

ELEPHANT PARK

THE WEST GROVE ISSUE

lendlease

WEST GROVE

Healthy homes surrounding two distinct garden squares

DELIGHTS IN STORE

Elephant Park's vibrant new shopping street

IN THE HUB

20 great places to cycle to in under 20 minutes



Welcome to the West Grove Issue

Lendlease welcomes you to Elephant Park and a bold new vision for living in the heart of London. Elephant Park is a new residential development designed around a leafy landscape that boasts Central London's largest new park in 70 years. This is a rare opportunity to enjoy the convenience of Zone 1 London as well as a lifestyle that brings you closer to nature and your community in a vibrant city neighbourhood.

West Grove is the exciting second chapter of Elephant Park. The new homes and facilities are designed from the inside out to enable you to access everything you need to live, work, rest and play in comfort and in style. Tranquil courtyards, vibrant shopping streets and a flexible, dynamic club space create a place with the community at its heart, where there are ample opportunities for social interaction and relaxation.


Elephant Park is a world-leading development and one of only 17 projects worldwide that are part of the C40 Cities Climate Positive Development Programme, a ground-breaking global initiative to shape the future of sustainable urban development. Through our involvement with the scheme, we are tackling the most challenging issues London is facing with clever green design, cutting edge technology and unusual partnerships with like-minded organisations and experts.

Elephant & Castle is an area rich in history with an established local community and a unique character. We aim to build on these strengths to create a place that not only enhances the local area but will set the standard for future developments around the world.

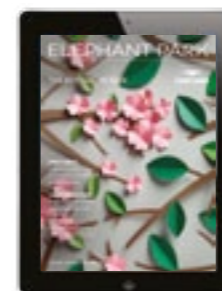


Rob Heasman
Project Director
Lendlease

Follow us on Twitter and our blog on Tumblr to get the latest on all of Elephant Park's sustainable innovations, building progress and advice from our expert partners on green living.

 [@elephantparkldn](https://twitter.com/elephantparkldn)

 elephantparkldn.tumblr.com



AVAILABLE ON YOUR IPAD.

Search Elephant Park to download the latest edition



Trafalgar Place, Elephant & Castle, London



Glasshouse Gardens, Stratford, London



2012 Olympics Athletes' Village, Stratford, London

All images are for illustrative purposes only

One The Elephant,
Elephant & Castle, London



Lend Lease

CREATING THE BEST PLACES

At Lendlease, we believe that **how** and **why** we do things are just as important as **what** we do. For us, **the why** is about a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them.

For over 50 years, we have created sustainable new communities, productive workplaces and successful retail destinations, all underpinned by our determination to find the best way to minimise our impact on the environment and design places where people can live well – now and in the future.

Our broad global experience, creative approach and collaborations with expert partners enable us to turn imaginative visions into reality. Some of our proudest UK achievements include the London 2012 Olympics Athletes' Village, which was the fastest delivery of sustainable homes ever achieved on this scale, and Bluewater Shopping Centre which redefined the UK retail and leisure experience.

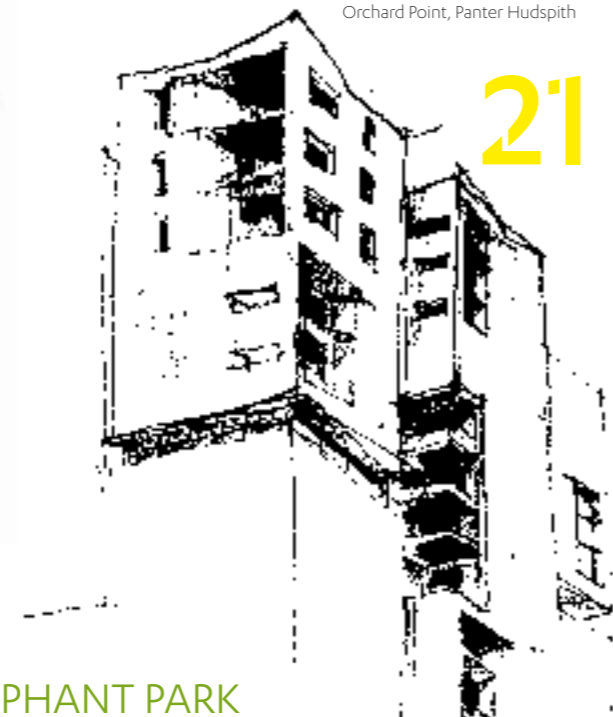
As specialists in urban regeneration, we are working with communities across the world to transform areas in need of investment and revitalisation into thriving and sustainable neighbourhoods. Alongside the Elephant & Castle regeneration, we're delivering The International Quarter in Stratford which is the UK's largest new commercial development and set to be a world-class business location, and we are the biggest city regeneration partner of Australia's New South Wales Government, on track to build Australia's first carbon-positive community in Sydney.

