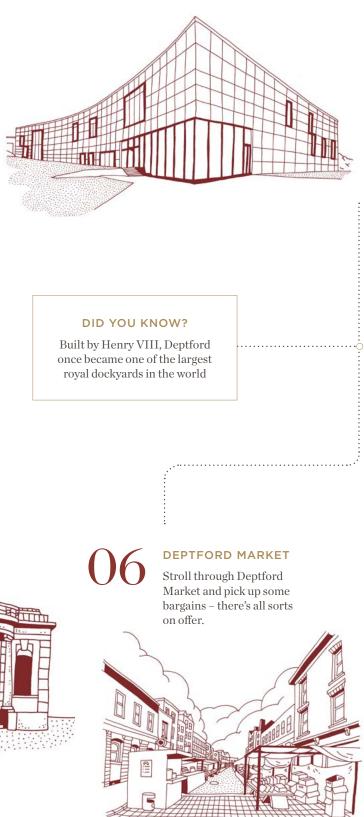
To visit the tour on our website click here

DID YOU KNOW? BROCKLEY BREWERY The name Deptford comes ± 1 Pop into the brewery to from the expression sample all the beer that is 'Deep-ford' brewed with love in SE4. HARTS LANE STUDIOS LONDON PARTICULAR Enjoy a delicious, Visit Harts Lane Studios, an English-inspired lunch experimental art project space at The London Particular. based in a derelict garage. The cakes are excellent too.

()5

TRINITY LABAN

Explore the music and dance programme at Trinity Laban and see just why this is one of the city's most famous art institutions.



ST PAUL'S

Wander through St. Paul's churchyard, and admire the impressive Baroque architecture. You will find a warm welcome at S. Paul's, Deptford, which is in the anglo-catholic tradition of the Church of England. Sunday Parish Mass is at 10.30am and Daily Services.



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Pie and Mash shops blend into the landscape of cappuccinos and delicious pastéis de nata found next door.



Our beer is brewed with love in SE4

Joe Ringwood, Founder of Brockley Brewery

BREWERY BREWERY



FINE ALES BREWED WITH LOVE IN SE4



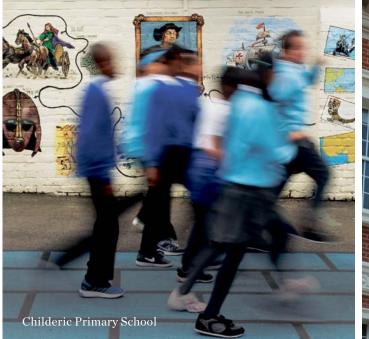
EATING & DRINKING

For food and drink lovers, Deptford has a wealth of options. Beer enthusiasts are catered for by Brockley Brewery – an independent, community-focused brewery that makes its ales available in a three to four-mile radius only. In the same vein, Cooper's Bakehouse specialises in premium ingredients and traditional craft baking methods, delivering its bread by bicycle and trailer.

You'll also find an abundance of traditional pie and mash shops, a converted double-decker bus moonlighting as a pizzeria and an initiative that's finding spaces for new chefs specialising in regional cuisines.

To find out more about the Brockley Brewery click <u>here</u>

Locals flock to the brewery to pick up their weekly beers along with some delicious bread from nearby Cooper's Bakehouse.



Several of Deptford's schools have attained outstanding Ofstead reports.









SCHOOLS & EDUCATION

From nurseries, primary and secondary schools, to sixth form colleges and universities, options for education in the area are plentiful.

In particular, there's Goldsmiths, University of London with its worldleading degrees in the arts and humanities; Trinity Laban, the UK's only conservatoire of music and contemporary dance and the University of Greenwich, located in the majestic grounds of the Old Royal Naval College.

As for Deptford's primary, secondary and further education schools, several have earned an 'Outstanding grade' from Ofsted.

For a full list of local educational facilities in the area please visit <u>our interactive map</u>

66

The children were proud to be part of the project by being invited to create the main street name.

"

Anne Rennie Deputy Head Teacher Childeric Primary School

Goldsmiths offers under and post-graduate degrees in the arts, humanities, social sciences, business and computing.

ARTS & CULTURE

Since 1998, Deptford has been home to the annual Deptford X Contemporary Arts festival. Inspired by the cultural heritage and creative talent within the area, the festival is famous for its wide range of art – from builders dancing on rooftops to schoolchildren's creations showcased on hoardings.

With Goldsmiths nearby, Deptford has a thriving, creative community of musicians, artists and fashion designers. Local galleries, studios, record shops and venues all lend their support, helping to make the area one of London's cultural centres.

For the full story on Deptford X please click here

It's all about putting artists and audiences together in this very unique place "

> Patrick Henry, Deptford X Festival Director







live and work nearby.



Local sculptural art

Deptford is home to numerous gallery and event spaces with regular exhibitions.



Local painters, designers and sculptors



(*****0)

WATERLOC





(**ர**)

As well as providing all the advantages of city life, Deptford boasts a range of green spaces nearby where you can unwind and enjoy the outdoors. Walk to Greenwich and wander through the Royal Park, with its unending views of the River Thames, the Isle of Dogs and the City of London.

Cycle to Blackheath and enjoy one of the largest commons in Greater London. Explore the winding pathways of Nunhead Cemetery, one of London's Magnificent Seven cemeteries that were built in Victorian times.



Historic Blackheath and Greenwich park are a short bike ride away from Deptford.



CYCLE QUIETWAYS

By the end of 2016, Deptford will also be on the planned Quietway in south-east London – a picturesque, low-traffic and tree-lined cycle route that will link Deptford with Waterloo, Borough, Bermondsey and Greenwich.





