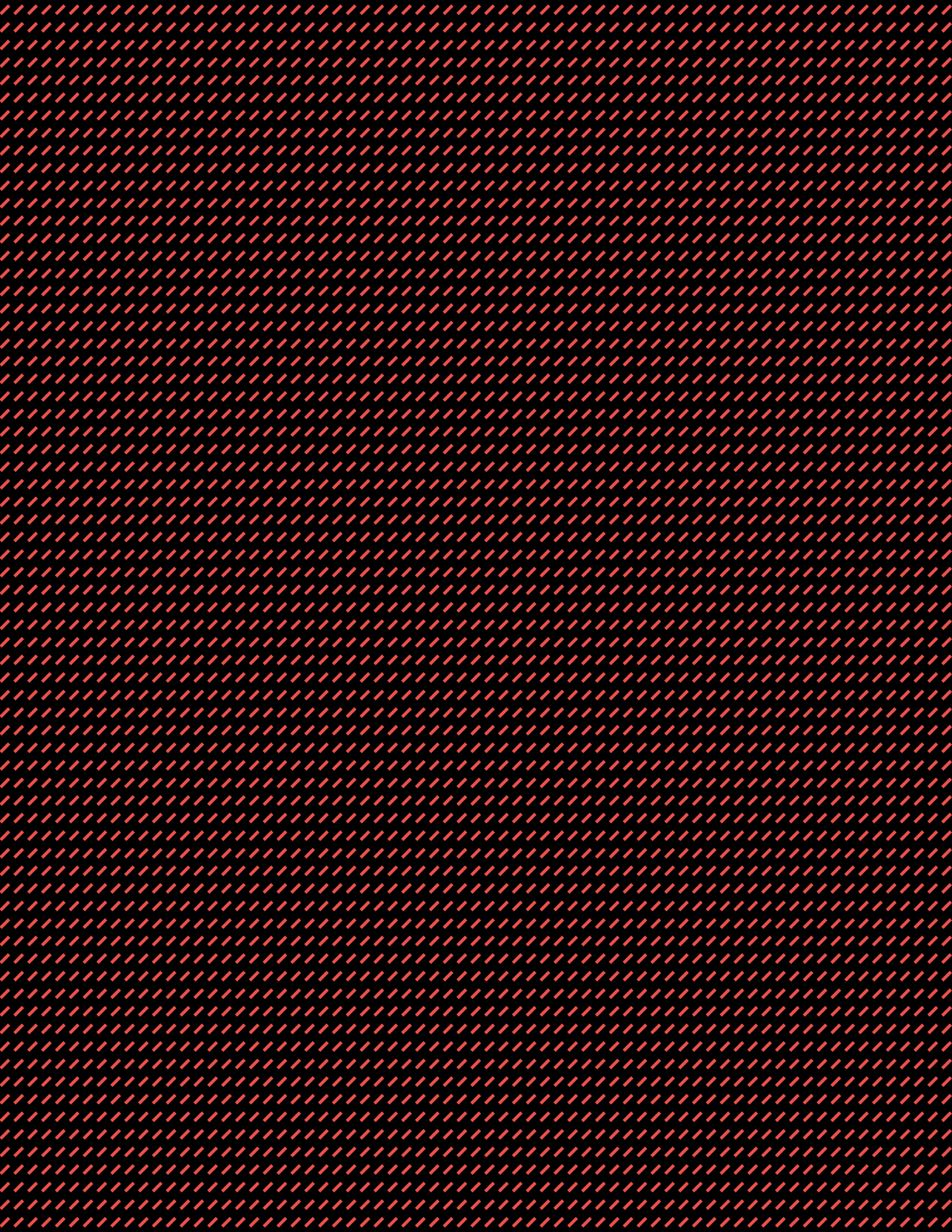




MANOR PLACE DEPOT

KNOW YOUR MANOR

A collection of new 1, 2 & 3
bedroom apartments



INTRODUCING THE MANOR

Manor Place Depot is one of the most exciting new developments in the centre of London. It's right on the edge of the City, just south of the Elephant & Castle regeneration area. A distinctive environment where new residential, shopping and entertainment spaces are being built.

Manor Place Depot combines beautiful new one, two and three-bedroom apartments with independent retail and entertainment spaces built into characterful redeveloped viaduct arches. With commercial spaces in two revitalised heritage buildings – it's well-connected, spacious and eclectic. It's the new London manor you'll want to call home.

In keeping with the wider regeneration of Elephant & Castle, Manor Place Depot is a place for everyone. First-time buyers who want a home in the heart of the capital, second steppers seeking a new start and a vibrant neighbourhood, and City workers looking for a short commute. Families will love Manor Place Depot too, with three play areas for young children built into the landscape design.

YOUR MANOR

With its light brick contemporary exterior, spacious balconies and professionally landscaped gardens, Manor Place Depot is an open and welcoming place to meet friends, spend your leisure time and call home.



