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THE  
**TIMBERYARD**  
DEPTFORD  
—

**lendlease**



## #LENDLEASESTORIES

At Lendlease we are committed to creating thriving and sustainable communities and we are known for devoting the utmost care and attention to every single element, from the minutiae to the big plans.

Within this brochure you'll see a collection of stories from the people involved in The Timberyard Deptford, telling you a bit more about what we're doing to create this fantastic place to live.

Welcome to Lendlease Stories.

#LendleaseStories



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# WELCOME FROM LENDLEASE

Lendlease has been delivering sustainable new communities for over 50 years. Whether it is new homes, productive workspaces or buzzing retail destinations, our vision is to create the best places and establish communities that people can feel proud of, now and for generations to come.

We are dedicated to building fantastic homes in great places and creating truly sustainable communities that stand the test of time. And we have an exceptional track record in doing so: in London alone we have already created more than 1,500 new homes and have another 5,000 in the pipeline.

All our homes feature thoughtful design inside and out, from highest quality architecture to the latest interiors and finishes styled with a modern lifestyle in mind. Sustainable innovations and open green space can also be seen throughout, including high standards of

energy efficiency and desirable communal areas in which to spend time with family, neighbours and friends.

Using this ethos we have built a broad range of developments, from the large scale regeneration of Elephant & Castle through to the award-winning Athletes' Village for London 2012. Each and every collection of homes is carefully tailored to its individual location and residents, and built with both quality and sustainability at its heart.

The Timberyard Deptford is one of Lendlease's major regeneration projects which will deliver much-needed new homes, community facilities and green spaces for everyone to enjoy. We look forward to welcoming our new residents and visitors to a development that is set to complement the area's already thriving cosmopolitan community.

**Richard Cook**, Head of Residential

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# #1 CREATING THE BEST PLACES

At Lendlease, we believe that how and why we do things are just as important as what we do. For us, the why is about a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them.

For over 50 years, we have created sustainable new communities, productive workplaces and successful retail destinations, all underpinned by our determination to find the best way to minimise our impact on the environment and design places where people can live well – now and in the future.

Our broad global experience, creative approach and collaborations with expert partners enable us to turn imaginative visions into reality. Some of our proudest UK achievements include the London 2012 Olympics Athletes' Village, which was the fastest delivery of sustainable homes ever achieved on this scale, and Bluewater Shopping Centre which redefined the UK retail and leisure experience.

As specialists in urban regeneration, we are working with communities across the world to transform areas in need of investment and revitalisation into thriving

and sustainable neighbourhoods. Alongside the Elephant & Castle regeneration, we're delivering The International Quarter in Stratford which is the UK's largest new commercial development and set to be a world-class business location, and we are the biggest city regeneration partner of Australia's New South Wales Government, on track to build Australia's first carbon-positive community in Sydney.

Whether it's BBC media studios, Manhattan skyscrapers, or large-scale health and lifestyle facilities, our communities, clients and partners trust us with their most important and iconic developments. They trust that we will create positive legacies through healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way of life.

It's not simply what we build that matters... it's what we leave behind.

## #6

### GLASSHOUSE GARDENS, STRATFORD

The International Quarter was always envisaged as a global trailblazer – a supreme testament to environmental engineering and forward thinking. Our vision was to unite 'pleasure' and 'work' – the journey to and from, and the experience of being there. Whether through walking and cycling; easy and effective links with public transport; architecture that maximises natural light or the opportunity to get some fresh air at lunchtime, we wanted it to breach expectations and raise the bar. More than anything, we wanted the experience of living and working there to be exceptional. From our perspective it's exciting to know we've done something to help the planet while also providing an exceptional place to live and work.

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### ELEPHANT & CASTLE, SOUTHWARK

The centre of London doesn't conjure up images of open space and greenery, but with our proposals to plant over 1,200 new trees at Elephant & Castle – we were set to really change perceptions. We knew we could do more than that when the local community shared their love for the urban forest at Elephant Park, which provided an oasis for many and a proud marker for green space and even ecology. A commitment to create central London's largest new park in 70 years was recognised as a triumph. The true triumph will be realised when new birds, butterflies and other wildlife combine with an explosion of colour as the planting comes to life. This will underpin the real transformation of the former Heygate.

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### COBALT PLACE, BATTERSEA

At Lendlease we are passionate about leading the way in sustainability. By employing the very latest sustainable building techniques, we are minimising the impact of construction on local communities and the environment such as noise and air pollution, while ensuring our new homes are at the very forefront of energy efficient living. With buildings being responsible for almost half of the UK's carbon emissions, by using airtight Cross Laminated Timber (CLT) construction at our Cobalt Place development in South West London for example, we're aiming for our homes to emit at least 25% less CO<sub>2</sub> emissions compared to homes built to regular building regulations standards.

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### HUNGATE, YORK

There is no question that archaeology and the development of Hungate in the historic city of York was going to bring interesting challenges. Lendlease had a duty of care to both the exceptional breadth and depth of history, as well as the lives of our construction team and, crucially, health and safety processes, so we did the sensible thing and brought people together. The archaeologists trained for Incident & Injury Free Orientation – the construction team spent their time learning about archaeology. We knew we got it right, not because of the award from ROSPA (The Royal Society for the Prevention of Accidents), but because the team delivered a combination of a safe working environment and a great collection of artefacts.

