

A row of colorful, conical ventilation stacks on a rooftop with solar panels. The stacks are arranged in a line, receding into the distance. Each stack has a circular opening at the top, and the top part is colored in various shades like red, yellow, green, and blue. The stacks are mounted on a roof with solar panels in the foreground. The background shows a clear blue sky with some clouds and a distant landscape with trees and buildings.

# BEDZED

Galleried studio apartments at Bedzed, the innovative **zero (fossil) energy development** by the Peabody Trust at Beddington, Sutton.



# HOME OR OFFICE... GALLERIED STUDIO APARTMENTS

It is predicted that by 2006 over 30% of the UK workforce will work from home. Bedzed gallery mews apartments are designed to provide workspace with the option of integral but separated living space for people who need their own space to work and live.

[CLICK TO SEE A 360° TOUR OF THE SHOW APARTMENT](#)

## MORTGAGE FINANCE

There are a range of mortgage finance options available for work/live properties. Please refer to an independent financial advisor.

(Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.)



# UNSUSTAINABLE FUTURE... ZERO (FOSSIL) ENERGY DEVELOPMENT



A sustainable future relies on reducing CO2 emissions. At Bedzed this means using recycled, reclaimed and renewable building materials, making use of passive solar design as well as photovoltaic panels, ensuring high levels of thermal mass and insulation and incorporating water recycling.





## **INTEGRATED PHOTOVOLTAIC PANELS**

Not add-ons but integral in the structure of south-facing facades and terrace roofs. Across the scheme PV panels collect enough power to run 40 electric vehicles for 10,000 annual miles each.

## **PASSIVE SOLAR DESIGN**

Buildings are orientated for passive solar gain and employ high levels of thermal mass and super insulation to prevent overheating in summer and store warmth in winter.

## **COMBINED HEAT AND POWER PLANT**

Fuelled by tree surgery waste from the Boroughs of Sutton and Croydon, the plant is intended to provide the bulk of Bedzed's heat and electricity.

## **PASSIVE STACK VENTILATION**

Distinctive rotating wind cowls use wind power to naturally ventilate the units in an innovative system of passive ventilation.