Whether it's BBC media studios, Manhattan skyscrapers, or large-scale health and lifestyle facilities, our communities, clients and partners trust us with their most important and iconic developments. They trust that we will create positive legacies through healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way of life.

It's not simply what we build that matters... it's what we leave behind.



Early development sketch of Orchard Point, Panter Hudspith



62

“What makes Elephant Park really stand out is that it sets out to enhance nature, not just be mindful of it.”

Carlo Laurenzi, Chief Executive of the London Wildlife Trust



ORCHARD GARDENS

- 66 **ORCHARD GARDENS**
- 68 **ORCHARD POINT**
The tallest building in Orchard Gardens, is a 19-storey tower comprising 98 one, two and three-bedroom apartments.
- 69 **ORCHARD GARDENS TERRACE**
The terrace building comprises a cluster of ground-floor shops, topped with six floors of one, two and three-bedroom homes.

70 **ORCHARD VIEW**
The five-storey corner building, provides 27 one and two-bedroom homes.

72 **ARCHITECTS OF HIGHWOOD GARDENS**
Allford Hall Monaghan Morris.

73 **ARCHITECTS OF ORCHARD GARDENS**
Panter Hudspith.

THE HOMES

74 **SPACE TO UNWIND**
Interior features designed to make your life easier and healthier.

76 **INTERIOR COLOUR OPTIONS**

82 **RELAX AND REVITALISE**
Bright, contemporary bedrooms provide clear views and generous natural light, creating the perfect place to relax and unwind.

84 **WEST GROVE SPECIFICATIONS**

This image is for illustrative purposes only

MAGAZINE EDITORIAL

- 02 **CREATING THE BEST PLACES**
At Lendlease, we believe that how and why we do things are just as important as what we do.
- 06 **DELIGHTS IN STORE**
Lendlease retail expert Guy Thomas shares his vision for the vibrant central shopping street.
- 11 **URBAN TRANQUILITY**
Landscape architects Gillespies tell us more about the two distinctive urban oases of West Grove.
- 15 **IN THE HUB**
Embrace the capital's thriving bike culture from Elephant Park, a short ride from the city's leading attractions.
- 21 **A TALE OF TWO ARCHITECTS**
Two world-class architects explain the inspiration behind West Grove's unique design.
- 25 **LIVING ROOM**
When living at West Grove, going out may mean leaving your apartment, but it might not mean leaving the building.
- 29 **WORLD ON A PLATE**
Our pick of the best international cafés, bars and restaurants in south London, just minutes from Elephant Park.

ELEPHANT PARK BROCHURE

- 35 **WELCOME TO ELEPHANT PARK**
- THE BIGGER PICTURE**
- 36 **THE LENDLEASE VISION BECOMES A REALITY**
We've started an Elephant effect...
- 38 **AN EXTRAORDINARY STORY OF TRANSFORMATION**
London's most exciting new neighbourhood in a £1.5bn transformation.
- 40 **PERFECTLY LOCATED**
Situated in a prime position in Zone 1 Central London, transport services connect Elephant & Castle to the whole of London.
- 42 **THE NEW GREEN HEART OF CENTRAL LONDON**
Elephant Park is the new green vision for city living.
- 44 **ELEPHANT PARK NEIGHBOURHOOD PLAN**
From rich and varied parkland to a new central shopping street – explore the neighbourhood of Elephant Park.



WELCOME TO WEST GROVE

46 **WELCOME TO WEST GROVE**
At the heart of the Elephant Park community, West Grove is framed by beautiful courtyards and a central shopping street that marries convenience and individuality.