THE STORY BEHIND THE MANOR

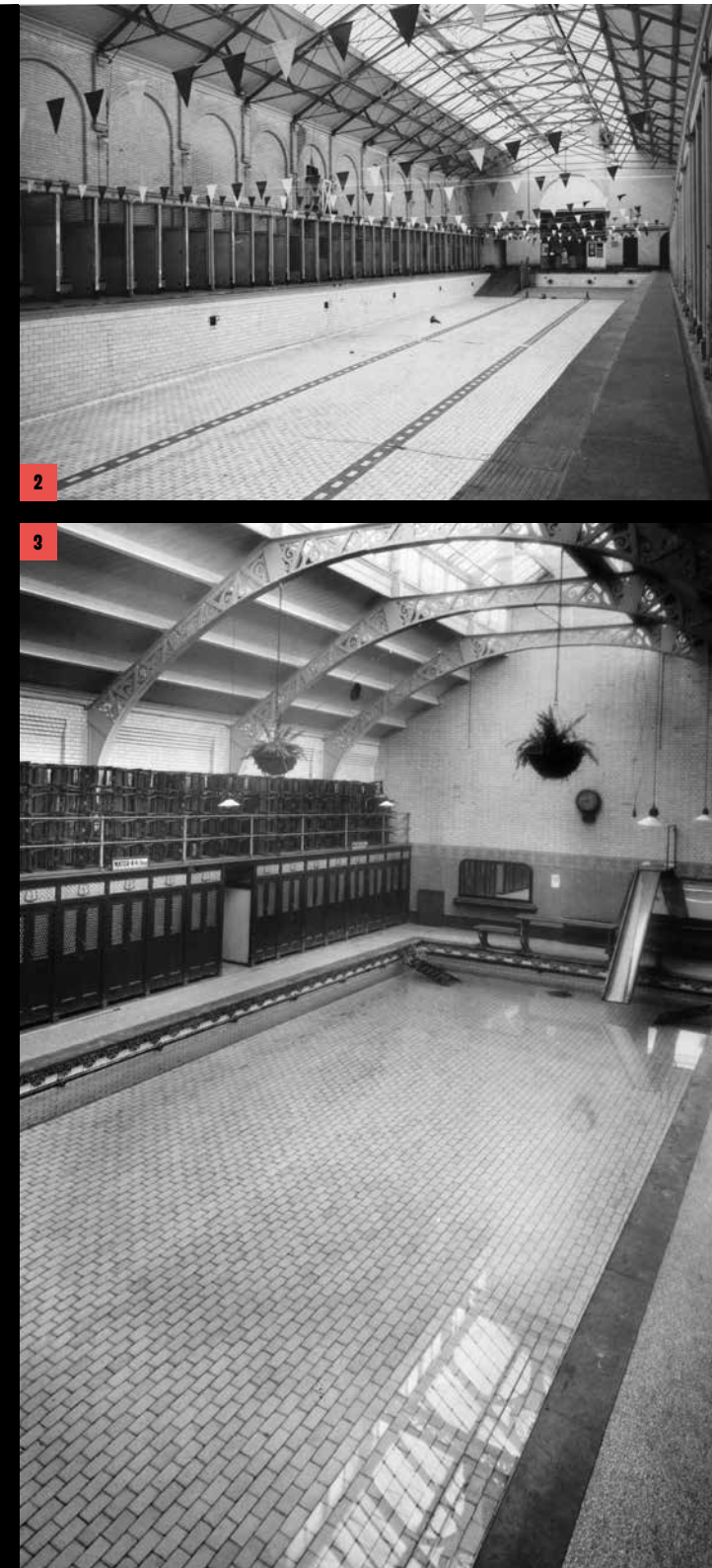
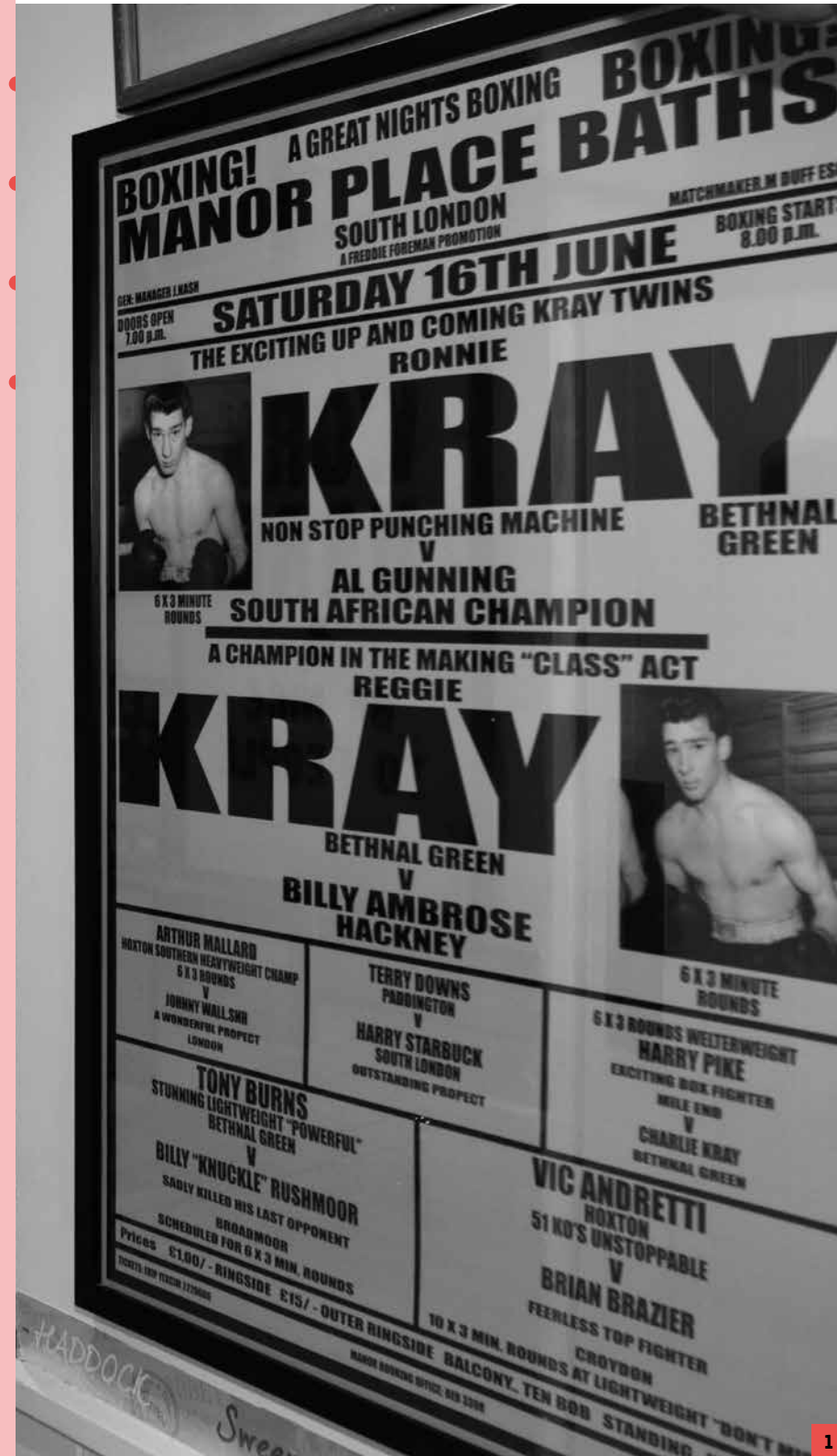
Featuring tales of bottles, baths and boxers, Manor Place's history is as rich as it is exciting.