#LendleaseStories



Images are for illustrative purposes only

# A COLOURFUL HISTORY

Deptford was once the scene of some of the most fascinating chapters and characters in London's history. With a proud industrial past and playing a pivotal role within the shipbuilding industry, kings, queens, tsars and literary legends helped shape Deptford's authenticity and creativity of today.

Founded by King Henry VIII in 1513, and one of the most important and successful of its time, the Royal Dockyard attracted many famous faces and notable events to the Deptford area.

Given its past life as a port, unsurprisingly Deptford has always had a strong international community, and historically is one of the most socially diverse areas in London. The High Street itself has always been a bustling and popular place and was home to everyone from adventurous sailors to working class women and the idle bourgeoisie.

Today, clues to the area's history can be found around every corner. Engineering feats such as Britain's largest listed structure, signs of the timber trade that once thrived along the route of the Grand Surrey Canal, statues and plaques marking a time long past.

In more recent times Deptford has been celebrated for its creativity, giving birth to a number of famous contemporary figures. Genuine talent finds its home in Deptford, whether in underground movements or established institutions. The influence of nearby Goldsmiths University of London and Camberwell College of Arts is felt locally, with a strong artistic presence already dominating pockets of the area. The Laban Centre for Dance and Music also put Deptford on the design map when it won the RIBA Stirling Prize in 2003.

As the next chapter of the area is being written, creativity is sure to be at its heart. An area which remains unique and true to itself, the Deptford of today possesses a genuine sense of originality and optimism.

*With thanks to Sean Patterson, of Charles Booth's Walking Tours, for sharing his valuable knowledge on the local area.*  
[www.charlesboothwalks.com](http://www.charlesboothwalks.com)

# FACES AND PLACES FROM DEPTFORD'S PAST

## 1. VICTUALLING YARD GATE

The gates still stand today as a marker of the Royal Dockyards.



Photo © Reading Tom

## KING HENRY VIII

KING OF ENGLAND  
16<sup>TH</sup> CENTURY

Recognising Deptford's proximity to the City, he made its Thames frontage the spot for the Royal Dockyard which saw the British navy grow in strength. The 'King's Yard' built and maintained warships for 350 years and was also home to both the Royal Navy and East India Company.



## 3. FOOTPRINT OF THE CANAL

Clues can be spotted in seemingly unlikely locations, including Blackhorse Bridge, on Evelyn Street and Oxestalls Road – marking the course of the Grand Surrey Canal.



## JOHN EVELYN

DIARIST  
17<sup>TH</sup> CENTURY

Friend and rival diarist of Pepys, he captured art, culture and politics of the time. A keen gardener and horticulturalist, he transformed the gardens of his Sayes Court home.

## SIR FRANCIS DRAKE

NAVIGATOR, EXPLORER  
AND CIVIL ENGINEER  
16<sup>TH</sup> CENTURY

In 1581, having completed the first circumnavigation of the world a few months earlier, Drake was knighted on behalf of Queen Elizabeth I aboard his ship, the Golden Hind, while docked at the King's Yard.



## 2. DRAKE'S STEPS

Leading from the Thames to the foreshore, the steps stand as a reminder of the successes of Sir Francis Drake.



## 5. MASTER SHIPWRIGHT'S HOUSE

This listed building overlooking the Thames is often used for period film sets and is occasionally open to the public during London's Open House weekend.



Photo © Kate Morant

## SAMUEL PEPYS

DIARIST  
17<sup>TH</sup> CENTURY

A naval administrator, an MP and a regular visitor to Deptford, famous for the personal diary he kept for 10 years capturing the Stuart period in London. Documenting eye witness accounts of events such as the Great Fire of London.

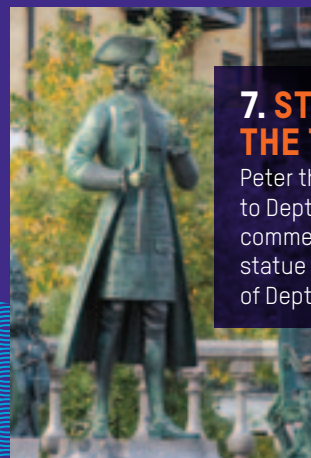


## 6. TIMBER ALONG THE THAMES

Partly dressed timber used for the jetties 200-300 years ago is still seen along the banks of the Thames.

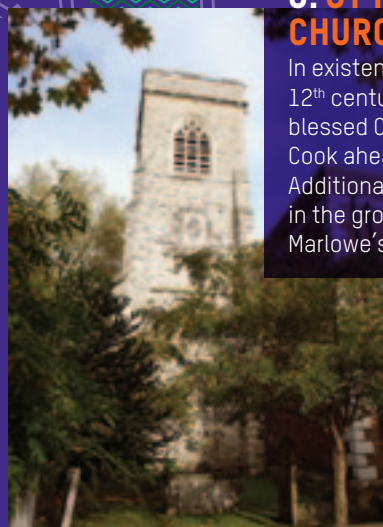
## 7. STATUE OF THE TSAR

Peter the Great's visits to Deptford have been commemorated in a statue on the corner of Deptford Creek.



