

HINDMANS YARD

Hindmans Road, London SE22 9NF

Hindmans Yard consists of four new build contemporary houses crafted from high quality materials with certified ECO credentials set within private walled gardens. An oasis of tranquillity in amongst this vibrant part of South East London. The houses are perfect for homeowners who value 21st century contemporary design and want to enjoy living in a great light-drenched eco-house which is built with the most practical benefits of a low-maintenance new build with ultra low bills and a ten year warranty. The architects Foster Lomas have designed these homes to be functional, beautiful and sustainable. Utilising Scandinavian building systems with the highest specification they have paid very close attention to detail, selecting natural materials and creating flexible spaces that allow connection to this secluded garden setting.

This landscape was once an old yard of garages rented to local artisans. The architects have drawn from this history by introducing a handmade industrial feel with a palette of polished concrete, stainless steel, oiled oak flooring, rustic marble tiling and handmade oak doorfronts to the kitchens.

The landscape has been carefully designed with walled gardens and suitable planting. Hindmans Yard will be a secure place with both private gardens and communal space to create a community feel for like-minded people.

Hindmans Yard is in a prime location close to both the buzz of Peckham and central London as well as the quiet neighbourhood of Dulwich village. The homes are in close proximity to some of the best schools in the UK.

- **3 BEDROOM super eco-homes**
large windows, high ceilings
- **CONTEMPORARY DESIGN**
by award-winning architects Foster Lomas
- **SUSTAINABLY BUILT**
to the highest specification
- **OASIS OF GREEN** with south-facing gardens
and off street parking
- **TRENDY EAST DULWICH**
location SE22



2

1

CRAFTSMANSHIP

The starting point for Hindmans Yard was to ensure that the story of the site was woven into the fabric of the new homes being built there. The development was named in honour of the old car yard that was once on the site and the architects have gone to great pains to ensure that the narrative remains in their choice of materials. This can be seen in design details such as polished concrete floors, stainless steel and oak doorfronts. The bricks used on the houses have a bespoke dog-tooth detailing to create a referential link to the local vernacular. Both of the architects are craftspeople by background, and it is clear that this has come through in their design and the approach to the build quality.





