



## VABEL BLACKHEATH, BLACKHEATH HILL, LONDON SE10

A forward sale of a self-contained block of 20 affordable housing units which will form part of a brand new mixed-use scheme comprising 43 private apartments and 25,000 sq ft of flexible workspace situated in the heart of leafy south-east London.

Blackheath is an affluent, quaint and cosmopolitan area of South East London situated on the border of the Royal Borough of Greenwich and the London Borough of Lewisham. Blackheath sits approximately 13 km (8 miles) south-east of Central London and 3.2 km (2 miles) south of Greenwich.

Blackheath is well connected to the national railway network with services to London Bridge taking only 12 minutes, plus regular services to London Victoria, London Charing Cross and London Cannon Street. The nearest underground station is North Greenwich, on the Jubilee Line and the DLR also operates from Greenwich making travelling to the West End from Blackheath highly accessible. There are numerous bus routes than run to Whitehall, Woolwich, Stratford and Crystal Palace. London City Airport is approximately 8 km (5 miles) to the north-east and Heathrow Airport approximately 32 km (20 miles) to the west.

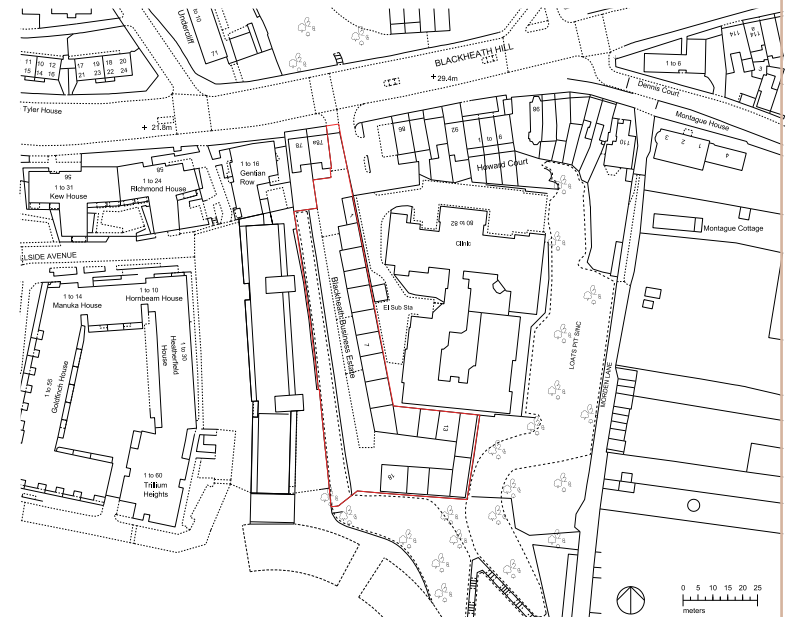
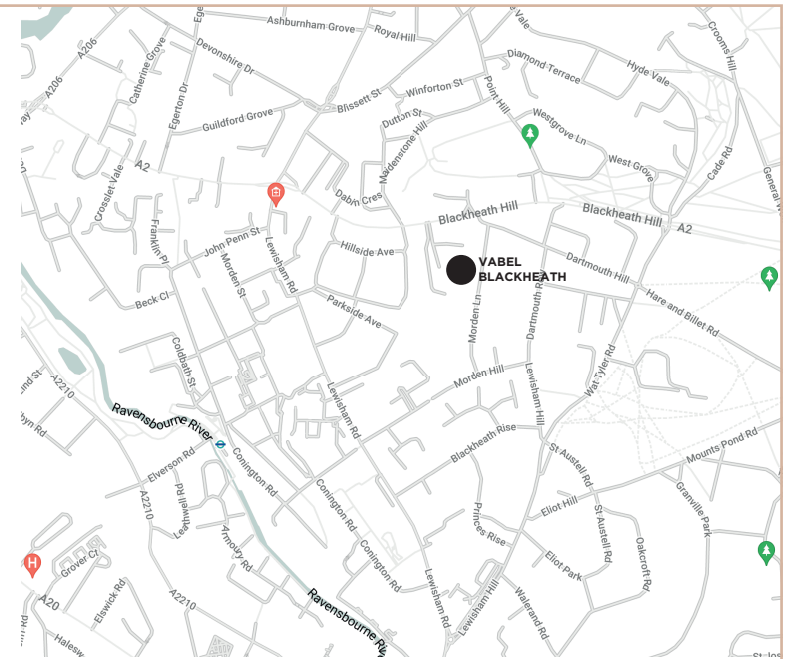
With the neighbourhood being so well connected, it is very popular with professionals who can be at work in the West End, City or Canary Wharf in less than half an hour. Families are also attracted to the area due to its first-class education facilities. The area has a quintessential village feel due to its attractive Georgian and Victorian architecture, gourmet restaurants, cafes, independent boutiques and well-known brands.

