

SOUTHMERE







# Live in **WONDER**

Thamesmead is renowned for its abundance of open space, parks and waterways. And now with an opportunity for 20,000 new homes, thousands of new jobs, plus new leisure, retail, culture and community facilities the time for Thamesmead has begun.

We have big plans for the future at Southmere, our first major new development in Thamesmead. Come join the journey with us.





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## THE MASTERPLAN



# Unrivalled space, scale and opportunity

Our 30-year vision is for Thamesmead to finally realise its full potential and become London's new town.

We're taking a 'whole place approach' which means it's not just about bricks and mortar, it's also about building that sense of community which makes any place feel truly special.

There's always something happening with new hubs and spaces hosting events and activities that bring together people from all walks of life – from the local community to those from further afield.

The town offers an escape from the hustle and bustle of London with more than double the amount of green space per person than the London average, creating somewhere everyone can play, think and breathe.

From 240 hectares of parks; 7km of canals; five lakes; 5km of river frontage and 30,000 trees – an abundance of nature is on your doorstep. By 2050, we hope 100,000 people will be proudly calling Thamesmead home – and we want you to be part of this exciting story too.

**John Lewis**

Executive Director Thamesmead,  
Peabody



# Thamesmead at a glance...

**5 lakes**  
**7km of canal**  
**5km of river**  
**frontage**



**240 hectares**  
**of parks &**  
**30,000 trees**







The vision...

New coffee shops, convenience store, deli & bakery



The Nest Library & Community Centre



2.8 million square feet of commercial space



Amenities at Southmere are subject to commercial letting, but have planning permission for usages indicated.





Computer generated image is indicative only



**Over 100,000  
new residents  
by 2050**





# THAMESMEAD <sup>TM</sup>

Up to £9bn of investment across 200 acres - Thamesmead has the same footprint as central London.

- 1 Southmere (Phase two)
- 2 Southmere Lake
- 3 Southmere Park
- 4 Lakeside Centre (café, creche and creative workspaces)
- 5 New boating and sailing club
- 6 Lesnes, South Thamesmead
- 7 Sainsbury's Superstore
- 8 Birchmere Lake & Birchmere Park
- 9 Retail Park/Town Centre
- 10 Thamesmead Waterfont
- 11 Gallions Hill
- 12 The Reach
- 13 Plumstead West Thamesmead

## Notable Landmarks

- 14 London City Airport
- 15 Canary Wharf
- 16 City of London
- 17 River Thames



— Southmere Phase One  
— Southmere Phase Two



Peabody's 30-year vision is for Thamesmead to realise its potential to be London's new town.



