



LIGHTMAKERS

LONDON SE26

BARRATT
— LONDON —



LIGHTMAKERS
LONDON SE26

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GREEN SPACES

Discover an abundance of nearby green spaces, from the landscaped beauty of Crystal Palace Park and Mayow Park to the wild woodlands and open water of Beckenham Place Park — all just a short walk or cycle away.

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EDUCATION

From top-rated local schools to world-renowned universities, Sydenham offers exceptional educational opportunities at every stage.



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WHY CHOOSE BARRATT LONDON?

With award-winning customer service, NHBC-backed warranties, and a proven track record for quality, Barratt London delivers homes you can trust for a lifetime.



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LIGHTMAKERS
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WELCOME

STEP INTO LIGHTMAKERS, A FRESH NEW
COMMUNITY IN BELL GREEN, SYDENHAM,
DESIGNED FOR MODERN LIFE.

Located just a short walk from vibrant Sydenham Road, Lightmakers puts independent shops, artisan makers and essential services right on your doorstep, while excellent transport links bring everything else within easy reach.

This exciting development offers modern, thoughtfully planned one, two and three-bedroom apartments that are perfect for first-time buyers and growing families.

Here, urban style meets welcoming community, creating the ideal backdrop to your life in one of the world's greatest cities.



A LEGACY

RENEWED

INDUSTRIAL HERITAGE

Lightmakers stands on the historic Bell Green Gasworks site, once the thriving heart of London's gas production. Founded in the 1850s, the gasworks played an essential role in powering local homes and illuminating city streets, leaving a lasting imprint on the area's identity.

Today, Lightmakers continues that legacy of energy and illumination, transforming a site of industry into a place to live, connect and thrive.

COMMUNITY SPIRIT

Standing proudly beside Lightmakers is Livesey Memorial Hall, built in 1911 to honour Sir George Livesey, an influential figure in London's industrial past. Originally serving as a community and social centre for gasworks employees, it continues to symbolise local pride and connection.



Livesey War Memorial



Livesey War Memorial

HONOURING THE INDUSTRIAL PAST WHILE SHAPING A COMMUNITY FOR THE FUTURE - WHERE NEW BEGINNINGS ARE BUILT ON HISTORIC FOUNDATIONS.



Gas Holders Nos. 7 and 8 in 1932



Entrance to the Bell Green Gasworks, 1932



1850s

Establishment of Bell Green Gasworks, central to South London's growth.



1911

Livesey Memorial Hall built as a community space.



1968

Gas production ceases as energy evolves. The site begins its gradual transition from industry to retail and regeneration.



LIGHTMAKERS
LONDON SE26

2026

New beginnings marked by the creation of Lightmakers.