48 **WEST GROVE SITE PLAN**

50 **PARK LIFE**
Grassy meadows, fine lawns and woodlands, the parkland will be truly a delight to behold.

52 **NEIGHBOURHOOD OF THE FUTURE**
Up to 13 independent shops will form part of a vibrant shopping street running through Elephant Park.

54 **DESIGNED FOR YOUR TODAY AND TOMORROW**
Sustainable design at every level so that you can help the environment without changing your lifestyle.

WEST GROVE FACILITIES

56 **WELCOME TO THE WEST GROVE CLUB**
Every resident will benefit from a place to work, socialise and relax.

60 **HOME GROWN**
Cultivate fresh and healthy food in West Grove's communal grow gardens.

HIGHWOOD GARDENS

62 **HIGHWOOD GARDENS**

64 **THE HIGHWOOD**
The tallest building planned within Elephant Park, it will feature 222 homes in total.

65 **HIGHWOOD GARDEN TERRACE**
Highwood Garden Terrace is a 10-storey mansion style building with a total of 85 private sale homes.



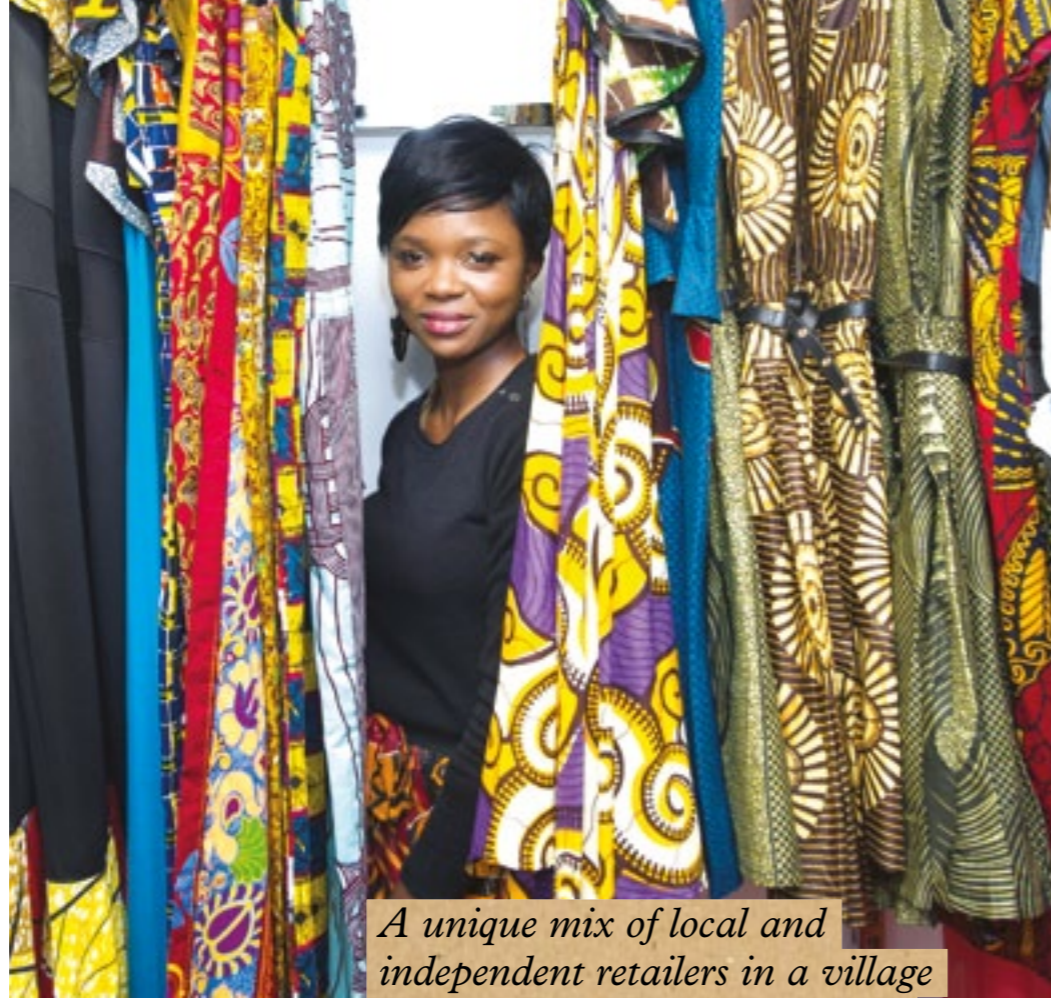
DELIGHTS IN STORE

A vibrant central shopping street will make up most of the 50 new shops, restaurants, cafés and bars within Elephant Park. Lendlease retail expert Guy Thomas shares his vision to create a shopping experience that reimagines the high street for the 21st century.