From farming community to wealthy Georgian mansions to urban working class neighbourhood – the Walworth area has had a varied history, but it was during the Victorian era that Manor Place began to play an important role in the story of the locale.

The Manor Place Baths opened in 1895 and were a valuable resource for the local community with its high levels of over crowding and poor sanitation. Built by the vestry of Newington, the baths were one of the biggest and best in London and featured three swimming pools, showers and a public laundry.

Baths quickly led to boxing – an important sport in the area – and one that could make use of the surplus space at the baths. With fights featuring the notorious Kray twins, a boxing reputation became established that compelled the BBC to make the baths their first choice venue when it began broadcasting boxing. An annual charity boxing match also took place at the baths for 40 years – the noble art and Manor Place have enjoyed an illustrious combined history.

1. Kray twins boxing poster at Manor Place Baths, 1951
2. Manor Place Baths, 1978 ©*
3. Manor Place Baths, 1937 ©*



* Material in this work that is the copyright of the Archive is published with the permission of the Southwark Local History Library and Archive.



Bone syringe: Rather than functioning as a modern medical syringe for vaccination, this object was for administering enemas and used for irrigating parts of the body. © MOLA



Ceramic bottle: This would have contained ginger beer produced by Whites, Camberwell and Walworth's famous soft drinks manufacturer and they bear Whites's George and the Dragon trademark. © MOLA



Ceramic pot lid: The fancy gothic transfer-printed script on this Victorian lid advertises toothpaste 'for preserving the teeth & gums'. © MOLA

Glass vase: This English white glass flower vase would have made a fine decorative item in the parlour of a Victorian home. © MOLA

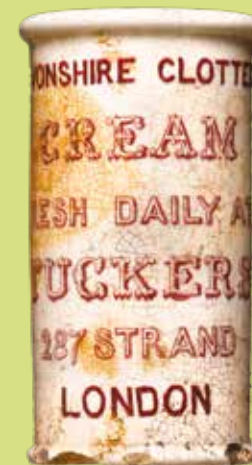


Clay tobacco pipe: This French pipe is in the form of the bearded head of St Nicholas and was marked by the 'fancy pipe manufacturer and importer of tobacconists' fancy goods', Fiolet of St Omer, who had a retail outlet in London during the Victorian period. © MOLA



Ceramic pot lid: This lid once sealed a pot of cold cream prepared by Arthur J. Taylor, a chemist of St Leonards-on-Sea, East Sussex, during the mid to late 19th century. © MOLA

Bone toothbrush (3 views): Victorian toothbrushes were made of bone with bristles made of boar hair, which have decayed on this example. © MOLA



Ceramic jar: Devonshire clotted cream was a product sold by Tuckers, a poulterer at 287 The Strand in the 1880s. © MOLA

Ceramic bottle: This Victorian stoneware bottle contained ginger beer made by Western & Wolland of Grange Road and Grange Walk, Bermondsey. © MOLA



ALL MANOR OF ARTEFACTS

MOLA (Museum of London Archaeology)* monitored the excavations on site in 2016-2017 and found evidence that, prior to the construction of the Manor Place Baths, the site was used as a bottle dump. Intriguing finds like late-Victorian ceramics and glass provide an impression of how the Victorians lived and their diet, health and lifestyle.

Many of the finds were from local producers such as mineral and carbonated water bottles from Robert Whites and Sons – the precursor to the well known lemonade brand that still exists today. Pottery discoveries included whiteware used for vinegar and preserves and stoneware bottles for ginger beer and ink. Most of the glass bottles recovered from the site were unbroken, and the collection from Manor Place is the largest and most complete group of this date found in London so far.