DISCOVER

SE 26

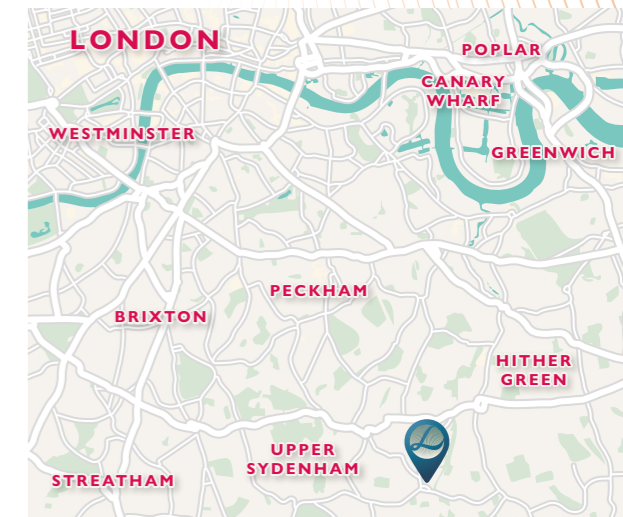
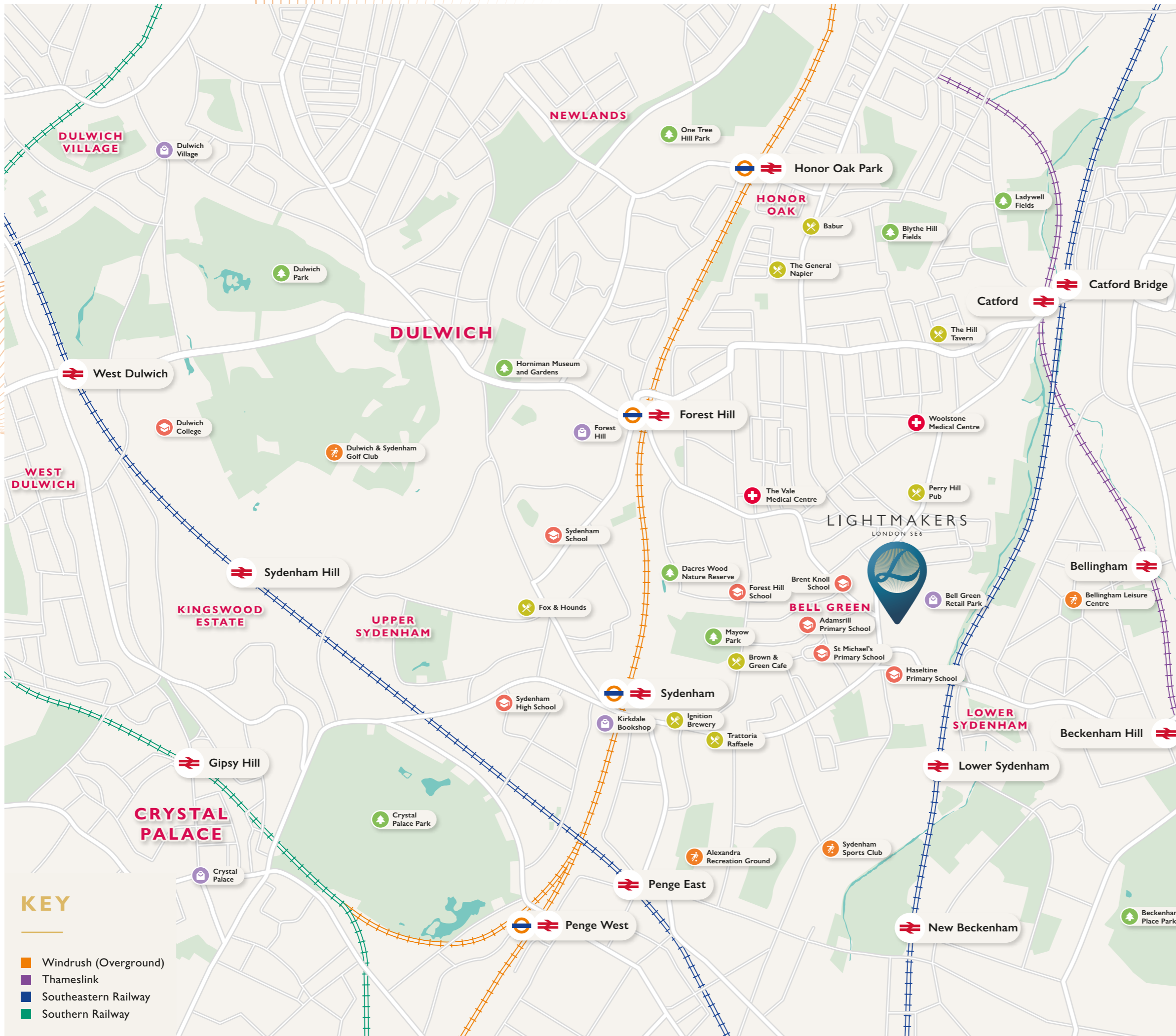
SYDENHAM



NESTLED IN THE VIBRANT HEART OF SOUTH-EAST LONDON, SYDENHAM IS A THRIVING NEIGHBOURHOOD THAT SEAMLESSLY COMBINES LEAFY CHARM WITH THE BUZZ OF URBAN LIVING.