## 8. ST NICHOLAS' CHURCH

In existence since the 12<sup>th</sup> century, the church blessed Captain James Cook ahead of his voyage. Additionally, a plaque in the grounds marks Marlowe's resting place.



## PETER THE GREAT

RUSSIAN TSAR  
17<sup>TH</sup> CENTURY

He visited the area in his quest to modernise Russian shipbuilding – staying at John Evelyn's home, the manor house called Sayes Court. And famous locally to have been somewhat of a trouble-maker during his stay.



## 4. MULBERRY TREE

Fenced off in the middle of Sayes Park, the Mulberry tree is from the original gardens of John Evelyn's home.



# WHAT YOU MIGHT NOT KNOW ABOUT DEPTFORD...

Dire Straits recorded Sultans of Swing in one of their rooms at the Crossfield Estate – also the site of their first ever gig in 1977.



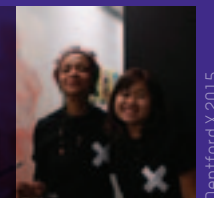
London Bridge to Greenwich Railway viaduct, via Deptford Rail is Britain's largest listed structure and the world's oldest metropolitan railway to and from a major city centre.



The dockyard was the departing place of the mutinous HMS Bounty, the Royal Navy vessel which left for the Pacific in 1787 and whose story has since been retold in a number of books, articles and films, including a 1962 drama starring Marlon Brando.



Deptford X is London's longest running contemporary visual arts festival and has been celebrating local thriving talent and international artists since 1998.



Deptford X 2015. Photo Sinead Kempley

English band The Klaxons invented New Rave music here over a decade ago.



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*The area's maritime history gives it a certain charm and authenticity. Deptford still holds dear its independent shops... there are lots of great places both old and new.*

Alec Snelling, Owner, The Waiting Room

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## THE WAITING ROOM

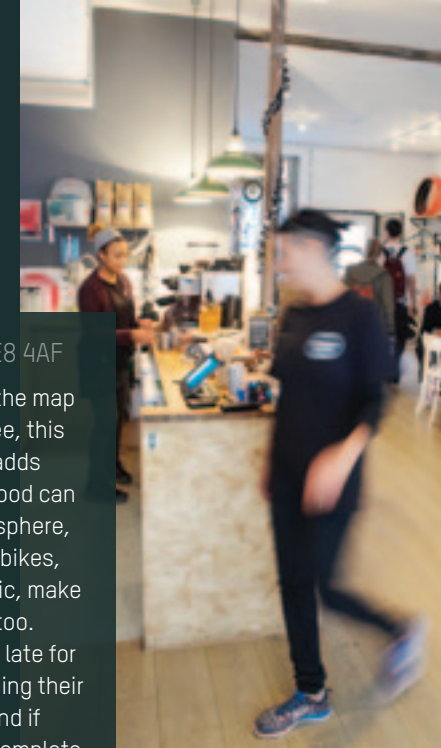
142 DEPTFORD HIGH STREET, SE8 3PQ

Greeting customers with the aroma of fresh coffee, and decorated with numerous trinkets, historic maps and photo frames, this quirky artisan coffee shop (the first in Deptford) is well-loved by the locals since opening its doors in 2006. Well-known for its veggie and vegan-only offering, the menu reinvents American classics such as burgers, hot dogs, wings and ribs. The intimate café has a cosy atmosphere, and keen readers will be pleased to know that it also has its own book exchange.

## LONDON VELO

18 DEPTFORD HIGH STREET, SE8 4AF

Putting Deptford High Street on the map for some of London's great coffee, this indie bike-shop-cum-café-bar adds something fresh. Great, simple food can be enjoyed in a chilled out atmosphere, and Velo's range of custom fixie bikes, along with their on-site mechanic, make this spot perfect for bike lovers too. With a licensed bar, Velo is open late for evening events and talks, including their own monthly courtyard party... and if that's not enough, Velo comes complete with resident dog, Maurice.



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*The Waiting Room is one of my favourite spots, and I enjoy beginner's ballet classes at the Trinity Dance Centre, which is such an impressive building.*

Sophie Segal, Owner, & Maurice, London Velo

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# DEPTFORD

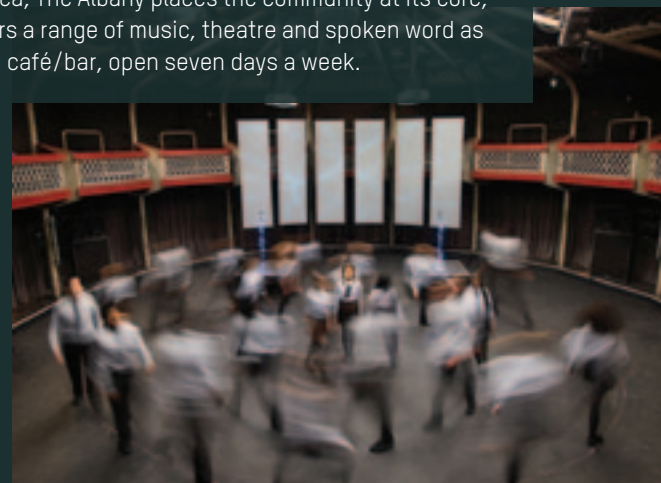
# HOT SPOTS

Deptford is a perfect blend of traditional and contemporary; from restaurants, pubs and cafés, to theatres and green open spaces, there's something for everyone. Starting with Deptford High Street, the ever-bustling heart of the town, and continuing further afield, we picked our top 10 spots that Deptford has to offer.