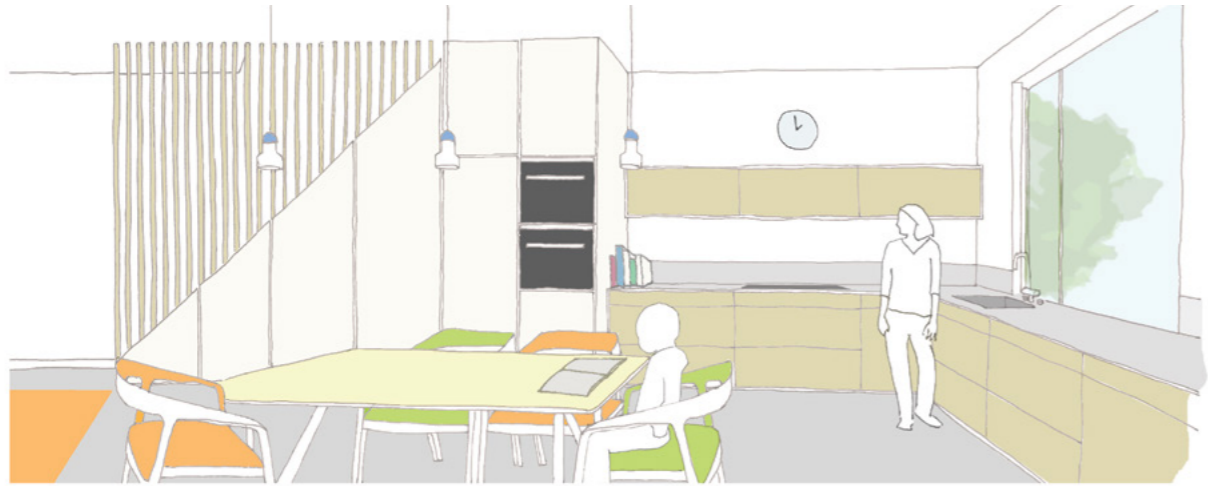
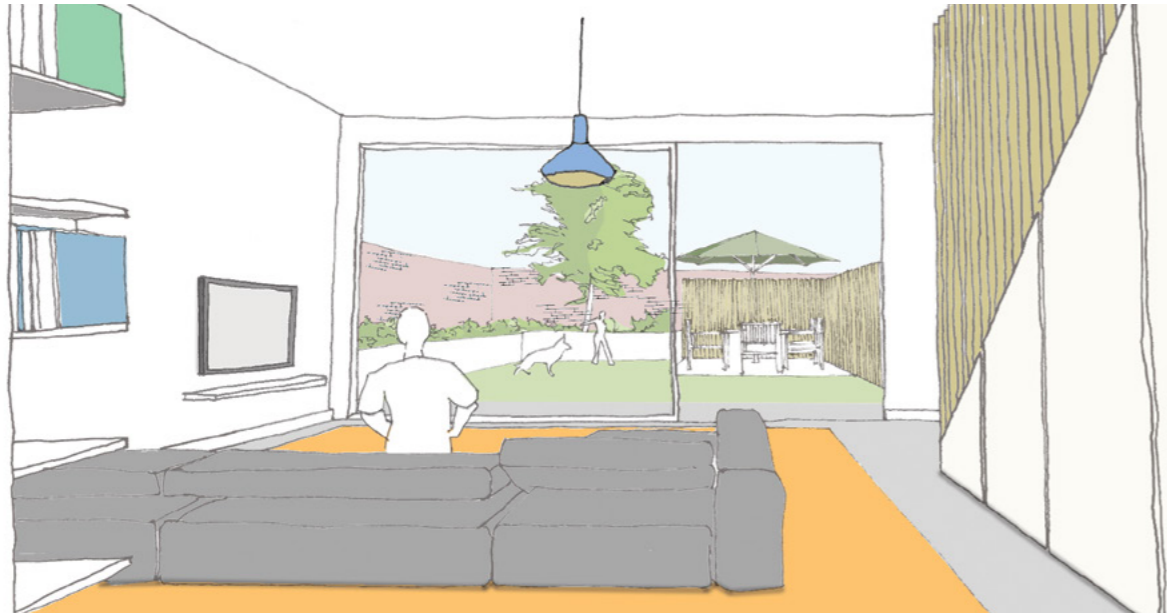
ARCHITECTURE

Hindmans Yard is designed by Foster Lomas, an award-winning architecture and design studio who believe in building high quality, sustainable homes. They were nominated for Young Architects of the Year award and selected by Wallpaper* Magazine as one of the most innovative architecture practices in the world. Their work features regularly at the Royal Academy. For over ten years Foster Lomas has built an esteemed reputation based on the diversity of their team, their international project experience, their multidisciplinary design skill set and, most of all, their personable approach, openness and directness. They bring their experience of designing multimillion pound prime London residences to these four unique homes at Hindmans Yard. Both partners come from a background of craft which is very evident in their comprehensive work. Greg Lomas comes from a product, furniture and lighting design background while Will Foster comes from a complementary blacksmith background.

Hindmans Yard is an authentic representation of the Foster Lomas design and displays how high quality contemporary architecture should and could be built. These homes have been designed with the owner-occupier in mind which is apparent in the attention to detail. Each home is spacious and takes into account the modern lifestyle. Large open plan kitchens, areas set aside for relaxation and lush gardens allow flexibility and independence. High ceilings and long-lasting materials will age beautifully without the need for replacement. These homes are built for the modern family that strives for sustainability and reducing its carbon footprint. Hindmans Yard is full of soul and character, executed beautifully.



Images of past Foster Lomas projects



SUSTAINABILITY

Hindmans Yard has been designed to be highly sustainable. The homes were built using the principles of PassivHaus to standards which far exceed the latest stringent set of building regulations, let alone when comparing them to a period property. They are each made with a timber structure which has been sustainably and responsibly sourced. The architects have shown their dedication to sustainability and to reducing the carbon footprint by specifying a very special type of organic green roof with organic meadow carbon capture. The supplier has been nationally recognised with an award for best green roof in 2015. Each home is highly insulated with triple glazed windows to ensure ultra low heating bills and is extremely air tight to eliminate cold drafts in winter. They are fitted with a heat recovery whole house ventilation system, ensuring 24/7 purified fresh air which is pre-warmed from the heat in the air which is extracted from the bathrooms and kitchens.

