

THE  
QUARRY  
ERITH

Delivered in partnership

L&Q

ANDERSON





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## An innovation in urban living *and quality of life*

Positioned on the site of a former gravel and loam quarry that had lain neglected and derelict for over 30 years in the Borough of Bexley, The Quarry, Erith, is an innovative new development for a wide range of residents - blending quality contemporary design and contoured landscaping with outstanding indoor and outdoor living space.

A joint venture between L&Q and the Anderson Group, The Quarry masterplan creates a beacon for sustainable urban living. Creating a vibrant, thriving new community within extensive ecologically landscaped grounds, the 20 hectare site will ultimately offer 849 eco-friendly homes of various tenures including Shared Ownership, as well as a state-of-the-art three form-entry primary school.

The contemporary houses and apartment blocks have been designed with a distinct architectural appearance. Taking aesthetic influence from the history of the site, façades feature natural materials and tones, enhanced by architectural detailing, to complement the surrounding vistas.



We provide the home

*and you make  
it your own*





# A view from the past and vision for the future

Homes at The Quarry have been designed with its heritage in mind. A key source of gravel and loam, Erith Quarry has been of fundamental importance to the local community for almost 200 years. The site helped to increase employment opportunities for local people across two centuries, after triggering the industrialisation of Erith at the beginning of the nineteenth century.

One of the core materials produced at the site was ballast – in the early 19th century, ballast materials, including rocks and sand, were put into the cargo holds of ships to prevent them from capsizing. At Erith Quarry, this important matter was loaded into and transported via a four-foot gauge railway to the wharf, which lies on the south bank of the Thames, where numerous ships would benefit from Erith's ballast. It was the production of this that gave rise to the industrialisation of Erith, enabling them to keep pace with the rest of the country during the Industrial Revolution of the 1800s.

Following the turn of the 19th century, the site held onto its important status in the local community as it was heavily relied upon by the nearby armaments' foundry to provide building materials for the manufacturing on guns and ammunition for the First World War. In the 1970s, Erith Quarry was then 'backfilled' - its former owners considered the land too difficult to redevelop due to the unique topography in comparison to the surrounding borough, leaving the site derelict for over 30 years. Responding to this complex topography and history of the site is key to the design concept for The Quarry.

Designed to take advantage of the steeply sloped landscape, creating a distinct yet coherent architectural aesthetic, the network of streets at The Quarry fit into the contours of the land and gently climb the hill in a series of terraced platforms.

## Timeline

- Early 1800s: Core producer of sand & ballast
- 1800s: Industrialisation of Erith
- 1910s: Providing building materials for First World War ammunition
- 1970s: Quarry backfilled
- 2014: Anderson acquired The Quarry
- 2015: Work began in partnership with L&Q
- 2023: Lime Wood Primary School opens\*
- 2026: Work due for completion\*

\*Subject to build progress and permissions







20%

of homes' energy  
generated by solar panels

800

new trees planted

200

bird boxes installed

## A sustainable community *and a space to grow*

Creating a vibrant, thriving new community within extensive landscaped grounds, the conservation of the rich flora and fauna of the site has remained a priority for the joint venture partners.

Whilst the entire site is protected, some areas have more ecological merit than others, which led to the creation of an 8 acre ecology area that incorporates retained areas of native grasslands and woodland, as well as new wet pond features.

This ecology area will eventually be accessible to the public via a raised viewing walkway, offering a look at the unique ecosystem established on the site.

Anderson and L&Q have safeguarded the natural habitats of newts, snakes and other reptiles, along with a wide variety of bird species, ensuring they are successfully protected and emboldened. In addition to this, over 800 trees are set to be planted in and around the ecology area and more than 200 bird boxes are to be installed. A central park will also open, running the entire length of the site from north to south.



There's no place like home. Especially when home means spacious rooms, a beautiful modern kitchen and your own outdoor space.