Getting Around

With excellent transport links, it's easy to get from Deptford to central London and out to the surrounding Kent countryside. Deptford and New Cross stations have direct connections to London Bridge, Cannon Street and Charing Cross or you can take the DLR to Canary Wharf from Deptford Bridge. The A2 is close by if you're driving or hop on a River Bus at Greenwich pier to travel on the Thames.

> For more information on the local area please visit our <u>interactive map</u>

TRAIN

Greenwich *3 minutes*

7 minutes

Cannon St. 1*3 minutes*

BUS

BINGER ROAI STOP N) - 47

Surrey Quays 15 minutes

> anada Water I *minutes*

London Bridge

L

Shoreditch Hi 53 minutes

Deptford

Π

济 WALKING

ANTHOLOGY DEPTFORD FOUNDRY

New Cross station 8 *minutes*

Deptford station *11 minutes*

New Cross Gate station 14 minutes

Deptford Bridge station *18 minutes*

Greenwich station 24 minutes

Source: Citymapper

- - Withduter

) BUS

St.

DEPTFORD'S FINEST

Whether you're looking for perfectly brewed coffee, an outstanding school, independent film, your new friendly local pub, or a bargain from a centuriesold market, our neighbourhood has it, and here's a sample of what the local area has to offer.

LEISURE & DINING

- 1) ALBANY THEATRE
- 2 THE LONDON PARTICULAR
- 3 THE WAITING ROOM
- 4 THE DOG & BELL
- 5 THE CUTTY SARK
- 6 GREENWICH PICTUREHOUSE
- (7) GREENWICH MARKET
- 8 MARCELLA
- 9 DEPTFORD DOES ART
- 0 DEPTFORD MARKET YARD
- 11 FESTA SUL PRATO
- 12 OUT OF THE BREW
- 13 DEPTFORD CINEMA
- (14) BUSTER MANTIS
- 15 THE JOB CENTRE

- (16) DEPTFORD GREEN SCHOOL
- (17) CHILDERIC PRIMARY SCHOOL
- (18) GOLDSMITHS UNIVERSITY
- (19) BUNNYHOPS DAY NURSERY
- 20 ADDEY AND STANHOPE SCHOOL

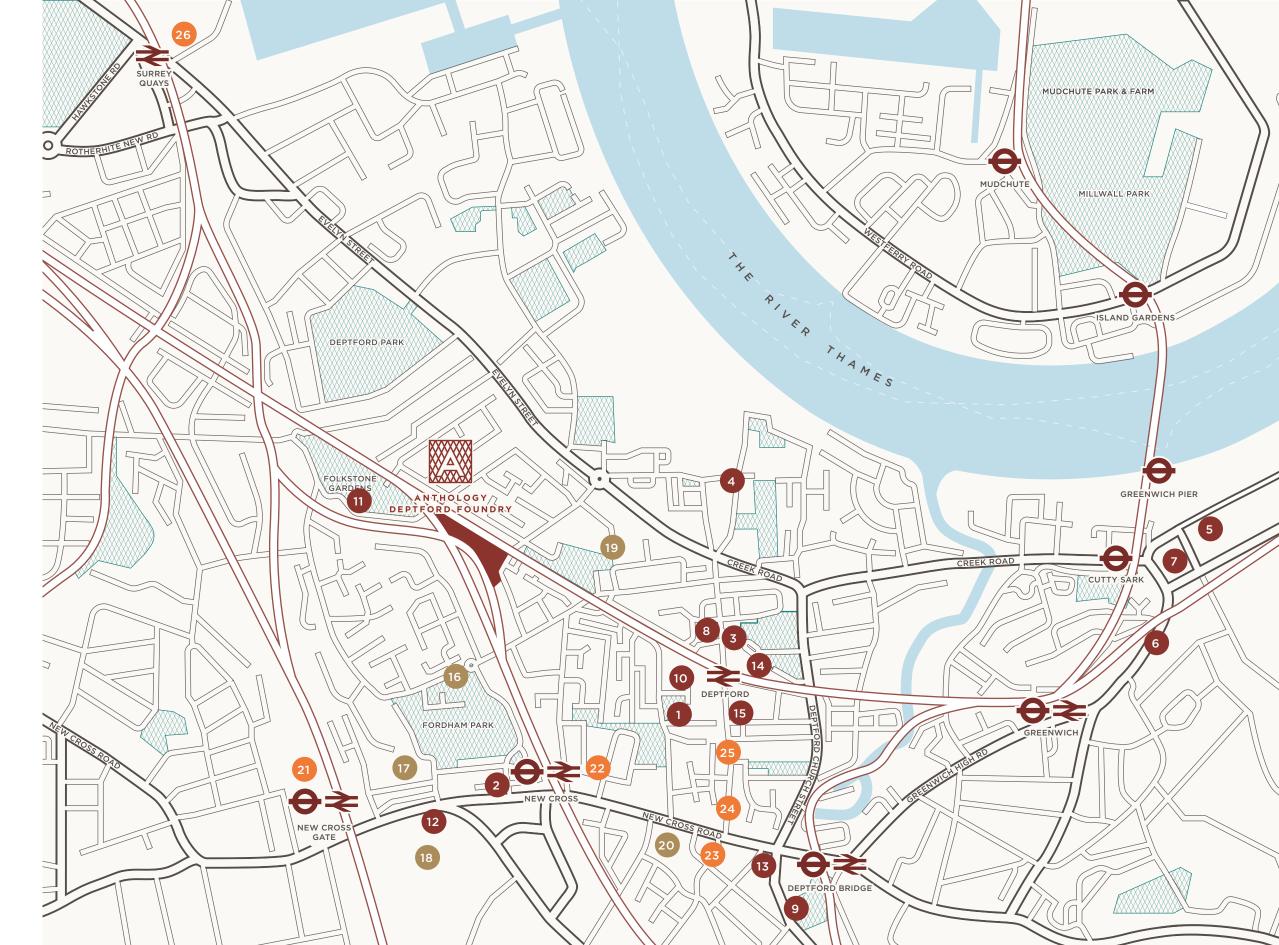
AMENITIES

(21) SAINSBURYS

Maps are not to scale and show

approximate locations only.