Blackheath benefits from its own 275-acre heath, one of the largest areas of common land in Greater London and highly valued by the residents and visitors. It is also situated alongside Greenwich Park in which sit major London tourist attractions including the Greenwich Observatory and Greenwich Prime Meridian. Proudly known as the starting point for the London Marathon, the village is home to England's oldest golf club – Royal Blackheath.

The site, which sits within the London Borough of Lewisham, is situated within the heart of Blackheath and is accessed directly off Blackheath Hill (the A2).

Located adjacent to the site is the ongoing Heathside and Lethbridge Estate, a multi-phase regeneration project by Peabody which is now into its final stages. To the south and east of the site is the Loats Pit which is labelled as a Site of Importance for Nature Conservation (SINC). Blackheath open space and Greenwich Park are short walks to the east of the site.

The site benefits from a PTAL rating of 3 and is located off the Strategic Road Network (A2). Local tube stations Deptford Bridge and Greenwich Station (DLR and Network Rail) are within a 10-15 minutes' walk.



# THE PROPOSED DEVELOPMENT

The residential block is situated to the rear of the site with the entrances clearly visible from the main entrance. The larger mass is less visible from surroundings and aligns with the established urban grain of the neighbouring taller blocks.

Ancillary spaces such as refuse and cycle stores are easily and securely accessed at the front of the building and the access road and paths are overlooked by residents on the upper floors.

Landscaping is incorporated wherever possible to maximise biodiversity and communal play space and seating are integrated around the front of the block.

The commercial block layout is a reflection of the neighbouring residential block and is positioned towards the front of the site for easy access and is less susceptible to noise from the main road.

Active frontages will line the entrance of the site providing overlooking and interest for residents and visitors.

Two separate paths and traffic calming measures are integrated to provide accessible safe access to all users. A turning head and car parking keeps industrial and residential uses separate to minimise impact on residents.

|    |                                                                                |
|----|--------------------------------------------------------------------------------|
| 01 | Site entrance with new footpath                                                |
| 02 | 2288sqm Flexible light industrial workshops                                    |
| 03 | Affordable Residential Flats x 20                                              |
| 04 | Private Residential Flats x 43                                                 |
| 05 | Turning head and 3 parking Spaces with electric charge points                  |
| 06 | Commercial entrance and loading bay located away from residential access route |
| 07 | Communal playspace and landscaping                                             |





# AFFORDABLE RESIDENTIAL

The residential building has been divided into two blocks. An affordable block with 20 units and a private block with 43 units of mixed tenure and unit type.

Block A - 20 affordable units

| Unit type      | No. |
|----------------|-----|
| 1 Bed 2 person | 6   |
| 2 Bed 3 person | 3   |
| 2 Bed 4 person | 3   |
| 3 Bed 5 person | 8   |

## ARRIVAL EXPERIENCE

The development has been planned and designed holistically with equal attention given to each use in order to provide a tenure neutral development.

The architectural facade treatment demonstrates how high quality materials and detailing are employed to all tenures of the residential and commercial building, with a consistent language and style throughout.

Changes in tone, texture and scale break up the massing and provide a clear delineation between commercial and residential use. Features that could create perceived barriers and segregation are avoided.

On approaching the building, residents and visitors will experience the same arrival experience with benches, pathways and play space creating opportunities for social engagement and interaction between residents.

The scheme will be registered under the Secured by Design scheme ensuring that access and security provisions meet the highest standards.