Known for its strong sense of community and welcoming atmosphere, Sydenham is a place where locals greet each other by name and newcomers quickly feel at home. The area is alive with the energy of independent shops, artisanal cafés, and diverse restaurants offering everything from cosy brunch spots to global cuisine.

Despite its tranquil, almost village-like feel, Sydenham is extremely well-connected - regular train and Overground services make commuting into central London fast and effortless. It's this rare balance of convenience and calm, character and connectivity, that makes Sydenham such a desirable place to live.



RETAIL

Bell Green Retail Park	3 mins	🚶
Kirkdale Bookshop	21 mins	🚶
Forest Hill	25 mins	🚶
Crystal Palace	12 mins	🚲
Dulwich Village	20 mins	🚲

FOOD & DRINK

Perry Hill Pub	10 mins	🚶
Brown & Green Café	11 mins	🚶
Trattoria Raffaele	16 mins	🚶
Ignition Brewery	18 mins	🚶
Fox & Hounds	27 mins	🚶
The Hill Tavern	27 mins	🚶
The General Napier	28 mins	🚶
Babur	30 mins	🚶

EDUCATION

Brent Knoll School	4 mins	🚶
St Michael's Primary School	5 mins	🚶
Adamsrill Primary School	6 mins	🚶
Haseltine Primary School	7 mins	🚶
Forest Hill School	20 mins	🚶
Sydenham School	26 mins	🚶
Sydenham High School	28 mins	🚶
Dulwich College	17 mins	🚲

GREEN SPACES

Mayow Park	12 mins	🚶
Dacres Wood Nature Reserve	18 mins	🚶
Blythe Hill Fields	25 mins	🚶
Beckenham Place Park	27 mins	🚶
Ladywell Fields	29 mins	🚶
Crystal Palace Park	8 mins	🚲
Horniman Museum and Gardens	10 mins	🚲
One Tree Hill Park	12 mins	🚲
Dulwich Park	15 mins	🚲

LEISURE

Sydenham Sports Club	16 mins	🚶
Bellingham Leisure Centre	22 mins	🚶
Alexandra Recreation Ground	24 mins	🚶
Dulwich & Sydenham Golf Club	18 mins	🚲

HEALTH

The Vale Medical Centre	12 mins	🚶
Woolstone Medical Centre	17 mins	🚶

ON YOUR DOORSTEP

LIGHTMAKERS PUTS EVERYDAY ESSENTIALS RIGHT AT YOUR DOORSTEP.

As well as proposed retail and café space within the development itself, Bell Green Retail Park plays home to major shopping brands just moments away. Nearby Sydenham Road also offers a vibrant mix of independent cafés, restaurants and retailers.

SHOP

Bell Green Retail Park ensures your essentials are always within easy reach. But if you're in the mood for something unique, Sydenham's high street offers an inspiring alternative. Discover handpicked fashion and homewares at Jill, a thoughtfully curated lifestyle store, or browse the charming gifts and stationery at Kirkdale Bookshop, a beloved independent treasure trove. Vintage lovers will enjoy Forest Hill's retro boutiques, just a short walk away, full of one-of-a-kind finds and pre-loved gems.



WINE

Relax into Sydenham's easy going charm with a laid-back drink at The Dolphin - a friendly local favourite known for its warm vibe, classic pints, and a spacious beer garden that shines in the summer. For a cosy atmosphere, The Fox & Hounds offers stunning Sunday roasts and weekly quiz nights, while Ignition Brewery brings something truly special with craft beer brewed, all in a welcoming, community-first taproom. Whether you're after a quiet pint, a sunny garden session, or a meaningful place to unwind.



