

MARKETING REPORT

THE WOODS EDITION

PRODUCED BY
The Edition Group

DESIGNED AND MADE BY
Craftworks Architects

STRUCTURAL ENGINEERING BY
Lyons O Neil & HTS

LANDSCAPE DESIGN BY
Jane Brockbank

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SUMMARY OF DEVELOPMENT

6 x 5-bedroom exquisite sustainable homes set across 4 floors. The houses offer tactile materiality, bright interior spaces, unexpected volumes, and cleverly conceived layouts. Each offered with thoughtfully landscaped private gardens and secure garages.

KEY FEATURES

- Situated between Dulwich and Crystal Palace
- Near Sydenham Station with direct services to London Bridge
- Well positioned for a wide range of local amenities
- Close proximity to notable parks and woodlands
- Achieved RIBA 2030 Climate Challenge standards
- Designed by an award-winning design team
- Crafted interior design throughout
- Landscape private gardens
- Secure private garage

SITE ADDRESS

7abc & 9abc Fountain Drive
London SE19 1UW

VAT STATUS

Not VAT registered

SITE RESTRICTIONS

TPOs in place

LEGAL PACK

Available upon request

CONTACTS

info@craftworks.co.uk

BOROUGH

Southwark Council

TITLE NUMBERS

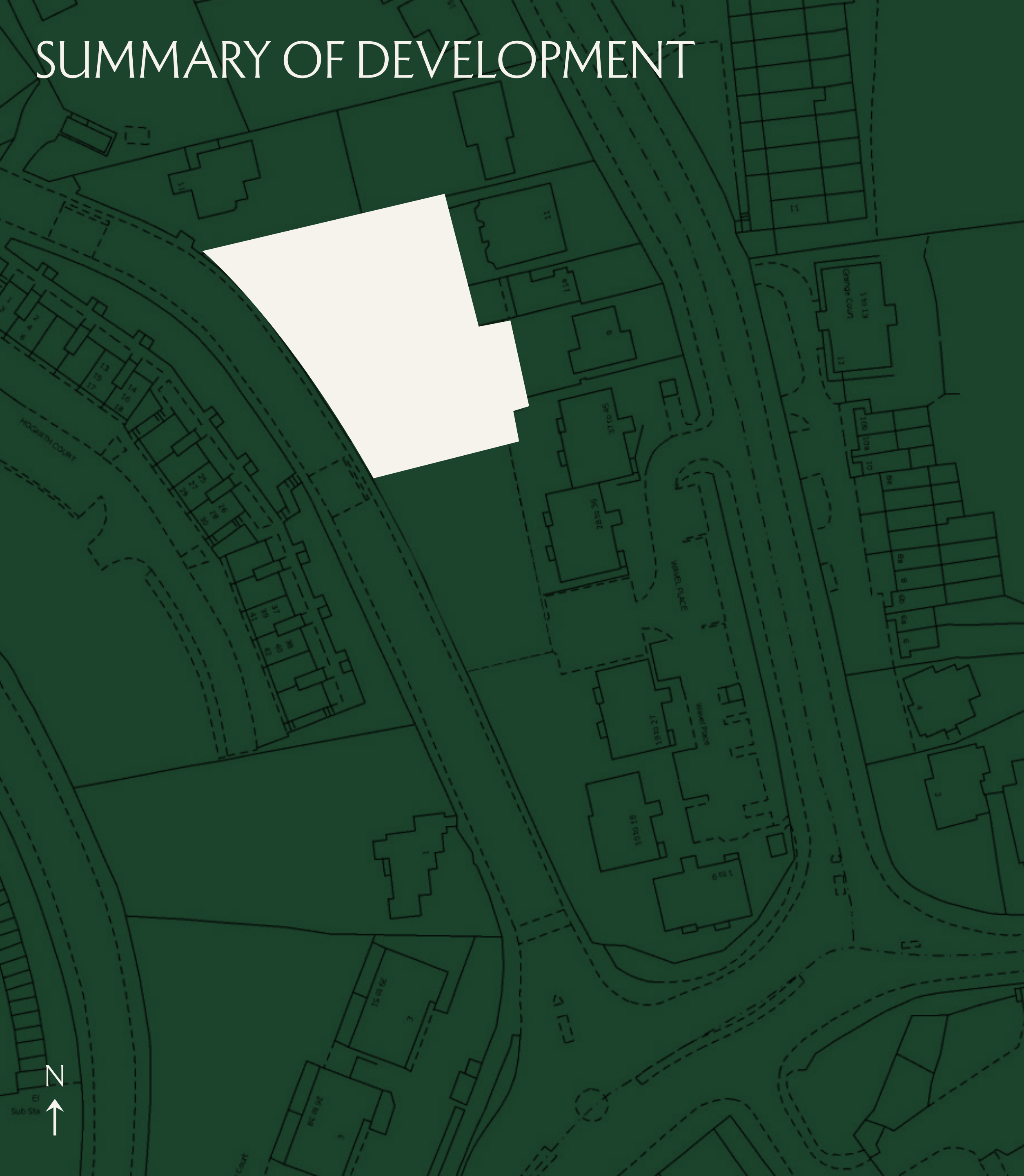
TGL417652
SGL299072
SGL200380

TENURE

Freehold

SITE AREA

1,887 sqm



The background features a light beige color with several overlapping, semi-transparent geometric shapes. These shapes contain a detailed wood grain texture, with lines following the contours of the polygons. The overall effect is a layered, architectural aesthetic.

THE EDITION GROUP

The Edition Group aims to create high-quality, beautiful and inspiring places and spaces, using research and innovation to improve the way we build.



OUR PRINCIPLES



DESIGN

From project strategy through to the detailing of a door handle, design is fundamental to both the financial success of a project, and the overall sustainability success of the buildings created. Good design, rather than elaborate cost engineering exercises, is what creates real value in a project while simultaneously creating social value through the cultural conditions and local environment that it helps to shape.

RESEARCH AND INNOVATION

Through the early integration of architect, developer and contractor at the onset of every project, The Edition Group is able to connect all stages of the development cycle, finding opportunities that may normally be missed in the 'blind spots' between the separate disciplinary silos. We are therefore able to question the established standardised models of both housing and development, using design intelligence and continual research and innovation to create better quality buildings, lower our costs, and increase the financial, social, and environmental returns of our projects.

NEW SPATIAL MODELS

