



# - THE - QUARRY

ERITH

- FIND YOUR PLACE -



# EXCEPTIONAL BY NATURE

Computer generated image of future Village Green, for illustrative purposes only.



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## FIND YOUR PLACE

Contemporary village-style living with capital connections.

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Erith is undergoing a transformation, beginning a new chapter in its vibrant story.

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Homes that offer a healthier more sustainable lifestyle.

38



## BEAUTIFUL HOMES

Beautifully designed 1 & 2 bedroom apartments, and 3 & 4 bedroom houses, surrounded by nature.

42



# FIND YOUR PLACE



# WELCOME TO THE QUARRY

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**20**  
hectares

---

**849**  
eco-friendly  
homes

---

**630**  
school places

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**The Quarry is no ordinary place to live.**

Here you'll find open spaces and amenities that make for a comfortable, convenient lifestyle on your doorstep.

Once a loam quarry at the heart of Erith's industrial success, now a transformed landscape, complete with a village green, children's play parks and an 8-acre ecology area.

Families with young children can walk to the brand-new Lime Wood Primary School without leaving the development. Everyday grocery requirements are also catered for with an on-site Sainsbury's Local.

Situated conveniently in Zone 6, nearby Erith Station provides access to Abbey Wood on the Elizabeth Line, where trains depart every five minutes taking around 35 minutes to reach Central London.

At The Quarry you can find a community, you can find tranquillity, you can find your place.



# A CONVENIENT LIFESTYLE



On-site Sainsbury's Local



On-site Ecology Area



On-site Village Green

**13 mins**  
to the M25

**15 mins**  
to Frank's Park

**8 acres**  
of natural space



On-site Primary School

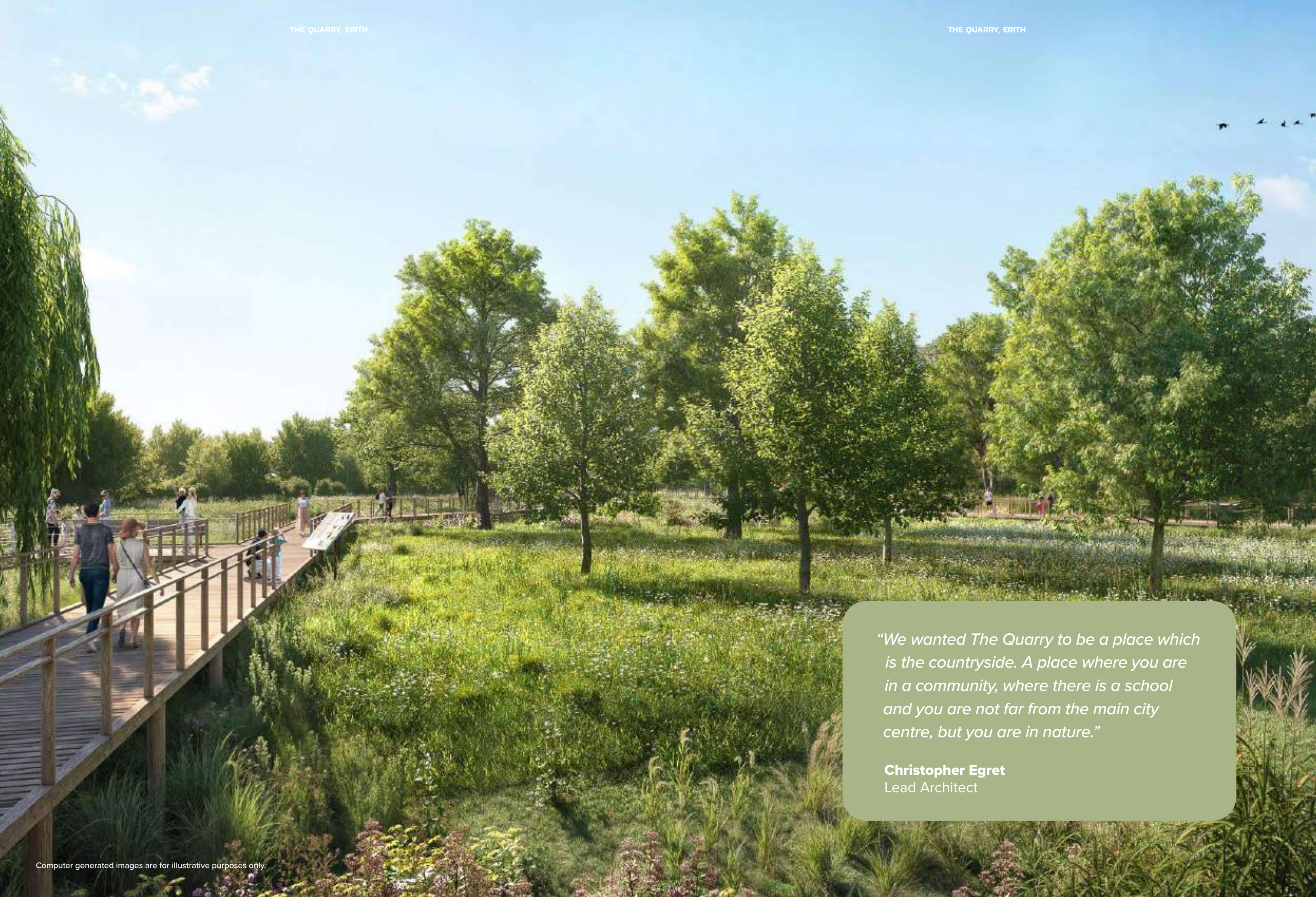
**24 mins**  
to Liverpool Street  
Via Elizabeth Line services  
from Abbey Wood