Each home also benefits from rainwater harvesting to ensure a lower water bill and to recover rain water for the garden. Lighting features low energy LEDs, the heating system is a high-spec extremely efficient Vaillant boiler which comes with a 7 year guarantee and the Siemens white goods are A++ rated.





LOCATION OVERVIEW

LONDON



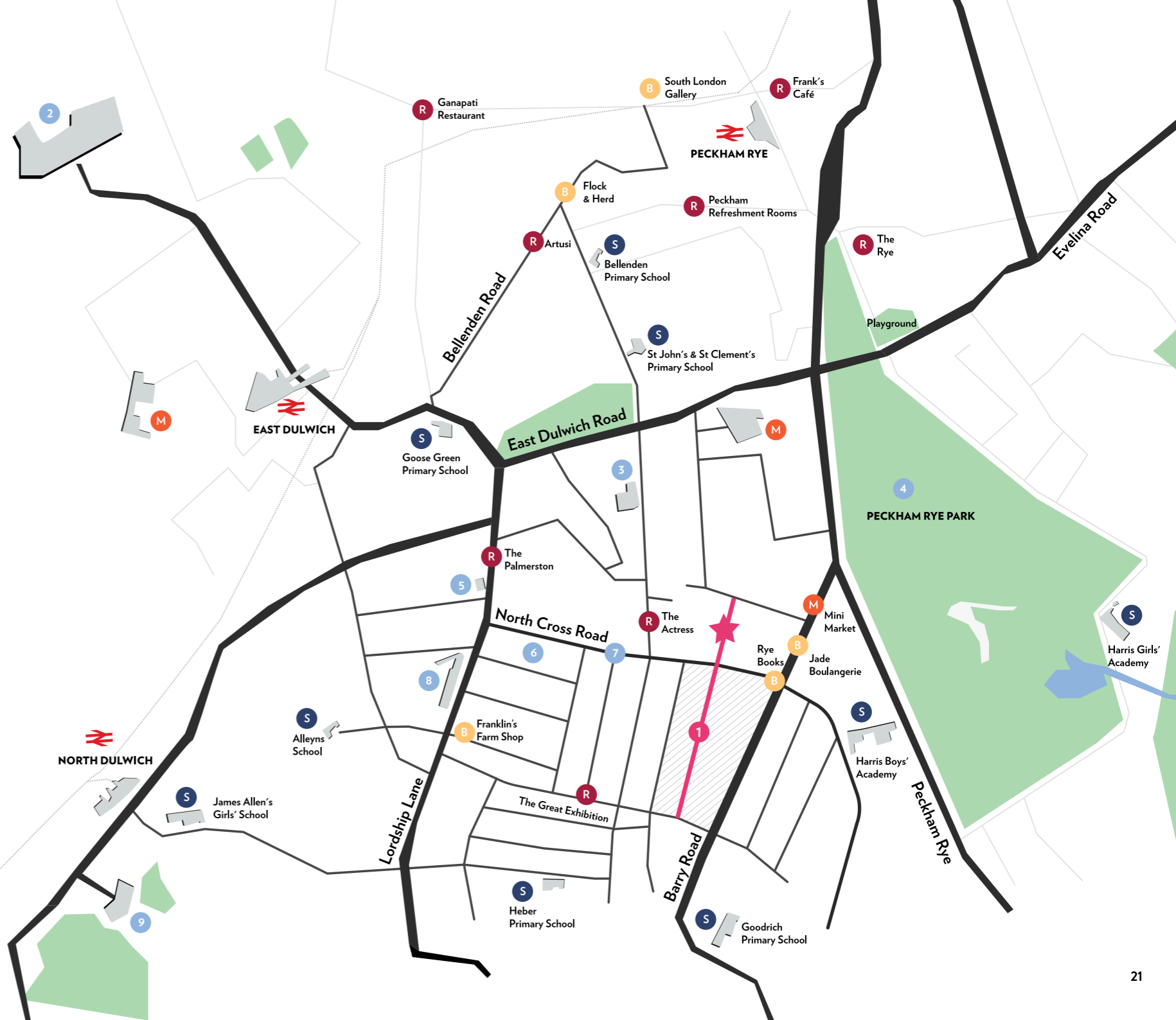
EAST DULWICH

OVERVIEW OF THE AREA

Hindmans Yard is nestled between the fabulous areas of trendy East Dulwich, leafy Dulwich village and up-and-coming Peckham. It's a brilliant location for those families who need large open spaces and great schools as it is right next to the open green spaces of Peckham Rye park and close to some of the best private and state schools in the UK. There is a family-friendly market on