## ACCOMMODATION SCHEDULE

| Apartment No. | Floor  | Block | Type              | Beds      | Hab Rooms | GIA (Sq FT)   | GIA (Sq M)   | Tenure |
|---------------|--------|-------|-------------------|-----------|-----------|---------------|--------------|--------|
| 1             | Ground | A     | Apartment         | 3         | 4         | 960           | 89.7         | Rented |
| 2             | Ground | A     | Apartment - M4(3) | 3         | 4         | 1,060         | 99           | Rented |
| 3             | First  | A     | Apartment - M4(3) | 2         | 3         | 820           | 76           | Rented |
| 4             | First  | A     | Apartment         | 3         | 4         | 928           | 86           | Rented |
| 5             | First  | A     | Apartment         | 1         | 2         | 538           | 50           | Rented |
| 6             | Second | A     | Apartment - M4(3) | 2         | 3         | 820           | 76           | Rented |
| 7             | Second | A     | Apartment         | 3         | 4         | 928           | 86           | Rented |
| 8             | Second | A     | Apartment         | 1         | 2         | 538           | 50           | Rented |
| 9             | Third  | A     | Apartment - M4(3) | 2         | 3         | 820           | 76           | Rented |
| 10            | Third  | A     | Apartment         | 3         | 4         | 928           | 86           | Rented |
| 11            | Third  | A     | Apartment         | 1         | 2         | 538           | 50           | Rented |
| 12            | Fourth | A     | Apartment         | 2         | 3         | 820           | 76           | Rented |
| 13            | Fourth | A     | Apartment         | 3         | 4         | 928           | 86           | Rented |
| 14            | Fourth | A     | Apartment         | 1         | 2         | 538           | 50           | Rented |
| 15            | Fifth  | A     | Apartment         | 2         | 3         | 820           | 76           | S/O    |
| 16            | Fifth  | A     | Apartment         | 3         | 4         | 928           | 86           | S/O    |
| 17            | Fifth  | A     | Apartment         | 1         | 2         | 538           | 50           | S/O    |
| 18            | Sixth  | A     | Apartment         | 2         | 3         | 820           | 76           | S/O    |
| 19            | Sixth  | A     | Apartment         | 3         | 4         | 928           | 86           | S/O    |
| 20            | Sixth  | A     | Apartment         | 1         | 2         | 538           | 50           | S/O    |
| <b>20</b>     |        |       |                   | <b>42</b> | <b>62</b> | <b>15,959</b> | <b>1,483</b> |        |

# THE BUILDING - BLOCK A

The affordable block has been designed to function independently of the private block. The external materials and primary architectural features are all identical to the private block specification and residents benefit from the following amenities:

- A large covered, well lit , visible and secure communal entrance.
- Secure and safe communal play area for younger children.
- A variety of cycle storage, located within the basement and accessed from the lifts or via a separate staircase. Plant areas are independent or the private block.
- 2 lifts serving each floor.
- Communal staircase an lobby areas with natural daylight and ventilation.
- Large ground floor flats with generous private gardens.
- Large communal roof garden for affordable tenants.

The uppers levels accommodate 3 apartments per floor with a slight variation in the floor plates in order to accommodate M4(3) wheelchair adaptable units.

All units have been designed in accordance with the Housing SPG of the London Plan and meet the National Technical Housing Standards. Private amenity spaces are provided to all units, in line with London Plan standards.

Apartments benefit from floor to ceiling heights of 2.5m+ to living spaces and bedrooms. The majority of apartments benefit from dual aspects, cross ventilation and plentiful daylight. The single aspect south facing unit has a well shaded balcony to prevent overheating.

Units are ventilated by MVHR heat recovery units and hot water and heating is provided by sustainable Air Source Heat Pumps and distributed through the underfloor heating.

2 lifts ensures residents that are less able are able to access their homes with dignity should there be any issues with one of the lifts.

## PRACTICAL COMPLETION

Practical completion of the construction works is to be in November / December 2024.



| Key |                                                       |
|-----|-------------------------------------------------------|
| 01  | 3 disabled parking bays (1 commercial, 2 residential) |
| 02  | Communal play area                                    |
| 03  | Communal entrance                                     |
| 04  | Communal Lobby, lifts and stair                       |
| 05  | Refuse                                                |
| 06  | Seperate plant and cycle store access                 |