# Site Plan



No direct access from the Ecology Area to the site  
 No access to the Sales and Marketing Suite from Carlton Road

Please note the masterplan for the development is liable to change. Access to Carlton Road from Loampit Road will be restricted in the future. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.

## Beautifully designed

## *and space for living*

The Quarry offers a wide range of different homes to suit a variety of buyers and budgets. Across multiple phases, L&Q and Anderson have launched apartments, maisonettes and houses, some with Shared Ownership, helping many first time buyers get onto the housing ladder.

All homes at The Quarry offer generous living spaces and benefit from large floor-to-ceiling windows that have been designed to maximise views and natural light.

Homes boast private outdoor space in the form of gardens, balconies and terraces. Giving each home its own character, the contemporary kitchens have been individually designed, and feature fully integrated appliances which include an oven, induction hob, integrated extractor, fridge freezer, dishwasher and washer/dryer.

Homes continue to adopt sustainable design measures, including an energy-efficient building fabric combining thick insulation to the floors, walls and roofs. Double or triple glazed windows, low energy lighting and efficient heating and ventilation systems.

At The Quarry we do not use gas, all our homes have their heating and hot water supplied by an ASHP (Air Source Heat Pump).

Alongside the ASHP, all houses adopt another low carbon renewable technology in the form of PV (photovoltaic) panels on the roof. PV uses cells containing semi-conducting material to capture the sun's energy and convert solar radiation into electricity. The generated electricity is directed back into the properties and automatically used before drawing on additional power billed by the chosen energy supplier.

Homes are also equipped with a 7.3kw electric car charging point or the infrastructure to install one with ease.





# New roots and your routes

**KEY:**

**TRANSPORT STATIONS**

- 1. Erith Train Station
- 2. Abbey Wood Train Station
- 3. Woolwich Train Station
- 4. Belvedere Station
- 5. Woolwich (Royal Arsenal) Pier

**RETAIL & LEISURE**

- 6. Morrisons
- 7. Erith Pier
- 8. Erith Playhouse
- 9. The Exchange
- 10. Riverside Shopping Centre
- 11. Erith Leisure Centre
- 12. Energie Fitness
- 13. Bexley Athletics Centre
- 14. CrossFit Against the Fire Gym
- 15. Bluewater Shopping Centre
- 16. Dartford Borough Museum

**FOOD & BEVERAGE**

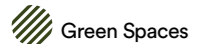
- 17. The Meze Kitchen
- 18. The White Hart
- 19. The Duke
- 20. The Book Store Deli & Restaurant
- 21. Bexley Jazz Club
- 22. The Ship

**GREEN SPACES**

- 23. Riverside Gardens
- 24. The Quarry Ecology Park
- 25. Frank's Park
- 26. Lesnes Abbey
- 27. Crossness Nature Reserve & Pumping Station
- 28. Hall Place & Gardens

**FACILITIES/SERVICES**

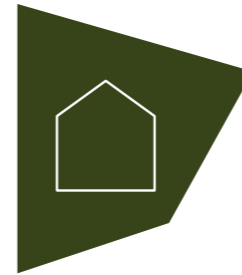
- 29. Erith Hospital
- 30. Lessness Heath Primary School
- 31. Lime Wood Primary School & Nursery
- 32. Bexley Grammar School
- 33. Townley Grammar School
- 34. Erith Library
- 35. Bexley Medical Group Erith Health Centre







## The essentials you need *and all close at hand*



Homes with the space  
you need to grow



Beautiful countryside  
and Frank Park nearby



Erith Leisure Centre,  
Bexley Athletic Club nearby



Popular restaurants and bars  
in Erith Town Centre



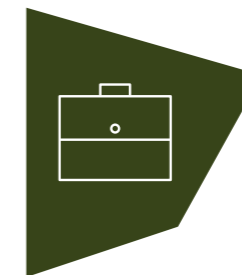
Great local nurseries, schools  
and further education