**4 mins**  
drive to the  
town centre



On-site Play Corridors





*“We wanted The Quarry to be a place which is the countryside. A place where you are in a community, where there is a school and you are not far from the main city centre, but you are in nature.”*

**Christopher Egret**  
Lead Architect



# BUILDING A BRIGHTER FUTURE

The newly-opened Lime Wood Primary School has been designed to boost concentration, health and wellbeing.

*“We see Lime Wood Primary School as a cornerstone of the community’s future, and we celebrate the neighbourhood we serve through excellent teaching and an inclusive and nurturing environment for everyone, as well as our state-of-the-art onsite facilities.”*

**Claire Ingrams**

Head Teacher of Lime Wood Primary School







Education  
facilities for  
**630**  
children



## Perfectly placed to serve residents

The development's on-site school is perfectly placed to serve residents. It's innovative circular design maximises natural daylight and ventilation. The classrooms face out over the development and beyond, aiming to motivate pupils and boost their concentration, as well as promote their health and wellbeing.

The Lime Wood Primary School provides education facilities for 630 children, equipping students with vital skills. The school is home to an all-weather sports pitch, Forest School, an allotment, as well as breakfast and after-school clubs. There is also a separate nursery for pre-school aged children.

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.



**Forest  
School**



**Pre-school  
Nursery**



**All-weather  
Sports Pitch**

Available to the local  
community at the weekend





THE QUARRY, ERITH

Greenwich

Woolwich

Canary Wharf

City Airport

Abbey Wood

-THE-  
QUARRY  
ERITH

Frank's Park

Thames Path

Bexleyheath

A206

A220

Erith Train Station

A2016

Erith Park

Leisure Centre

Riverside Gardens

Bronze Age Way

Riverside Shopping Centre

Erith Pier

A2016

Morrisons

*"During the 18th century boats from the Indies off-loaded their cotton and spices in Erith because their ships couldn't get up to London in the shallow water."*

**Ken Chamberlain**  
Local historian



Erith is home to the largest leisure pier on the River Thames, which hosts an exciting annual festival.

# EMERGING ERITH



Erith's rise in the Victorian Era, was driven by the thriving businesses that were located here.

Today its riverside position, convenient connectivity and community atmosphere, along with plans that promise to bring further development and improvements to the London Borough of Bexley town, make this an attractive proposition for homebuyers.

Just a 20 minute walk from The Quarry, Erith's town centre offers a park, walkways, the Riverside shopping centre, a new library and a large Morrisons supermarket.

**20 mins**  
walk from Erith Pier  
to The Quarry



# LOCAL LIVING

## Shopping and socialising

Erith is well served for drinks and dining out, with its wide choice of cafés, bars, restaurants and local pubs.

For shoppers, the town has its very own Riverside Shopping Centre and Morrisons Supermarket but for a wider choice, Bluewater is just a 20 minute drive.