## Lesnes South Thamesmead

**From 2026**  
Plans for 1,850 new homes and 3,225 sqm commercial are underway.

## Plumstead West Thamesmead

**From 2024**  
Transforming 17 acres of unused industrial land in Plumstead into 1,750 new homes.

In partnership with  
**Berkeley**  
Designed for Life



## Thamesmead Waterfront

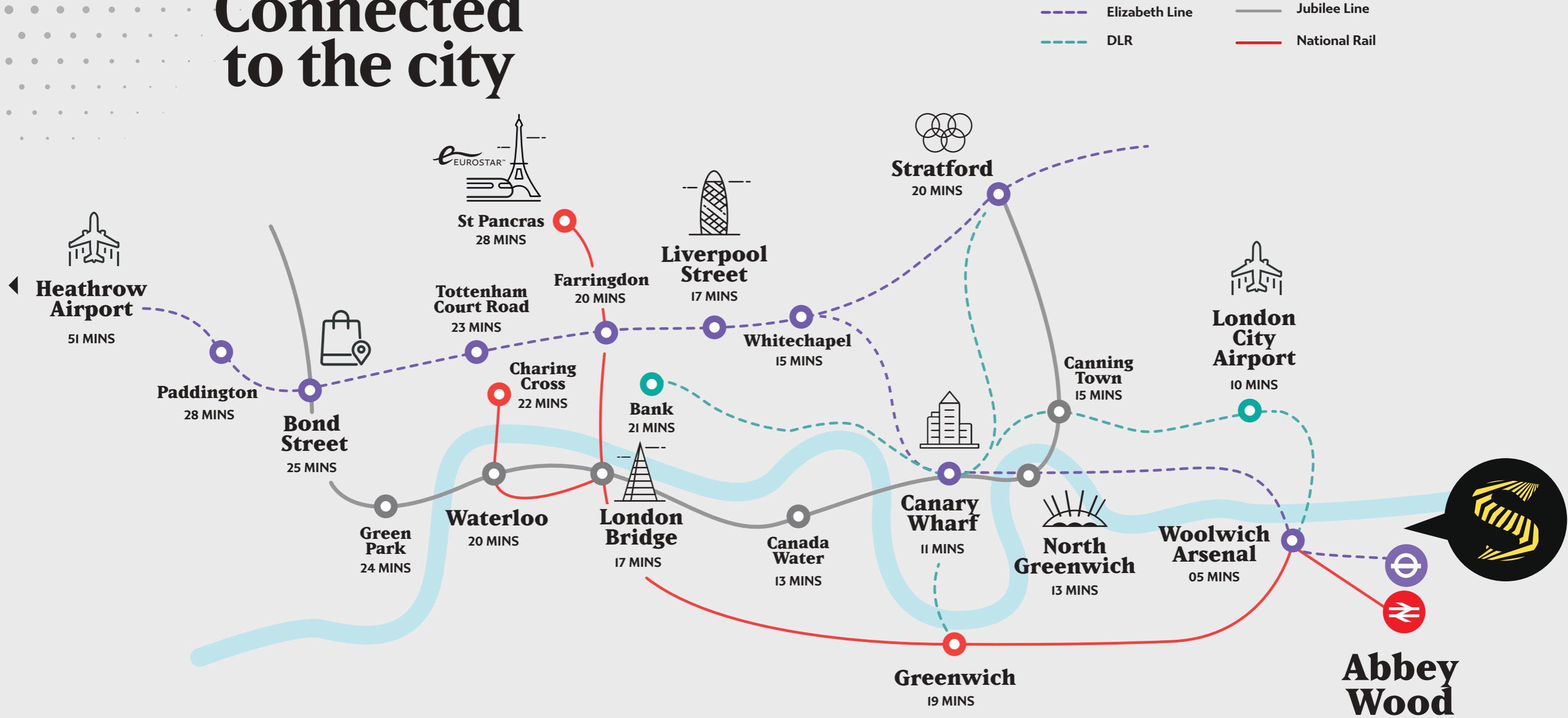
**From 2028**  
£8bn waterfront regeneration scheme with the delivery of 11,500 homes. Complete with a proposed DLR extension.

In partnership with





# Connected to the city



Elizabeth Line set to open at Abbey Wood in 2022 at time of going to print. Travel times are from Abbey Wood station and show the fastest possible journey, which may include the Elizabeth Line. Times taken from the Crossrail website and City Mapper. Map not to scale.



# A world-class education within reach

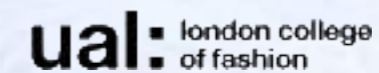
In addition to a host of local primary and secondary schools, Southmere has convenient access to all of London's higher education institutions.



15 mins\*



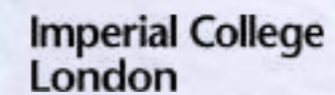
20 mins\*



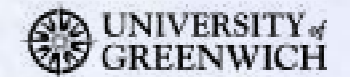
25 mins\*



36 mins



53 mins



19 minutes



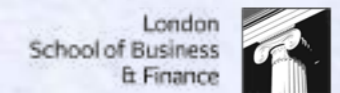
23 mins\*



27 mins\*



36 mins



43 mins

\*Travel time based on using Elizabeth Line, which is due to open in 2022 at the time of printing and are approximate only.



THE COMMUNITY

Today,  
Tomorrow,  
Together





## THE COMMUNITY



# Culture and creativity firmly embedded

Culture makes us love where we live, and never has that been more important.

Culture creates a sense of community, identity and ownership that nurtures a true sense of civic pride and joy. It needs to be an expression of its surrounding and communities, and at Peabody we understand that we aren't starting from scratch. Thamesmead has a rich and bold cultural heritage which we want to learn from and help grow. We believe our role is to be facilitators, to really listen and work alongside local communities so that together we can put Thamesmead on the map and make great culture a part of everyday life.