Local supermarkets  
close to home



Erith Riverside Shopping Centre  
only 4 mins drive away



Elizabeth Line services,  
from Abbey Wood only 24 mins  
to Liverpool Street



Handy access to the  
M25 only 13 mins away



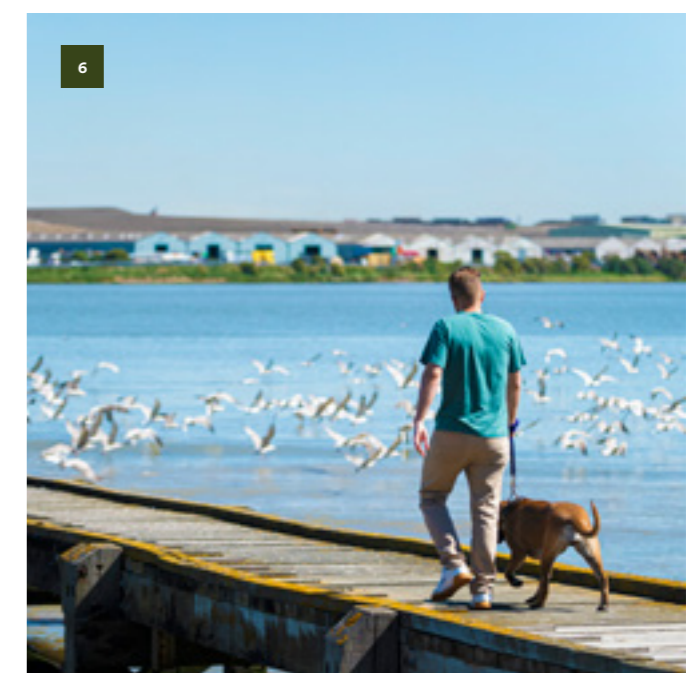
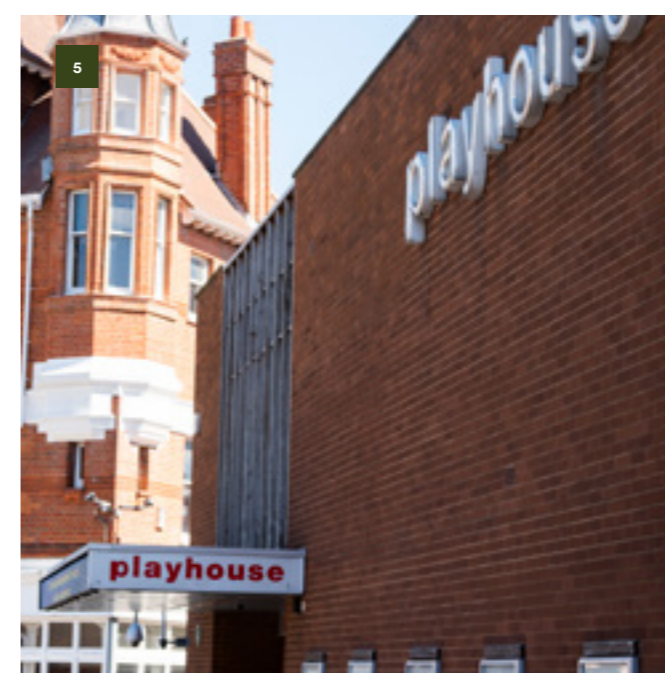
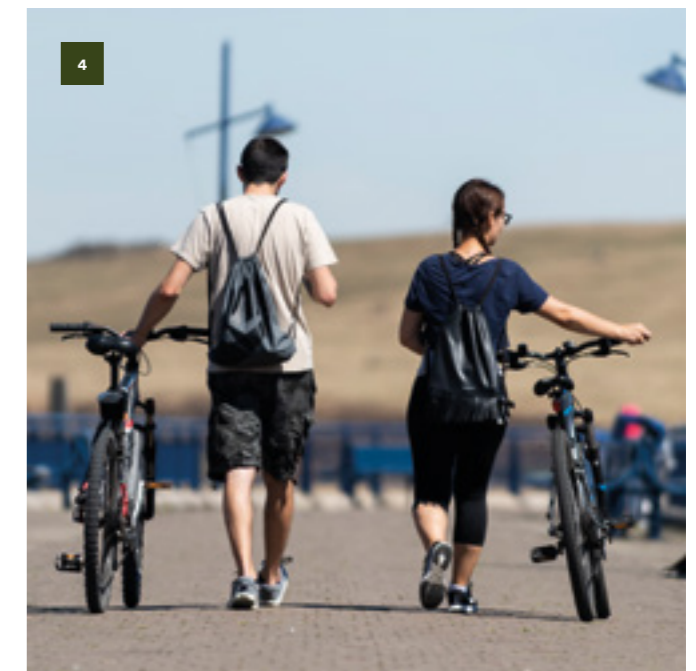
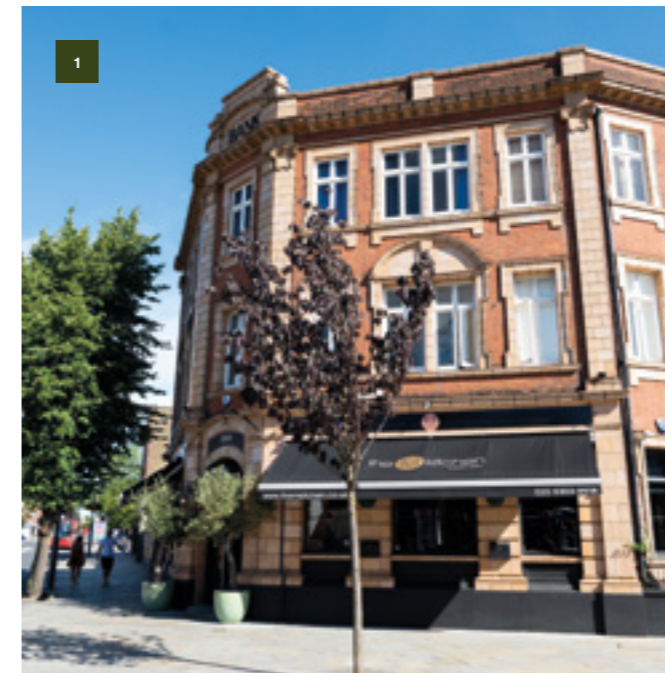
# A well connected neighbourhood and a community full of life