North Cross Road containing crafts, antiques and specialty foods and an ever-increasing number of outstanding and award-winning restaurants, gastropubs, boutique shops and cafes. The local Horniman museum is a great place to take visiting friends or family or for a cultural experience on the weekends.

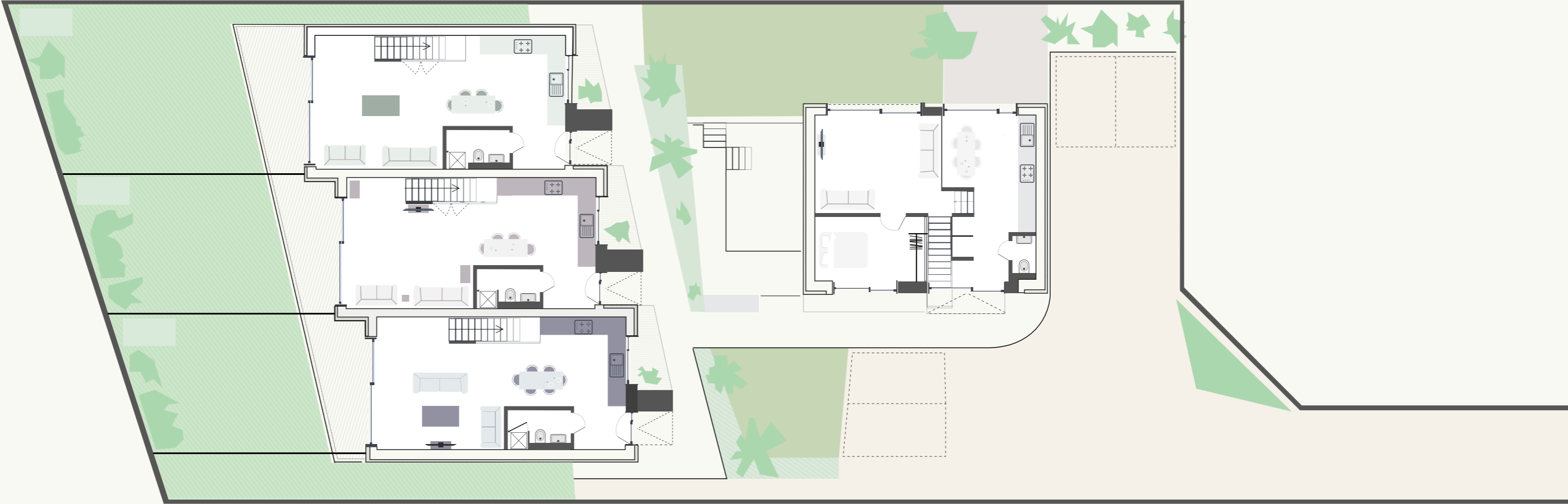
For downsizers new to the area, the local Dulwich picture gallery is a brilliant place to while away a Sunday along with a brand new independent cinema. The shops all have a vintage feel which is why the Mid-century Modern show started life here. It's also just a quick 15 minute ride on the train into Zone 1, which makes it perfect for those who wish to enjoy some green spaces with a quiet neighbourhood, but want the buzz of the urban on their doorstep.