## THE ALBANY THEATRE

DOUGLAS WAY, SE8 4AG

The Albany is a visionary multi-purpose performing arts venue and social enterprise in the heart of Deptford. Its history stretches back to the 19th century and today over 24 theatre companies are in residence here. Performances include not only big stage names, but also a number of eclectic community shows. Driven by the cultural diversity of the area, The Albany places the community at its core, and offers a range of music, theatre and spoken word as well as a café/bar, open seven days a week.



## VIET REST

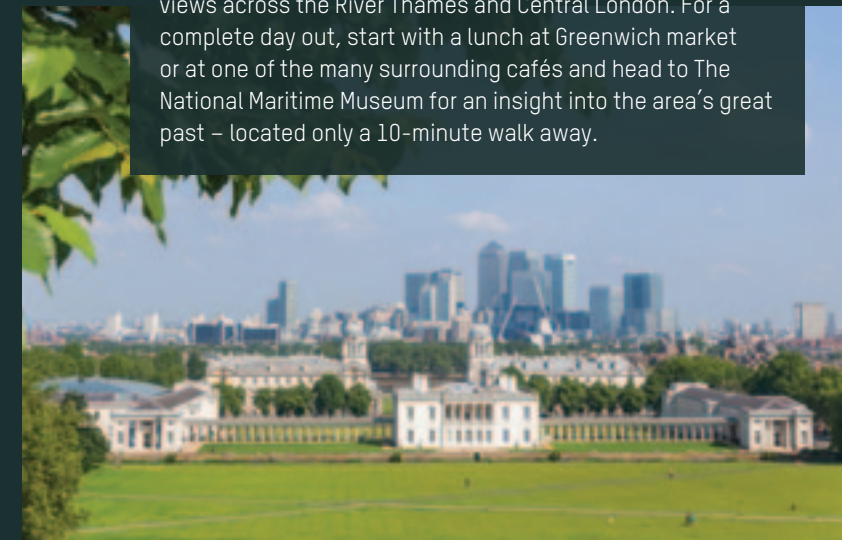
113 DEPTFORD HIGH STREET, SE8 4NS

Deptford is spoilt for choice for authentic Vietnamese food, but with the seal of approval from the local Vietnamese community Viet Rest is the place to go; its bright pink exterior making it hard to miss on the High Street. Often described as a local gem, the café-style restaurant's great value menu is complimented by a BYO policy. Freshly prepared dishes vary from specialities such as goat and frogs legs to well-known favourites such as beef noodle soup.

## GREENWICH PARK

GREENWICH, SE10 8QY

This former Hunting Park is one of the largest single green spaces in South East London and the oldest enclosed Royal Park in the area. Offering a range of sports amenities, the park is also perfect for a scenic walk – complete with its own small herd of deer. At its summit, stop by the old Royal Observatory and the Prime Meridian or simply enjoy sweeping views across the River Thames and Central London. For a complete day out, start with a lunch at Greenwich market or at one of the many surrounding cafés and head to The National Maritime Museum for an insight into the area's great past – located only a 10-minute walk away.



## THE DOG & BELL

116 PRINCE STREET, SE8 3JD

As the oldest pub in the area, The Dog & Bell has truly stood the test of time. The name dates back 200 years and was originally a traditional dockers' pub. The current pub has been open under Charlie and Eileen Gallagher's ownership for the past 28 years. It has won a number of CAMRA (Campaign for Real Ale's Good Beer Guide) awards for its beer and has a long-standing reputation as a real ale pub. If you're up for conversation with the friendly locals over a pint then this spot is made for getting a real sense of the area's history.

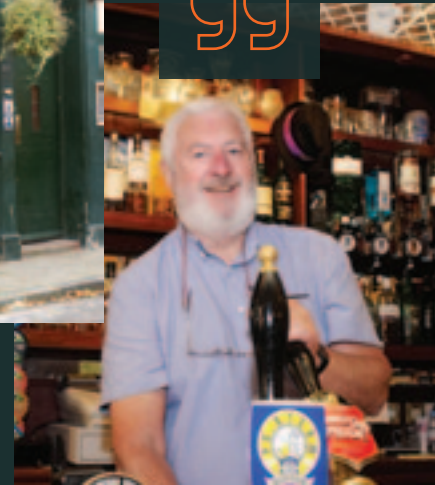


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Deptford is a friendly place with a very local feel.