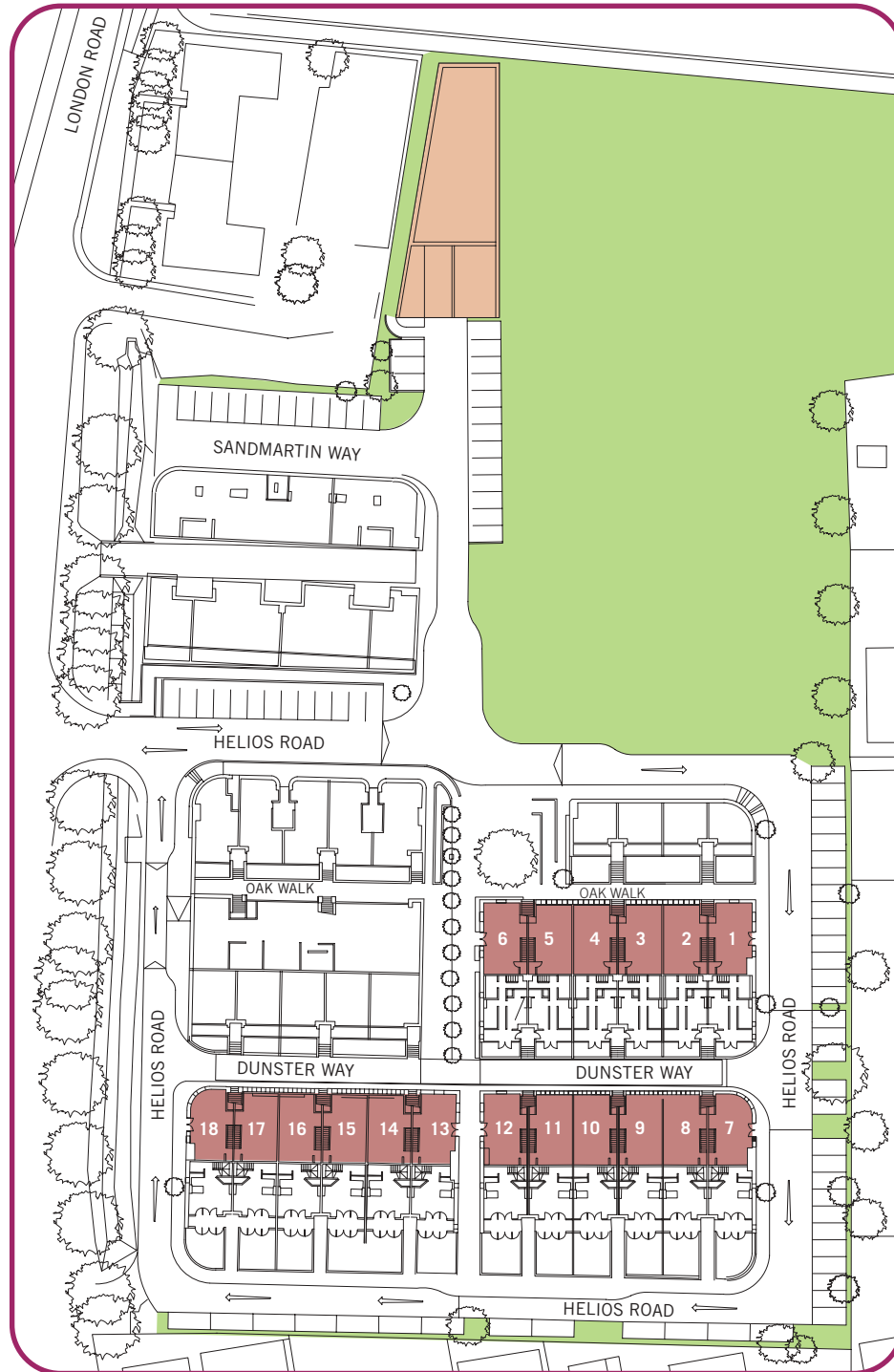
## **WATER CONSERVATION**

It is predicted that 18% of Bedzed's water consumption will be met by collected rainwater. Water is stored in underground tanks and filtered before use in WC flushing and garden irrigation.

## **GREEN TRANSPORT PLAN**

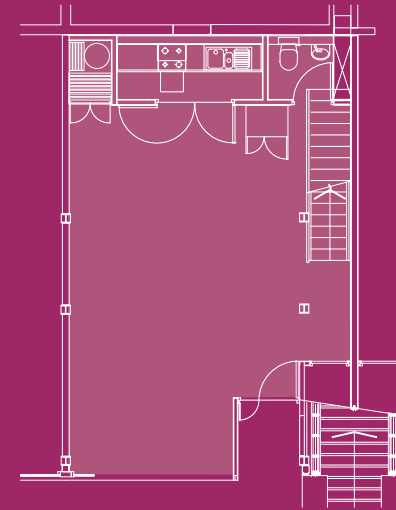
Aims to supplement excellent public transport links with a proposed car pool, bulk home deliveries and links to an existing cycle network. Secure cycle storage and repair facilities are provided on site.



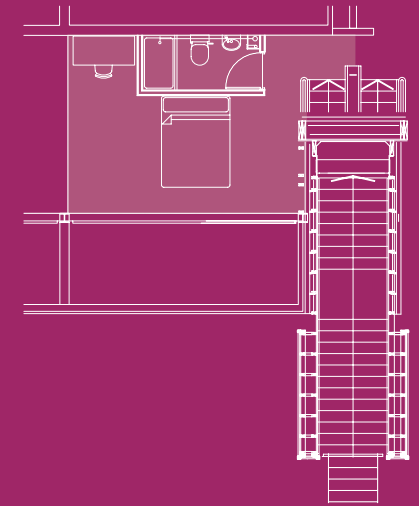


## FLOORPLANS

**GROUND FLOOR** 23.00m<sup>2\*</sup>



**MEZZANINE** 23.00m<sup>2\*</sup>



**TYPICAL UNIT** 79.90m<sup>2\*</sup>

All units are arranged over ground and mezzanine levels with entrance and main living area on the ground floor.

\*Unit 1 only Ground floor 54.40m<sup>2</sup>  
Mezzanine 23.00m<sup>2</sup> Total 77.40m<sup>2</sup>

## COMMUNICATIONS

Each work/live unit incorporates two broadband outlets as standard.

## CAR OWNERSHIP AND PARKING

BedZED encourages low car ownership through the use of car hire clubs and aims to establish an electric car pool for short distance travel. Parking spaces at BedZED are allocated according to a priority list.

[CLICK TO SEE A 360° TOUR OF THE DEVELOPMENT](#)



# SUBURBAN OR URBAN? BEDZED

Neither sleepy suburbia nor frenetic city centre, the Bedzed community incorporates a range of housing types as well as 18 gallery mews apartments and commercial facilities. A lively and thriving work community will share on site facilities with residents and visitors.







## ON SITE AMENITIES

The 82 homes and 1,600m<sup>2</sup> workspace at Bedzed are supported by facilities including a sports pitch, clubhouse and possibly local childcare facilities. A shop and cafe are also planned for the site.

