

Media Release

Lend Lease granted planning permission for first new homes in Heygate regeneration

London, 7 February 2013- The first new homes to be built in the regeneration of Elephant & Castle's Heygate Estate were given the go ahead last night (5th February 2013).

Southwark Council resolved to grant a detailed planning permission for 235 new homes which form the first phase of the Heygate Regeneration. They will be delivered by Lend Lease, the integrated property and infrastructure company, in partnership with the council.

Lend Lease's Managing Director of residential development in the UK, Mark Dickinson, said:

"Together with the recent outline planning approval for the regeneration of the Heygate Estate and the successful sales launch of our landmark One The Elephant development, this planning approval has enabled our commitment to the transformation of Elephant & Castle to gather real momentum.

"We have a 15 year development plan for the area and we're committed to creating a healthy and thriving urban quarter that enriches and integrates with the surrounding, well-established neighbourhood. During a wide-ranging and thorough consultation, we've worked closely with the community and listened to their feedback. This feedback has helped shape the final development and influenced many improvements to the scheme, such as a reduction in density, the introduction of more family-sized homes, additional landscaping works to transform Victory Place, a reduction in car parking and the retention of as many existing mature trees as possible. We are also making a financial contribution towards a community project bank that will deliver public realm improvements to Balfour Street such as tree planting, traffic calming and pavement widening.

"We're excited at the prospect of the regeneration now getting underway and we plan to be on site later this year."

Cllr Fiona Colley, Southwark Council's cabinet member for regeneration, said:

"Last month we saw the Heygate masterplan given the go-ahead which was a major milestone. This week's decision is just as important as it means we, with our development partners, can start to bring those plans to life. The regeneration of Elephant & Castle is a unique and world-beating project that will deliver almost 5,000 new homes in the heart of the capital, 6,000 construction jobs, a brand new leisure centre, major transport and infrastructure improvements as well as a major new park for local residents. We're delighted that the latest plans have been approved."



An integral part of the regeneration area, the 1.14ha site located adjacent to the Heygate Estate along Rodney Road and Victory Community Park will deliver high quality architecture and spacious, well-designed homes. These will vary in size from studios to four bedrooms and will be delivered across eight residential buildings of varying height, with a commitment to providing a minimum of 25 per cent affordable homes.

Designed by award winning architects de Rijke Marsh Morgan, the new units will be among the most sustainable yet built in Britain, with every one meeting Level 4 of the Code for Sustainable Homes and requirements of the London Plan. Almost half of the development will be made up of publicly accessible and bio-diverse landscaped habitats, including a tree-lined pedestrian street that will improve pedestrian and cycle connections in the area, along with 291 cycle spaces, children's play area, new green space and public realm.

The homes will be set within a variety of landscaped habitat areas which include: a woodland walk; a rain pool and wetland feature that filters rain water into the ground slowly; and a garden square and al fresco café space for residents and the wider community to enjoy. The café and retail space is a key feature of the development and will be let on affordable terms to help foster local business.

Each home will also benefit from other sustainability features such as a private outdoor space, balcony or garden, clean air quality, underfloor heating, low energy consumption, and good access to daylight. This planning decision is the next milestone of the Elephant & Castle regeneration after the approval of the Heygate Outline Masterplan last month. This set out the blueprint for 15 years of regeneration on the Heygate Estate site, including Central London's largest new park in 70 years.

Lend Lease plans to start selling the homes in the Phase One development in April and start construction later this year. With completion expected in 2015, the 235 new residential units will be the first in the regeneration to be lived in.

Lend Lease has built more than 3,500 homes in the UK and is one of the leaders in urban regeneration in London. In addition to the regeneration of Elephant & Castle, Lend Lease is also delivering The International Quarter – the new £2bn commercial district at Stratford City in the 2012 Olympic Park which will include 350 new homes.

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Editors notes:

- Phase One is located to the east of the main Heygate site, bounded by Rodney Road, Victory Place and Balfour Street.
- The proposals for Phase One have evolved after extensive consultation with the community from summer 2011. Key changes to the proposals following consultation include the reduction in the height of the tallest buildings; the introduction of more family sized homes; proposed enhancements to the public realm; the retention of more existing trees; a reduction in the overall amount of homes on site; and a commitment to plant a significant number of new trees onsite and in the local area.
- In 2010 Southwark Council and Lend Lease signed an agreement to work together as regeneration partners to realise the £1.5bn transformation of the Elephant & Castle.
- Lend Lease received a resolution to grant outline planning permission from Southwark Council for the Heygate masterplan on 15th January 2013, which is central to the Elephant & Castle regeneration plans. The Phase One site is part of this regeneration programme, but does not form part of the masterplan.
- One of the biggest new housing developments in London's zone 1, over the next 15 years the Elephant & Castle regeneration will deliver almost 3,000 new homes, shops, restaurants, community facilities and central London's largest new park in 70 years. A minimum of 25% of the homes will be affordable and significant investment in public transport, pedestrian and cycle paths will create one of the best connected locations in London.
- The regeneration will create over 7,000 jobs during and post construction. Lend Lease will also provide training and employment for local people through their industry training programme BeOnsite.

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 creating successful communities. www.lendlease.com