- 22 NEW CROSS GP CENTRE
- 23 DEPTFORD SURGERY
- 24 ASDA
- 25 DEPTFORD MARKET
- 26 SURREY QUAYS SHOPPING CENTRE



THE HISTORY OF THE FOUNDRY

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In 1831, engineer Josiah Stone formed a metal foundry on Arklow Road, dealing in a variety of metal goods – from propellers, to manhole covers and train parts. It was once a thriving centre of design excellence, a place that contributed to Deptford's creative history.

In homage to this rich heritage, Anthology Deptford Foundry has a range of homes inspired by Stone's industrial legacy. We use specific materials and distinctive corten red colour throughout, influenced by the original foundry's furnaces.



FOUNDED IN 1831

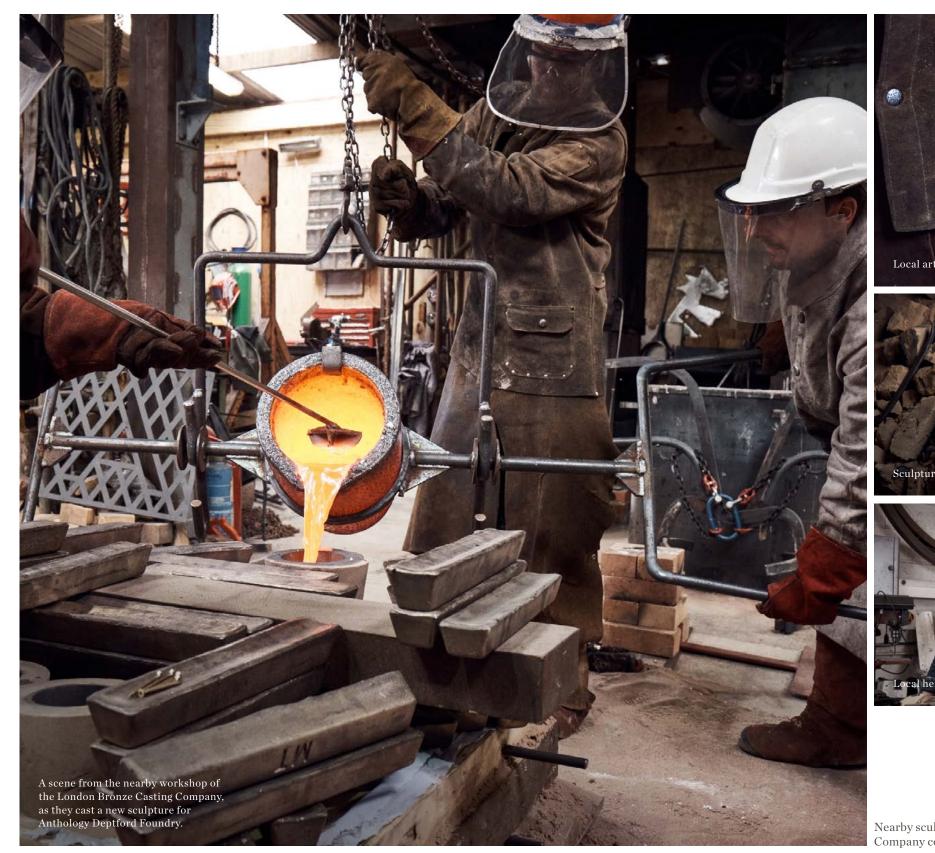
The original metal foundry on Arklow Road was formed in 1831 by engineer Josiah Stone.



DEPTFORD DOCKYARD

Henry VIII founded Deptford Dockyard in 1513.

The Deptford Dockyard was used to build and maintain warships for 350 years.









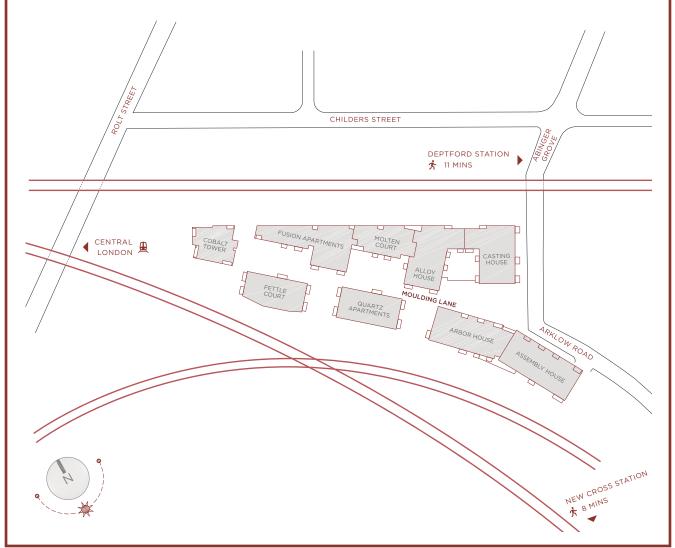
Nearby sculptors The London Bronze Casting Company continue the legacy of Josiah Stone.