There is already so much to get involved in, from our resident led annual festival, to the Thamesmead Community Fund which allows any resident to apply for a grant of £2,000 to deliver community activities. There is also the local radio station RTM.FM which has over 40 residents broadcasting shows 24/7, TACO! and the Lakeside Centre which mark the beginning of new cultural spaces for everyone to enjoy, alongside local and international artists commissioned to deliver exciting projects.

Culture is not just a part of our plans; it is right at the heart of what we are creating. Because at Thamesmead, we're not just building homes, we're expanding a community.

**Adriana Marques,**  
Head of Culture for Thamesmead





Thamesmead is synonymous with creativity and culture. It's been a popular filming location for decades, featuring in countless music movies, fashion adverts, television dramas and Hollywood films. All of our filming fees generated are given back to the community through the Thamesmead Community Fund which any local resident can apply for.

### ▶ Art Trail

Local artists, alongside renowned artists are designing murals throughout the town to celebrate its rich landscape and wildlife.

### Lakeside Centre & TACO! ▶

An eclectic collection of 35 artist studios run by Bow Arts at the Lakeside Centre with a community café and nursery, provide a creative community hub where artists can produce new works and share ideas.

Thamesmead Arts & Cultural Office is a contemporary arts organisation that presents exhibitions, performances, talks and workshops and a publishing programme. TACO! also runs the local community radio station RTM.FM.



### ▶ 'Fields of Everywhen'

Artists Neil Musson and Jono Retallick's (known as M+R) proposal was chosen from 69 entries across the world, to create a flying story of Thamesmead entitled 'Fields of everywhen' created in partnership with the area's growing textile talent.

The project will consist of residents and collaborators' stories which will be embroidered through workshops and events to form a hot air balloon. The enormous 23 metre high balloon will then float above Thamesmead in various locations over five different dates in 2022.



## Festivals

The Thamesmead Festival is an annual moment of community celebration that takes place on the shores of Southmere lake each summer with a huge showcase of local talent, from local musicians to community groups and artists. The festival is run by a group of local residents who have partnered with Serious, the producers of the renowned London Jazz Festival, to make the Festival of the highest quality and entertainment. There's also an annual partnership with Greenwich + Docklands International Festival which brings bold and ambitious outdoor theatre and spectacle to Thamesmead once a year, with works and performances that speak to Thamesmead's heritage.



## Thamesmead Market

Thamesmead also plays host to a frequent market, which champions local craft and produce.

## Tastes of Thamesmead ▶

The Thamesmead community cookbook, celebrating the food, people and cultures of Thamesmead.