- ★ HINDMANS YARD
- 1 HINDMANS ROAD
- 2 ROYAL COLLEGE HOSPITAL
- 3 DULWICH LEISURE CENTER
- 4 PECKHAM RYE PARK
- 5 DULWICH POST OFFICE
- 6 NORTH CROSS RD MARKET
- 7 LLOYDS PHARMACY
- 8 DULWICH PICTUREHOUSE
- 9 DULWICH LIBRARY
- R RESTAURANTS & PUBS
- B BOUTIQUE SHOPS
- M SUPERMARKETS
- S SCHOOLS

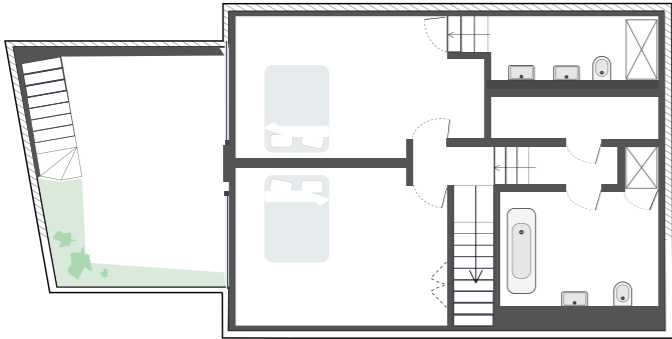




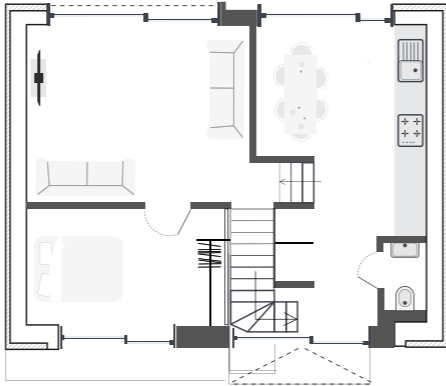
SITE PLAN



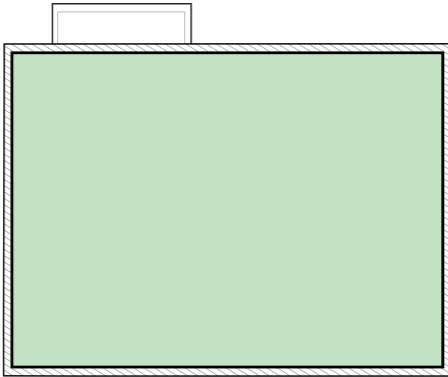
SINGLE HOUSE



LOWER GROUND



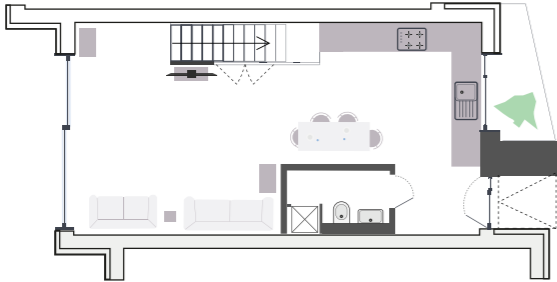
GROUND FLOOR



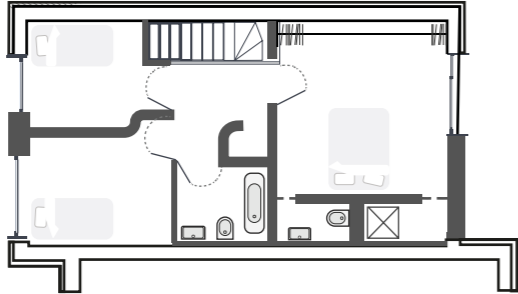
ROOF

- 1 REAR GARDEN - terrace detached
- 2 3 BEDROOMS
- 3 HOUSE 1060 sqft
- 4 COURTYARD/PRIVATE GARDEN 820 sqft

