

ESTABLISHED 1920s - REFINED 2026

FW
FRANKHAM
WALK
DEPTFORD

 Peabody



FW
FRANKHAM
WALK
DEPTFORD

F



ESTABLISHED 1920

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An architecturally led redevelopment, Frankham Walk embraces the character of the former school, blending historic detail with contemporary design

REFINED 2026

Discover a distinctive new community of 1, 2, 3 & 4-bedroom homes - a landmark redevelopment on the site of the former Frankham School, Deptford





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Computer generated artist impression of the Regency residence

CHAPTER ONE

DEVELOPMENT

Dating back to 1920, the historic school building has been meticulously restored, preserving its heritage while defining the architectural identity of the development.





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Frankham Walk occupies the sensitively converted buildings of the old Tidemill Primary School, which have stood on this site for over 100 years. Schools of the era were built with generous proportions and large windows designed to maximise natural light. The transformation has made the most of those qualities, while retaining eye-catching original details – among them the carved stone boys' entrance lintel and the School Board for London initials high on the façade.



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Masterclass in **DESIGN**

The development creates a new urban neighbourhood in the heart of Deptford. A new landscaped square is the focal point for the development, which is overlooked by the new homes. The high quality landscape retains many of the existing mature trees and allows permeable pedestrian access which knits the scheme into its existing surroundings.

The larger buildings look into the site, framing the green space and defining the new route. Smaller buildings then tie the design back into the surrounding streets. The two former school buildings have been converted into residential use and continue the street frontage of Frankham Street. This existing streetscape is complemented by new buildings, which use similar high quality materials.

Robert Squibb, PRP



THE SHARD &
LONDON BRIDGE

THE CITY
OF LONDON

CANARY
WHARF



DEPTFORD STATION



Perfectly POSITIONED

All three of London's major business districts are within easy reach of your new home. London Bridge is seven minutes by train – step off and you're a short walk from Borough Market, The Shard and the South Bank. Canary Wharf, twelve minutes via DLR, now offers almost as much by way of restaurants, bars and independent retail as it does office space. When you need to reach the heart of the City quickly, Bank Station is just over twenty minutes away.



CHAPTER TWO

LOCATION



- KEY**
- National Rail
 - Dockslands Light Railway
 - Jubilee Line
 - Elizabeth Line
 - Windrush Line



A city of

DISTINCTION



The perfect **EMPLACEMENT**

Living at Frankham Walk puts you a short walk from some of the finest early Georgian streets in south-east London. Albury Street, built in the early 1700s for figures connected to the Royal Dockyard, remains cobbled, largely intact and rich in early Georgian character. Nearby, St Paul's Church – designed by Thomas Archer and completed in 1730 – stands as one of the great Baroque churches in the country. Just to the east lies Greenwich, with the Royal Observatory, the Wren-designed riverfront of the Old Royal Naval College, and Greenwich Park, which has been fully open to the public since 1830.



Effortless NAVIGATION

Your new home is superbly connected. Deptford Station offers Southeastern and Thameslink services to London Bridge and beyond, while nearby Deptford Bridge DLR provides swift links to Canary Wharf, Bank and Stratford. New Cross also gives you access to the Windrush line for Shoreditch High Street, Dalston Junction and Highbury & Islington, while Greenwich Pier offers Uber Boat by Thames Clippers services along the Thames. If you are travelling on two wheels, Cycleway 4 runs through Deptford, linking Greenwich to the east and London Bridge and central London to the west.



