

Elephant & Castle

London Borough of Southwark, United Kingdom

Project

Large scale mixed use urban regeneration scheme

Location

Southwark, London, UK

Commencement on Site

Phase One Demolition commenced February 2010

Project Duration

15 years

Client

London Borough of Southwark

Gross Development Value

£1.5 billion

Lend Lease Involvement

Developer

Architect

MAKE

Highlights

Elephant & Castle lies in the 170 acre regeneration opportunity area within the London Borough of Southwark and is one of the most significant regeneration schemes in Europe.

The development aims to create a new district for Central London, to include thousands of new homes together with a substantial retail offering complemented by a new park, tree-lined streets, high quality green open spaces and a traditional seven-day market, which will provide training opportunities and new jobs for the immediate community.

Development Overview

This £1.5 billion urban regeneration will provide approximately 2,500 new homes, up to 500,000 square feet of retail restaurant and leisure space.

The Heads of Terms agreement between Southwark Council and Lend Lease was approved in November 2009, with both parties now working towards to a detailed Regeneration Agreement.

Lend Lease's task is to create a new environment serving the needs of the existing community and expanding future population, by way of a new integrated approach to living, shopping, downtime and work.

The challenge is to make the area iconic in nature, a new district of London akin to



Soho or Marylebone. It should become an evolutionary development of human scaled space, providing size and proportion of urban elements with which people feel comfortable.

The area will include a new public realm, squares and streets, and reintegrate the new development with its surrounding city context. The Masterplan integrates a number of independent but interactive villages, to present the most cohesive offer to urban living available within London.

Leadership in Sustainability

In May 2009, Elephant & Castle, was chosen as one of 16 founding projects of the Climate Positive Development Program, a Clinton Climate Initiative (CCI) program that will support the development of large-scale urban projects that demonstrate cities can grow in ways that are "climate positive."

Climate Positive real estate developments will strive to reduce the amount of on-site CO2 emissions to below zero through focused areas of activity.

This includes implementing economically viable innovations in buildings, the generation of clean energy, waste management, water management, and transportation and outdoor lighting systems.

Elephant and Castle is one of ten low carbon zones identified by The Mayor of London and tasked with the local

production of less-polluting and less-wasteful energy to fuel households and businesses in these areas.