Located on Arklow Road, Deptford Foundry is made up of eight buildings and one tower, all of which house 276 private homes in total. Split between one, two and three-bedroom homes.

Deptford Foundry also has 32,000 sq ft of studio spaces provided by Second Floor Studio & Arts spaces for over 450 artists, crafters, designers and makers, plus a beautiful, communal landscaped garden.

To visit the full range of homes please click <u>here</u>







ANTHOLOGY DEPTFORD FOUNDRY

AND INC.

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The architecture is inspired by local history - the warehouses, metal foundry casts and creative industries. The space itself will help connect local people to create a new piece of the city.

99

Andrew Long Architect Rolfe Judd

This image is for illustrative purposes only

1 1

THE GARDENS

The landscape and gardens around Deptford Foundry serve two key purposes.

One is to provide a link and connection between both new and old communities, whilst the other will create a sense of calm and tranquillity to ease the bustle of daily life.

We have created a series of interlocking walled gardens and courtyard spaces. These are further enhanced by raised planters, seating and children's play areas.

The development's heritage also inspires some of the materials and finishes – beautiful multi-stemmed trees, shrubs and evergreen plants sit around a Corten steel water feature and large steel sculptural pieces.

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A key element of the proposals is to create a strong sense of connectivity for pedestrians between Arklow Road, Rolt Street and adjacent public green spaces such as Evelyn Green and Folkestone Gardens.

"

Clive McDonnell Murdoch Wickham Landscape Architecture





THE HOMES

In our homes you'll find generous, well thought out and contemporary spaces designed to take away daily stresses so you can focus on the important things.

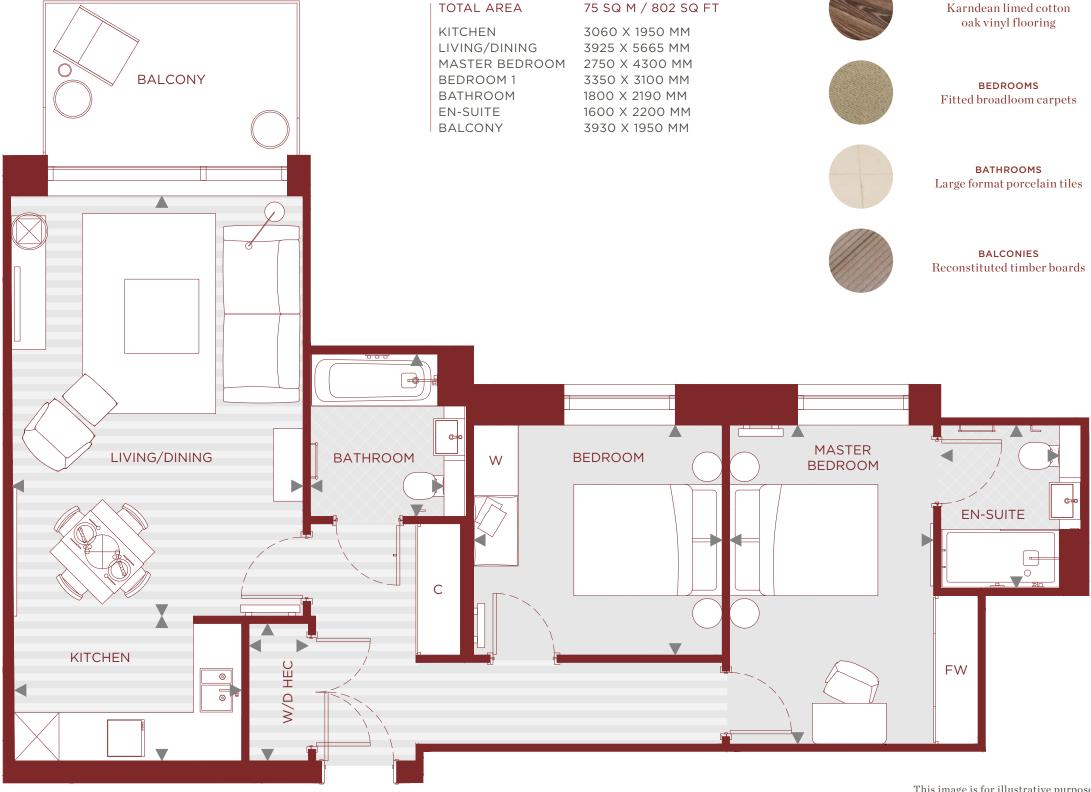
For example, step into a Deptford Foundry two-bedroom home, and you'll discover a master bedroom with en-suite, a second bedroom, a sizeable bathroom and a spacious, open plan kitchen and living area with floor-to-ceiling windows that lead on to the balcony.

With plenty of integrated storage, clutter can be kept to a minimum.

