

# Heyday for the Heygate

Lend Lease is working in partnership with Southwark Council to transform the Elephant & Castle.

Located in the south east of the Elephant & Castle shopping centre, the Heygate Estate comprises a groundbreaking form of houses created in the post-war era. But like many estates created in the same time, the Heygate's built form shuts out non-resident's. Communities to the north, south and east are severed, and people living in these locations must walk around the estate to get their desired destination.

Lend Lease's masterplan for the Elephant & Castle begins the process of change to this situation. By restoring a street pattern to the area that has not been seen since the early 1940's, the whole of Elephant & Castle will be reconnected.

Rob Deck, Lend Lease Project Director for Elephant & Castle, explains "What we're looking to do is to reconnect and restore the street network that existed before the war,

and to create something that is much more open and transparent; something that feels like a welcoming and inviting place, where people want to spend time and not just a place they hurry through to be somewhere else.

That's been one of the challenges of the Elephant and Castle as a place," he continues, "it's been a transport interchange; it's not really a place that people want to spend time."

"Streets will be active, connected, safer and more hospitable, with generous footpaths, landscaping and places to sit down along the way. Housing density and quality align with local, borough & London plan policy requirements and a number of tall buildings will be proposed across the scheme.

"It's all about making a great place, and creating great parks and public spaces are central to this." Selected by Southwark Council in 2007 as its commercial partner for the Elephant and Castle, Lend Lease have a wealth of experience in creating and managing vibrant, thriving and sustainable new urban quarters. Employing more than 17,000 people globally, it has a first class international record for delivering complex urban developments around the world.





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In the UK, the company's role in developments at Greenwich Peninsula and Stratford City are the most recent examples in a long history of success that is characterised by delivering through partnership.

Working with Soutwark Council has meant that Lend Lease has not had to start its masterplanning with a blank canvas. Over the last ten years the council has created and adopted planning advice that provides clear guidance on the council's priorities for the area. These include new homes and shops and a series of character areas and open spaces.

Rob is quick to point out that the future of the area is not a *fait accompli*, as demonstrated by Lend Lease's

extensive consultation exercise for an outline masterplan for the Heygate site, and the completion of the first phase of consultation on a detailed application for the south side of the scheme bordering Rodney Road.

“We've leased a shop on the Walworth Road as a consultation hub and assembled a big team and invested significant capital in the planning phase of this scheme to demonstrate our commitment to making this happen.

“We've been delighted with a turnout of over 900 people to our initial consultation events. We integrated that data and fed back to the local community in our liaison meetings and forums.”

Lend Lease intends that Elephant and Castle will be an exemplar of the company's capabilities in delivering large scale development and a showcase for delivering a sustainable community with high quality architecture in the heart of London.

Already appointed to the Lend Lease design team are Make Architects, who continue their long involvement on the Elephant and Castle project, masterplanning the Heygate site. De Rijke Marsh Morgan have been appointed to create

the detailed masterplan for Phase 1; Squire and Partners have been appointed to create a residential building on part of the redeveloped leisure centre site; Soutwark Council has appointed S & P architects to design the new leisure centre; and Grant Associates has been appointed to masterplan the public realm.

Rob concludes, “we have more than a dozen other development plots throughout the scheme. Our intention is to appoint a wide range of high quality architectural firms to develop design for them. What we don't want is for it to look uniform, or as if one hand has designed it all. We will ensure that we utilize a range of different architects to create a high quality mixed-use development.”

To find out more visit the [Lend Lease Elephant and Castle website:](http://www.elephantandcastle.org.uk)  
[www.elephantandcastle.org.uk](http://www.elephantandcastle.org.uk)