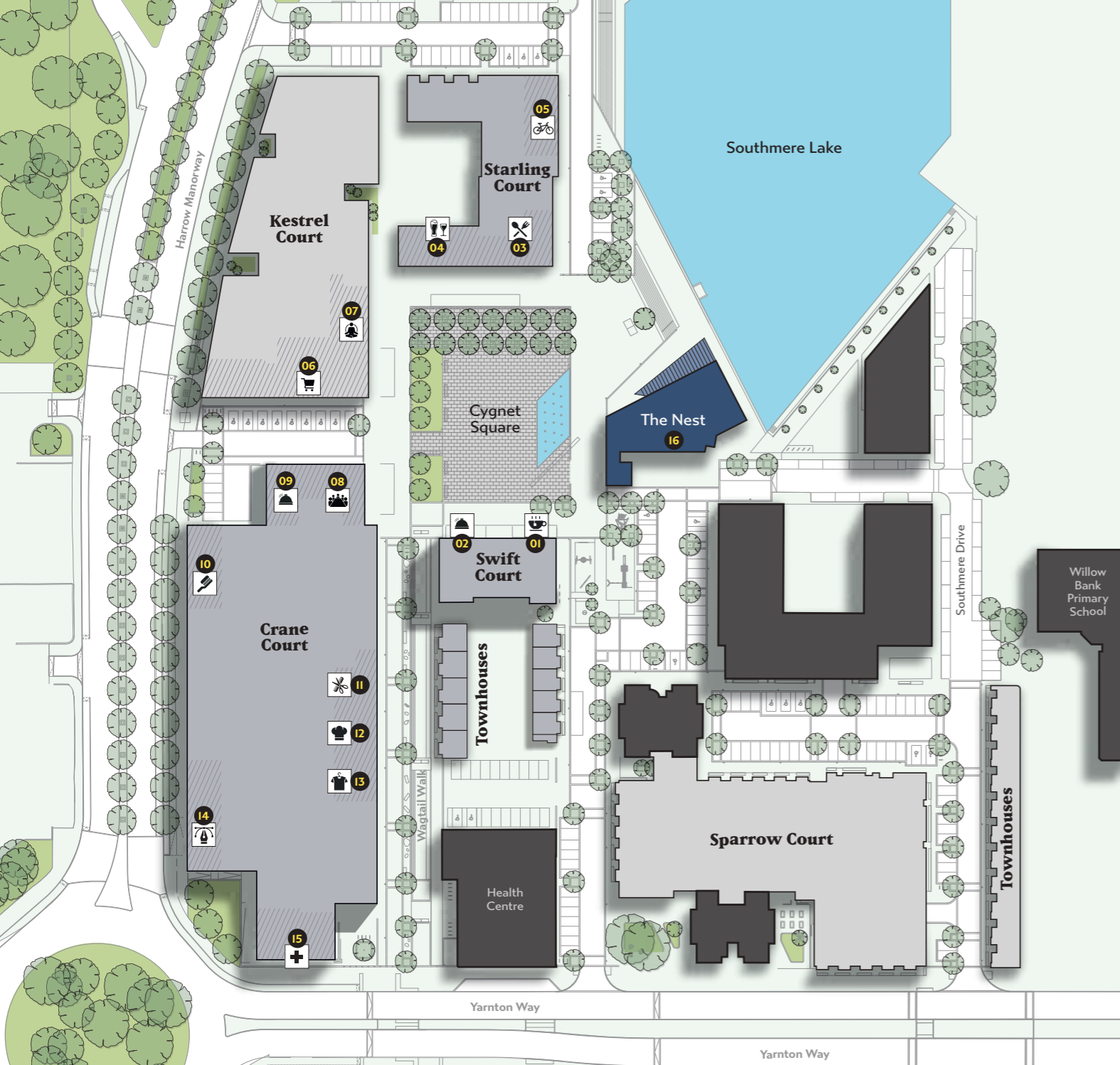




THE NEIGHBOURHOOD

# Urban lakeside living





● Existing Buildings    ● New Buildings    ● Affordable Rent

Map not to scale. Commercial uses are subject to change.



Computer generated image is indicative only

- |  |  |   |
|--|--|---|
| 01 Café/Bookshop                                     | 07 Fitness Studio  | 11 Hairdresser                              |
| 02 Temporary Concierge<br>Permanent use retail space | 08 Residents Lounge/Meeting<br>Rooms, Snug Lounge and<br>Co-working Spaces | 12 Bakery                                   |
| 03 Restaurant  | 09 Concierge/Management<br>Office  | 13 Dry Cleaner                              |
| 04 Bar/Pub/Distillery                                | 10 Dentist   | 14 Workspace Studio                         |
| 05 Cycle Shop  |  | 15 Health Service/Pharmacy                  |
| 06 Convenience Store                                 |  | 16 The Nest Community<br>& Library Building |

ABBEY WOOD





# An oasis of tranquility in the heart of London

Southmere Lake is without doubt one of the jewels in Thamesmead's crown, the investment work will breathe new life into the lake and surrounding area. Southmere Lake is being revitalised for all to enjoy. New waterside planting including reedbeds and floating islands provide rich planting and habitat for a diverse range of wildlife.

The introduction of new fishing platforms and boating facilities make this a great destination for outdoor activities such as sailing, kayaking and paddleboarding. For explorers there are walks and cycle rides to some of Thamesmead's rich and varied landscapes including broad vistas along the Thames, our nature studies centre at Tump 53 and the unique canal network.

**Dr Phil Askew**

Peabody's Director of Landscape and Placemaking for Thamesmead





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# An active lifestyle

Peabody is investing £2.5m to enhance Southmere Lake including a new boating and sailing club, re-establishing the history of water sports on the lake that dates back more than 50 years.





# An abundance of green space

If you love outdoor fitness, there's plenty of space for it. There are a variety of parks offering the equivalent size of over 105 football pitches of green space.

Whether it's joining a gym class or taking part in a 5km run, there are plenty of opportunities to keep fit. Thamesmead has a gym and sporting club, where you can take part in social activities like tennis and football.