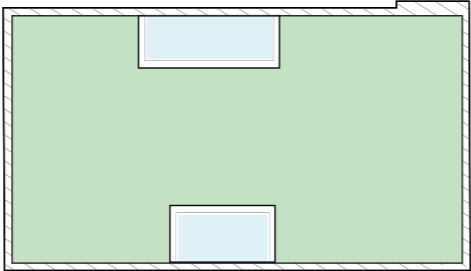
TERRACE N.1



GROUND FLOOR



FIRST FLOOR



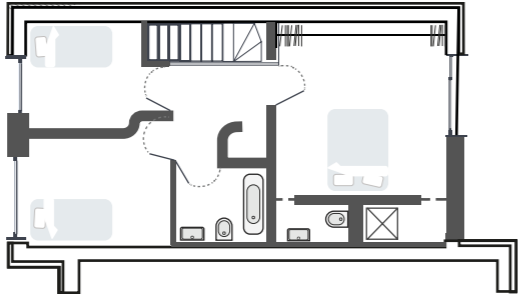
ROOF

- 1 REAR GARDEN - end terrace
- 2 3 BEDROOMS
- 3 HOUSE 1018 sqft
- 4 PRIVATE GARDEN 527 sqft

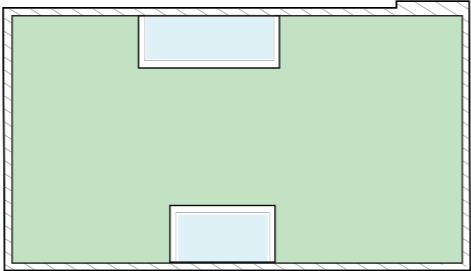
TERRACE N.2



GROUND FLOOR



FIRST FLOOR



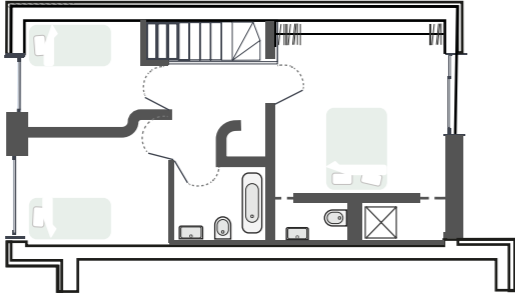
ROOF

- 1 REAR GARDEN - terrace
- 2 3 BEDROOMS
- 3 HOUSE 1018 sqft
- 4 PRIVATE GARDEN 527 sqft

