

## Media Release

# Lend Lease granted planning permission for Elephant & Castle masterplan

**London, 16 January 2013-** The vision for a transformed Elephant & Castle was approved by Southwark Council last night (15th January 2013) when the council resolved to grant outline planning permission for the Heygate Estate masterplan: the most significant milestone yet in the regeneration of this key part of Central London. Lend Lease, the integrated property and infrastructure company, will work with regeneration partner Southwark Council to deliver a masterplan, designed by architects Make, creating one of the largest new housing developments in zone 1 London.

By 2025, the scheme aims to deliver approximately 2,500 new homes, shops, restaurants and community facilities, and create over 5,000 jobs and central London's largest new park in 70 years.

The development will deliver a minimum of 25% affordable homes, plus extensive new publicly accessible space comprising parks, squares, streets and gardens. There will also be significant improvements and investment in public transport, along with new pedestrian and cycle paths that will create one of the best connected locations in London.

The masterplan is designed to create a more accessible and sustainable environment and a safe and welcoming neighbourhood. Safety for local people is foremost, through the careful design of new streets and public spaces, to ensure a feeling of well-being and security.

The development will deliver at least 4.53ha of open space and improved public realm accessible to the public. Approximately 124 of the mature trees from the Heygate Estate will be at the heart of the new district and feature prominently in the new urban park.

Mark Dickinson, Managing Director of Lend Lease's Development business in EMEA, said:

"The £1.5bn regeneration of Elephant & Castle is now underway. The approval of our masterplan vision sets in motion our long-term plans and our commitment to the area. We've set out our blueprint for the future but there is a lot of detailed work to undertake and we'll continue working with the community at every step."

"At the heart of everything we do is the desire to create a sustainable place to live. A truly sustainable environment needs to bring economic benefits, support business growth and local job creation."

Peter John, Leader of Southwark Council, said:

"The Planning Committee's decision to approve the masterplan and endorse our vision for Elephant and Castle is a watershed moment for the borough. We now have the opportunity, working with local people and our partners Lend Lease, to continue the transformation of the area as a place where people want to live, work, shop and relax. The regeneration of Elephant and Castle will take time, but this announcement, and the starting of work on a brand new leisure centre, are all crucial steps towards a greener, safer and more attractive place in central London that people will be proud to call their home. It is so exciting to see this vital project gain momentum so that people will finally begin to see those much needed improvements being made on the ground."

The new neighbourhood will be a low carbon energy development and the masterplan is currently one of just 18 global projects to be accepted as part of the Clinton Climate Positive Development Programme, designed to showcase and support large-scale urban projects that are 'climate positive'.

On 21st November 2012, Lend Lease was granted planning permission for One The Elephant, an elegant and sustainable 37 storey residential development of 284 homes, also located in the heart of Elephant and Castle. One The Elephant will be amongst the first new homes delivered in the regeneration by Lend Lease, targeted for completion in 2016.

## Notes to editors:

- For further information please contact Duncan Pelham, Communications Executive at Lend Lease, on 02034309765, 07763008175 or [duncan.pelham@lendlease.com](mailto:duncan.pelham@lendlease.com).
- The wider regeneration of Elephant and Castle will include benefits such as:
  - Training opportunities and creation of over 6,000 jobs during and post construction
  - Delivery of circa 3,000 new homes including affordable homes
  - Creation of central London's largest new park in over 70 years including the retention of a significant number of existing mature trees
- A green environment which builds on the leafy character of established trees and introduces new green spaces
- Provision of a significant number of new shops, cafes, restaurants and business space integrated in high quality public realm which will allow people to relax and be engaged in both indoor and outdoor leisure activities
- Provision of a new community facility building
- An open, safe and connected street and public realm environment
- A new park and new squares and open spaces
- High quality design including industry leading sustainability initiatives
- Lend Lease submitted an outline planning application to Southwark Council in April 2012 for the Heygate masterplan, which is central to the Elephant and Castle regeneration plans.



- Lend Lease is a leading international property and infrastructure group. In the UK, it is the only fully integrated retail, residential and commercial provider delivering end-to-end property solutions. The company has core capabilities in development, investment management, construction, asset and property management. Lend Lease has over 50 years experience building sustainable property and successful communities. [www.lendlease.com](http://www.lendlease.com)