Charlie Gallagher, Owner, Dog & Bell

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## CREEKSIDE DISCOVERY CENTRE

14 CREEKSIDE, SE8 4SA

With direct access to Deptford Creek, this purpose-built environmental and educational facility offers a range of indoor and outdoor activities for all ages. Visitors are able to wade through the wild river at low tide and experience the huge diversity of urban wildlife, which is home to hundreds of fresh and salt water plants and animals. The centre opened in 2002 to raise local urbanites' awareness of the rich local wildlife and help them appreciate the nature around them. The centre runs monthly walks for all ages as well as school holiday activities.

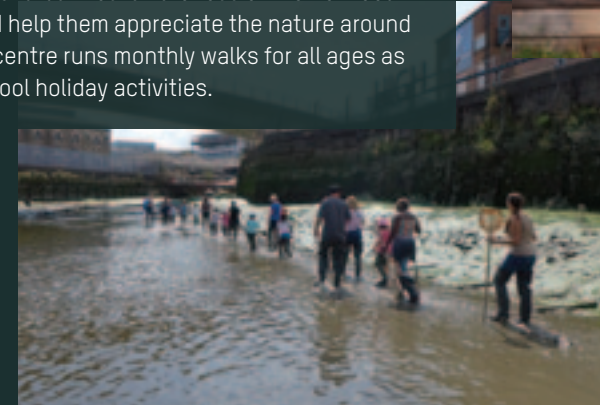


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It's so unusual to have a wild river and wildlife such as the kingfisher in the middle of London...especially in such a historically industrial area.

Bettina Kabutz, Co-ordinator, Creekside Education Trust

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Deptford has a real sense of history and we love how multi-cultural it is. There are a number of lively new galleries too which are great.

Nicolas de Oliveira & Nicola Oxley, Directors, SE8 Gallery

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## SE8 GALLERY

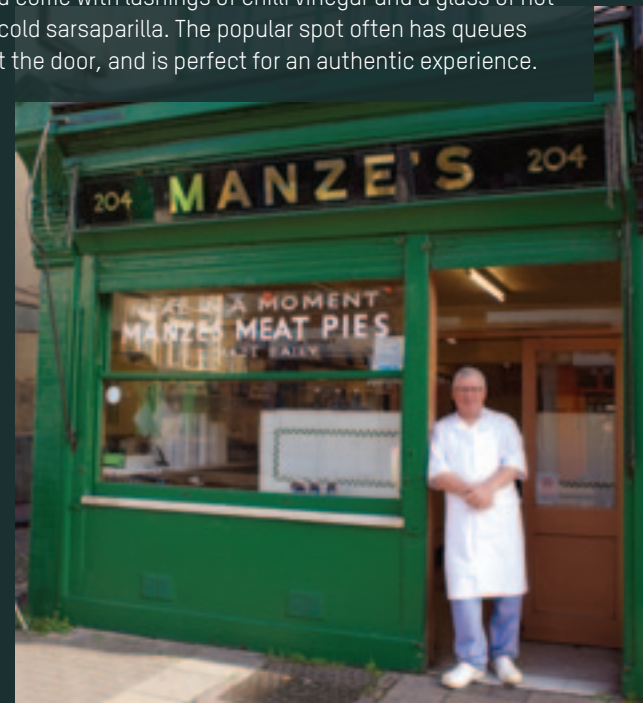
171 DEPTFORD HIGH STREET, SE8 3NU

An exciting and independent gallery space which works closely with established and emerging artists in the UK and abroad, supporting them in the production and exhibition of new works and publications. Recent contemporary works have included sound pieces, installation art and performance and video art. The intimate venue is a great place to step away from the hustle and bustle and enjoy some art. Don't be put off by the closed door, the gallery is incredibly welcoming – ring the bell and see for yourself.

## MANZE'S

204 DEPTFORD HIGH STREET, SE8 3PR

For a taste of old London visit Manze's, the family-run business which has been serving up traditional 'pie 'n' mash' for 130 years. The shop is now run by George junior, the great grandson of the original owner, Michael Manze. The freshly baked pies are still made by hand, and served with mashed potatoes and liquor (parsley sauce). The no nonsense meals are "the perfect old London Cockney dish" and come with lashings of chilli vinegar and a glass of hot or cold sarsaparilla. The popular spot often has queues out the door, and is perfect for an authentic experience.



## DEPTFORD MARKET

DEPTFORD HIGH STREET

One of London's last proper flea markets, the High Street bric-a-brac stalls of Deptford Market are run by locals, for locals and the experience is as authentic as it gets. Amidst the heady mix of food, culture and artefacts from around the world, traders can be found yelling prices to bartering market-goers. The vibrancy and diversity of the marketplace and its people encapsulate the true character of Deptford. Whether you're making a full day of it on Saturday, indulging in the range of street food on offer, or just passing through, you'll be surprised by the real mishmash of produce available including fresh fruit and veg, fashion, a blooming florists and even giant African snails.



# LONDON CALLING



**KEY**

- NATIONAL RAIL
- UNDERGROUND
- DLR
- THAMES CLIPPER

The Timberyard Deptford is centrally positioned within Zone 2. Fast and frequent National Rail, Overground and Underground services from several nearby stations, put it within easy reach to all of what London has to offer.