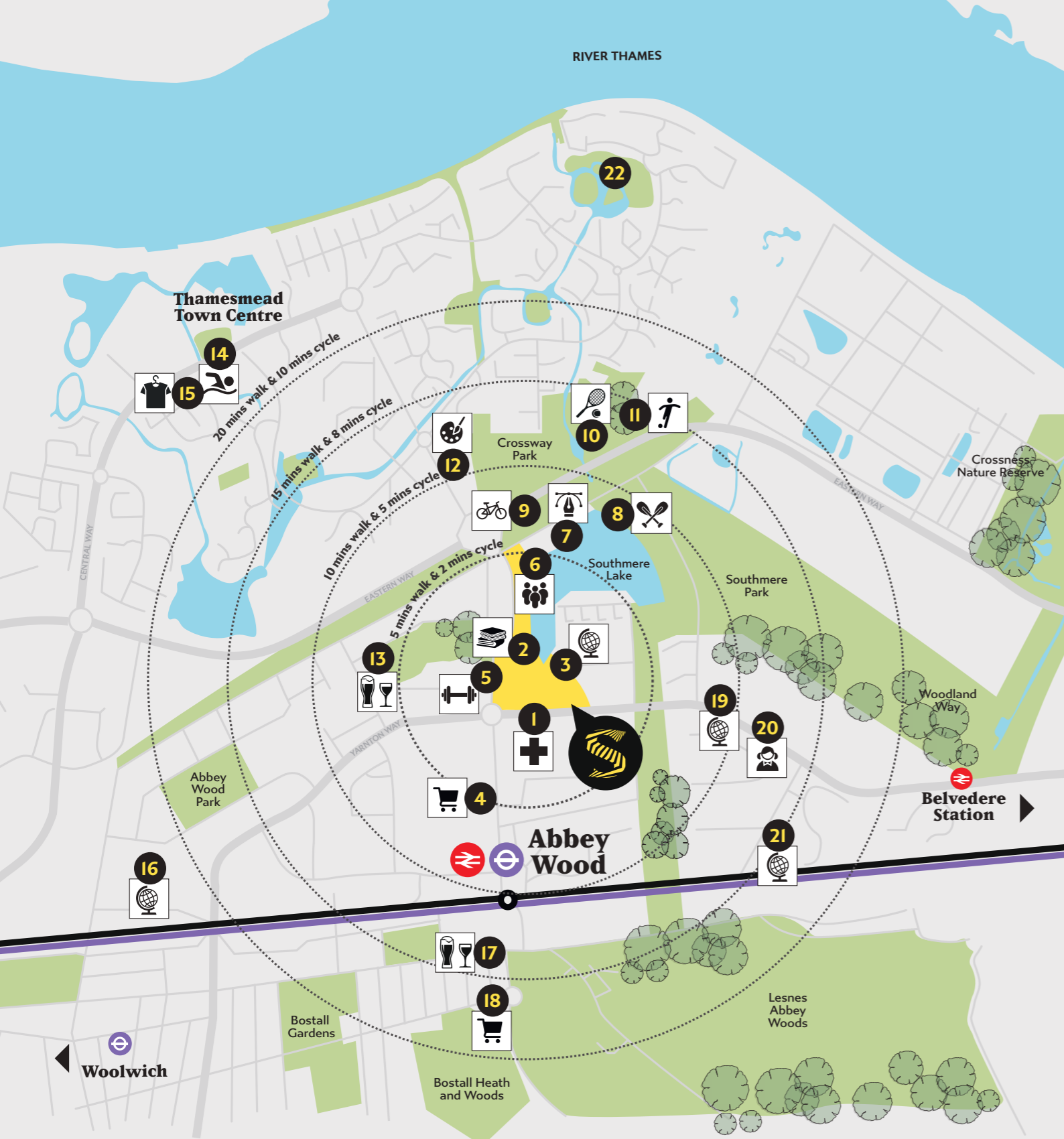
# Cygnnet Square

The vibrant hub of Southmere with the new library and community centre, The Nest, at its heart. Residents can look forward to making use of independent shops, a new pop-up market place, restaurants, cafés, workspaces and leisure spaces.









Map not to scale. Walking and cycling times are approximate only.