To visit the full range of homes please click here

KEY

- С STORAGE CUPBOARD
- FITTED WARDROBE FW
- W SPACE FOR WARDROBE
- W/D WASHER/DRYER (INCLUDED) HEC HEATING, ELECTRICAL COMPONENTS



DIMENSIONS (MM)



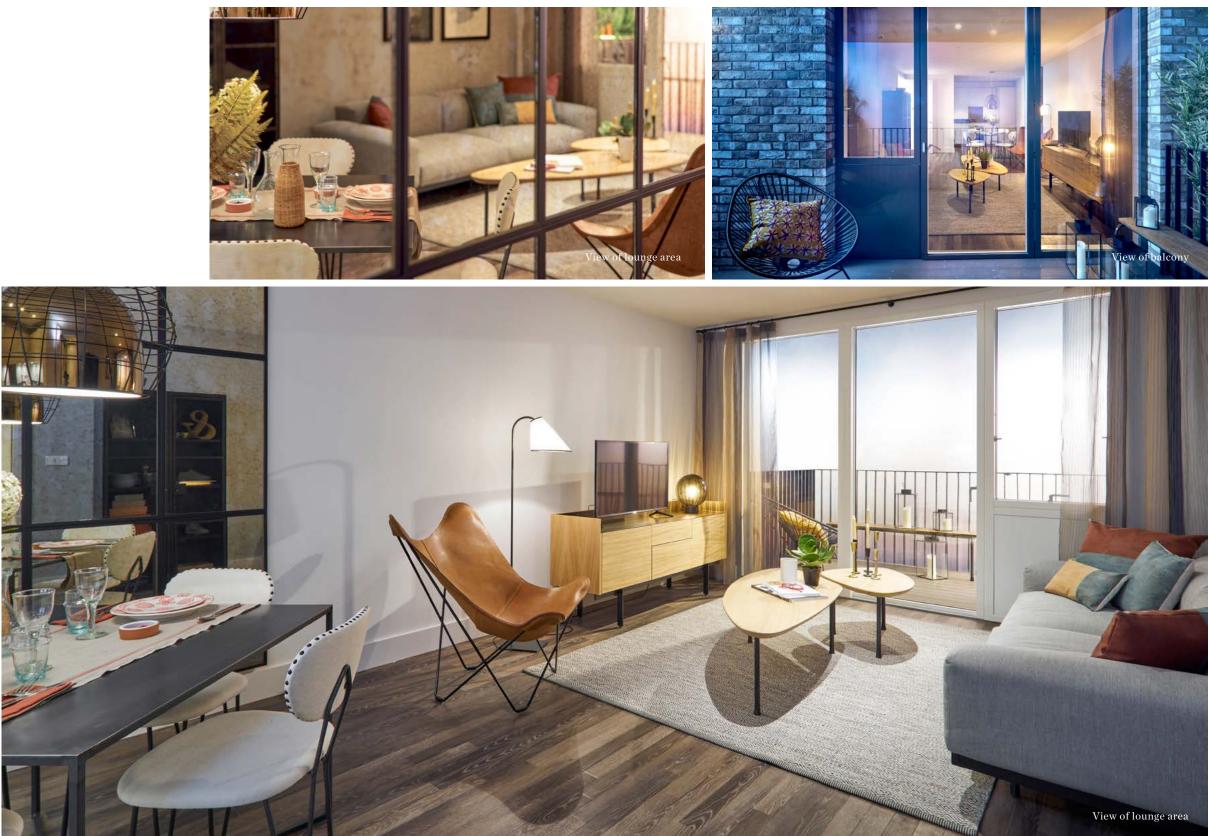




LOUNGE & BALCONY

The lounge and dining areas are combined to form a fluid space that combined to form a full space that echoes the trend for open-plan living. The high ceilings and full-height doors at Deptford Foundry give a light and airy feel to the space, which is perfect for quiet nights in or having friends and family round.

Outside, the decked balconies/terraces offer views of the London skyline and local area.



Photography of show apartment at Anthology Deptford Foundry.









KITCHEN

The contemporary handleless kitchens are tailored to the size of each apartment. Each comes with a composite stone top and is fullyequipped with modern Siemens appliances – an integrated oven, fridge-freezer and dishwasher.

MASTER BEDROOM & EN-SUITE

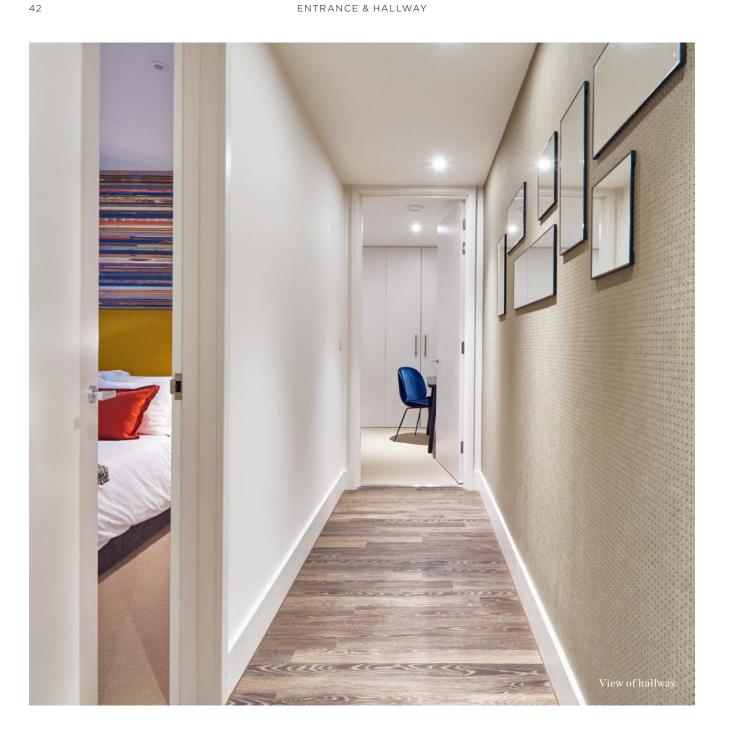




MASTER BEDROOM & EN-SUITE

Bedrooms offer a cosy retreat with fitted carpets, bespoke wardrobes that incorporate full height doors, LED illumination, hanging rail and shelves to provide plenty of storage space.