In just a little under half an hour, you can go from your front door to your desk in Canary Wharf, London Bridge or Waterloo and at the weekends, just 30 minutes gets you to the South Bank or Shoreditch. Alternatively, you can hop on your bike and follow one of the many cycle routes to Greenwich, one of just four Royal Boroughs filled with historic sights to explore.

If you'd rather stay local, Deptford High Street and the weekend market offers all the amenities and convenience you could want for and is just a short stroll away.

**TRAVEL TIMES**

The Timberyard Deptford is a 12-minute walk from Surrey Quays, 13 minutes from Deptford Rail, 20 minutes from Canada Water and only 4 minutes from the Thames.

GREENWICH 1 MINS	GREENWICH 12 MINS
LONDON BRIDGE 5 MINS	TOWER BRIDGE 22 MINS
WATERLOO 7 MINS	CANARY WHARF 27 MINS
CANARY WHARF 8 MINS	WATERLOO 29 MINS
BANK 12 MINS	
BOND STREET 12 MINS	
CANNON STREET 12 MINS	
CHARING CROSS 20 MINS	

All travel times are shown from relevant station / stop, taken from [www.tfl.gov.uk](http://www.tfl.gov.uk) January 2016



# STREETS AHEAD



Living at The Timberyard Deptford means you're never far from popular restaurants, shops or green spaces.

From independent delis to bric-a-brac shops, traditional London cafés to sophisticated bars, Deptford is full of unusual places you'll want to explore and share with family and friends.

The quirky market stalls and buzzing high street, cutting-edge cultural attractions such as the Laban Building – a contemporary dance theatre designed by the architects behind Tate Modern, position Deptford as one of the most culturally exciting pockets of London.

What's more, there is a range of excellent primary and secondary schools nearby, including four rated as Ofsted Outstanding – not to mention two world-class universities, Greenwich and Goldsmiths.

## WELCOME TO

# THE TIMBERYARD DEPTFORD

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The Timberyard Deptford is one of Lendlease's most exciting new regeneration projects. Working closely with the local community, we have designed a place for people to live, work and visit and which will build on Deptford's already flourishing neighbourhood.

The area's rich history has played an integral role in our plans for the site, and we have focused on retaining Deptford's individual character and local heritage throughout the scheme.

With a site that has been underutilised for many years, Lendlease is committed to not only building more than 1,000 new homes but also creating a place for people to work and visit.

The contemporary homes have been individually and carefully designed with the modern resident in mind, featuring light and spacious open-plan interiors, high-quality contemporary specifications throughout and private outside space for every home.

With a mix of retail and office space, The Timberyard Deptford will also be an exciting place for the next generation of creative and entrepreneurial talent.

Moments from the River Thames, close to fantastic transport connections and uniquely positioned between the open green spaces of Deptford Park and Pepys Park, The Timberyard Deptford combines the best of both worlds.

As part of the scheme we are also creating a number of open spaces, as well as a network of pedestrian walkways and cycle paths to connect the area to its surroundings.

Lendlease is committed to reinvigorating this corner of Deptford and restoring it for the local community to enjoy for years to come. We are providing a revitalised destination in the heart of London where residents and the wider neighbourhood can truly discover the brighter side of life.

Janet Kidner, Project Director



# AN EXCITING NEW CHAPTER



Aerial view of The Timberyard Deptford looking north east

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper and grow. Each home and building is designed in a contemporary architectural style that reflects and adds to the area’s rich industrial heritage, offering buildings of excellent design quality that will suit all tastes.

Surrounded by 28 acres of existing parkland, the development is closely connected to nature and there are a number of initiatives being introduced that will increase ecology and bring wildlife back into the area, including the planting of over 300 new trees, alongside green and brown roofs.

As well as the existing parks, homes will be built around private courtyard gardens and a new linear park will be created featuring The Waterline, a water feature that captures the movement of the former Grand Surrey Canal. Being nestled between so many green open spaces, you could find it hard to believe you are just a five-minute stroll to the River Thames.

# NEIGHBOURHOOD PLAN

The Timberyard Deptford is made up of six exciting neighbourhoods, which have been cleverly designed to blend into the surrounding area and allow people to flow through them. Each one provides access to plenty of green spaces, whether in the form of tranquil private gardens or the linear park at the very heart of the development. With a wealth of vibrant shops and safe play areas to choose from, there's something for everyone to enjoy.