National Rail
DEPTFORD STATION
2 MINS WALK FROM
FRANKHAM WALK

GREENWICH
STATION
2 MINS

LONDON BRIDGE
7 MINS

FARRINGDON
18 MINS

KING'S CROSS
ST PANCRAS
23 MINS



DLR
DEPTFORD BRIDGE STATION
5 MINS WALK FROM
FRANKHAM WALK

LEWISHAM
3 MINS

CANARY WHARF
12 MINS

BANK
23 MINS

GREENWICH
STRATFORD
32 MINS



Windrush Line and National Rail
NEW CROSS STATION
10 MINS WALK FROM
FRANKHAM WALK

SHOREDITCH
HIGH STREET
16 MINS

DALSTON
JUNCTION
22 MINS

HIGHBURY &
ISLINGTON
31 MINS

CLAPHAM
JUNCTION
34 MINS



TFL River
GREENWICH PIER
22 MINS WALK FROM
FRANKHAM WALK

LONDON BRIDGE
23 MINS

BANKSIDE
27 MINS

WATERLOO
EYE PIER
39 MINS

BATTERSEA
POWER STATION
53 MINS



FROM
FRANKHAM
WALK

GREENWICH
PARK
8 MINS

PECKHAM RYE
15 MINS

THE O2
19 MINS

BANK
24 MINS

BARS

- 1 The Lucky Anchor
- 2 Badger Badger
- 3 The Dog & Bell
- 4 The Wolf's Tavern
- 5 The Gipsy Moth

RESTAURANTS

- 11 Monika
- 12 KiliG
- 13 Marcella
- 14 Klose and Soan
- 15 The Watergate

SHOPPING

- 21 Greenwich Market
- 22 Deptford Market Yard
- 23 Outlet Shopping at The O2
- 24 Greenwich Peninsula
- 25 Greenwich Shopping Park

FITNESS & LEISURE

- 6 Wavelengths Leisure Centre
- 7 FitFunActive
- 8 Meridian Fitness
- 9 The Gym Group
- 10 The Commando Temple







WELLBEING

- 16 INYO Fit
- 17 Wellness by Gabrielle
- 18 Mode Studio
- 19 The Greenwich Spa
- 20 MoreYoga

ARTS & CULTURE

- 26 Queen's House
- 27 National Maritime Museum
- 28 Trinity Laban Conservatoire of Music and Dance
- 29 The Albany Theatre
- 30 Cockpit

KEY

-  National Rail
-  Docklands Light Railway
-  Jubilee Line
-  Elizabeth Line
-  Windrush Line
-  Supermarket





Always **EVOLVING**

Deptford has been a place of arrivals for centuries. Henry VIII founded the Royal Dockyard here in 1513, and by the early 17th century the East India Company was fitting out its merchant ships on Deptford Creek. After the dockyard closed, the site became the Foreign Cattle Market, helping to feed a growing London. In the decades after World War II, Caribbean communities became part of Deptford's modern identity, and the area later welcomed many Vietnamese refugees in the 1970s and 1980s. Each community made new contributions to the market, to local businesses, and to the local cuisine ensuring this is now a truly cosmopolitan place to be.



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Deptford's vibrant, multicultural community has long influenced its local food culture.

Today, the area's diverse population inspires a rich culinary scene, with restaurants and markets reflecting the flavours and traditions brought by generations of residents. This flourishing mix of cultures continues to shape and celebrate Deptford's food story.



A graduate of

SOPHISTICATED

Deptford has helped feed London for centuries. What once passed through its yards as stores and provisions now lives on in Deptford High Street and Deptford Market Yard, where independent kitchens, wine bars and restaurants, and long-established food cultures sit comfortably side by side. It is a dining scene with real depth and sophistication, shaped by the neighbourhood's long history of trade, movement and cultural exchange.



Deptford Florist

Your daily TRADE ROUTE

Deptford's shopping scene is full of local character. Along Deptford High Street and around Deptford Market Yard, specialist coffee roasters, florists, fruit stalls, record shops and other independent businesses sit side by side. Elsewhere Coffee brings expertly sourced beans and a roastery brew bar to the neighbourhood – an ideal place to pause in your search for the unexpected.



Deptford Market

Trading on Deptford High Street on Wednesdays, Fridays and Saturdays, Deptford Market remains one of the area's great attractions. Fresh fish, fruit and vegetables sit alongside food from across the world, clothing, fabric and household goods, while nearby Douglas Way is known for bric-a-brac and second-hand finds.