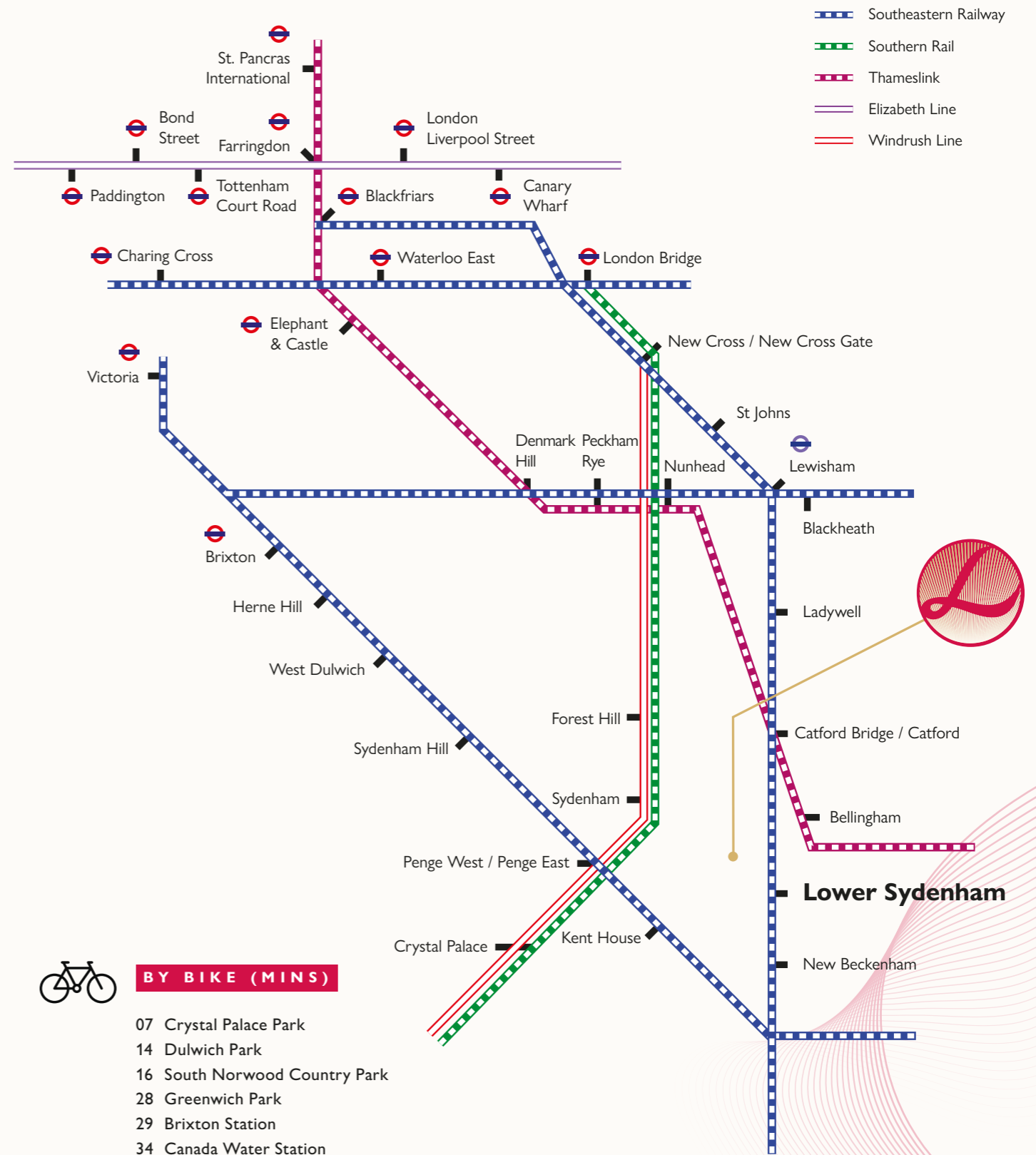
DINE

Eat your way through Sydenham, starting with the beloved Brown & Green Café nestled in the heart of Mayow Park - perfect for artisan coffee, indulgent brunches, and homemade bakes in a leafy oasis. Then wander down Sydenham Road for an international flavour trail: grab freshly made wood-fired pizzas at family run Trattoria Raffaele, sample vibrant Caribbean plates at Blue Mountain, or treat yourself to modern Indian fusion at Babur, a local institution. Whether it's a cosy café catch-up, street food feast, or date-night dinner, Sydenham serves up delicious bites at every turn.