The Edition Group challenges established housing typologies and the traditional economic models that define them. We harness the feedback-loop between development appraisal and design studio to investigate alternative spatial models that create greater architectural qualities. These new models, such as split sections and duplexes, create greater spatial efficiency, reduce costs, increase saleable areas, and create more dynamic and flexible spaces with greater market desirability.

AWARDS & COMMENDATIONS



2021

RIBA London Award 2021 – Winner

RIBA Stephen Lawrence Prize – Shortlisted

2019

AJ The Manser Medal – AJ House of the Year – Shortlisted

BD Architects of Year Awards – Shortlisted

NLA Don't Move, Improve! Awards – Winner

AJ Specification Awards – Winner

NLA London Tall Buildings Survey

2018

Frame Awards – Finalist

NLA Factory-made Housing research & exhibition

Blueprint Awards – Finalist

Dezeen Awards – Longlisted

AJ Retrofit Awards – Shortlisted & Highly Commended

2008

RIBA Award for Best New Housing in London

Evening Standard Best New UK Housing – Runner up

Grand Designs Best New UK Housing – Runner up

The Edition Group have collaborated with leading design and development consultants with a track record for planning success and delivering award-winning design.

Craftworks seeks to progress the relationship between the craft of building and the art of design. The studio is driven by experimentation and reinvention. The research is applied and empirically tested through built work on site. The practice's first major project, DKH, received the RIBA award for London's best housing.

Heyne Tillett Steel is an employee-owned and B Corp certified engineering practice delivering low carbon solutions for complex sites. They are a dynamic practice of over 180 staff with offices in London and Manchester working with the UK's leading developers and architects. They enjoy engineering and the business of design, continuing the spirit of adventure with which the practice was founded in 2007.

Atelier Crescendo is a Manchester-based acoustic consultancy providing specialist acoustic design services across the UK and internationally. The practice has extensive experience in the acoustic design of timber structures, delivering solutions that address sound insulation, vibration control, and regulatory compliance while supporting innovative, sustainable construction.

Jane Brockbank Gardens is an award-winning London-based landscape design studio specialising in the creation of bespoke gardens and outdoor spaces for residential developments and private clients. The studio combines a strong understanding of planting, materials and landscape composition to create thoughtful, characterful gardens that respond to their surroundings and enhance the experience of each space.