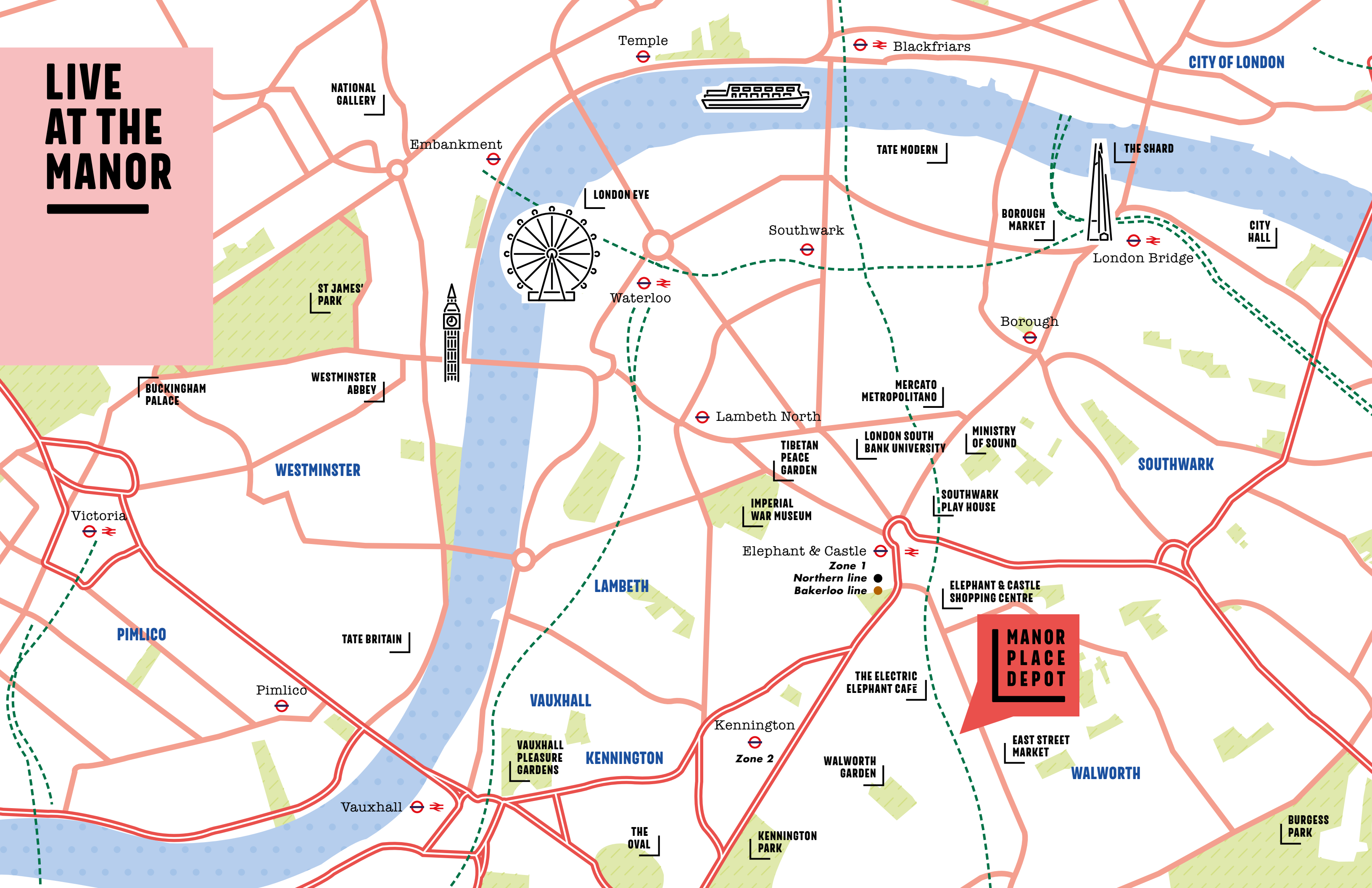
* MOLA is a leading archaeological and built heritage practice and educational charity. mola.org.uk

AT HOME IN THE MANOR

Three blocks of apartments envelope a central courtyard. This wide-open space encourages movement and communal living and lets light shine into apartments.



LIVE AT THE MANOR



YOUR MANOR



>> CENTRAL LONDON LIVING

Your manor is a ten-minute walk from Zone 1 tube station Elephant & Castle, giving you easy access to the sights, sounds and shopping of the West End and City. But with a new, top of the range shopping centre planned at the Elephant, you can have just as much fun close to home.



<< CREATIVE CONNECTIONS

London South Bank University and London College of Communications (LCC) are a big part of the Elephant & Castle community. A new cutting edge building, providing excellent new facilities for the creative arts students of LCC, is part of the Elephant & Castle regeneration programme. Just around the corner you'll find major creativity of another kind, at megaclub Ministry of Sound, that continues to draw in fans from around the world.



>> EAT, DRINK & PLAY

Borough Market is the destination on Saturday mornings for gourmet drinks and street food plus South Bank entertainment. Equally busy East Street Market has been trading since the 16th Century and is a fresh place to shop if you're cooking at home. If it's street food and relaxation you're after head to Flat Iron Square in Bankside or the other great foodie hub Maltby Street Market.



<< A RELAXED LIFESTYLE

Discover the tranquility of the Tibetan Peace Garden at the Imperial War Museum or take part in the nature therapy and workshops at Walworth Garden. Another great outdoor space in the process of being created is Elephant Park. It's the centrepiece of Elephant & Castle's regeneration programme.



ALL MANOR OF THINGS

Discover the wide mix of cuisine, culture and creativity that's on offer just minutes from Manor Place Depot. This part of London is the fresh destination for people seeking eclectic influences and entertainment.

There's a big South American and Caribbean influence from market-traders and local restaurateurs, inspirational street art and cultural events, pop-up food stalls and arts festivals, and three top clubs to choose from if you love to dance 'til dawn. And the variety is only going to grow as the £3 billion transformation of Elephant & Castle progresses. Look forward to an exciting new shopping centre hosting top retail and leisure brands, a multi-screen cinema and other sports and leisure facilities.



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EAT, DRINK & PLAY

You will never run out of people to meet and fun places to eat, drink and play.

Look forward to new bars and restaurants under the arches at Manor Place Depot, as well as firm favourites around Elephant & Castle and Walworth. Louie Louie at 347 Walworth Road continues to get great reviews, for its café-by-day, restaurant-by-night approach and wide mix of talented chefs. If a traditional pub with lots going on is more your thing, head to The Manor of Walworth, also on Walworth Road.



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1. Elephant Deli, 1a Browning Street
2. Louie Louie, 347 Walworth Road
3. John serving coffee at his stall
4. Manor of Walworth pub, 140 Walworth Road
5. East Street Market
6. The Elephant & Castle pub, Newington Causeway
7. The Electric Elephant Café, 186a Crampton Street

HOLA!

A RELAXED LIFESTYLE

There are plenty of options when you need a slower pace too, whether you enjoy meditation, brain stimulation or fresh air.

Southwark Playhouse focuses on new and emerging theatre and has regular workshops and events to participate in, as well as rehearsal rooms to hire. While Salty Yoga offers classes in heated rooms that increase your pulse rate and metabolism. After which a calm walk in Burgess Park could be what you need.

Burgess park is one of South London's biggest parks and slowly emerged from the space left by demolished factories, churches and streets, as well as bomb damaged areas and the filled-in Grand Surrey Canal from Camberwell to Peckham. It underwent further transformation in 2012 with £8 million received from the Mayor of London, with a complete redesign to include an improved lake, dedicated gardens, a 5km fitness route, a 3.5 km stretch of new footpaths, a designated BBQ area and a new vibrant cafe.