CONNECTED LIVING

With excellent transport options, Lightmakers keeps you seamlessly connected. Lower Sydenham station is just a short walk away, linking you to central London quickly and effortlessly. Numerous buses and dedicated cycling routes make the daily commute even easier.



BY BIKE (MINS)

- 07 Crystal Palace Park
- 14 Dulwich Park
- 16 South Norwood Country Park
- 28 Greenwich Park
- 29 Brixton Station
- 34 Canada Water Station



PUBLIC TRANSPORT (MINS)

FROM LOWER SYDENHAM STATION

- 15 London Bridge
- 20 Waterloo East
- 27 Charing Cross
- 38 St. Pancras International
- 38 London Victoria
- 41 London Liverpool Street
- 58 London City Airport



COLLEGES (MINS)*

- 22 Goldsmiths (By bike)
- 40 King's College (By train)
- 45 LSE (By train)
- 46 UCL (By train)
- 55 Imperial College (By train)

Travel times are approximate. Source: Google Maps.
*Travel times from Lower Sydenham Station, apart from Goldsmiths where travel time is taken from the development.

BEYOND BELL GREEN

Living at Lightmakers puts you within easy reach of some of south-east London's most exciting destinations. From lively cultural hubs to hidden neighbourhood gems, each place offers its own distinct character -giving you endless options for memorable evenings out, relaxed weekend escapes, and everything in between.

BECKENHAM

Popular for its bustling restaurants, lively evening scene and the vast Beckenham Place Park, which is ideal for picnics, outdoor fun and paddleboarding on the lake.



CRYSTAL PALACE

Experience the irresistible creativity of Crystal Palace, with independent shops, lively cafés and stunning city views.



DULWICH VILLAGE

Shop with sophistication among Dulwich Village's historic buildings, boutique shopping, art galleries, and rich culture.

GROUND ED IN GREEN

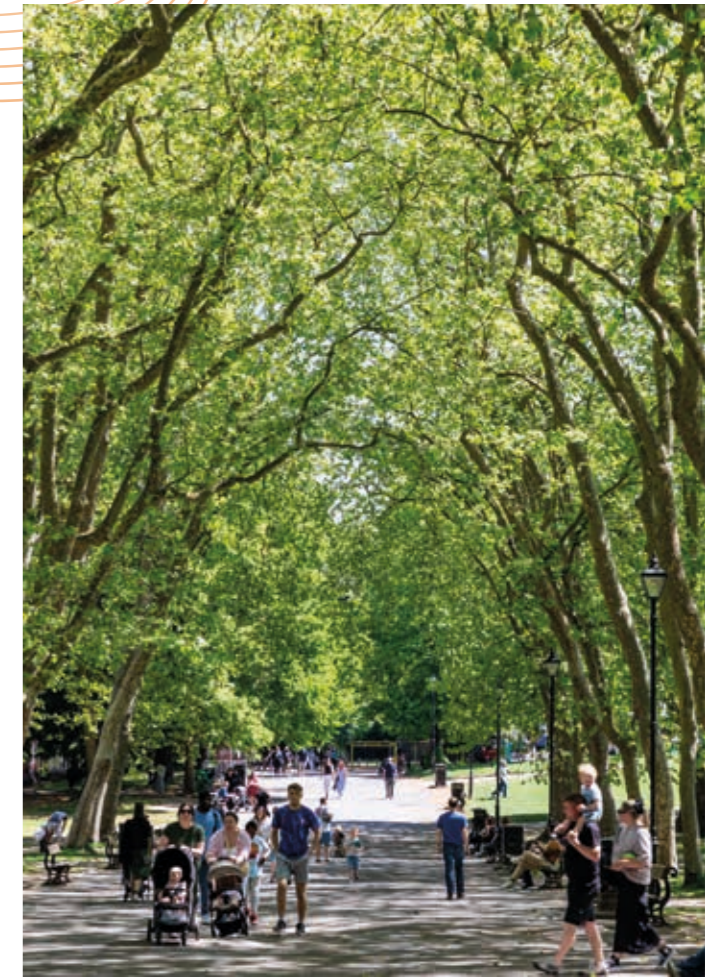
Sydenham is a haven for green spaces, offering a wealth of opportunities to relax, recharge, and enjoy the outdoors, all just minutes from your front door. Whether you're in the mood for a leisurely walk or bike ride, an invigorating jog, or even open-water swimming, you'll find a perfect spot nearby.