Erith has been many things in the past. It was the place where Henry VIII built his dockyards and warship. It was the must-go destination for Victorians on holiday from London and it was a hotspot for industrial development.

With the Elizabeth Line in nearby Abbey Wood, Erith will continue to become more and more popular. So to get ready for its next chapter, a 10 year regeneration programme is now underway.

One of the first projects has already been finished – the Old Carnegie Library building reopened in 2019 as The Exchange and is now home to arts and exhibition space, The Book Store Cafe and hosts a range of live entertainment and independent markets.

1. The Meze kitchen, Bexleyheath
2. The Book Store Deli & Restaurant
3. Franks Park
4. Erith Pier
5. Erith Playhouse
6. Riverside Gardens







## Sports

Whether a player or a spectator, there are plenty of sports options for you, with Erith Yacht, Rugby and Rowing Clubs all within minutes. Add the local fitness centre and swimming pool to this for even more choice.

- Erith Leisure Centre**  
15 min walk\*
- Energie Fitness**  
20 min walk\*

## Outdoors

The Quarry offers the perfect location – close to nature and yet close to The City.

- Lesnes Abbey**  
6 min drive\*
- Crossness Nature Reserve and Pumping Station**  
10 min drive\*
- Hall Place and Gardens**  
10 min drive\*
- Dartford Museum**  
15 min drive\*

## Culture

It is home to the largest leisure pier on the River Thames and has started hosting an exciting annual festival.

- Erith Playhouse**  
20 min walk\*
- The Exchange**  
20 min walk\*
- Bexley Jazz Club**  
10 min drive\*

\*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

## Eat and Drink

The café and restaurant culture has really developed with good pubs, bars and restaurants on offer.