Photography: The Exchange

## Education for all ages

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

It's just a  
**20 mins**  
drive to  
Bluewater  
Shopping  
centre



Photography: The Exchange

## Getting involved

The thriving organisations of Erith are always on the lookout for new members to bolster their strong and active communities. From the gardeners of Bloomin' Erith to the crafts people sharing their skills at The Exchange, there are plenty of opportunities to get involved.



## Sample some cultural highlights

Why not catch a show at Erith Playhouse? The playhouse brings live amateur theatre to the community. It is run by volunteers, who together, stage around 13 productions per year.

Erith  
Playhouse  
has been  
open since  
**1949**





## ERITH

### 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
17. The Broadway Shopping Centre

### FOOD & BEVERAGE

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

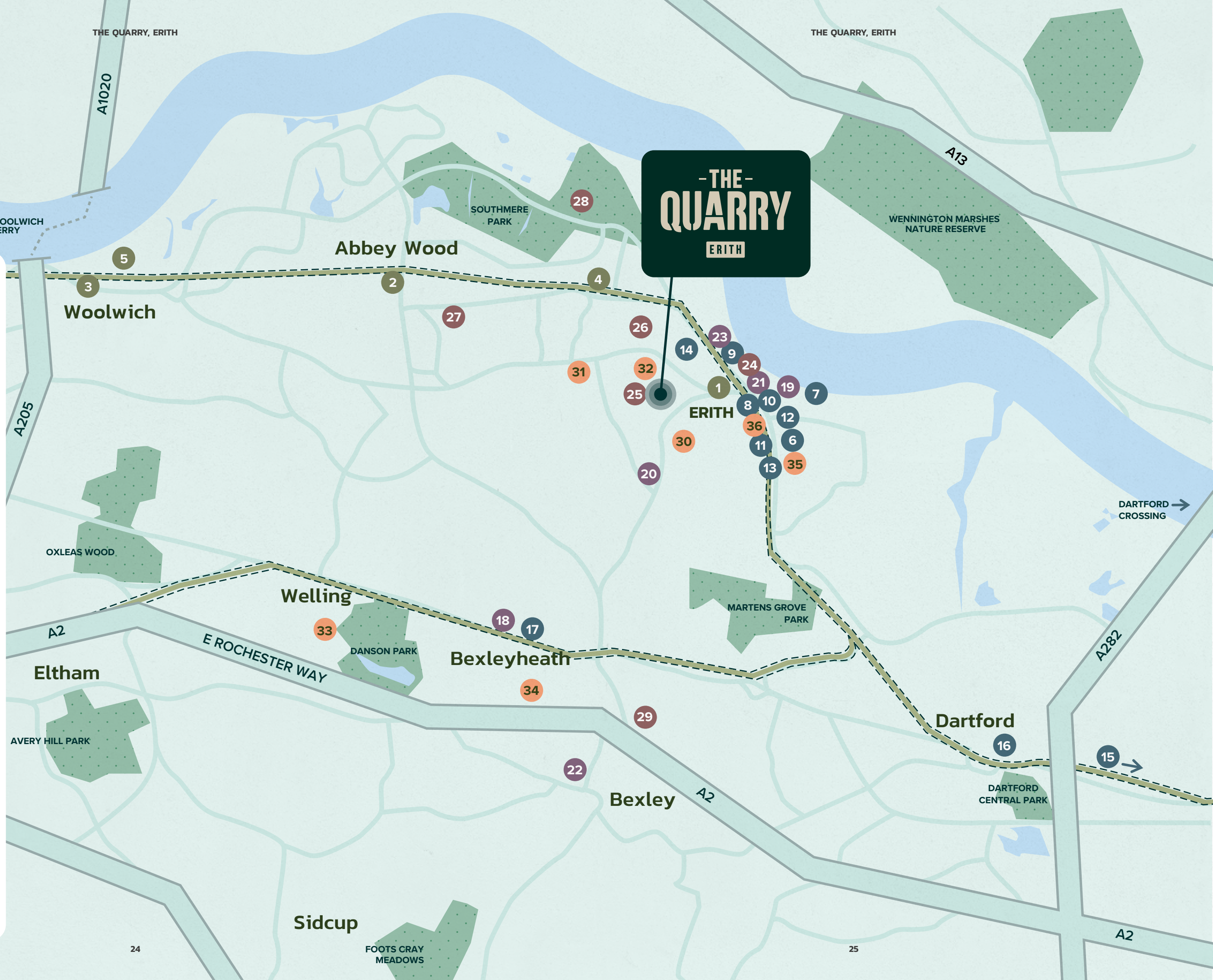
### GREEN SPACES

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

### FACILITIES/SERVICES

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

 Green Spaces





# LOCAL ADVENTURES

## Relax by the Thames

The newly-refurbished Riverside Gardens provides a beautifully landscaped space to relax by the river and watch the world go by.