- 1. Southwark Playhouse, 77-85 Newington Causeway
- 2&5. Burgess Park, 150 Albany Road
- 3. Walworth Garden Farm, 206 Manor Place
- 4. Salty Yoga, 4 Browning Street





CREATIVE CONNECTIONS

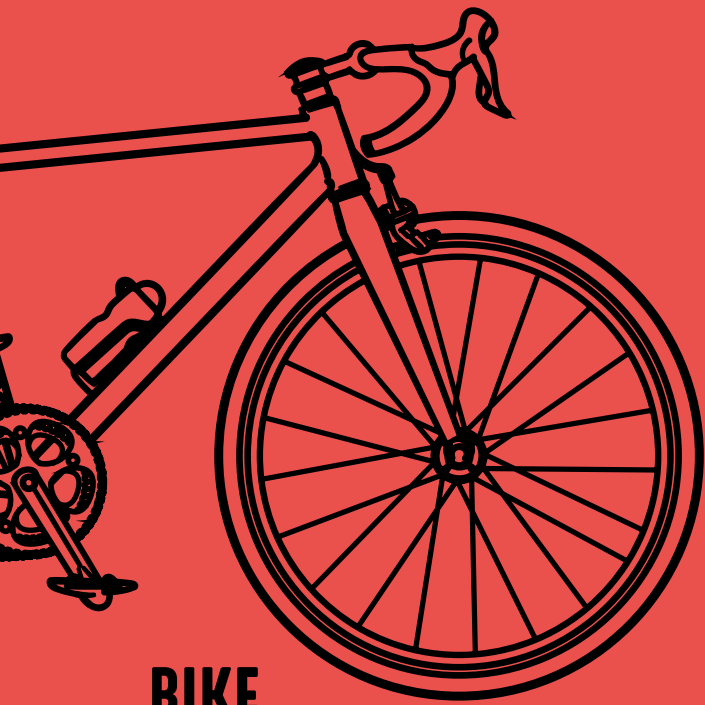
The creative community in Elephant & Castle is thriving, with students from the London College of Communication rubbing shoulders with local creative businesses and cultural events attracting more and more people.

Built from repurposed shipping containers, The Artworks Elephant is a hub of creative activity. Food and drink outlets surround a ground floor outdoor courtyard and creative businesses occupy two floors of shipping containers upstairs.

Corsica Studios is another independent arts organisation that sets up and develops creative spaces in London. They also run underground dance nights, at their club behind the shopping centre, that draw in the crowds. Built in the 1870s, Iliffe Yard just off the Walworth Road, is one of the original sites of artisan workshops. One such artist operating in Iliffe Yard is Kelvyn Laurence Smith of Mr Smith's Letterpress Workshop. Mr Smith is a polymath of sorts – a craftsman, designer, typographer, printmaker, wordsmith and maker who creates exquisitely crafted contemporary typographic printed matter using wood and metal type.



1. The Arches Ministry of Sound, Arches 80 & 81, Newington Court
2. Mr Smith's Letterpress Workshop, 20 Iliffe Yard
- 3, 5 & 8. The Artworks Elephant, Elephant Road
4. Iliffe Yard
6. East Street Market
7. Corsica Studios, 4/5 Elephant Road



BIKE

Segregated cycle lanes opened in Elephant & Castle in 2016 and investment continues to make this part of London a cycle safe area. Check out the Quietway cycle routes that help you get across London using mainly backstreets. They complement the Cycle Superhighways, including the North-South route running from Elephant to King's Cross. You can cycle to King's Cross in under 20 minutes.



BUS

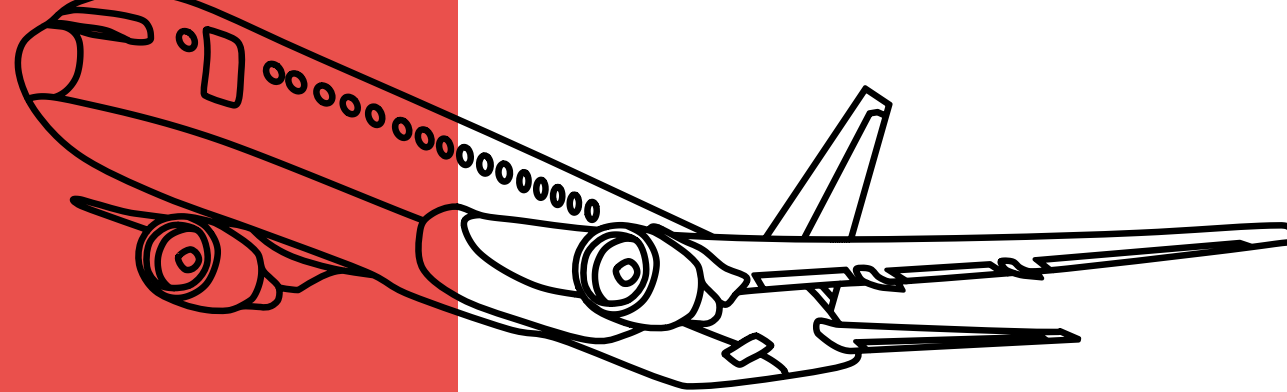
You really can head in any direction on a bus from Elephant & Castle. Select from the 28 bus routes which serve the area giving you direct journeys to and from central London and further into south London.



WALKING

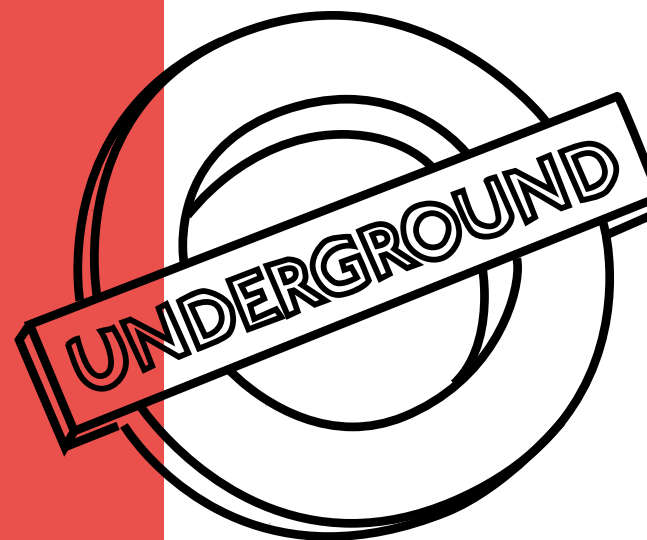
There's no better way to discover your manor than hopping off public transport and delving into the side streets. You can take a guided walk and learn about local history or create your own routes around town. A walk to Borough Market along the River Thames will take you under 30 minutes.