DELIGHTS IN STORE

The central shopping street at the heart of Elephant Park aims to be that rare thing: a place that strikes the perfect balance between convenience and individuality. Above all, however, it will be designed as a place that captures a real neighbourhood feel, which goes back to the origins of Elephant & Castle, once known as the Piccadilly of the South – a vibrant hub for leisure, entertainment and shopping, full of life and fun.

The collection of retailers across Elephant Park is designed to provide a shopping experience that completely reimagines the traditional local high street for the 21st century, bringing together a unique mix of local and independent retailers in a Central London setting that will form the heart of the community. Here, a quirky coffee shop or florist and places to buy locally baked breads will sit alongside the likes of specialist cycle shops or a perfumer, capturing the very essence of English style.



A unique mix of local and independent retailers in a village setting that will form the heart of the community. It will be a place of soul and character, but also a place of refinement and extraordinary richness in culture.



“The key element of the retail is about local things for local people,” says Guy Thomas, Head of Leasing, Retail at Lendlease. “In London, people very much associate with their area, and Elephant & Castle is an area with a distinct sense of place and identity. With the retail, our aim is to create a place that residents identify with and want to be a part of – one that is part of a much bigger whole. A large proportion of our retail is dedicated to promoting great local businesses and independent retailers because that is what creates individuality.”

The growing desire for individuality is an important trend that the new shopping street reflects and responds to. “Consumers are becoming much more discerning and they expect much more from their shopping experience,” says Thomas. “Retailers must be able to serve

our needs, but also make us feel individual and special – part of a hidden lifestyle. As a result, independent retail around London has been a phenomenon. Retail entrepreneurs have seized the zeitgeist and the urban villages around London have really prospered from that.”

Thomas sees Elephant Park as the next Central London community to capture public imagination, not least because of its architecture and landscaping, which has been carefully designed to foster and enhance the independent shopping experience. “Elephant Park features a number of quiet streets that prioritise pedestrians and cyclists, which means it will be a very pleasant place. The shops will feed into this soft environment,



The rejuvenation of Walworth Road, the new Walworth Square by the Town Hall, the restaurants clustering around the park and the central shopping street at the heart of the development all fill the public realm with interest.

creating a place that is lovely to spend time in,” adds Thomas. “The rejuvenation of Walworth Road, the new Walworth Square by the Town Hall, the restaurants clustering around the park and the central shopping street at the heart of the development all fill the public realm with interest.”

The welcoming Walworth Square (pictured left) forms a key part of the public realm that compliments the retail spaces, and is located at the threshold between Elephant Park and the Victorian houses that make up the surrounding conservation area. The space sits alongside the Grade II listed Town Hall – a civic space that could be used to host weddings, community gatherings and many other special occasions, as well as potentially the local library and museum. The streetscape here is flexible and open, and includes timber seating placed under groves of trees to make the most of the square’s shaded, reflective spaces.

Lendlease’s considerable experience in creating retail destinations provides a strong foundation for Elephant Park. “Lendlease has always been associated with high-quality retail development and that’s what we want to create at Elephant Park,” says Thomas. He draws on the experience with Bluewater, Lendlease’s most famous UK development: “Bluewater is an iconic retail destination and a very different product, but it shares some common themes with Elephant Park – namely, putting the guest first. >>



The new Walworth Square
All images are for illustrative purposes only

“We are working hard to find the right shops, creators and businesses to complement the diverse existing businesses in the Elephant – whether they are from the immediate locality or the wider environs.”

Guy Thomas, Head of Leasing, Retail, Lendlease



The new Central Shopping Street

Before Bluewater came along, the people in the shopping centre were known as customers. We called them guests and treated them accordingly.”