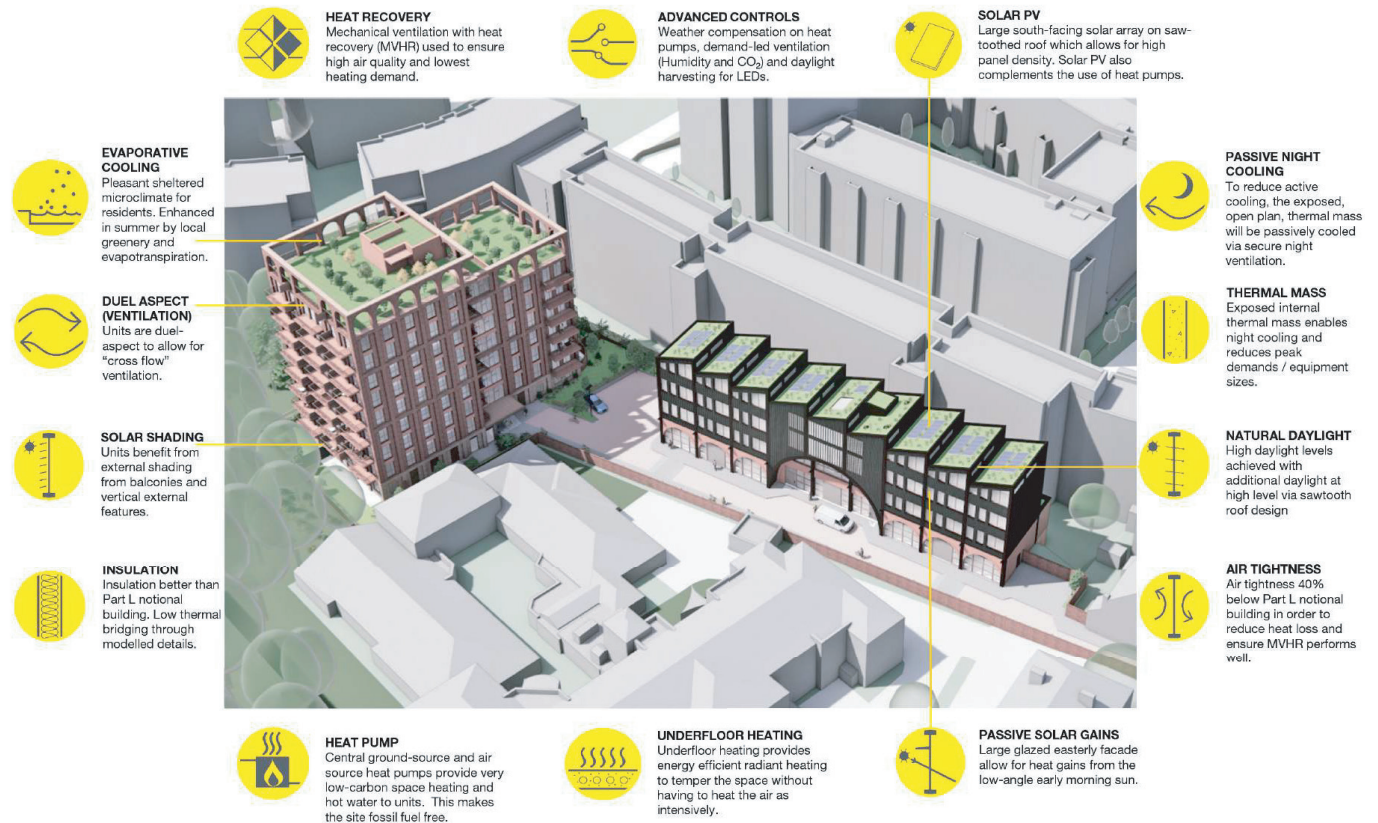
# ENVIRONMENTAL DESIGN CONCEPTS

Alongside the extensive biodiversity, landscaping and large communal gardens the development also employs an array of sustainable features, harvesting the power of renewable energy in order to heat the apartments.

The team has put sustainability at the core of the project, investigating the feasibility of implementing as many low carbon technologies and renewable systems as feasible on the site. Underpinning the energy strategy is the 'Be Lean', 'Be Clean' and 'Be Green' design framework which has been widely adopted (e.g. in the London Plan).