Journey times are approximate and sourced from www.tfl.gov.uk.



AIR

It's around 30 minutes by car from Manor Place Depot to City airport, giving you an easy route to destinations all over Europe, as well as New York. If you're flying from Heathrow take the Bakerloo line to Paddington, and hop on the Heathrow Express which takes 15 minutes. Thameslink trains run direct from Elephant & Castle to Gatwick Airport, which takes 42 minutes, and Luton Airport, which takes just over an hour.



TUBE

Manor House Depot is under ten minutes by foot to Zone 1 Underground station Elephant & Castle, served by the Northern and Bakerloo lines, and Zone 2 Kennington served by the Northern line. You can reach Bank in five minutes and Oxford Circus in 10.

BEYOND THE MANOR

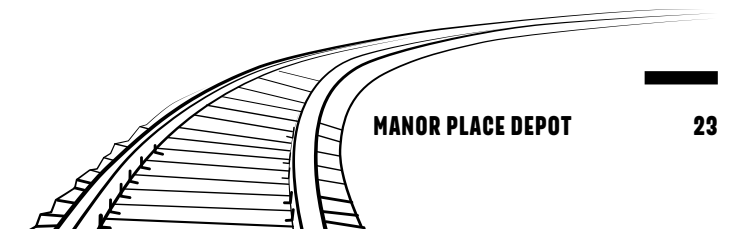
Your new home couldn't be more connected! Manor Place Depot gives you easy access to Zone 1 and Zone 2 Underground stations, 28 different bus routes, and Overground trains into the City.

Travelling into central London from Elephant & Castle is an enviable journey compared to most other parts of London. The Bakerloo line ends at the Elephant, so in the mornings you can always get a seat, and it's five minutes on the Northern line to Bank.

The big gyratories at Elephant & Castle have been redesigned to make them more pedestrian friendly and the North-South Cycle Superhighway will provide a direct route for cyclists from Elephant & Castle to King's Cross. When the options are this good, which do you choose?

TRAIN

It's only seven minutes into the City on a Thameslink train from Elephant & Castle. Or get to St Pancras International in under 15 minutes and travel down to Margate on the Kent coast or further afield on the Eurostar to Lille, Brussels or Paris!





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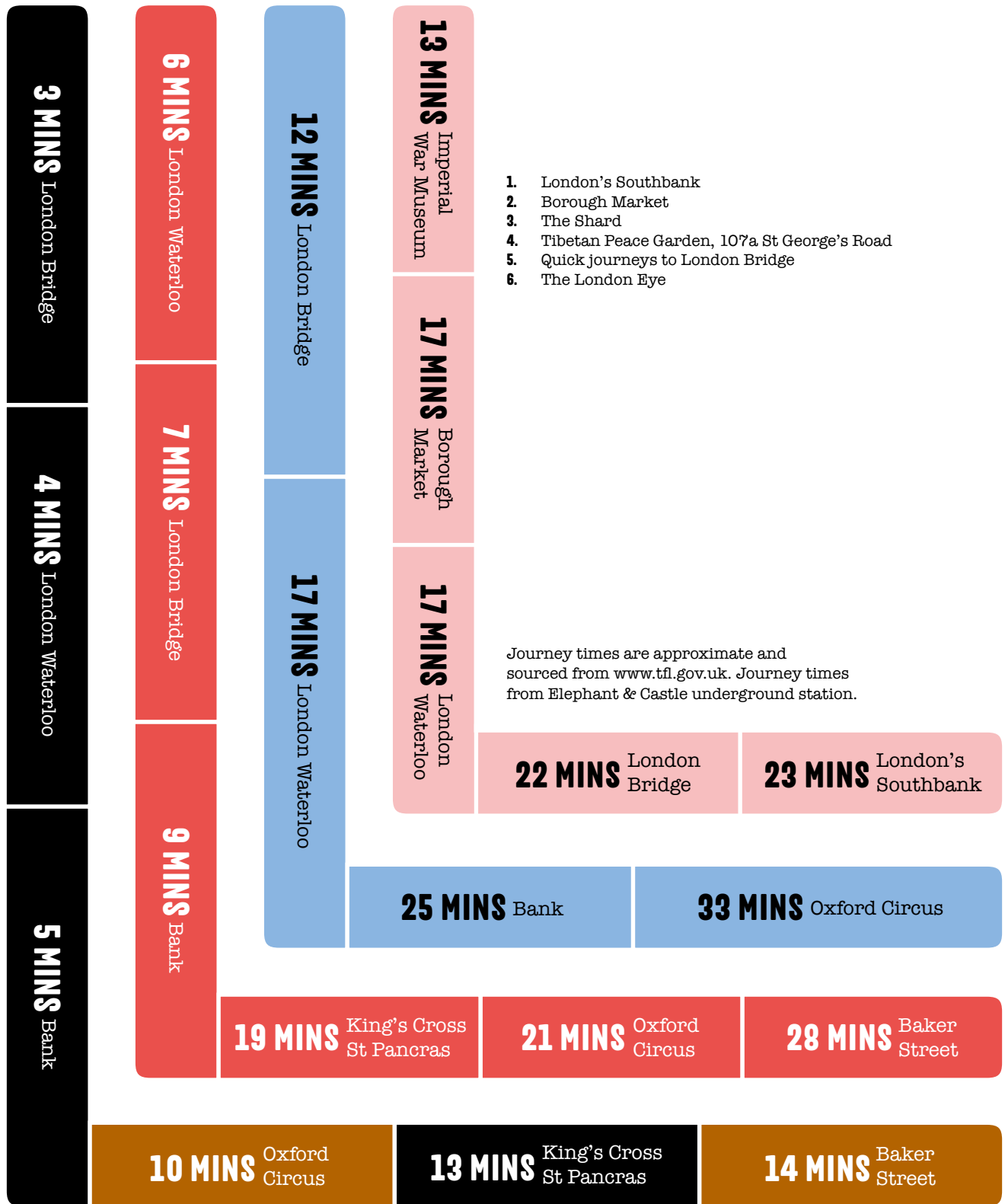
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CENTRAL LONDON LIVING

When you're this close to central London, you can really make the most of this diverse and buzzing city.