THE LOCAL AREA

LOCATION



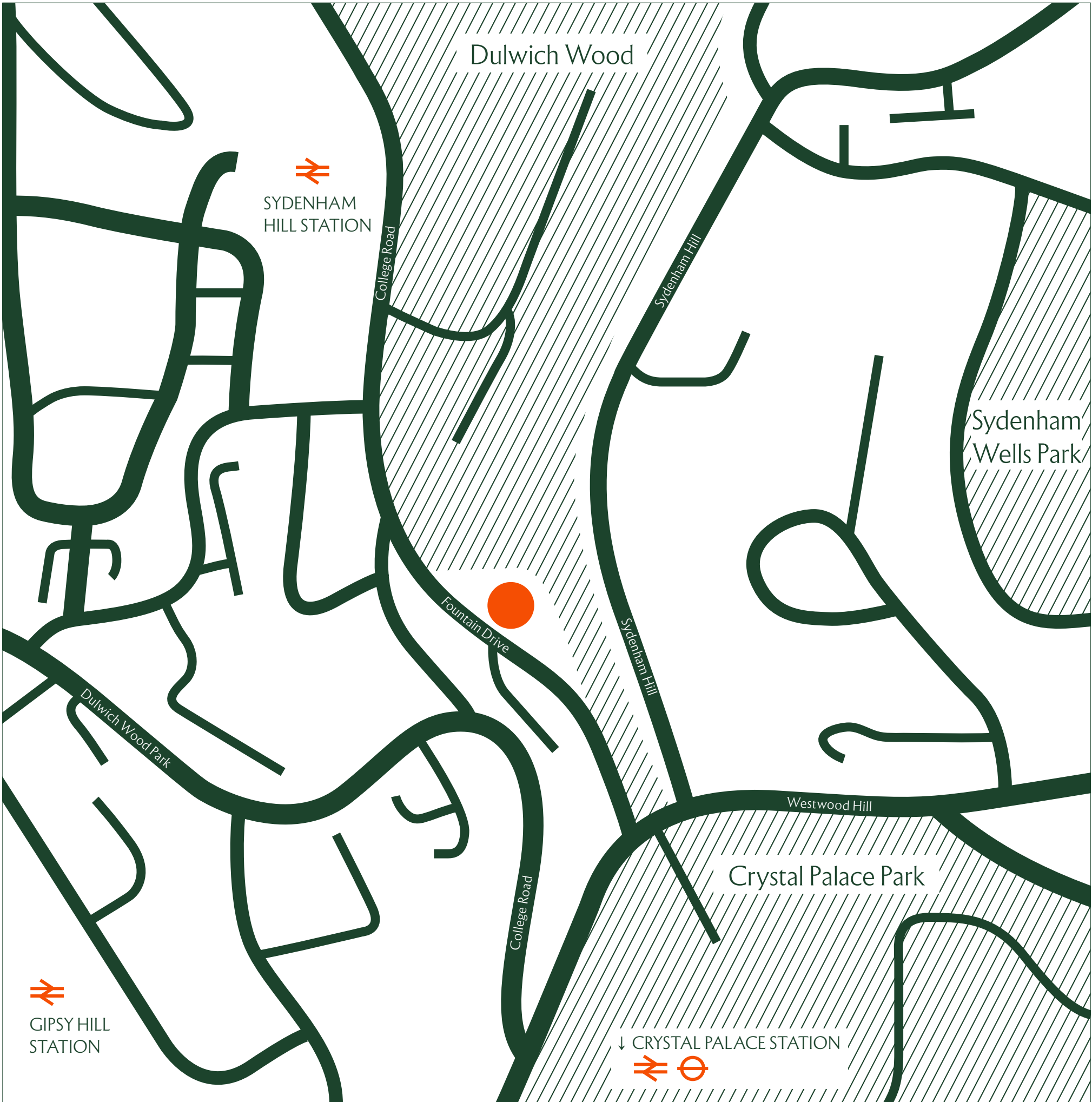
Located between the popular areas of Crystal Palace, Dulwich and Sydenham, the scheme is well served for local shops, cafés and other local services. A number of public parks are in close proximity, including Dulwich Wood, Sydenham Wells Park, and Crystal Palace Park, providing ample amenity space for the many young families living nearby.

Dulwich is famously green with spaces such as Sydenham Hill Wood, accessed via Cox's Walk at the junction of Lordship Lane and Dulwich Common. Deep in the forest is a ruined Victorian folly and a disused railway tunnel that is now a protected bat roost. Dulwich Park is a 72 acre stretch of green meadow in the heart of the village. Refurbished in 2006, the park has a boating lake, visitor centre, tennis courts and a bowling green. Peckham Rye Park and Common comprises a recently restored Victorian park and ancient, spacious Common.

Within close walking distance to the site are Crystal Palace Park and Dulwich Wood, both popular and extensive public amenity spaces. Crystal Palace itself is in close proximity, as is Dulwich Village, both of which provide significant numbers of popular shops and cafes, along with numerous other local amenities and leisure facilities.







Fountain Drive is based between Dulwich and Crystal Palace, and is less than a fifteen-minute walk to stations such as Crystal Palace and Sydenham Hill Railway Station.

Fountain Drive is extremely well connected. It lies close to Crystal Palace and Sydenham Hill railway stations which provide easy and rapid connections to central London. London Bridge is 15 minutes by train via the overground.