**The largest leisure pier**  
on the River Thames



## Festival fun through the year

Erith hosts fabulous festivals that bring the community together including **Here Comes the Sun** and **Erith Made**.



Photography: Milo Robinson



**26 mins**

Cycle to Woolwich Arsenal Pier

## Explore on two wheels

Erith is located on the Thames Path. You can enjoy the 7.6 mile cycle to Woolwich on a traffic-free riverside route.



## Enjoy staying fit

If you like to stay active, Erith has a leisure centre with a gym and a swimming pool. There is also an Energie Fitness as well as yacht, rowing and rugby clubs.

**15 mins**

to Erith Leisure Centre from The Quarry





**-THE-  
QUARRY**  
ERITH

**24 mins**  
to Liverpool Street  
Via Elizabeth Line  
services from  
Abbey Wood



# THE CITY ON YOUR DOORSTEP

Erith's Railway Station provides direct access to Central London via South Eastern Rail services and to Abbey Wood on the Elizabeth Line, where trains depart every five minutes taking around 35 minutes to reach Central London.



## By Train

from The Quarry

By South Eastern Rail from Erith Station

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



## By Tube

Elizabeth Line from Abbey Wood Station

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 Bike

from The Quarry

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



# MADE IN ERITH

The Quarry and the town of Erith owe their existence to the river whose banks they sit upon. Henry VIII opened a naval dockyard here in the early 1500's which gave rise to the town's prominence.

The Quarry played a key role in Erith's success. Rocks, gravel, and sand extracted from the site were used as ballast in ship's cargo holds before they set sail, bound for destinations across the globe.



Erith, High Street c.1965

**The town grew to become one of the most important industrial areas in the South East of England.**



Erith, Riverside c.1950

The coming of the railway and the opening of Erith station in 1849, along with the presence of the docks and the proximity both to the open sea and to Central London attracted businesses.

Vickers, the armaments maker and Callenders Cables were important employers in the town.

The Quarry continued its contribution to Erith's prosperity, providing loam or moulding sand, a product used in the production of heavy machinery to manufacturers and engineering businesses, Erith loam was used in the production of everything from guns and ammunition to the propellers of the Queen Mary Ocean liner.

Today, the Riverside Festival marks the crucial role the Thames plays in the history, development and culture of Erith and its community.



Loam pits, Erith (Source: Bexley Archive)

**You can still see sections of the 4 ft gauge railway that was used to transport rocks and loam from The Quarry to the jetty on the Thames.**



A train carrying loam from The Quarry to the Thames Pier



# ERITH'S MODERN MAKERS



The Exchange, Erith. Photography: Bexley Archive

Erith's tradition as a town known for manufacturing and innovation is continued at The Exchange.

Today The Exchange is a community hub for the creative people of Erith, where you can learn or teach craft skills, including joinery, textiles and ceramics.

As well as hosting craft workshops and community-driven events, The Exchange is home to a shop selling products created by local people, a café and a beautiful garden created by award winning designer Sarah Price.

**15  
mins**  
walk from  
The Quarry



Photography: The Exchange





# AN ERITH FIT FOR TOMORROW

Today The Quarry continues to play an important part in Erith's story by leading the way in the town's evolution. Breathing life into a once-neglected space and transforming it into a vibrant new community.

The development provides the opportunity for residents to be part of an active, welcoming, inclusive, and family-friendly neighbourhood.

The Quarry is a place with a true community spirit. The residents come together to organise events throughout the year that are popular and well attended.

There is also a development-wide WhatsApp group used by residents to communicate on a day-to-day basis.



“  
*I see myself staying here for a long time. The atmosphere of the neighbourhood is so lovely; my partner and I feel very happy here.*”

Chris bought an apartment at The Quarry.