## TRANSPORT

Nearby Hackbridge and Mitcham Junction stations serve Victoria, Charing Cross and London Bridge. There are frequent local bus services as well as the new Croydon-Wimbledon tram link.

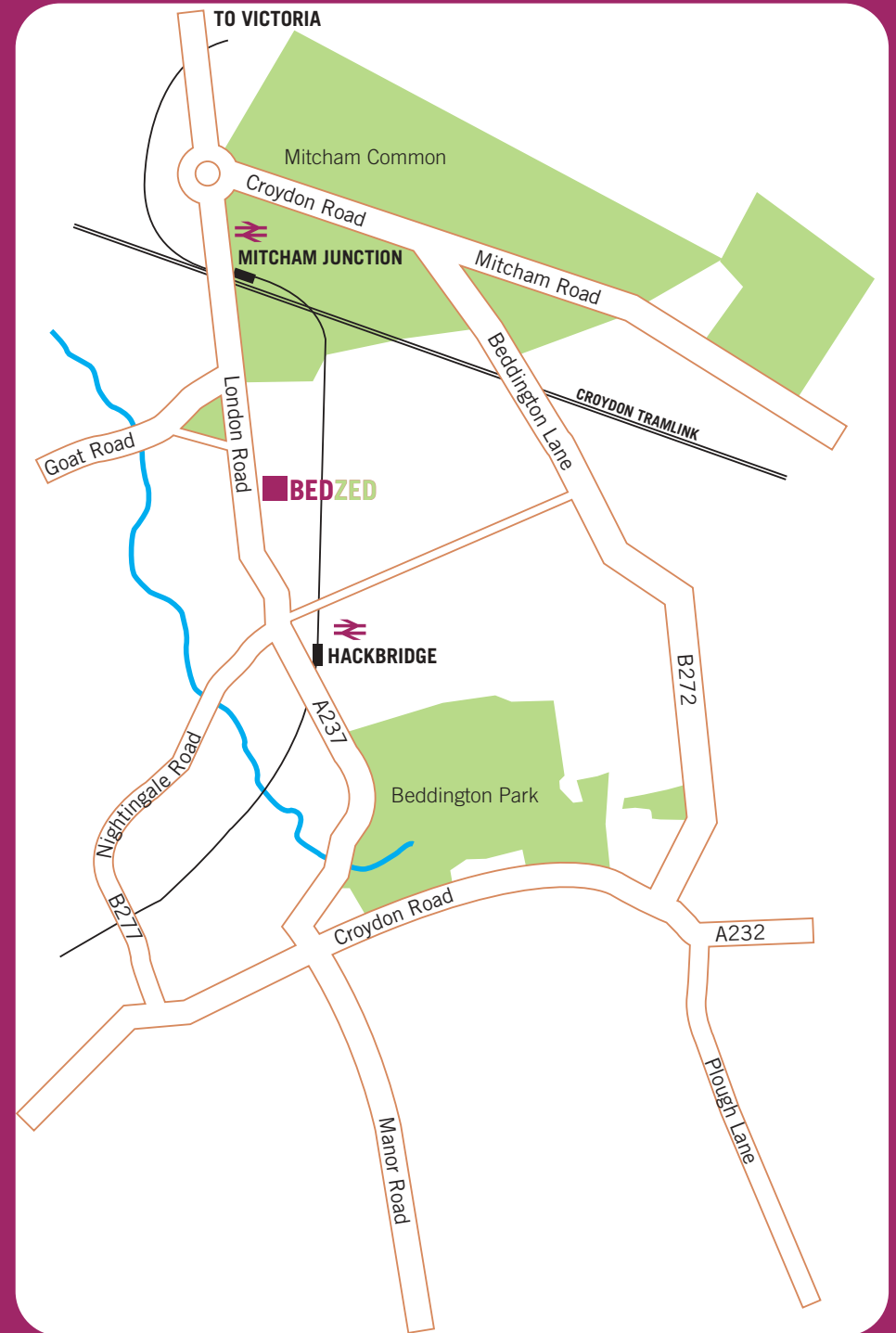


## LOCAL AMENITIES

Local shops and a Post Office are located at Hackbridge. Shopping facilities at Mitcham, Croydon and Sutton are easily accessible by public transport.

## LOCATION MAP

Bedzed is located on the London Road (A237) between Mitcham and Wallington in the London Borough of Sutton.



CONTACT

 BACK

call **020 7021 4496**  
or visit [www.bedzed.org.uk](http://www.bedzed.org.uk)

[CLICK HERE TO REQUEST MORE DETAILS](#)



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# YOUR DETAILS

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