Mayow Park



Just a 10-minute walk away from home, Mayow Park is a delightful local gem, featuring tennis courts, playgrounds, and charming community gardens. Crystal Palace Park invites you to explore quirky Victorian dinosaur sculptures, a serene boating lake, sports facilities, and stunning panoramic views of London. Further afield, Beckenham Place Park offers an open-water swimming lake, scenic woodland trails, a BMX track, and a welcoming community café.

Crystal Palace Park



Dulwich and Sydenham Golf Club

For peaceful cycling or jogging, the Riverview Walk and River Pool Linear Park offers a tranquil route that follows the river from Beckenham all the way to Catford. Dacres Wood Nature Reserve, a 2.5-acre woodland site, provides a peaceful retreat for wildlife spotting and quiet reflection. For families, Home Park offers a play area, adventure playground, outdoor gym, and expansive open spaces. Alexandra Recreation Ground is a popular community space, complete with sports fields, a lawn bowls club, and a friendly atmosphere. Golfers will enjoy the challenging yet scenic 18-hole course at Dulwich and Sydenham Golf Club, where stunning views make each round even more enjoyable.





OUTSTANDING EDUCATION

SYDENHAM PROVIDES EXCEPTIONAL EDUCATIONAL OPPORTUNITIES FOR EVERY STAGE.

There is a fantastic choice of schools, colleges and universities that can provide a trusted education for children from primary school right through to university.

PRIMARY SCHOOLS

Adamsrill Primary School	0.2 miles
St Michael's C of E Primary School	0.2 miles
Haseltine Primary	0.3 miles

SECONDARY SCHOOLS

Brent Knoll School	0.2 miles
Forest Hill School	0.5 miles
Sydenham School	1.6 miles

INDEPENDENT SCHOOLS

St Dunstan's College	1.1 miles
Sydenham High School GDST	1.4 miles
Dulwich College	2.8 miles
James Allen's Girls' School	3.6 miles

COLLEGES & UNIVERSITIES

Lewisham College	3.4 miles
Christ the King Sixth Form	3.6 miles
Goldsmiths, University of London	4.0 miles
City, University of London	5.3 miles
London School of Economics and Political Science (LSE)	8.5 miles
University College London (UCL)	9.6 miles
Imperial College London	9.7 miles
King's College London	9.8 miles
Queen Mary University of London (School of Law)	10.9 miles
School of Oriental and African Studies (SOAS)	11 miles
University of West London	17.4 miles



A NEW COMMUNITY

Lightmakers offers more than beautiful homes – it's a vibrant community. Enjoy landscaped green spaces, a resident's lounge, retail space and dedicated play areas designed for families to connect and thrive.





LIFE IN BRILLIANCE

Designed with modern living in mind, the stylish apartments at Lightmakers are filled with natural light and make the most of intelligently planned interior space.