Rail: Trains from Sydenham station serve London Bridge with a mere 15 minute journey time. Nearby Crystal Palace station also offers a 15 minute journey to Canada Water, which connects to the Jubilee line, as well as connections to Dalston and Clapham Junction via the Overground line.

Road: East Dulwich is less than an hour from the M25, and only a five minute drive from the South Circular.

Bus: Routes to and from Dulwich are plentiful, and include numbers 37 (to Putney Heath), 40 (to Aldgate), 176 (to Tottenham Court Road), 185 (to Victoria), 484 (to Lewisham), and P13 (to Streatham).

Cycle: It is an approximate 30 minute cycle into Central London. The area is also home to the UK’s largest cycling club, the Dulwich Paragon.



Green spaces, independent shops and a glorious village vibe have made this south east London enclave one of the capital's most popular places to live. Having been a conservation area since 1968, it has a rural feel; full of green leafy roads, independent shops and white picket fences.

Lordship Lane is the dining hub of East Dulwich, and is packed full of cafes, bars, and restaurants, including local favourites The Palmerston and The Victory. Another popular choice is the small but perfectly formed Thai Corner Cafe on North Cross Road. Oru Space, a cafe, co-working, and yoga space brings together notions of wellbeing and delicious Sri Lankan influenced food in one space. Kartuli, a neighbourhood Georgian restaurant is a popular spot for traditional Georgian cuisine and wine.

Dulwich Picture Gallery, designed by architect Sir John Soane, was the world's first purpose-built public art gallery, opening its doors in 1814. Moving through this unique and beautiful gallery, visitors can discover a collection of more than 600 works rich in European masterpieces, including works by Rembrandt, Gainsborough, Canaletto and Poussin. It has recently branched out with an annual pavilion commission, and its temporary exhibitions are often contemporary with a family activities.

The annual Dulwich Festival Fair, held in May on Goose Green, is a great community event with food, drinks, music, and donkey rides for kids. To the south there is also Crystal Palace Dinosaurs, this unique attraction is home to 30 full-scale, three-dimensional model dinosaurs built by Benjamin Waterhouse Hawkins in around 1854. It is the first set of this kind that was ever attempted anywhere in the world and is now resident at Crystal Palace.



Dulwich is home to a range of Ofsted rated ‘Outstanding’ schools, some of which are the highest rated in London.

SECONDARY EDUCATION

The Dulwich Foundation schools comprising Dulwich College, James Allen’s Girls’ School (JAGS) and Alleyn’s School, all share a charitable foundation endowed in the 17th century by the actor Edward Alleyn. Each has a prep or junior school with selective admission. Dulwich College is set in 70 acres of the estate and housed in a splendid Italianate building with exciting new additions offers plenty of old school tradition but with dynamic teaching.

JAGS is diverse ethnically and socially with plenty of students coming from far and wide across south London. Often viewed as the more liberal of the independent local seniors, Alleyn’s prides itself on the breadth of pupils’ personal development – the list of extra-curricular activities and adventures is extensive. State schools such as Charter School North Dulwich and Kingsdale Foundation School received both Good and Outstanding Ofsted ratings. Whilst independent schools such as Sydenham High School has a 76% A*/A performance for GCSE level.

SECONDARY EDUCATION

- Charter School North Dulwich, SE24 – Rating: Outstanding
- Kingsdale Foundation School, SE21 – Rating: Outstanding
- Harris Boys’ Academy, SE22 – Rating: Outstanding
- Harris Girls’ Academy, SE22 – Rating: Outstanding

PRIMARY EDUCATION

- Dulwich Hamlet Junior School, SE21 – Rating: Outstanding
- Kilmore Primary School, SE23 – Rating: Outstanding
- Dulwich Wood Primary School, SE21 – Rating: Good
- Dulwich Prep School, SE21 – Independent

The background is a dark green color with a subtle wood grain texture. Overlaid on this are several large, semi-transparent geometric shapes in a slightly different shade of green, creating a layered, architectural effect. The shapes are primarily triangles and polygons that intersect to form a complex pattern.

DESIGN & SPECIFICATION

The visionary design sets out to evolve the warehouse typology, taking inspiration from the foundry history of the site, and using highly sustainable materials with the aim to foster well-being and a new working community.

At the southernmost edge of Dulwich Wood, the project takes its cues from the trees that surround it. The incorporation of green roofs, as well as built-in bird and bat boxes, will both increase the biodiversity on site, and ensures that the buildings are in harmony with their environment.