# Within walking distance...

- |   |   |
|---|---|
| 1 Lakeside Medical Practice               | 12 Thamesmead Arts & Culture Office (TACO!) |
| 2 Nest Community & Library Building       | 13 The Birchwood Public House               |
| 3 Willow Bank Primary School              | 14 Thamesmead Leisure Centre                |
| 4 Sainsbury's Superstore                  | 15 Cannon Retail Park                       |
| 5 Thamesmead Gym                          | 16 St Pauls Academy                         |
| 6 The Link - youth and community centre   | 17 Abbey Arms Public House                  |
| 7 Lakeside Centre                         | 18 Wilton Road shops and market             |
| 8 New Boating and Sailing Club            | 19 Harris Garrard Academy                   |
| 9 Ridgeway - cycling and walking footpath | 20 Yarnton Way Nursery                      |
| 10 Crossway Tennis Courts                 | 21 Parkway Primary Academy                  |
| 11 Sports Club Thamesmead                 | 22 Thamesmead Ecology Study Area            |



THE APARTMENTS

Space  
to live

Computer generated image is indicative only



THE APARTMENTS  
RESIDENT FACILITIES

# Designed around your lifestyle



Computer generated image is indicative only



Computer generated image is indicative only

## ▲ A warm welcome

The dedicated concierge service is designed to help effortless living, from collecting your parcels, holding keys, to helping with general queries.

### Concierge Times

Monday to Friday: 7am - 9:30pm  
Saturday to Sunday: 8am - 4pm

In addition to the concierge service is 24 hour security, for your complete peace of mind at all times.

## ▲ Take some time out

Enjoy our Snug Lounge for a bit of home comfort out of your home. Book the lounge to watch your favorite film, the big match with friends or a quiet place to escape from it all.



## Residents' lounge

Meet up with friends or neighbours in the residents lounge, where you can work with others or relax with a cup of tea.



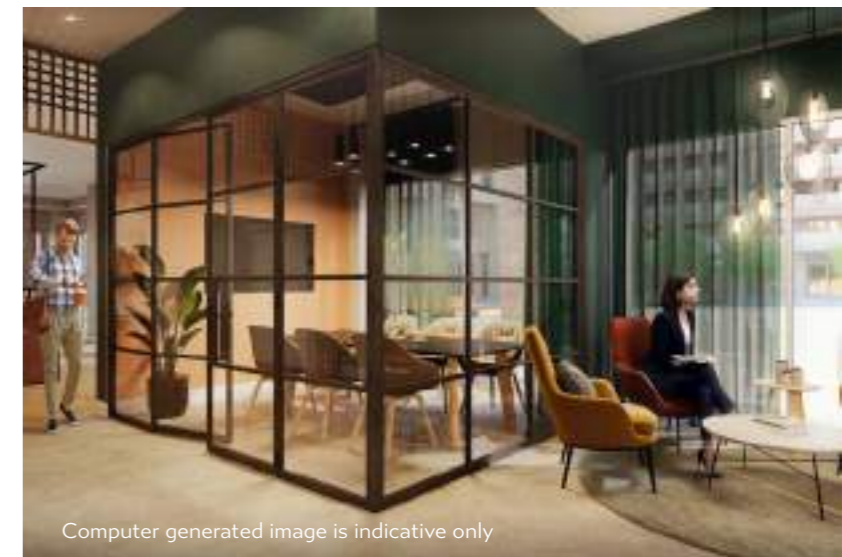
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## Work from home

Flexible or private working spaces which provide further options to working from home, with a bookable meeting room.



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**THE APARTMENTS**  
INTERIORS



The elegant open plan, two-toned kitchens at Southmere are designed for cooking with ease. Featuring stone coloured worktops, ample storage space and quality appliances, this is the perfect space to host family and friends.

Computer generated image is indicative only





Computer generated image is indicative only

This is your tranquil space, where you can relax after a long day at work. Soft carpet, built-in frosted glass wardrobes to master bedrooms and pendants for that feature lighting all make your bedroom an oasis of calm.



Natural toned bathrooms featuring frameless glass shower screens and ample built in storage.