- The Book Store Deli & Restaurant**  
20 min walk\*
- The White Hart**  
4 min drive\*
- The Duke**  
11 min walk\*
- The Bookstore Cafe**  
20 min walk\*
- The Ship**  
15 min walk\*

## Shopping

The area has benefited from the Thames Gateway Regeneration Scheme and now offers a park and walkways besides the River Thames, the Riverside shopping centre, a new library and a large Morrison's supermarket.

- Erith Riverside Shopping Centre**  
20 min walk\*
- Bluewater Shopping Centre**  
20 min drive\*

## Education

The Quarry benefits from a choice of independent and state schools nearby. Between them they can provide your family with an education from primary through to sixth form.

- Lime Wood Primary School (and nursery)**  
School opening September 2023
- Lessness Heath Primary School**  
17 min walk\*
- Bexley Grammar School**  
10 min drive\*
- Townley Grammar School**  
10 min drive\*



## New schools

# and a bright future

Designed to be both bold and contemporary, the main school building has been built as a three-storey circular ring, maximising natural daylight and ventilation. Featuring a central playground within the circular structure, different year groups will have allocated outdoor space for break times, split across a multi-level outside area.



630  
places

3,800m<sup>2</sup>

Classrooms will face out over the development and beyond, aiming to motivate pupils and boost their concentration, as well as promote their health and wellbeing, whilst hallways will face inward, overlooking the central playground inside the building. Built with timber, concrete, and glass, the school has been purposefully designed to blend in with the ecological parkland and woodland that surrounds The Quarry.

When complete, the school will provide education facilities for 630 children. Equipping students with vital skills, the school will be home to an all-weather sports pitch, Forest School, and an allotment, as well as a separate nursery for pre-school aged children, and a breakfast and afterschool club. These facilities are equally matched inside, with a music and drama studio, and classrooms dedicated to a range of subjects,

including science, design technology, and art. Incorporating the latest technology, the school is an Apple Accredited School, fitted with innovative equipment to support modern day learning.

Within the school, rooms have been built for SEN students who may receive one to one support, as well as additional breakout rooms to promote independent and group learning.

The school is run by The Woodland Academy Trust, who thrive to provide high quality learning experiences for students at their 5 schools, while highlighting the importance of nurturing strong partnerships within the community. Reflecting this community centric focus, the school is perfectly placed to serve residents, opening to its first intake of reception-age children in 2023 (Subject to build progress and permissions).



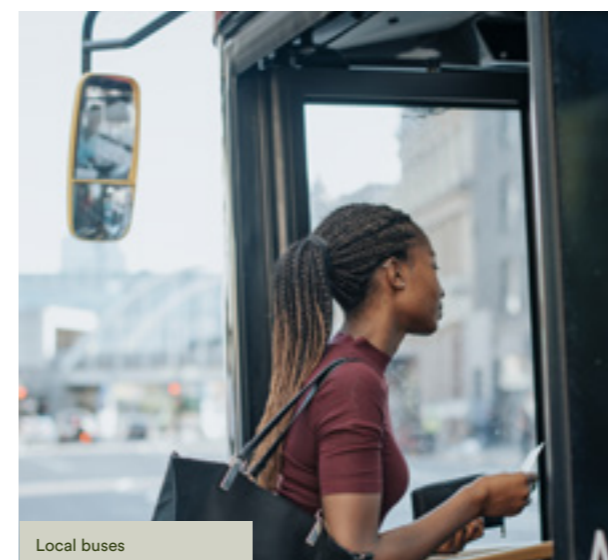


From abandoned  
land to a community  
to call home





# Transport connections and getting around



Local buses



Erith Causeway

**An urban oasis, The Quarry offers a unique blend of greenery and wildlife along with fast connections into central London.**

Situated within the M25 and along the River Thames, Erith has benefited from the Greater Erith Programme - which will be used to make much needed improvements to improve the quality of the public areas, make the town centre more pedestrian and cyclist friendly and assist with bringing high quality new housing and shops and activity to the town centre. The town offers a park and walkways, the Riverside shopping centre, a new library and a large Morrison's supermarket.