Each home features a high standard of finish, from sleek fitted kitchens with integrated appliances to elegant bathrooms and thoughtfully selected materials throughout. All apartments also benefit from private balconies or terraces – ideal for relaxing outdoors in your own space.

Beyond the front door, residents can enjoy access to a beautifully designed lounge; a warm and comfortable setting perfect for socialising, remote working or simply unwinding. Landscaped outdoor areas, retail space, secure cycle storage, and pedestrian-friendly pathways foster a strong sense of community and encourage a more connected, inclusive way of life.

KEY

- Private Sale
- Affordable Homes
- Residential Green Space
- Residents' Lounge
- Proposed Retail Space

S/S Substation

*Newton Court includes 11 Shared Ownership Homes and Kepler Court includes 23 Affordable Homes.

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Lightmakers is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Designed for both focus and relaxation, the residents' lounge is a welcoming retreat within the building. Work remotely, enjoy a quiet coffee or catch up with neighbours in this vibrantly designed space.





At the centre of it all, a landscaped courtyard is bordered by retail spaces and greenery. Designed for everyday moments, it offers space to relax, connect and let children play safely outdoors.

Bathed in natural light, this living room opens to the outdoors. Breathe in fresh air, soak in the view, and let sunlight frame your everyday moments.





The heart of your home, designed for connection. From slow weekend breakfasts to lively evening gatherings, savour every moment in a kitchen that flows seamlessly to a welcoming dining space.



Wrapped in calm, your bedroom is a sanctuary that blends elegance with comfort. This is where mornings can feel unhurried and evenings melt into a quiet retreat.

SPECIFICATION

GENERAL

- Video door entry
- Secure fob entrance access to lobby
- BT TV/Sky Q/FM connectivity in living area
- Fibre broadband connectivity
- Pendant lighting in living area and bedrooms
- Downlights in hallway, kitchen and bathrooms
- Amtico LVT flooring to hallway, kitchen and living/dining areas
- Carpet to bedrooms

KITCHEN & UTILITY

- Individually designed handleless kitchens with soft-close doors and drawers
- Laminate worktops and upstands
- Stainless steel sink and chrome / matt black tap
- Fully integrated Electrolux appliances including oven, hood, hob, dishwasher and fridge/freezer

BATHROOM

- White hand wash basin
- Back to wall WC pan with soft close WC seat
- White bath
- Heated towel rail
- Ceramic wall tiles
- Porcelain floor tiles
- Shaver socket
- Wall mounted illuminated mirror cabinet and full-height backsplash
- Concealed cistern and dual flushplate

EN SUITE

- White hand wash basin
- Back to wall WC pan with soft close WC seat
- White shower tray
- Heated towel rail
- Shaver socket
- Ceramic wall tiles
- Porcelain floor tiles
- Concealed cistern and dual flushplate

COMMUNAL AREAS & AMENITIES

- Lifts to all floors
- Entrance lobby within each block
- Residents' lounge



NEW HOMES QUALITY CODE

House builders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a house builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service. All homes built by registered developers must meet building safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