HOUSE

- Pile foundations
- Sustainable CLT superstructure
- High performance bespoke Iroko windows
- Super insulated and airtight construction
- Handmade Danish brick cladding, offering exceptional durability and a timeless exterior finish
- Innovative design
- Green roof
- MVHR for all year comfort
- Under floor heating
- 10-year structural warranty

AMENITIES

- Built-in contemporary letterbox
- Private refuse store
- Private garage
- Private landscape garden and terrace
- Mature trees

SECURITY

- Secure communal pedestrian with intercom entry system and access code
- Automated gated access to the communal driveway with remote control operation

ENTRANCE

- Bespoke Iroko timber front door with a multi-point lock
- Natural stone flooring
- Built-in storage & bench

AUDIOVISUAL & ELECTRICS

- Soho lighting sockets & switches
- Dimmable LED lighting throughout
- 5Amp outlets for freestanding lamps
- High Speed Fibre Broadband outlets
- CAT6a cabling to all living areas and bedrooms

LIVING AREAS

- Douglas fir-engineered timber flooring
- Floor-to-ceiling windows

KITCHEN

- Bespoke kitchen
- Solid Ash door fronts with integrated finger pulls
- Natural stone worktops and matching splashback
- Integrated Miele appliances
- Integrated waste bins

BEDROOMS

- Douglas fir-engineered timber flooring
- Full-height, built-in, douglas fir wardrobe with hanging rail

BATHROOMS

- Lusso Stone shower set and taps
- Duravit, Bette, CP Hart sanitaryware
- Bespoke mirror cabinets
- Full height glass shower screens
- Natural stone flooring in master bathroom
- Heated towel rails



- 1 Natural stone Grigio Alpi
- 2 Matt white switches by Soho Lighting
- 3 Sandblasted glass
- 4 Glazed ceramic tiles
- 5 Costa Esmeralda Quartzite worktops
- 6 Solid Ash
- 7 Upholstery pink fabric
- 8 Solid brass hardware
- 9 Microcement