Deptford Does Art

Based at 28 Deptford High Street since 2017, Deptford Does Art is part gallery, part shop and part creative hub. It champions local artists, makers and designers through their prints, ceramics, jewellery, cards and homeware, making it one of the area's most distinctive addresses for gifts, objects and contemporary crafts.

From flowers and fruit to vinyl and art, Deptford has a wonderful array of independent shops and traders to explore.

Upside Down Records

This is a shop that brings real specialist character to the neighbourhood. It sells second-hand vinyl, cassette tapes and CDs, alongside a curated selection of new independent releases, and also deals in hi-fi and DJ equipment. For collectors and casual browsers alike, it is the kind of place that rewards an unhurried visit.



Deptford Florist

Deptford Florist has served the SE8 community for over 15 years. Hand-tied bouquets, seasonal arrangements and same-day local delivery are offered with extremely friendly service, making it equally perfect for a last-minute gift, flowers for the dinner table, or bouquets for special occasions

Deptford has long attracted artists, makers and performers, and that creative life remains part of the neighbourhood's everyday fabric. On Creekside, Cockpit is a major centre for contemporary craft, with recently renewed spaces, a public craft garden and twice-yearly Open Studios. The Albany brings performance and live culture into the heart of the area, while Trinity Laban continues its long association with music and dance at the highest level.

The arts DISTRICT

Mind, body & SPIRIT

From facials and massage to acupuncture, herbal remedies and mindful movement, the area offers many ways to support your wellbeing close to home.

The Greenwich Spa

A popular choice for treatment-led wellbeing, The Greenwich Spa offers facials, massage, advanced skin treatments and laser services in a calm Greenwich setting. It is ideal for both routine appointments and the occasional longer reset, adding a contemporary spa element to the area's wider mix of holistic and restorative wellbeing.



Twinkle Park Trail, Deptford



Restorative treatments, holistic therapies and everyday wellbeing, all close to home.

F

Wellness by Gabrielle

Wellness by Gabrielle offers a quieter, more individual strand of wellbeing, with acupuncture, naturopathy, Reiki and holistic facials from a Greenwich practice. The approach is personal rather than prescriptive, considering your physical, emotional and longer-term balance together.



Peak **FITNESS**

For sport and fitness, the options nearby are strong. Wavelengths combines a gym, swimming pool and classes under one roof, PureGym Greenwich adds the flexibility of 24/7 access, and The Commando Temple brings a more specialist, strength-led approach. Together, they make it easy to fit movement into the week, whether that means lengths in the pool, a regular workout or more focused training.



Commando Temple Gym, Deptford

Stillness **AMONGST THE MOVEMENT**

Greenwich Park – 183 acres of Royal Park, part of the Maritime Greenwich UNESCO World Heritage Site and home to the Royal Observatory – offers you one of London's great panoramic views. Just beyond it lies Blackheath, a famously broad sweep of open common, with grassland, long sightlines and room to stretch out. Between them, Frankham Walk is exceptionally well placed for the kind of green spaces that add so much to your everyday quality of life.



Twinkle Park Trail, Deptford



A place to **THRIVE**

Families at Frankham Walk are well served by an excellent range of educational opportunities in the local area. Nearby primary schools, including Tidemill Academy and St Joseph's Catholic Primary School, were most recently inspected as 'Good' by Ofsted, alongside secondary schools such as Addey and Stanhope School and Deptford Green School. Higher education is close at hand too, with Goldsmiths, University of Greenwich and University of London just a short journey away. It's reassuring to have such a strong choice of schools and universities on your doorstep.