Lendlease plans to apply this personalised approach at Elephant Park: “What we will provide is a stewardship that ensures continuity and a fine balance of amenities to enhance the experience of the retail,” says Thomas. “We will create a retail environment that can flex to many different needs and desires – one that will provide a place that residents can not only identify with, but that they will also feel comfortable within.”

Thomas likens Lendlease’s approach to that of a museum curator: “We are working hard to find the right shops, creators and businesses to complement the diverse existing businesses in the Elephant – whether they are from the immediate locality or the wider environs.” And that leads to a great feeling of satisfaction. “We are very proud of the places we create, we do things slightly differently and Elephant & Castle enables us to do that.”

But ultimately, what Lendlease excels at, says Thomas, is “creating successful places that are by their very nature more sustainable, places that allow people who live there to enjoy the place, rather than having to go somewhere else. For me, that’s real sustainability.” ■



ARTWORKS NOW OPEN

At Elephant Park, we’re already cultivating the next generation of local cafés, restaurants and businesses in our pop-up retail space for start-up and creative businesses. Drop into Artworks Elephant located on Elephant Road, at the northern end of the Elephant Park site.

Here you can find a variety of delicious street foods, art and craft studios, fashion and more.

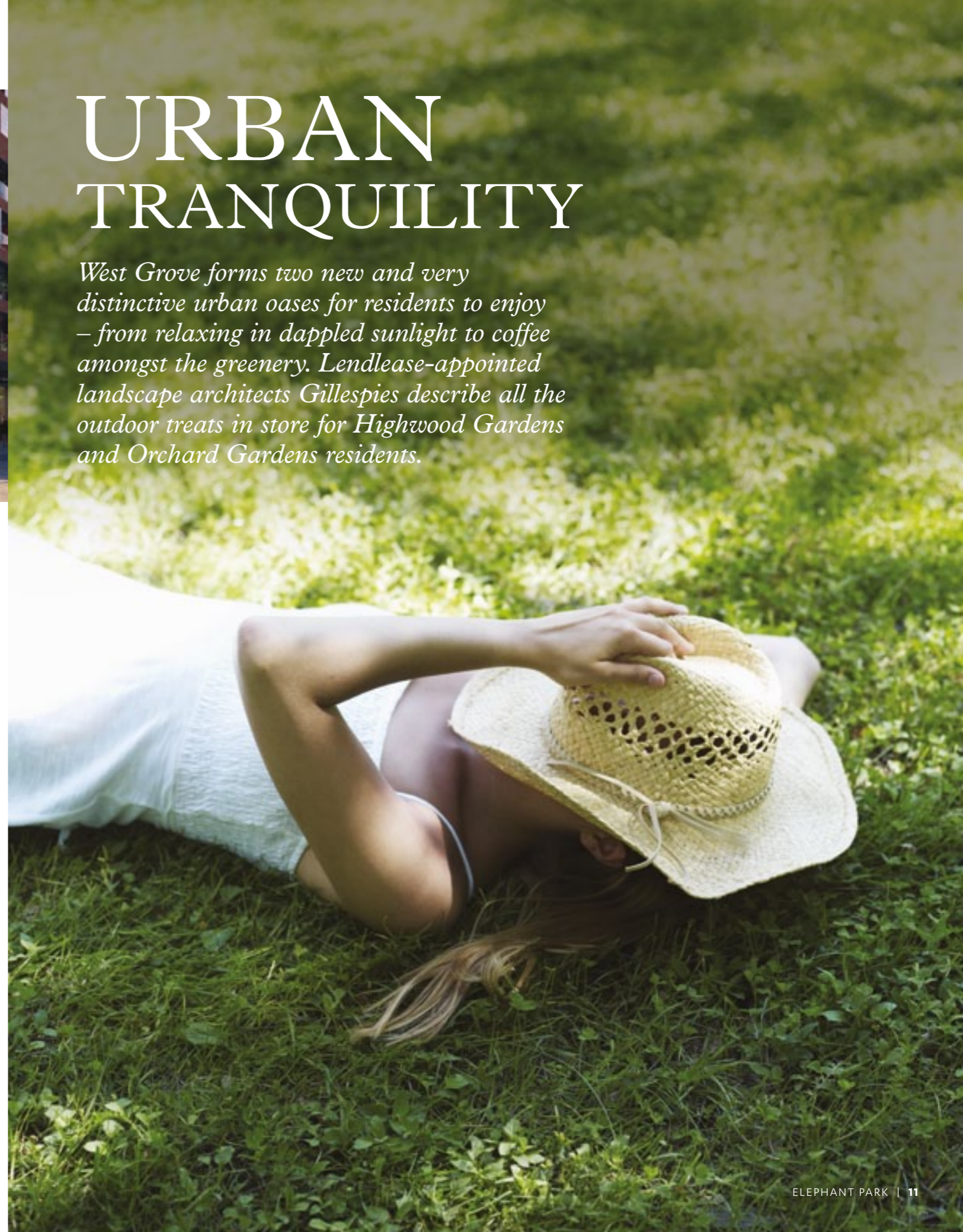
One of the first tenants to sign-up at Artworks was Marcel & Sons, who not only sell great Mauritian food but also provide a showroom for artists, designers and even musicians to showcase their work. Co-founder, Randy, said: “We’re really excited to have set-up at the Artworks and already have people travelling from all over London to sample our food. We love the local area, having lived and studied here for over 10 years, and can’t wait to be part of all the change that is going to take place over the next few years”.