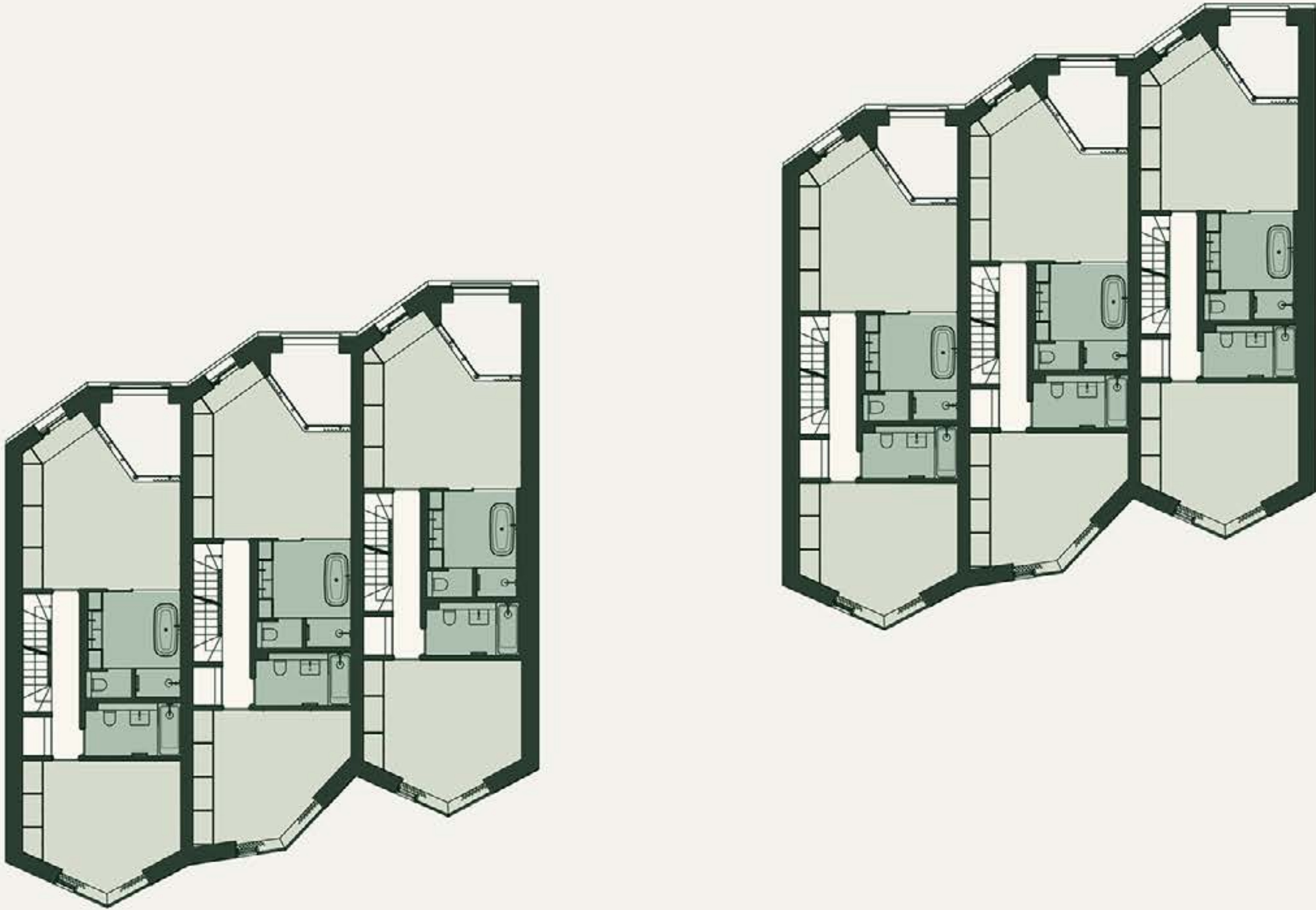
FLOOR PLANS



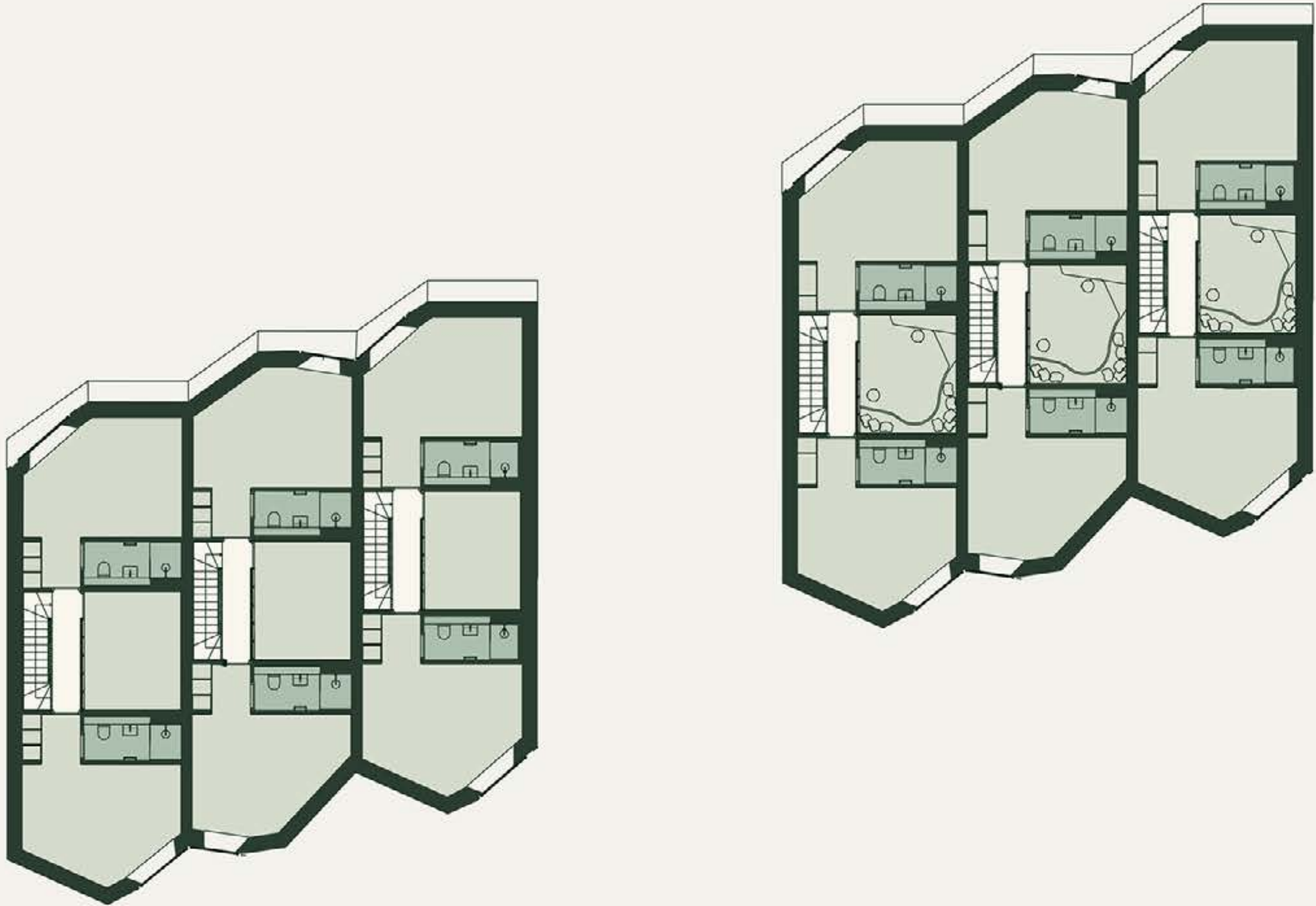
- Habitable Room
- Circulation
- Bathroom