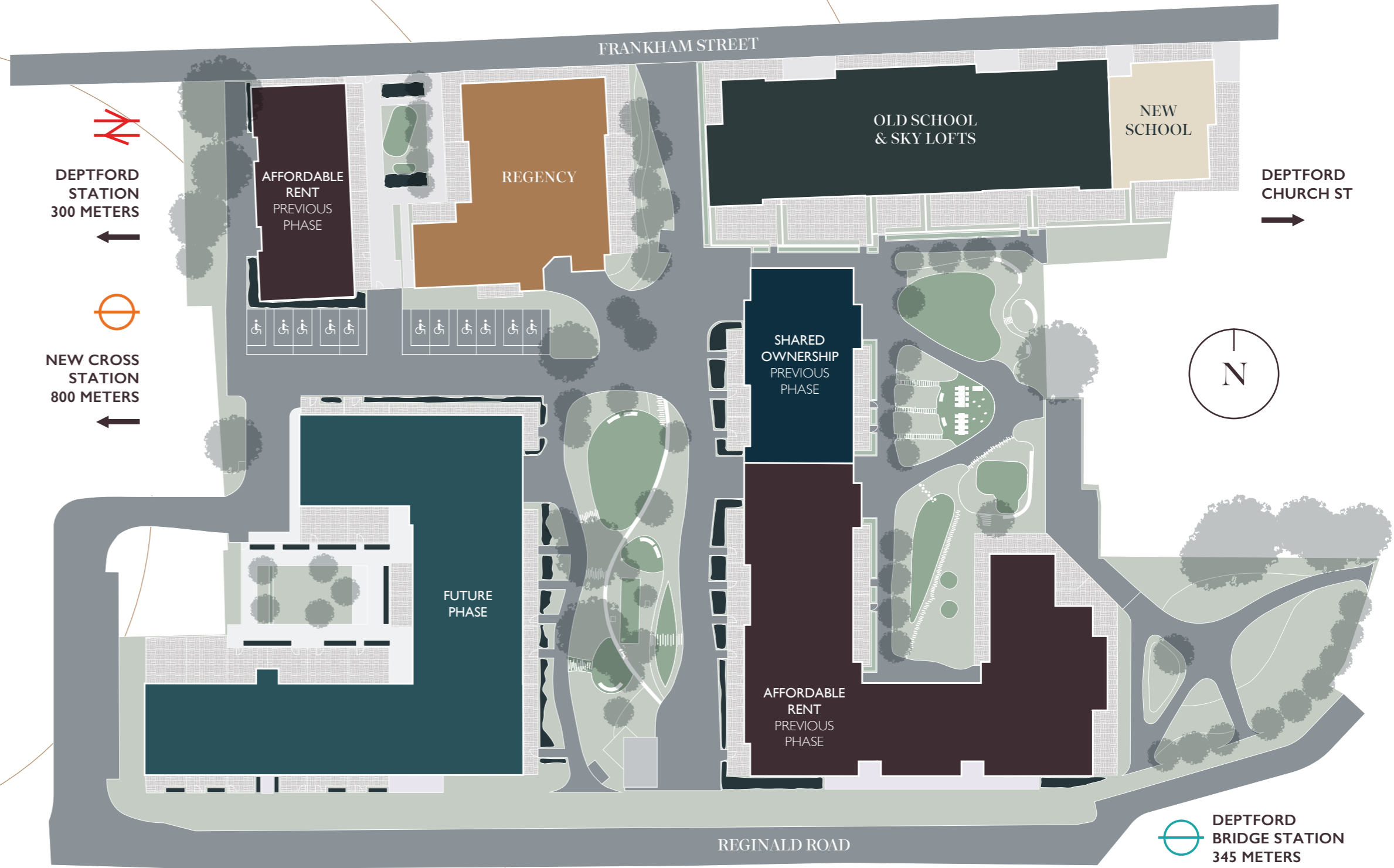
Computer generated artist impression of the Regency residence

CHAPTER THREE

RESIDENCES

A blend of modern design with historic charm. Two former school buildings, expertly regenerated, preserving their original features while offering contemporary living spaces. These are complemented by sleek new-build apartments, creating a unique mix of old and new architecture for stylish, modern homes.