Inside the en-suites, white sanitary ware by Sottini, with large format porcelain tiles to floors. The wallmounted vanity cupboard includes mirrored door and shelving and a heated duel fuel chrome towel rail.



ENTRANCE & HALLWAY

A welcoming entrance takes you into the home with Karndean flooring, and large utility cupboards with electrics and a washer-dryer.

Photography of show apartment at Anthology Deptford Foundry.



BEDROOM

For our two and three bedroom homes, the additional bedroom(s) offer a welcoming retreat with fitted carpets and enough space for wardrobes and a double bed.

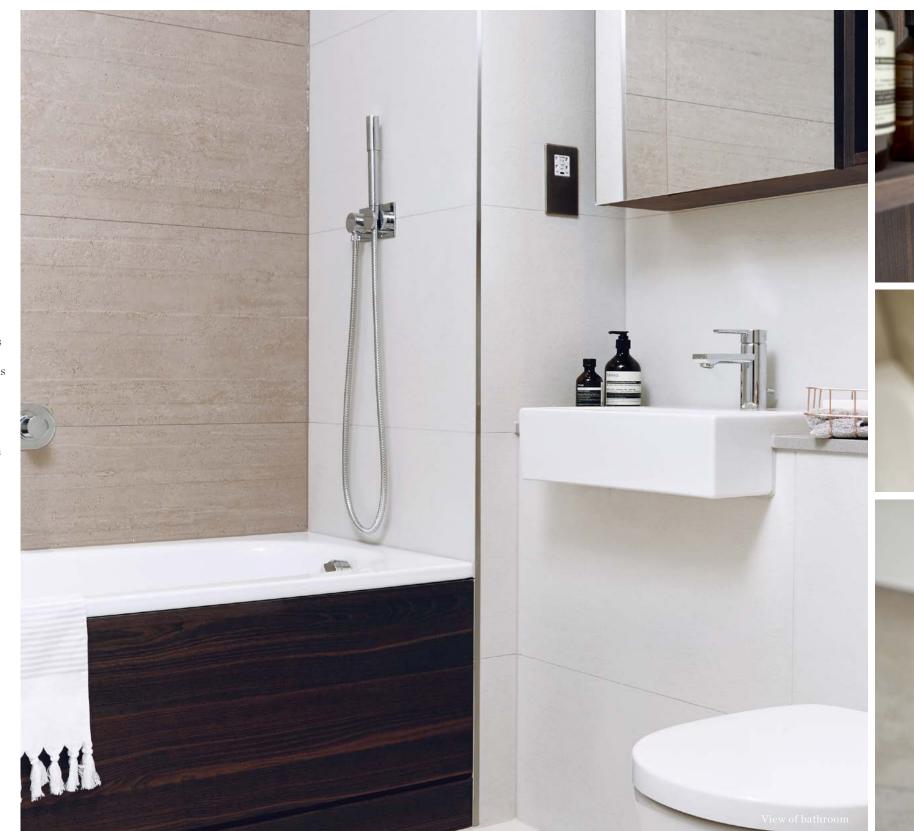
Photography of show apartment at Anthology Deptford Foundry.

BEDROOM

BATHROOM

The roomy bathrooms have largeformat tiles with a feature wall that is natural in texture, and gives a nod to the Foundry's industrial past. There is a bespoke cabinet that provides both display and closed storage.

Additional features include a composite stone vanity top, chrome furniture and LED down lights which create a relaxing mood.