- Habitable Room
- Circulation



- Habitable Room
- Circulation
- Bathroom



- Habitable Room
- Circulation
- Bathroom

LANDSCAPE PLAN

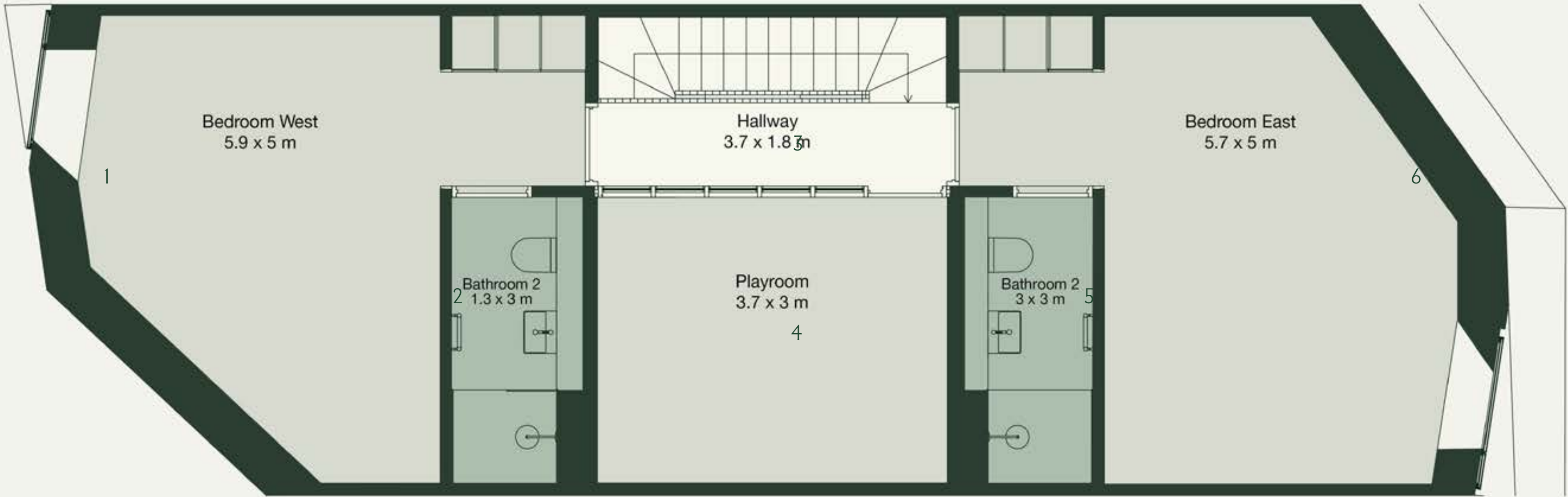


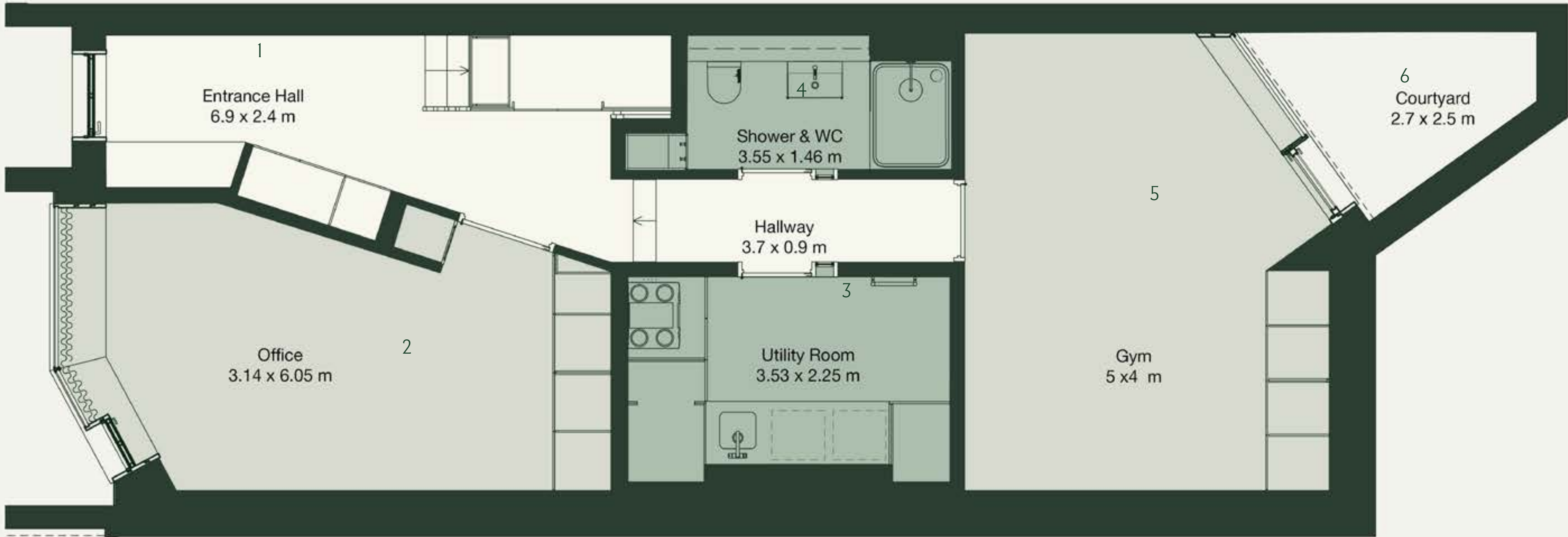
- 1 House 1 — 9A
- 2 House 2 — 9B
- 3 House 3 — 9C
- 4 House 4 — 7A
- 5 House 5 — 7B
- 6 House 6 — 7C