Residence SITE PLAN



Siteplan not to scale. Tenures may be subject to change. Landscaping is indicative only.



Computer generated artist impression

OLD SCHOOL

The Old School apartments are set within a beautifully restored Victorian school building, preserving the rich character and architectural heritage of the original frontage along Frankham Street. Generous proportions, large windows and carefully retained period detailing celebrate the building's historic past, while thoughtfully integrated contemporary finishes bring comfort and ease to modern living. Blending timeless craftsmanship with refined new design, the building forms a distinctive connection between the site's heritage and its new residential chapter.









Computer generated artist impression

NEW SCHOOL

The New School introduces a bold contemporary presence to the heart of the development, bringing striking modern architecture to this evolving neighbourhood. Overlooking the central square, the building's elegant lines and refined materials create a distinctive landmark that sits effortlessly alongside the area's historic character. Designed to shape a vibrant new public realm, it offers beautifully crafted, light-filled homes where considered interiors and generous spaces support a sophisticated modern lifestyle.



Computer generated artist impression. Car parking not included.



Computer-generated artist impression

SKY LOFTS

Perched atop the Old School, the Sky Lofts introduce a striking new rooftop addition that beautifully complements the historic building below. These elevated homes offer a refined contemporary living experience, defined by expansive glazing, generous proportions and far-reaching views across the neighbourhood. Filled with natural light and thoughtfully designed throughout, the Sky Lofts bring a distinctive modern character to this landmark setting while celebrating the heritage and craftsmanship of the original architecture.







Computer generated artist impression



Computer generated artist impression

REGENCY

Regency represents a second sensitively restored school building within the development, continuing the established streetscape with its period façade and architectural rhythm. Like the Old School, it balances preservation with renewal, offering distinctive homes that celebrate original features while embracing contemporary standards.





IW

82



Computer generated artist impression of a typical bathroom at Frankham Walk

Residence SPECIFICATION

Kitchen

Traditional shaker-style kitchen units

Silestone quartz worktops with polished edges

White gloss porcelain tiled splashback

Soft close drawers and cupboards

Ceramic farmhouse sink

Brushed steel mixer tap

Integrated Bosch appliances including:

- Electric single oven
- Induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Built in microwave

Freestanding washing machine housed within utility cupboard

Integrated waste and recycling bin

Feature pendant lighting to selected layouts

LED under cabinet task lighting

Bathroom & En Suite

Contemporary white sanitaryware throughout

Framed glass bath screen

Thermostatic shower with rainfall style shower head

Hansgrohe chrome taps and shower fittings

Wall-mounted mirrored storage cabinet with integrated shaver socket

Co-ordinated porcelain wall tiling in white gloss or marble effect finish

Slip resistant floor tiling

Heated chrome towel rail to all bathrooms and en suites

Interior Finishes

Wood-effect Amtico vinyl flooring to living, kitchen and hallway areas

Carpet to bedrooms

Painted white walls and ceilings throughout

Contemporary brushed metal door furniture

Square edged skirting boards and architraves

Stained timber thresholds

Electrical & Lighting

LED downlights throughout the apartment

Video entry system

Data and multimedia points to living areas and bedrooms

Heating & Comfort

Underfloor heating throughout the apartment

Electric chrome towel radiators to bathrooms and en suites

Storage

Fitted wardrobe to principal bedroom with shelf and hanging rail

Built-in storage provided where layouts allow

Communal Areas

Secure entrance lobby with contemporary tiled finishes

Co-ordinated lighting and finishes throughout shared spaces

Peace of Mind

Long lease period

12 year NHBC warranty

2 year defect period from practical completion

The specification is correct at the time of publication but may be subject to change as construction progresses. Images are indicative of the intended quality and style and may not reflect the final fixtures, fittings or furnishings.

CHAPTER FOUR

More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.