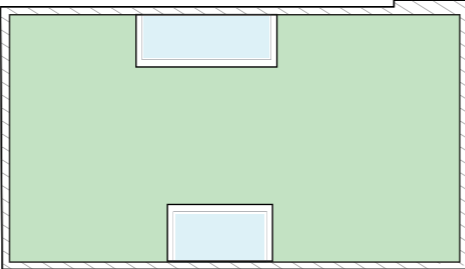
TERRACE N.3



GROUND FLOOR



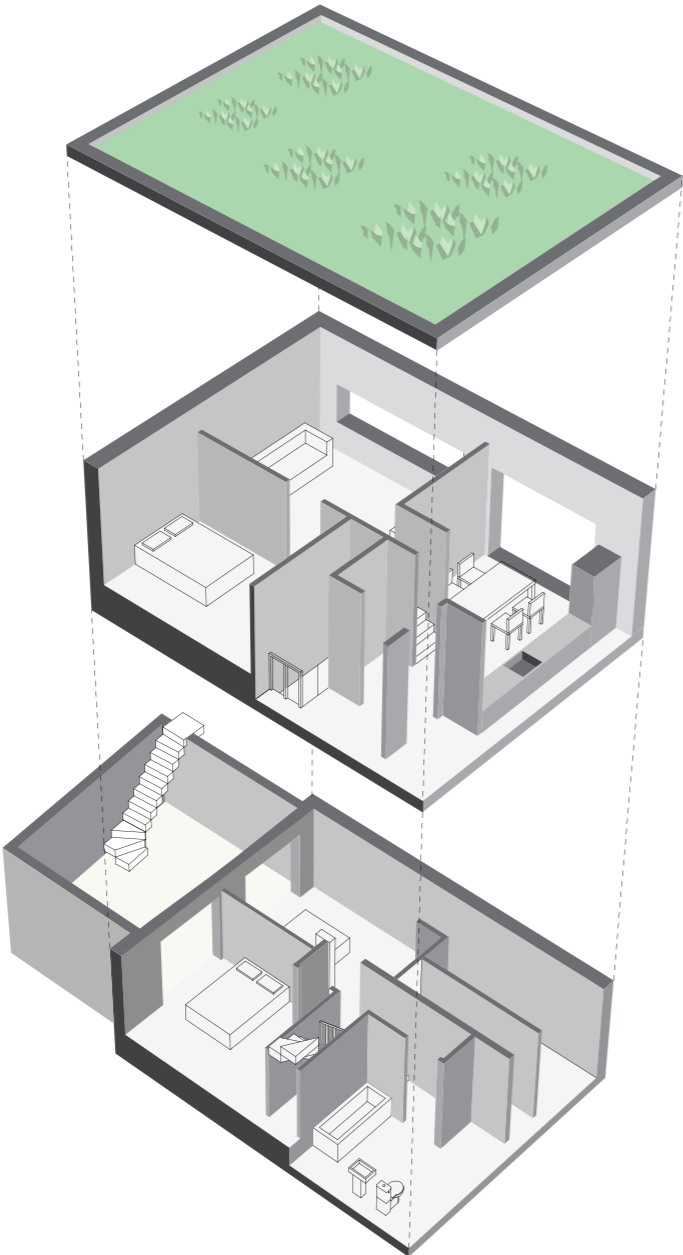
FIRST FLOOR



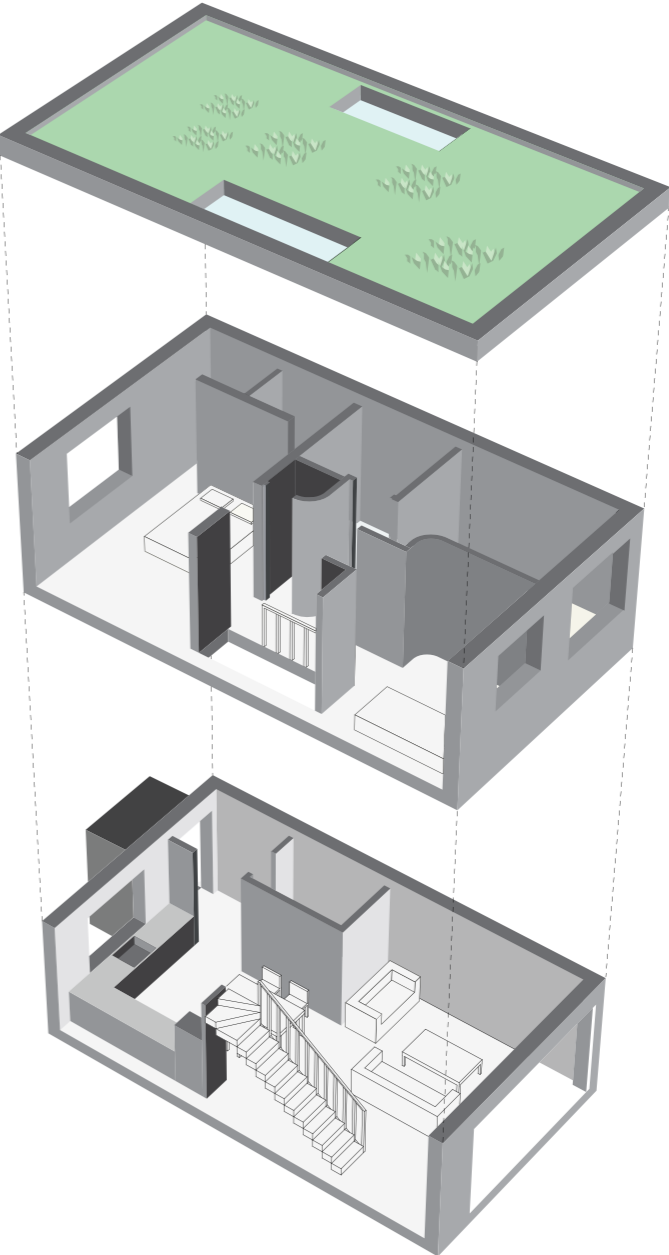
ROOF

- 1 REAR GARDEN - end terrace
- 2 3 BEDROOMS
- 3 HOUSE 1018 sqft
- 4 PRIVATE GARDEN 592 sqft