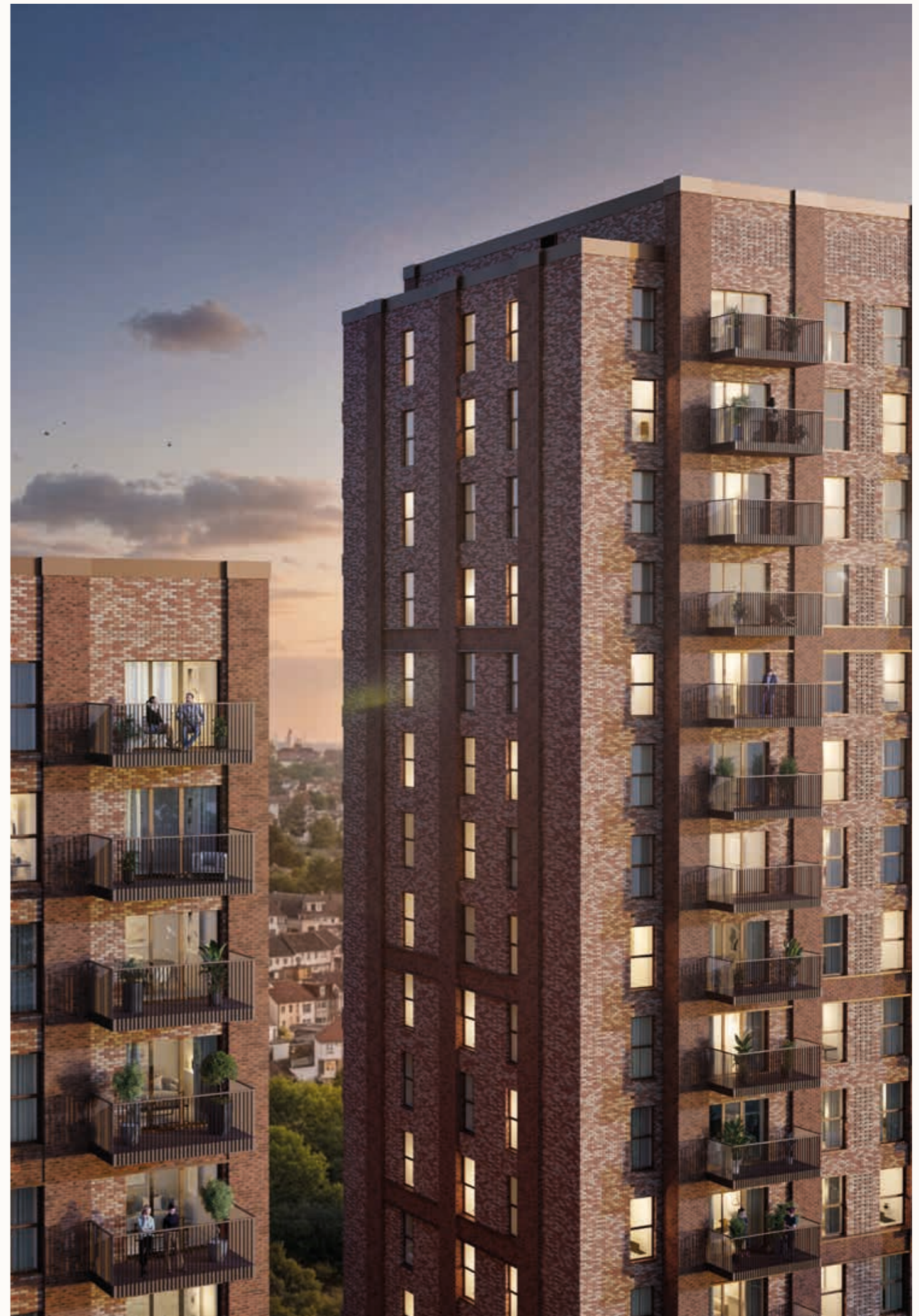
Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home.

This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply.

Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



WHY CHOOSE BARRATT LONDON?

Your home is a promise. As a trusted London developer, we pour our heart and skill into every detail, giving you the confidence that your new apartment or house meets the highest standards.



BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended house builder*, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010[^]. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

REAL PEACE OF MIND

Our homes come with an NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover, giving you added peace of mind from the moment you move in.

[^]We are the only major national house builder to be awarded this every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. *Based on HBF star rating scheme from 2010 to 2025 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>) over 95% of Barratt Developments PLC group customer would recommend our brands to a friend.



LIGHTMAKERS

LONDON SE26

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LIGHTMAKERS

LONDON SE26



The image features a dark blue gradient background. In the lower half, there are two large, flowing, wavy patterns. The one on the left is composed of many thin, closely spaced red lines, and the one on the right is composed of many thin, closely spaced orange lines. These lines create a sense of movement and depth.

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