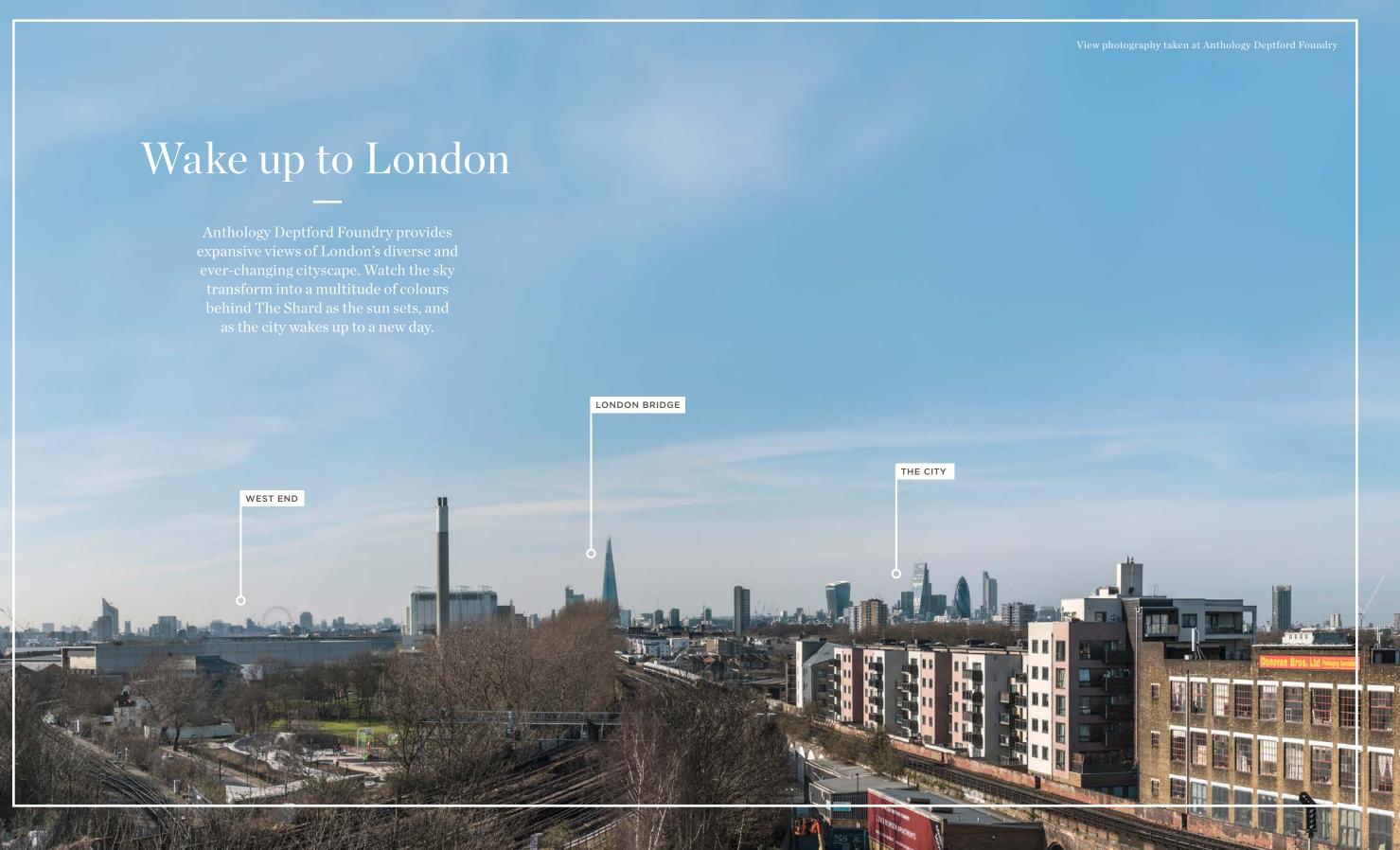


Photography of show apartment at Anthology Deptford Foundry.









SPECIFICATION

SPECIFICATION

- Contemporary style basin and taps

- Composite stone vanity top

- Mirrored dark wood laminate

- Chrome plated heated towel rail

- Illuminated niche within shower

- Utility cupboard with heating and

- Separate cloakroom/cupboard

- Karndean flooring to kitchen

- Fitted carpets in bedrooms

- Full height fitted wardrobes

- Double glazed composite

- Double glazed door to balcony or

- Contemporary brushed stainless

- Matt white painted ceiling finishes

- Skirting and architraves in satin

steel door ironmongery throughout

- Full height white painted interior doors

Private balconies and terraces with

- Private ground floor gardens with

- Private roof terraces with privacy

- Communal landscaped courtyards

low level walls and planting (where

composite timber decking

screen (where applicable)

terrace (where applicable)

and walls in neutral ivory

white finish

applicable)

and gardens

EXTERNAL FINISHES

windows throughout

to master bedroom

(where applicable)

- Karndean flooring

INTERIOR FINISHES

and living areas

electrical components and washer drver

cabinet and shelving unit

- Large format porcelain floor

and wall tiles

- Shaver socket

- Soft close dual flush WC

KITCHEN

- Contemporary matt lacquer contemporary handleless kitchen with soft close doors and cupboards
- Composite stone worktop and splash/back
- Under cabinet low energy LED feature lighting
- Integrated 4-ring flush induction hob with integrated self-circulating extractor fan by Siemens
- Integrated fan-assisted oven by Siemens HALLWAYS
- Integrated dishwasher by Siemens
- Integrated fridge/freezer by Siemens
- Brushed stainless steel finish one and a half bowl sink
- Integrated recycling bins

BATHROOM

- Enamelled white steel bath with fixed shower head and separate handheld shower
- Dark wood laminate bath panel
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- Glass bath screen (not installed in show home)
- LED down lights

EN-SUITE BATHROOMS - 2/3 bedroom apartments only

- Walk-in shower with glass screen and shower head
- Thermostatic wall mounted chrome shower control

ELECTRICAL

- Television (Terrestrial & Sky+) and FM/ DAB points in living room and master bedroom (Sky subject to subscription taken by purchaser)
- Pre-wired for BT and superfast broadband
- Telephone points in living room and master bedroom
- Data point in living room
- Centrally provided district heating and hot water with individual metering to each apartment
- Radiators to living rooms and bedrooms
- 5 amp lighting circuit to living room
- Low energy downlights throughout
- LED lighting below kitchen cabinets
- White electrical sockets throughout
- Brushed steel electrical face plates in kitchen

SECURITY

- Designed in consultation with Secured by Design officer
- Electronic access control and CCTV cameras to building entrances
- Audio video entry phone system to each home
- Multi point locking to apartment front door
- Mains powered smoke detectors with battery back-up
- Centralised smoke extract system to all communal corridors
- Sprinkler system (only to Cobalt Tower)

COMMUNAL AREAS

- Large format tiling to ground floor entrance hallways
- Carpet in hallways
- Painted ceilings and walls throughout
- Painted skirting and architraves in satin white finish
 - $-\$ Lift access to all residential floors
 - Refuse store on the ground floor







Photography of show apartment at Anthology Deptford Foundry.



DID YOU KNOW?

DEVELOPMENT NAME

Anthology Deptford Foundry

DEVELOPMENT ADDRESS

31-33 Parkside Business Estate Rolt Street, Deptford, London

POSTCODE

 ${
m SE8}\,{
m 5JB}$

A DEVELOPMENT BY

Anthology

We are a team of people with a wealth of experience delivering residential developments in London, across Zones 2-5. At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the city such an exciting place to live.

We have experience in construction, land acquisition, design, development, contracting and marketing and are committed to innovation and customer service.