www.theartworks-uk.com

All images are for illustrative purposes only

URBAN TRANQUILITY

West Grove forms two new and very distinctive urban oases for residents to enjoy – from relaxing in dappled sunlight to coffee amongst the greenery. Lendlease-appointed landscape architects Gillespies describe all the outdoor treats in store for Highwood Gardens and Orchard Gardens residents.



URBAN TRANQUILITY

From its artisan shopping street, to Walworth Square, and the flourishing courtyards, Lendlease has ensured West Grove's outdoor spaces offer residents a variety of places to relax, get together and be closer to nature. The highlight of these spaces are the green landscapes of Highwood Gardens and Orchard Gardens.

"The two courtyard spaces provided an opportunity to create landscapes that relate to the different character of each neighbourhood, both with an individual identity that stands out from the wider Elephant Park streets and landscapes. We wanted to create something much more playful and organic that really responded to what residents would enjoy about each of those spaces," says Oliver Duguid, Senior Landscape Architect at Gillespies.

The courtyard in Highwood Gardens flows seamlessly into a garden terrace, leading to gym facilities and a residents' room which all form part of the West Grove Club – a range of facilities where people can exercise, relax and entertain friends and family. The landscape within is a sensory design that is dappled with light and characterised by its rich, woodland planting. "Highwood Gardens was conceived as a forest and glade, reflecting the character of the Walworth Woods and the dense coverage of London plane trees that were there previously, many of which have been retained along Walworth Road," explains

Duguid. "We have created a series of spaces within the courtyard that allow different activities and opportunities for neighbours to informally meet and get to know each other. The clearings in the woodland capture sunlight to provide a variety of spaces such as the playful south-facing grass mini-amphitheatre. Each transition between these glades creates a sense of revealing as you move between the spaces." Indeed, woodland trees are positioned at either side of the threshold to each glade to make the transition between them more dramatic.

"The natural wave formations within the landscape encourage play, while the shaded, smaller spaces offer a degree of privacy," says Duguid. The sculpted shape of the sunken amphitheatre creates a blank canvas for gatherings. Timber seats provide comfort and warmth, while woodland stepping stones spark imagination and inspire creative play.

"Highwood Gardens was conceived as a forest and glade, a sensory design that is dappled with light and characterised by its rich, woodland planting."

Oliver Duguid, Gillespies



All images are for illustrative purposes only



Early sketch of Highwood Gardens



At the southernmost part of the green space, is a series of grow gardens, giving residents the opportunity to socialise with one another whilst planting and nurturing a wide range of vegetables and herbs.

Throughout, the palette of architectural and paving materials used complement beautifully the rich greens and textures of the planting. The bark, seasonal colour and flowers of the tree species – which might include Maple, Silver birch and Witch hazel – add richness and depth.

Orchard Gardens, meanwhile, was inspired by the organic curved lines of the bark of the London plane tree, which provide a contrast to the strong, ordered form of the architecture. At its centre is a flowering orchard set on a platform and surrounded by intimate, secluded seating. The orchard concept, drawn from historic photos of the area the team at Gillespies uncovered in their research, is a beautiful expression of the site's natural history.