## CEDARWOOD SQUARE

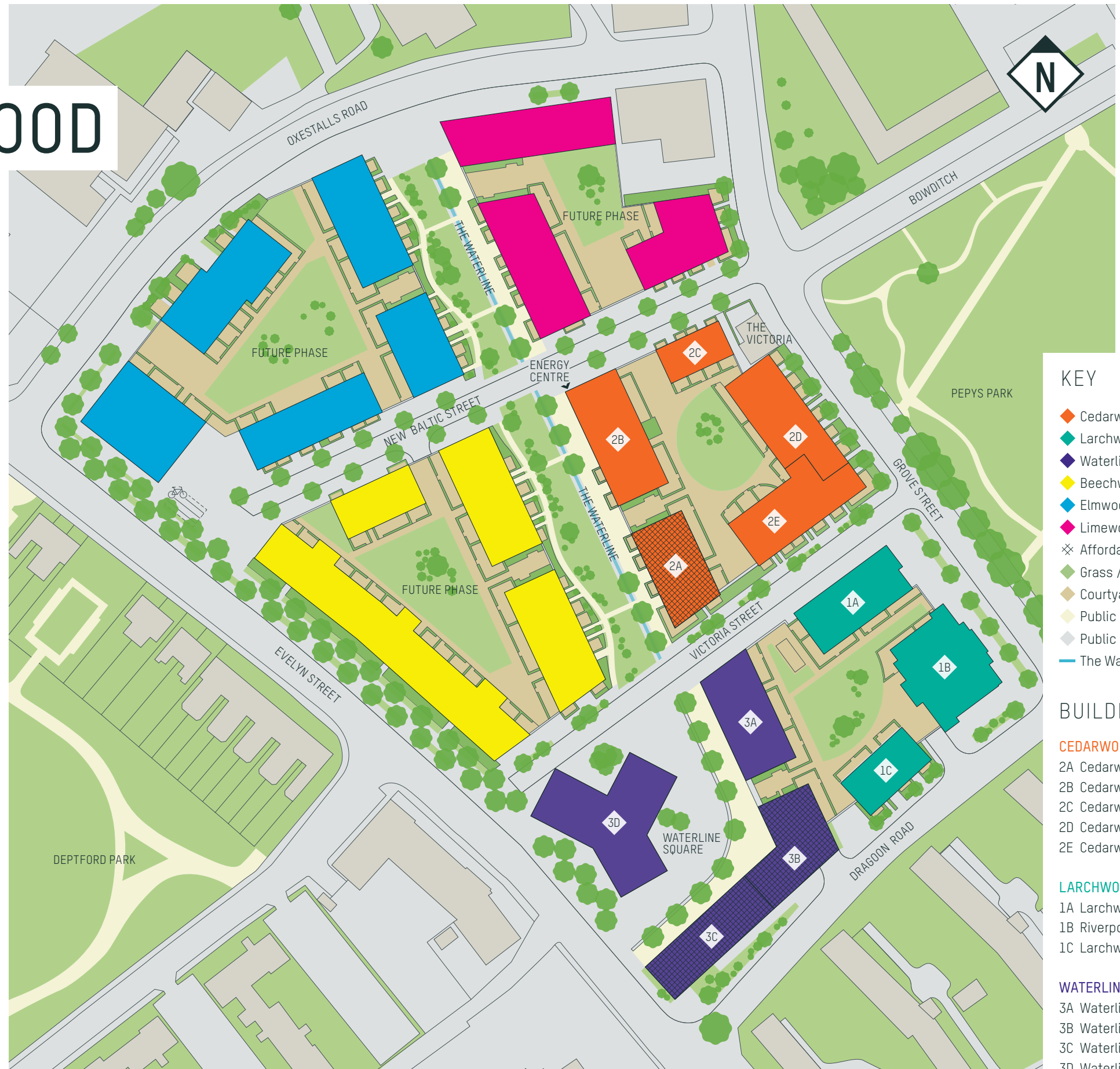
Ideally located between Pepys Park and The Waterline linear park running through The Timberyard Deptford, Cedarwood Square is made up of 203 homes in a range of 1, 2, 3 and 4 bed apartments and 4 bed townhouses. It is also home to the restored pub The Victoria and an energy centre that powers the whole development.

## LARCHWOOD PLACE

Larchwood Place comprises 210 homes – a combination of family-sized duplexes and apartments, set across three buildings. The tallest, a landmark tower, the Riverpoint, comes complete with a residents' gym and reception area, offers fantastic views over the City, Greenwich and a generous internal courtyard garden.

## WATERLINE YARD

Organised around a vibrant public square and a hub for start-ups and creative businesses, Waterline Yard will provide flexible working spaces from the distinctive Y-shaped Waterline Studios, as well as a selection of shops and 149 new homes.



### KEY

- ◆ Cedarwood Square
- ◆ Larchwood Place
- ◆ Waterline Yard
- ◆ Beechwood Place
- ◆ Elmwood Gardens
- ◆ Limewood Gardens
- ⊗ Affordable
- ◆ Grass / Soft Landscaping
- ◆ Courtyard / Terrace
- ◆ Public Path
- ◆ Public Pavement / Road
- The Waterline (linear park)

### BUILDINGS

#### CEDARWOOD SQUARE

- 2A Cedarwood Court
- 2B Cedarwood View
- 2C Cedarwood Townhouse
- 2D Cedarwood Mansions
- 2E Cedarwood Terrace

#### LARCHWOOD PLACE

- 1A Larchwood Terrace
- 1B Riverpoint
- 1C Larchwood Mansions

#### WATERLINE YARD

- 3A Waterline Mansions
- 3B Waterline Apartments North
- 3C Waterline Apartments South
- 3D Waterline Studios

# A BUSTLING COMMUNITY OPEN TO EVERYONE

## #17

### SUPPORTING THE NEXT GENERATION

After listening to the views of the local community at consultation, we are restoring The Victoria pub to its former glory, giving it a fresh lease of life as an incubator hub for new businesses. At The Timberyard Deptford, we're proud to open The Victoria's doors to the next generation of entrepreneurs, who will help shape London's future as one of the world's leading creative capitals.