SINGLE HOUSE



TERRACE HOUSE



HOUSE SPECIFICATIONS

TERRACE HOUSES



House Fabric Scandinavian style super Insulated Prefabricated Timber Panel Construction. Authentic Individually Crafted Bricks with inset bespoke detailing referencing historic decorative brickwork on Hindmans Road. Triple Glazed Timber Windows with both tilt and turn operation for security and flexibility. Triple Glazed Timber front door with 3 pointlocking for security. Frameless Sky View roof lights. **Internal Fabric** Vaillant EcoTec Combi Boiler with 7 year guarantee. Underfloor Heating throughout. MVHR. Future proof data cabling. 5amp integrated lighting circuits.

Internal Finishes **Ground Floor** Polished Concrete Floor with underfloor heating. Solid Oak Staircase with bespoke balustrade. **First Floor** Oiled Oak Wide Plank Engineered Timber flooring. Rustic Italian Marble floor tiling. Rustic Italian Marble wall tiling. **Kitchen Spec** Bespoke Foster Lomas kitchen Oiled oak. Engineered cupboard doors - some with power assisted opening. Solid Stainless Steel plate worktops with integrated sink and tap Integrated Siemens kitchen appliances A++ energy rating. Integrated feature LED lighting. **Fittings and Fixtures** Bespoke lacquered joinery to under staircase. Bespoke engineered oiled oak bookshelf to living room. Mirrored cabinet to guest toilet. Utility cupboard within guest toilet for boiler and washing machine. **Bathroom Spec** Chrome plated brass-ware Electric towel Rail. Mirrored cabinet. Bath and shower with frameless glass. **Ensuite Spec** Chrome plated brass-ware.

SINGLE HOUSES

House Fabric Scandinavian style super Insulated Prefabricated Timber Panel Construction. Authentic Individually Crafted Bricks with inset bespoke detailing referencing historic decorative brickwork on Hindmans Road. Triple Glazed Timber Windows with both tilt and turn operation for security and flexibility. Triple Glazed Timber front door with 3 point locking for security. Wild meadow carbon capture Green Roof by award winning green specialist Organic Green Roofs. Stainless Steel Porch. Galvanised bespoke rainwater harvesting system. **Internal Fabric** Vaillant EcoTec Combi Boiler with 7 year guarantee. Underfloor Heating throughout. MVHR. Future proof data cabling. 5amp integrated lighting circuits. **Internal Finishes** **Ground Floor** Polished Concrete floor with underfloor heating. Solid Oak staircase with bespoke balustrade. **Mezzanine** Oiled Oak Wide Plank Engineered Timber flooring. **Lower Ground Floor** Oiled Oak Wide Plank Engineered Timber Flooring. Rustic Italian Marble floor tiling. Rustic Italian Marble wall tiling. **Fittings and**

Fixtures Bespoke stray lacquered joinery on ground floor. Bespoke engineered oiled oak bookshelf as balustrade feature. Mirrored cabinet to guest toilet. Built in wardrobes to master bedroom. **Kitchen Spec** Bespoke Foster Lomas kitchen. Oiled oak engineered cupboard doors - some with power assisted opening. Solid Stainless Steel plate worktops with integrated sink and tap Integrated Siemens kitchen appliances. A++ energy rating Integrated feature LED lighting. **Bathroom Spec** Chrome plated brass-ware. **Ensuite Spec** Electric towel Rail **Ensuite Spec** Chrome plated brass-ware. Electric towel rail. Mirrored cabinet. Shower with frameless glass.

HINDMANS YARD



'Green roof of the year 2015'

Wild meadow carbon capture Green Roof by award winning green specialist Organic Green Roofs

FOSTER LOMAS

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I N H A B I T
H O M E S