

Media Release

Lend Lease Receives Planning Approval For Major New Residential Scheme In Chiswick

London, 30 January 2015: Lend Lease, the integrated property and infrastructure group, is pleased to announce that planning permission has been granted by the London Borough of Hounslow for the redevelopment of 408–430 Chiswick High Road, delivering high quality new homes and retail space which will revitalise this part of Chiswick.

The innovative and sustainable development, designed by Assael Architecture, will consist of 137 new high quality one to three bedroom homes, together with 8,783 square feet of retail space and significant enhancements to the public realm along Essex Place.

The site is currently dominated by Empire House, an obsolete office building opposite Turnham Green which has been vacant for a number of years. This will be redeveloped into 66 new modern homes with an elegant façade that will complement the local architecture. In addition to this, 46 new residential apartments and four townhouses will be provided along Essex Place and a further 21 new apartments on the corner of Acton Lane. The new homes will have private amenity spaces and access to communal rooftop gardens. The energy-efficient design will significantly reduce residents' carbon footprint. The well-connected and desirable location of the site – only 200 metres from Chiswick Park Tube - and provision of considerable cycle storage facilities will look to encourage cycling and the use of public transport.

In addition to the residential, the retail offering along Chiswick High Road will be substantially improved with the introduction of high-quality design shop fronts which complement and add to the charm of the existing retail on the High Road.

Significant enhancement to the public realm along Essex Place will transform the link between Chiswick Park station and the open space of Essex Place Square into a safe and desirable pedestrian friendly environment.

As part of the planning agreement, Lend Lease has entered into a Section 106 agreement on affordable housing and contributions to local improvements in education and transport.

Sales of the new apartments are expected to commence in March, with construction of the project starting later this year.

This planning success for Lend Lease builds on the significant milestones it has achieved across its regeneration portfolio in London. It recently received planning permission for the next phase in its £1.5 billion regeneration of Elephant & Castle in Central London and continues to make good progress at its other major regeneration projects at Battersea, Deptford and The International Quarter in Stratford.

Richard Cook, Head of Residential at Lend Lease, said: “The approval of our planning application marks the first key milestone in our aim to significantly enhance this part of Chiswick and is a further example of our commitment to the regeneration of challenging brownfield sites in London. It adds to the significant pipeline of homes we are delivering across London, which now totals close to 5,000 across all of our projects. Our aim is to build high quality, sustainable homes and we now look forward to creating an environment where people want to live, visit and enjoy.”

Assael Architecture Director, Pete Ladhams, commented: “We are delighted that consent has been granted to transform this derelict office building and inactive stretch of Chiswick High Road into an attractive and vibrant new destination. The development will deliver high quality homes and a new public realm that creates a sense of place, improving the character of the conservation area and harnessing local heritage.”

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About Lend Lease

1. 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.
2. Lend Lease is behind some of London’s largest and most exciting mixed-use regeneration projects such as Elephant & Castle and The International Quarter.
3. Lend Lease is listed on the Australian Securities Exchange and operates in four key regions – Australia, Asia, Americas and Europe. The group has more than 13,200 employees worldwide.
4. Lend Lease is listed on the Dow Jones World Sustainability Index (DJSI) and in 2012 ranked in the top eight per cent of property companies, achieving scores of 90 per cent or higher in a range of categories.