#LendleaseStories

**A**t The Timberyard Deptford we've worked closely with the local community to create places that everyone can be a part of, from the restored pub The Victoria to Waterline Studios, a distinctive Y-shaped building that can flex to meet the needs of a wide range of businesses.

Whether used for work or play, each space has been designed to help people come together and develop new ideas, fostering a spirit of collaboration that brings the community to life.

We've carefully planned for businesses like cafés and convenience stores to join the development to make your life easier and more enjoyable, creating a buzz of excitement that ripples through the whole community during the day and throughout the weekend.



The Victoria

Waterline Square

# GO WITH THE FLOW

**T**he Timberyard Deptford is part of a rich green landscape, dotted with thoughtful features that truly enhance your everyday life.

The jewel in the crown is the linear park that runs alongside The Waterline, an attractive and calming water feature on the former site of the Grand Surrey Canal. This historic waterway was once used to transport timber to and from the Surrey Commercial Docks, playing an important role in London's growth.

Here, you'll find lush greenery, pockets of wilderness and lawns where you can relax and unwind, surrounded by colourful flowers. We're planting over 300 new trees across the landscape, ranging from oak and maple, to magnolia and oriental sweetgum.

Open paths encourage residents and visitors alike to weave through The Timberyard Deptford and beyond, forming a green network that connects the wider community. Whether on foot or by bicycle, you can rely on finding a pleasant route that takes you to your destination easily and safely – wherever that may be.



The Waterline and linear park looking south

# SECRET GARDENS

## #36

### BOOSTING YOUR WELLBEING

Research shows that living in an urban area with green spaces has a long-lasting positive impact on mental wellbeing. We've made sure that every home at The Timberyard Deptford is wrapped in layers of greenery and has private outside space, where you can enjoy views over a garden courtyard or parkland. We're creating healthy homes, inside and out.

#LendleaseStories



Private courtyard garden of Cedarwood Square

In addition to the beautiful green spaces in the public realm, residents of The Timberyard Deptford will enjoy access to private garden courtyards, planted with a wonderful variety of trees, hedges and flowers. Green and brown roofs, where birds and insects can perch and nest, encourage biodiversity, while creative play areas – whether in the form of a sandbox, climbing wall or roof-top playground that stirs young imaginations – ensure that you'll never have to look far to find somewhere safe and fun for your children to play.

This image is for illustrative purposes only

# AT THE WATER'S EDGE



Approximate view from the 15<sup>th</sup> floor of the Riverpoint building

This image is for illustrative purposes only

# MADE TO LAST

**D**rawing inspiration from the warehouse buildings that came to shape Deptford's landscape, the open-plan architecture provides the space and flexibility to support a range of modern lifestyles, while the choice of materials and finishes subtly reflects a vibrant industrial heritage. Each home comes with a private balcony or garden, which offers excellent views over The Waterline or the private courtyard gardens.

Every feature within our homes – from Smart energy meters to innovative heating and lighting controls – is designed to save energy and ultimately save you money. Even the building orientations have been designed to provide better air ventilation and maximise the amount of sunlight the homes capture through their aspect (the majority benefit from being dual aspect).

We are committed to using timber that is certified by the Forest Stewardship Council (FSC) throughout our projects, which enable us to reduce the impact of your home on forests around the world and all those who live near them. As each home is also designed to achieve the 'Lifetime Homes' standard, you can adapt your spaces to suit your needs as they change over time.

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## NEW SKILLS, NEW OPPORTUNITIES

At The Timberyard Deptford we've already started to help local entrepreneurs hone their skills with a series of week-long business planning workshops, which 50 people have taken part in. Our in-depth training sessions will ensure the area's bright young business minds go from strength to strength, as they take up residence in The Victoria incubator hub or set up their own companies at The Waterline Studios.

#LendleaseStories



View from Pepys Park

Aerial view of The Waterline looking north west onto Cedarwood View



Images are for illustrative purposes only



The cool, contemporary interiors of the apartments and townhouses provide the perfect canvas for you to make your mark. We use a range of non-toxic and energy-efficient materials to build healthy homes that maximise fresh air, space and light. Timber floors bring a feeling of warmth to the living spaces, while details such as painted solid core timber doors and floor to ceiling double glazed windows keep the ambience fresh and modern, no matter which room you are in.

Living room view of an apartment at Cedarwood Square

FRESH  
THINKING



View of a typical bedroom at Cedarwood Square

Typical light palette bathroom



Images are for illustrative purposes only



Kitchen view of a typical apartment at Cedarwood Square in a light palette



The townhouses  
at Cedarwood  
Square from New  
Baltic Street

# TOWN

The Timberyard Deptford's four townhouses combine the classic style and expansive space you'd expect from a traditional townhouse with sleek, contemporary finishes and features that help promote a healthy and

# HOUSE

sustainable lifestyle, from ultra-smart energy systems to ample outdoor space. Each townhouse will have its own private courtyard garden overlooking the large interior gardens and a roof terrace, perfect for summer night's entertaining.

# LIVING



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