Anthology is backed by Oaktree's European Principal Group.

ARCHITECT

Rolfe Judd

INTERIOR DESIGN

Johnson Ribolla

LANDSCAPE ARCHITECT

Murdoch Wickham Landscape Architecture

ESTATE MANAGEMENT COMPANY

Rendall & Rittner

ESTIMATED COMPLETION

From Winter 2018

LOCAL AUTHORITY

London Borough of Lewisham

TENURE

999 years

BUILDING INSURANCE Premier Guarantee

GROUND RENT

The ground rent will be 0.1% of the purchase price rounded down to the nearest £10

SERVICE CHARGE

£3.60-£3.90

CAR PARKING

None

486

TRANSPORT LINKS

Anthology Deptford Foundry is in Travelcard Zone 2 with the nearest railway stations being Deptford (National Rail) and New Cross (Overground/National Rail).

With links direct to London Bridge, travelling to the City, Docklands, West End and international airports is quick and easy.

EDUCATION

The development has an outstanding range of education options on its doorstop.

Nurseries

Rachel McMillan Nursery School and Children's Centre www.rachelmcmillannursery.co.uk Bunnyhops Day Nursery www.bunnyhops.co.uk/contact.html

Primary

Childeric Primary School www.childericprimary.co.uk Grinling Gibbons Primary School www.gglvfederation.org Kings Kids Christian School www.kingskidschristianschool.com

Secondary

Deptford Green School www.deptfordgreen.lewisham.sch.uk Addey and Stanhope School www.as.lewisham.sch.uk Saint Ursula's Convent School www.stursulas.com

Universities

Goldsmiths, University of London www.gold.ac.uk University of Greenwich www2.gre.ac.uk

MIX

RESIDENTIAL

8 buildings and 1 tower providing to 276 private homes. Home type – No. of homes 1 bedroom – 132

2 bedroom – 121 3 bedroom – 28

COMMERCIAL

Second Floor Studios & Arts: London's largest single site affordable studio space provider with a membership of over 450 visual and fine artists, crafters, designers and makers.

SPECIFICATION

Fully fitted kitchen with Siemens appliances, lacquered finish, porcelain tiles, Karndean flooring.

Contemporary style bathroom with dark wood accessories, heated towel rail, large porcelain floor and wall tiles and LED down lights.

2 & 3 bedroom apartments all with en-suite bathrooms to master bedrooms. Fitted wardrobes in master bedroom.

Video entry phone system. (See specification for further detail)

FACILITIES

Concierge Landscaped Garden Cycle Storage Balconies/Terrace to all apartments

RESERVATION PROCESS

1. £2000 Initial reservation fee

- 2. 21 day reservation period with 10% on exchange of contracts (less the initial reservation fee)
- 3. Remaining 90% on completion

DOCUMENTATION REQUIRED

Original current passport; or Original identity card;

Two current utility bill copies (not mobile phone). These items to be valid within the last three months

ANTHOLOGY SOLICITORS

GCL solicitors 3000 Cathedral Hill Guildford Surrey GU2 7YB Andy Wilson: 014 8357 7091

RECOMMENDED CUSTOMER SOLICITORS

Cripps

53 Chandos Place London WC2N 4HS Mike Voss:

018 9250 6107

Quastel Midgen LLP

74 Wimpole Street London W1G 9RR Jonathan Neilan: 020 7908 2525

FINDING US



GETTING TO KNOW EACH OF OUR CUSTOMERS PERSONALLY

We want to treat people as we wish to be treated ourselves. We listen to our customers and are committed to understanding their needs, so we can delight them with our service.

TAKING PERSONAL RESPONSIBILITY FOR OUR CUSTOMERS' NEEDS

Every one of us at Anthology is personally responsible for fulfilling the needs of our customers. If a customer contacts Anthology, the person who receives the contact will take responsibility for seeing that their questions are answered.

ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by understanding our customers and providing outstanding service, they will recommend us to their friends. When they do this, we will reciprocate with genuine appreciation.

CARING ABOUT OUR NEIGHBOURS

We take responsibility to create homes that enhance neighbourhoods for our customers and their neighbours to enjoy. As well as knowing our customers, we are committed to knowing the communities in which we work. We will strive to earn the trust of our neighbours and we want them to be able to openly credit the places we create.

TAKING CARE OF TOMORROW BY BEING SUSTAINABLE TODAY

We are committed to being sustainable and we know our customers want to be too. We will take the time to explain the sustainability features of the new homes we create and help our customers to live there in a sustainable manner.

CARING ABOUT THE LEGACY WE LEAVE BEHIND

When our customers buy an Anthology home, they are contributing to a story that will grow and create lasting value, both for themselves and for the community around them. We are conscious of the legacy we leave behind and we want to be known for creating outstanding places for Londoners to live in.



Mark Dickinson Managing Director, Anthology



ANTHOLOGY DEPTFORD FOUNDRY

Rolt Street, Deptford, London, SE8 5JB Tel: 020 7526 9229

Find us here online: www.anthology.london/developments/deptford-foundry/contact



ANTHOLOGY DEPTFORD FOUNDRY

Built from London

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GRACE ONEK Grace.onek@anthology.london



LAUREN WILLINGDALE Lauren.willingale@anthology.london





@AnthologyLondon

facebook.com/AnthologyLondon



@AnthologyLondon

This brochure is not legally binding. Information and images in the brochure are indicative and are subject to change as design and construction takes place. When you buy an apartment from Anthology there will be a contract between you and us which will include the details your home. The contract will set out our rights and yours with regard to any changes that we need to make.