Find @PeabodyNewHomes on



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 109,000 homes and around 220,000 residents across London and the Home Counties.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



Scan here to find out more

*2024/25 Annual Report



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



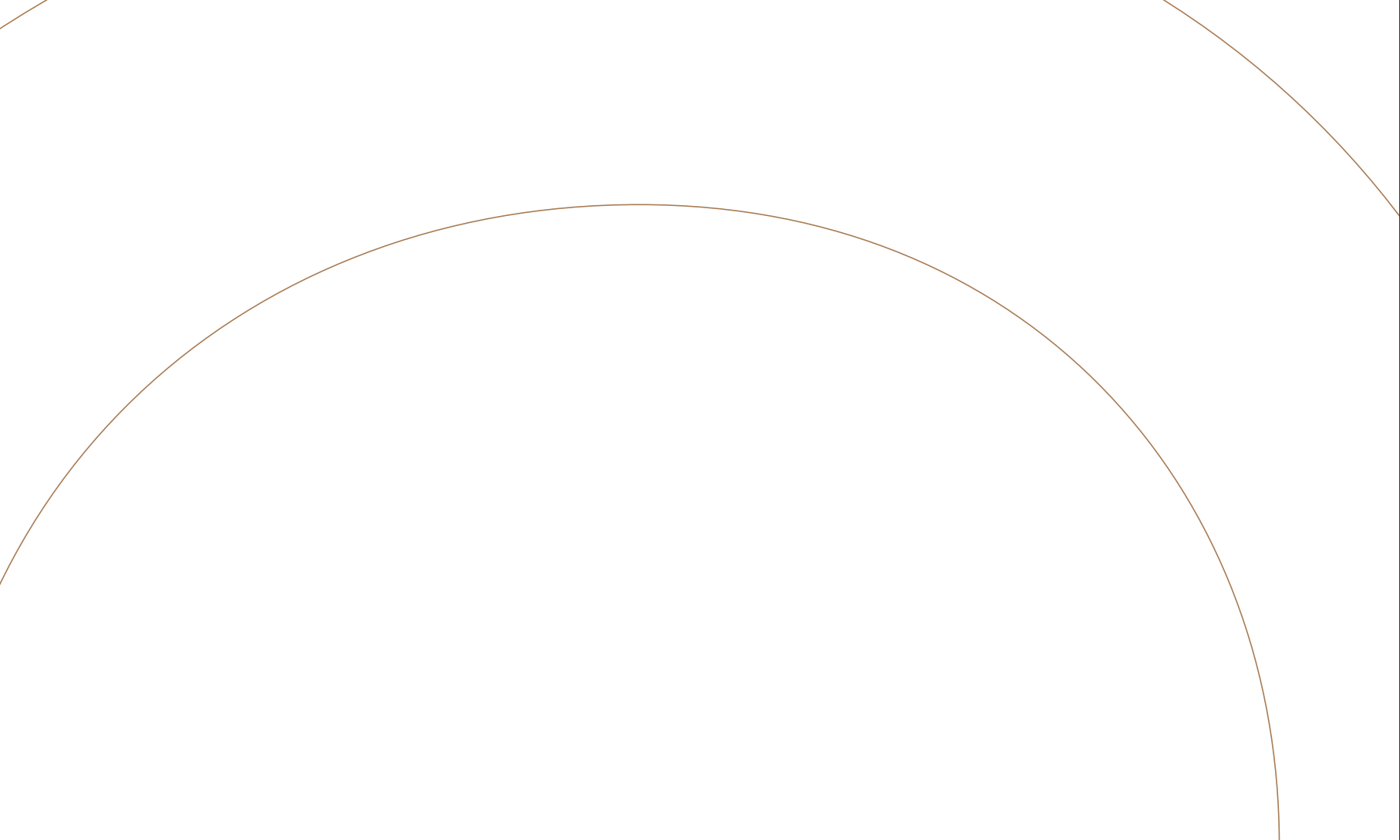
SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.



Scan here to find out more





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