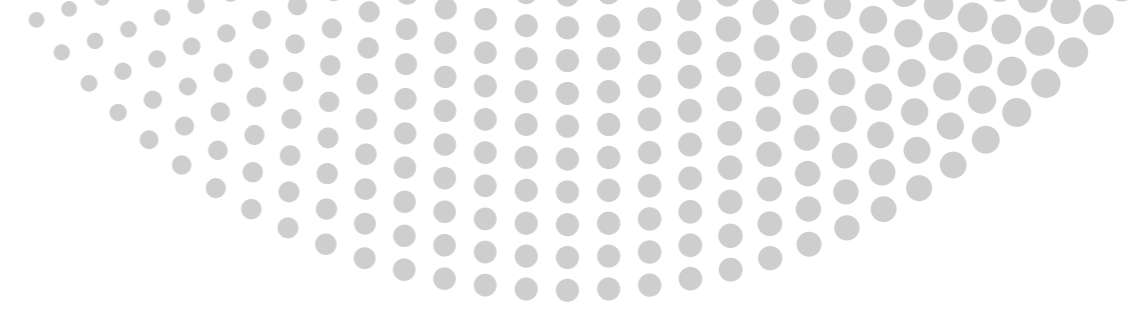
All of the apartments enjoy private outdoor space, ideal for morning coffee or dining al fresco. Many homes boast views of the Southmere Lake and the surrounding landscape, providing a tranquil setting to escape the hustle and bustle of everyday life.



Computer generated image is indicative only



## THE APARTMENTS SPECIFICATION



Computer generated image is indicative only

### Bedroom(s)

Built-in frosted glass wardrobes in all master bedrooms

Supreme twist carpet in light grey

Shower room en-suite to the master bedrooms (refer to floorplans)

Recessed LED down lights and pendant lighting to all bedrooms

### En-suite (where applicable)

Slide-access glass shower cubicle with shower tray and handheld shower in polished chrome

Mirrored bathroom cabinet with feature lighting above shelving

White wall mounted semi pedestal basin with single lever mixer tap

White WC pan with concealed cistern and polished chrome dual flush push button to wall

Polished chrome heated towel rail

Large format soft-grey marbled ceramic wall tiles to selected walls with in-set storage shelf

Co-ordinating large format soft-grey marbled ceramic floor tiles

Recessed LED down lights

### Bathroom

Steel bath in white and bath panel in light oak wood-effect with polished chrome bath and shower mixer tap

Squared frameless glass shower screen

Wall mounted semi-pedestal handwash basin with chrome single lever mixer tap

White WC pan with concealed cistern and polished chrome dual flush push button to wall

Mirrored bathroom cabinet with feature lighting above shelving

Polished chrome heated towel rail

Large format soft-grey marbled ceramic wall tiles to selected walls with in-set storage shelf

Co-ordinating large format soft-grey marbled ceramic floor tiles

Recessed LED down lights





Computer generated images are indicative only

## Kitchen

Contemporary two-tone handle-less kitchen by Symphony with anthracite finish to base and gloss finish pearl grey to wall cabinets

Discreet strip LED lighting underneath wall cabinets

Glass splash-back at full-height behind the hob in grey

Subtle stone-effect work surface in light grey and matching upstand

Single undermounted stainless steel bowl sink with chrome mixer tap

Bosch electric hob and integrated overhead extractor

Brushed steel integrated electric Bosch oven with touch control

Integrated Zanussi fridge / freezer

Integrated Zanussi dishwasher

Recessed LED down lights

Soft light oak wood-effect Amtico laminate flooring

## Security & Peace of Mind

Video entry system

Sprinkler system fitted throughout apartments

Wired smoke and heat detectors

Multi-lock door with security chain and spy hole

12 year NHBC warranty

2 year defect warranty

## General

Zanussi washing machine to storage cupboards

Heating and hot water provided by central plant and charged separately

Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom

Landline telephone and Virgin & BT fibre optic data points to living room and bedrooms

Dimming lights to living room

Electronic thermostats to each room





Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.



### Building history

Peabody has over 158 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



### Customer focus

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



### Social heart

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £148m, investing £356m in building new homes, and £84m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



### Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



### Financial strengths

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £6.8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



### Award winning

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



## Track record of urban regeneration

Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

### Wharf Road Islington, N1 (pictured)

In the heart of north London's most diverse district is Wharf Road, a distinctive boutique collection of 98 homes overlooking the tranquil City Road Basin on the Regents Canal.

### Fish Island Village Hackney Wick, E3

A vibrant canalside community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.

### Merchants Walk Bow, E3

Ideally positioned between Canary Wharf and Stratford, this stunning collection of 413 well-designed new homes delivers uncompromising quality at an affordable price.



[southmere.co.uk](https://southmere.co.uk)

Selling Agent **CBRE**

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**THAMESMEAD** 

 **Peabody**