A vibrant and unique experience is always just around the corner. You can step back in time in London's creatively curated museums. Take in the whole of the capital from the top of The Shard or The London Eye. Discover past and contemporary artists at world famous galleries. Or zip into the West End for shopping and theatre on the Santander hop-on, hop-off bikes.



- 1. London's Southbank
- 2. Borough Market
- 3. The Shard
- 4. Tibetan Peace Garden, 107a St George's Road
- 5. Quick journeys to London Bridge
- 6. The London Eye

Journey times are approximate and sourced from www.tfl.gov.uk. Journey times from Elephant & Castle underground station.

● Northern line ● Bakerloo line



CLOSER TO HOME

Manor House Depot has plenty going on too, with spaces for retail, bars, restaurants and creative businesses designed into the characterful viaduct arches and mixed-use spaces in two revitalised heritage buildings. Proposed options for commercial use include a yoga studio, cycle shop and independent art gallery.



- 1. Viaduct arches, coffee shop interior (indicative only)
- 2. Viaduct arches, exterior



WE ARE THE MANOR

Meet some of the locals that help make the manor such a vibrant and lively place to live. These are the people who may be pulling your next pint or serving up your morning latte.

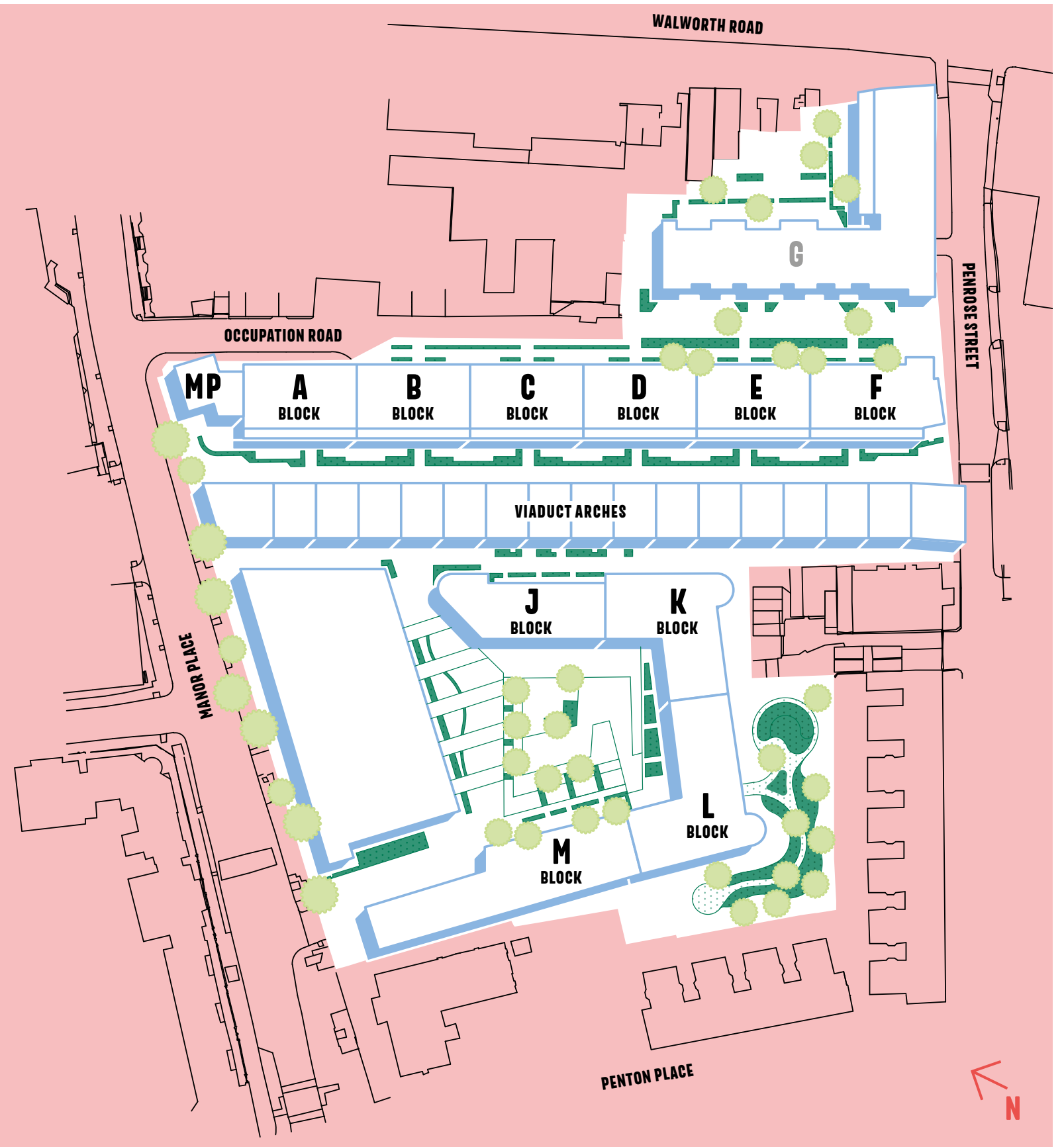
1. Vinn, Legacy Food Bar
2. Patricya, Elephant Deli
3. Bashdar, East Street Market
4. Lunch at Louie Louie
5. Drinks at The Artworks Elephant
6. Andres, German Kraft
7. Tatiana, Elephant & Castle Pub
8. Emili, The Electric Elephant
9. Ausel, Elephant & Castle



THERE'S NO PLACE LIKE THE MANOR

The Manor House Depot site is 1.7 hectares. That's bigger than two football pitches which enables huge creativity on the layout of the apartment blocks, the use of heritage buildings, and the design of the central courtyard and surrounding public realm.