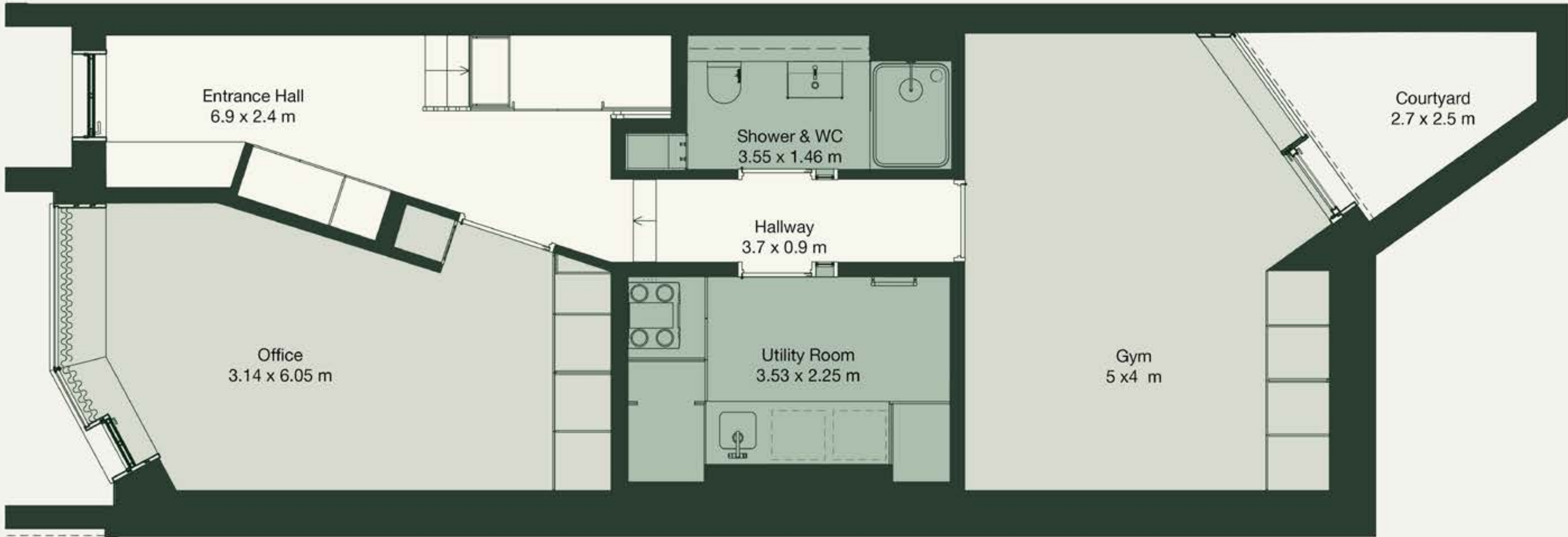
















FOUNTAIN DRIVE	GIA	LEVEL	BEDROOMS	BATH	AMENITY	CAR PARKING
House 1 — 9A	3,200 sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	1,950 sqft Private Garden	1 Garage Parking Space
House 2 — 9B	3,250 sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	1,150 sqft Private Garden	1 Garage Parking Space
House 3 — 9C	3,250 sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	2,450 sqft Private Garden	1 Garage Parking Space
House 4 — 7A	3,200 sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	2,400 sqft Private Garden	1 Garage Parking Space
House 5 — 7B	3,250sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	900 sqft Private Garden	1 Garage Parking Space
House 6 — 7C	3,300sqft	4 Levels	5-6 Bed	2 Bath, 3 En-suite	2,200 sqft Private Garden	1 Garage Parking Space
Total Area:	19,450 sqft					

THE EDITION GROUP

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