A robust well-considered energy strategy has been conceived to set out the roadmap for the entire project and ultimately the success of the strategy will translate into success of the building's performance on practical completion and throughout its life-cycle. The following key measures are achieved:

- Scheme is exemplar in terms of energy, achieving 54% below Part L (and 72% below Part L using SAP 10.1 data).
- Ground and air source heat pumps supply 100% heat and hot water, powered by 35kW of solar PV.
- Passive cooling strategy enables the scheme to comfortably exceed the TM59/52 overheating standard.



# TYPICAL APARTMENT SPECIFICATION

## Kitchens

- Branded kitchen (Nolte, Howdens contract or similar) with melamine doors and carcasses with feature handles
- Laminate or silestone worktops depending on agreed specification level
- Tiled upstand splashbacks
- Stainless steel under-mounted sink and matching tap
- Compartmentalised waste storage
- Zanussi, Bosch or similar Appliances
- Zanussi washer dryer to utility cupboards

## Bathrooms

- Porcelain ceramic tiles to walls and floors in wet zones
- Vanity unit/ mirror cabinet to primary bathroom
- Saneux, Ideal Standard or similar brassware
- Saneux, Ideal Standard or similar acrylic single ended bath or shower trays with shower over where applicable
- Saneux, Ideal or similar white ceramic wall-mounted WC and cistern
- Acrylic shower trays with sliding arm thermostatic shower
- Heated towel rail

## Flooring

- Laminate vinyl flooring in stone or timber effect throughout
- Porcelain tiles to bathrooms if applicable Joinery
- Utility cupboard with a single rail and space for MVHR units
- Built-in wardrobe to master bedroom with shelves hanging rails
- MR MDF skirting and architraves throughout

## Doors & Windows

- Standard metric size solid-core entrance doors with Secured by Design locking system
- Standard metric size solid-core flush internal doors
- Powder coated aluminium framed glazing and doors or composite aluminium and timber windows throughout

## Walls and Ceilings

- 2.5m+ Floor to ceiling heights to living room and bedrooms Heating
- Heating and hot water provided by sustainable air source heat pumps with heat exchange units serving each unit
- Wet underfloor heating system with independent digital zonal control to all areas
- Heated towel radiators to bathrooms

## Lighting

- Energy efficient LED downlights and pendants throughout.
- External light fitting to terraces and gardens

## Connectivity

- Provision for super-fast broadband connection to Open-reach and Sky+ networks

# COMMON PARTS SPECIFICATION

## Entrance Lobby and Lift

- Orona or Schindler lifts with robust stainless steel internal panelling and hard wearing resin flooring serving all apartments
- Secured by Design internal fitted post-boxes
- Communal staircase with Automatic opening smoke vent

## Communal External Amenity

- Ground floor communal play space
- Large communal roof garden featuring extensive planting, decking, seating and play areas
- Expansive views across London, Greenwich and The City

## Private External Amenity

- Private balconies with aluminium decking or porcelain paving
- External light fitting to balconies

## Security

- Designated access control and CCTV surveillance to ground floor entrance lobby and entrances
- PAS 24 Entrance Doors
- Intercom entry system connected to communal front door
- Mains supply fire detection and sprinkler fire suppression systems to all flats

## Storage

Share cycle storage at ground and lower ground level  
Larger cycle spaces externally for oversized bikes

## Peace of Mind

- All apartments benefit from 10 year build warranty

# TENURE

Virtual Freehold - The block will be sold by way of a new lease for a term of 999 years, at a peppercorn ground rent.

# THE DEVELOPER

# VABEL

A privately-owned high end urban mixed-use developer, Vabel were founded in 2009 with the ethos to always create design-led schemes with homes that are beautiful to live in and where there is a tactile relationship to people and place.

Setting out to do things differently, Vabel's vision is to revolutionise the quality of new build homes and how they're conceptualised, designed and built.

<https://vabel.co.uk>

# PROPOSAL

We are instructed to seek offers in excess of £4,200,000 (Four Million Two Hundred Thousand Pounds) subject to contract and exclusive of VAT.

# CONTACT

For further information, please contact:



Adam Velleman  
Director  
D: 020 7434 8781  
M: 07879 477 710  
E: [adam@burlingtongreen.co.uk](mailto:adam@burlingtongreen.co.uk)

Adam Morris  
Investment Surveyor  
D: 020 7434 8784  
M: 07969 332 524  
E: [adam.morris@burlingtongreen.co.uk](mailto:adam.morris@burlingtongreen.co.uk)

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