There will be a variety of communal and open spaces, including three play areas for young children. Shops and leisure facilities are clustered to the north of the site by the listed buildings and down the full length of the viaduct arches. An exciting new neighbourhood and community is being born.





Perfectly suited to contemporary urban living, your new home at Manor Place Depot has been designed to make the best use of natural light, with inspired layouts that maximise space.

Each stylish home at Manor Place Depot offers sleek modern appliances, quality fittings and private outdoor space.

MAKE IT YOUR MANOR

Interior specification

Kitchens:

- Handleless matt finish light grey doors with soft close hinges
- Samsung Starron composite worktop in colour 'Sanded Dover'
- LED strip feature lighting under wall mounted units
- Integrated Zanussi appliances: oven, induction hob, extractor, fridge/freezer, dishwasher
- Integrated Bosch washer dryer or freestanding Zanussi washer dryer (refer to plot layouts)
- Integrated Zanussi microwave
- Glass splashback behind hob

Bathrooms:

- White bathroom suites with Hansgrohe Ecostat chrome taps & mixers
- Bath with Hansgrohe Ecostat thermostatic shower mixer and glazed shower screen (where applicable)
- Matt finish 'Cool Grey' floor and skirting tiling by RAK Ceramics
- Matt finish 'Off White' wall tiling by RAK Ceramics
- Chrome heated towel rail

Flooring:

- Living/Dining/Hallway – Amtico First, 'Featured Oak' colour
- Kitchen – Amtico First, 'Featured Oak' colour*
- Bedrooms – JHS Haywood Twist carpet, 'Oatmeal' colour

General:

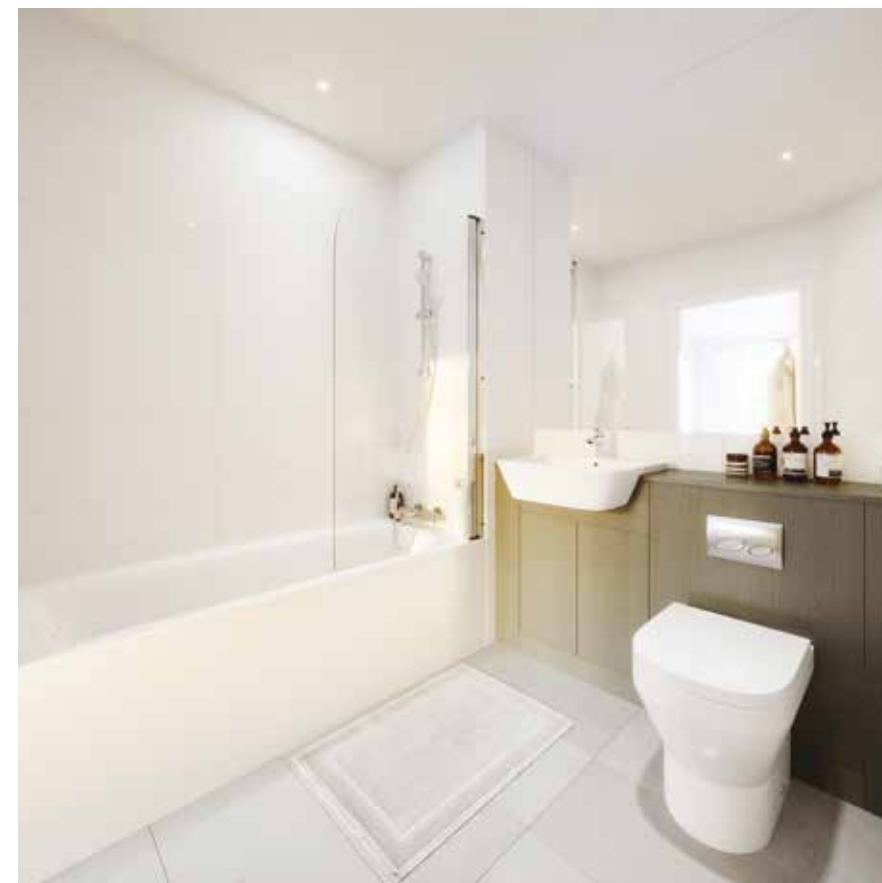
- Brilliant white emulsion to all walls & ceilings
- White satinwood finish to all woodwork (skirting & architraves)
- Internal doors – timber veneer
- Underfloor heating to all homes fed by a communal heating system
- Wardrobes to master bedroom by Impress. Wardrobe finish – white acrylic sliding doors, (private units have LED illuminated hanging rail)**
- Contemporary chrome handles to all doors
- Chrome light switches and sockets
- Orlight low profile LED spotlights

Security & Warranties:

- NHBC ten year warranty on all homes
- Estate wide CCTV coverage
- Audio visual secure fob entry system with door bells on some ground floor apartments

* Homes with a separate Kitchen/Diner will have 'Cool Grey' tiled flooring

** Please check specific plots for master bedroom wardrobes



THE DEVELOPER

Notting Hill Genesis is one of London’s leading housing providers offering a range of property solutions including Shared Ownership sales and re-sales, open market sales and leasehold management.

Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the south-east, serving more than 170,000 residents.

It was formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association. It is a social enterprise committed to creating thriving communities and providing homes for lower-income households.

NHG owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.



Notting Hill Sales is the trading name of Canonbury Developments Ltd which is part of Notting Hill Genesis.

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation. Computer Generated Images of typical interior styles at Manor Place Depot are for indicative purposes only. Proposed uses for the commercial spaces under the viaduct arches are indicative only. Please speak to your sales consultant for more information.



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