Erith is home to the largest leisure pier on the River Thames, which has started hosting an exciting annual festival – celebrating the end of summer, with street food stalls, local musicians and breweries.

The local café and restaurant culture has quickly developed, with good pubs, bars and restaurants on offer, including Bookstore Deli & Restaurant, offering a fantastic array of homemade cakes and slices.

For fitness lovers, there is a CrossFit Against the Fire Gym, as well as Energie Fitness, Erith Leisure Centre and Bexley Athletic Club. Additionally, arts lovers can enjoy the well-respected theatres in Erith & Crayford, as well as a multiplex cinema in Bexleyheath.



With great road links and the Elizabeth Line, getting around from The Quarry is quick and easy.



### By South Eastern Rail from Erith Station

London Bridge	33 mins
Waterloo East	37 mins
Cannon Street	38 mins
Charing Cross	40 mins



### By Elizabeth Line from Abbey Wood Station

Canary Wharf	11 mins
Liverpool Street	17 mins
Tottenham Court Rd	23 mins
Paddington	28 mins



### By bus from The Quarry

Bexleyheath	19 mins
Abbey Wood (For Elizabeth Line)	21 mins
Bexley Station	27 mins



### By road from The Quarry

Belvedere Station	5 mins
Abbey Wood (For Elizabeth Line)	8 mins
Uber boat Woolwich	15 mins



### By bike from The Quarry

Erith Station	5 mins
Abbey Wood (For Elizabeth Line)	18 mins
Woolwich Arsenal Pier	28 mins



# Investing in homes *and neighbourhoods*





# About L&Q and Anderson

## About L&Q

L&Q is one of the UK's leading housing associations and developers. Social purpose is at the heart of everything we do. All the money we make is reinvested into new and existing homes, creating successful communities and providing excellent services.

The safety of residents is our top priority. We are an early adopter of the government's building safety proposals and have committed £250 million to implementing the recommendations from Dame Judith Hackitt's review of building safety.

We own and manage more than 110,000 homes nationwide, and we are actively involved in the communities we help build, staying locally based responsive. We listen to our customers and make sure they have a strong and influential voice throughout every part of the business.

We hope to build aspiration, opportunity and confidence among residents through our community foundation and skills academy. Last year, the Foundation awarded £5.7 million in grants to good causes, including grassroots initiatives to tackle social issues like gang violence and homelessness.

L&Q Living provides care and support services to people with a wide range of needs, including older people, people with learning difficulties and mental health needs, and people dealing with homelessness.

## About Anderson

Anderson is one of the UK's leading contractors to the development industry and is an award winning multi-disciplinary property developer in its own right. Originally established in 1987 as a contractor to major national housebuilders, Anderson has developed enormously to offer a broad range of contracting skills, advisory services and an ability to buy land and develop it for the business or with carefully selected joint venture partners.

Throughout the construction industry, Anderson is renowned for its expertise and proven track record in delivering projects on time and on budget. The company has a 400-strong highly skilled, highly valued workforce and runs an industry-recognised apprenticeship scheme as well as working with schools and colleges to inspire young people to enter the industry.

Anderson has picked up numerous industry awards including Best Large Development for Faversham Lakes at the First Time Buyer Readers' Awards in September 2021 and Best Regeneration Initiative for The Quarry in Erith at the Housebuilder Awards 2021.

## The Quarry Home Warranty

We build to high standards and we sincerely hope that nothing will go wrong. But you'll have peace of mind from the first day you live in your new home, thanks to the The Quarry Warranty. The Quarry Warranty lasts for two years from the date of legal completion and covers additional items not included in the NHBC Buildmark cover. For that period, we guarantee items supplied as part of your new home, covering repairs caused by faulty workmanship or materials.



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### Disclaimer

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Delivered in partnership



**ANDERSON**

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