“  
*We had driven past The Quarry so many times, and we knew it was the perfect community for us. We thought we might as well go for a viewing of one of the houses – we walked in and fell in love, it just felt perfect.*”

Kevin and Sohal bought a four bedroom home at The Quarry.



“  
*Our neighbours are so friendly – in our previous flat, it wasn't as sociable. Here, we have a WhatsApp group and one of our neighbours baked us brownies when we moved in! We truly feel like we've lucked out.*

*I can see us staying here for a while. Even if we did eventually want a bigger home, I can see us staying in the development – it's just so lovely and convenient for us both. We love it here.*”

Hannah and Perry bought a one-bedroom apartment at The Quarry.



# NATURE AND NURTURE

The Quarry is a place where people will interact with the outdoors on a daily basis. The ecology area, village green and parks will play a central role in people's lives.

The 8 acre ecology area, accessed via a raised walkway, includes areas of native grasslands and woodland, as well as a new wet pond, safeguarding the natural habitats of newts, snakes and other reptiles, along with a wide variety of bird species. The Quarry's wildlife and habitats, will not just be protected but enhanced too, ensuring its biodiversity now and for the future.

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 run from the north to the south of the development.

**800**  
new trees  
planted

The 8 acre ecology area, accessed via a raised walkway includes areas of native grasslands and woodland



# SUSTAINABLY SUPERIOR

All the new homes at The Quarry have been designed and built with sustainability in mind.

From the choice of materials used in the building process, to the provision to charge your electric car, careful consideration has been given to using less energy.

**7.3KW**

ELECTRIC CAR  
CHARGING POINT

**20%**

OF HOUSES' ENERGY  
IS GENERATED  
BY SOLAR PANELS

**WELL  
INSULATED**

THICK INSULATION FOR FLOORS,  
WALLS AND ROOFS

**DEDICATED  
STORAGE**

FOR BICYCLES

**AIR-SOURCE**

HEAT PUMPS SUPPLY HEATING  
AND HOT WATER TO HOUSES

**73%**

REDUCTION IN CO<sup>2</sup> EMISSIONS  
OVER PART L 2013



# BEAUTIFUL HOMES





# READY FOR LIVING

The Quarry is a truly impressive eco-development breathing new life into a long-vacant space. The former quarry is being transformed into a collection of 1, 2, 3 and 4 bedroom homes. With sustainability at its heart, this innovatively designed development brings to market high quality, considered homes in a unique setting.

The contemporary houses and apartment blocks have been designed with a distinct architectural appearance, to fit seamlessly into their former-quarry environment. Taking aesthetic influence from the history of the site. Facades feature natural materials and tones, enhanced by architectural detailing to complement the surrounding vistas.

Homes offer generous living spaces and are filled with natural light from huge floor-to-ceiling windows, designed to maximise views. The mark of quality is there for all to see with fine attention to detail in every room. With your own balcony, terrace, or garden to enjoy views over green spaces and beyond.



# WHERE QUALITY OF LIFE COMES FIRST

At The Quarry you can find a community, you can find tranquillity, you can find your place.

Sainsbury's  
Local

Lime Wood  
Primary  
School

Play  
Corridor

Village  
Green

Orchard  
Corridor

Ecology  
Corridor

Ecology  
Area





# A DEVELOPMENT BUILT ON PARTNERSHIP

Over the past four decades, Anderson has grown to become one of the UK's leading contractors to the development industry and a leading residential property developer in its own right. Originally established as a contractor to major national housebuilders, the business has developed enormously with a much wider range of contracting skills and advisory services, along with an ability to purchase land and develop it for themselves or with joint venture partners.

One such partner is L&Q – one of the UK's leading housing associations and developers. Social purpose is at the heart of everything L&Q does, with all the money they make reinvested into new and existing homes, creating successful communities and providing excellent services. The Quarry is a truly unique development for both partners, with the pair working in unison to ensure the sustainable urban community is delivered to the highest standard possible.

Since the first planning permission was granted in 2015, over 250 new houses and apartments have been delivered, and a buzzing community is in place. Regular public exhibitions are held to ensure future plans for The Quarry continue to match the needs and aspirations of local people and the borough.



An award-winning partnership based on teamwork and trust.

Delivered in partnership



**ANDERSON**



# 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.

### Disclaimer

All information in this document is correct at the time of publication December 2024. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London, E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.





Delivered in partnership



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