MAKE IT YOUR MANOR

A collection of new 1, 2 & 3 bedroom
Shared Ownership 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 overcrowding 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, 1961
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.
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.

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**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

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

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

**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 tobaccounci fancy goods’, Piolet of St Omer, who had a retail outlet in London during the Victorian period. © MOLA

**Bone toothbrush (3 views)**: Victorian toothbrushes were made of bone with bristles made of bear 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

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

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* MOLA is a leading archaeological and built heritage practice and educational charity. mola.org.uk
The apartment blocks envelope a central courtyard. This wide-open space encourages movement and communal living and lets light into the apartments.
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.

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.

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.

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.

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 centre-piece of Elephant & Castle’s regeneration programme.
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.
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.
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. The Artworks Elephant, Elephant Road
4. Iliffe Yard
6. East Street Market
7. Corsica Studios, 4/6 Elephant Road
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 gyraotories 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?

**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.

**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.

**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.

**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.

**TRAIN**

It’s only seven minutes into the City on a Thameslink train from Elephant & Castle. Or get to St Pancras International in under 16 minutes and travel down to Margate on the Kent coast or further afield on the Eurostar to Lille, Brussels or Paris!

**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.

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

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

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

1. 2
2. 3
3. 5
4. 6
5. 1
6. 2

13 MINS Imperial War Museum
17 MINS Borough Market
12 MINS London Waterfall
6 MINS London Bridge
7 MINS London Waterloo
9 MINS Bank
10 MINS Oxford Circus
11 MINS King’s Cross St Pancras
12 MINS London Bridge
13 MINS London Waterfall
14 MINS Baker Street

19 MINS King’s Cross St Pancras
21 MINS Oxford Circus
22 MINS London Bridge
23 MINS London’s Southbank
25 MINS Bank
33 MINS Oxford Circus

Northern line
Bakerloo line
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.
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. Emilii, 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.

**Key**

- A, B, C, D, E, F & L: Include Shared Ownership
- J, K & M: Private Sale
- G: Affordable Housing
- MP: Manor Place, formerly The Coroner’s Court Management Office located in Block M
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.
Interior specification

**Kitchens:**
- Dekko kitchen units in Fog Grey with matt nickel finish handle and soft close mechanism
- Laminate worktop in Welsh Slate
- LED feature lighting under wall mounted units
- Integrated Zanussi appliances: oven, ceramic hob, extractor, fridge/freezer and dishwasher
- Bosch washing machine or Zanussi washing machine (refer to plot layouts)
- Glass splashback behind hob

**Bathrooms:**
- White bathroom suites with Hansgrohe Crometa 85 shower set, Hansgrohe Excostat bath taps and Hansgrohe basin mixer taps
- Matt finish ‘Cool Grey’ floor tiling by RAK Ceramics
- Matt finish ‘Off White’ wall tiling by RAK Ceramics
- Chrome heated towel rail

**Flooring:**
- Living/Dining/Hallway – Amtico First luxury vinyl tile in ‘Featured Oak’ colour
- Kitchen – Amtico First luxury vinyl tile in ‘Featured Oak’ colour
- Bedrooms – JHS Haywood Twist carpet, ‘Oatmeal’ colour

**General:**
- Dulux ‘eggshell’ white emulsion to all walls and ceilings
- White satinwood finish to all woodwork
- Internal doors – natural timber veneered doors
- Underfloor heating to all homes fed by a communal heating system
- Wardrobes to master bedroom
- Contemporary stainless steel handles to all internal doors
- Low energy recessed downlights

**Security & Warranties:**
- NHBC ten year warranty on all homes
- Estate wide CCTV coverage
- Video Entry System

*There is an exception in some plots due to space constraints, where built-in wardrobes were not possible. Please refer to marketing and floorplans.*
SHARED OWNERSHIP AT THE MANOR

Typical steps to buying with Shared Ownership...

Find

1 Start your journey
Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2 Are you eligible?
Complete the online application form. We will check your form to see if you’ve met the overall criteria for Shared Ownership and whether it is affordable for you.

3 Check out the development
Book your Manor Place Depot viewing with our sales team.

Apply

4 Select your preferred home
Have you seen something you like? Tell us which apartment is your preferred one.

5 We offer you a home
We’ll try to offer you your preferred home. If we can’t, we’ll look to offer you a similar home at Manor Place Depot or at another of our developments.

6 Purchasing interview
You’ll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A sales consultant will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

Buy

7 Instruct your solicitor
When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8 Exchange of contracts
You’re nearly there, exchanging contracts means that everything is tied up. We’ve legally agreed to sell you the home and you’ve agreed to buy it.

9 Home demonstration
When the building is ready, we’ll invite you to see your home before you move in. We’ll give you a resident’s manual and make sure you are familiar with key features such as kitchen appliances, the heating and security systems.

10 Legal completion
Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Manor Place Depot!

What is Shared Ownership?
Shared Ownership is a government funded part-buy part-rent scheme designed to help people to buy a home of their own. You buy a share of between 25% and 75% of the home’s full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as ‘staircasing’). Shares available to buy at Manor Place Depot may vary.

Who is eligible?
Please speak to a member of the Sales Team for the latest eligibility criteria.
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.

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.

Notting Hill Genesis Sales is a trading name of Notting Hill Genesis.