Orchard Gardens, meanwhile, was inspired by the organic, curved lines of the bark of the London plane tree. At its centre is a flowering orchard surrounded by intimate, secluded seating.

"Orchard Gardens resonates with the geometric form of the surrounding architecture in the shape of its courtyard spaces," says Duguid. "The way in which the spaces are arranged is an expression of the architectural language and the landscape that historically characterised the site." The central space features a generous deck and lawn where people can sit, play or host informal community events.

"The large, open space that is partially covered by the orchard includes grassed areas, whilst informal paths take you off the main route into the planting, allowing you to explore a little bit more." All of these features combine to suggest the feeling of a continental square.

The West Grove area is also set against the cascade of grassy lawns and patches of woodland that make up Elephant Park. To maximise the tree canopy, Lendlease has made a commitment to plant 282 new trees across Elephant Park, in addition to the 122 retained mature trees, which are helping to attract wildlife and purify »



“Effectively, Elephant Park will be a mature woodland with housing in it. It will have a peacefulness that allows you to really hear the birds singing – a natural oasis in the heart of the city.”

Chris Baines, environmental adviser, writer and broadcaster



the air – an essential consideration for good health. This commitment to restoring nature through planting, biodiversity and natural water conservation is also made possible through key features in the West Grove phase, including green roofs, green walls and the Highwood and Orchard courtyard habitats.

What makes Elephant Park really stand out, says Carlo Laurenzi, Chief Executive of the London Wildlife Trust, is that it “sets out to enhance nature, not just to be mindful of it”. As a result, residents will be completely immersed in nature from all levels – “from their residence; from a distance, when looking towards home; and when walking through the myriad little parks and squares across the scheme,” says Laurenzi.

The result is a living landscape with a retreat-like calm. “Effectively, Elephant Park will be a mature woodland with housing in it,” says Chris Baines, one of the UK’s leading environmentalists. “It will have a peacefulness that allows you to really hear the birds singing – a natural oasis in the heart of the city” ■



An illustrative view of Elephant Park

This image is for illustrative purposes only

IN THE HUB

.....

London is a cyclist’s city: its long rows of ‘Boris bikes’, cycle cafés and stylish roadwear brands show a passion that cannot be contained by the Olympic Velodrome. Embrace the capital’s thriving bike culture from Elephant Park, a short ride from the city’s leading attractions.



Over the past few years, cycling has become the sport of choice for Londoners. Transport for London (TfL) reported a 150% increase in cycling as a mode of transport between 2000 and 2011, and that figure is set to rise sharply. A great way to unwind, breathe fresh air and exercise, cycling already offers a pleasant alternative to a daily commute across London's Tube network. And, with plans to set up a grid of new cycle routes in Central London already underway, city dwellers can look forward to a joined-up cycling network that makes it even easier to start – and keep – pedalling.

.....

Now, more than ever, there is a sense that London's cyclists are riding on the crest of a wave, rather than fixed gears. Bradley Wiggins' gold medal win at the 2012 Olympic Games, and historic Tour de France win, has given the sport a new lustre. UK Sport's Gold Event Series plans to bring 70 world-class cycling events to the UK by 2019, including the 101st edition of the Tour de France in 2014.

Elephant Park is at the very centre of the cycling revolution: with over 3,000 bicycle parking spaces, a series of cycle workstations for residents and up to 90 new docking points in its Barclays Cycle Hire scheme, the development is designed to make cycling as easy as possible. Signposted cycle routes promise to improve connectivity, while a dedicated cycle clinic can be relied on for swift, convenient repairs.

Best of all, Elephant Park sits within easy reach of London's top cultural and gastronomic attractions, from the National Theatre and Shakespeare's Globe on the riverside to the bustling market stalls of Spitalfields. Here are 20 of the most exciting places to cycle to in less than 20 minutes from Elephant & Castle.

IMPERIAL WAR MUSEUM

3 minutes, 700 m

Delve into the Imperial War Museum's extensive archives for rare insights into family life in wartime Britain, espionage and more. A major restoration completed by Lendlease in July 2014 paved the way for the largest exhibition of British First World War art for nearly a century. Geraldine Mary Harmsworth Park provides a vibrant green backdrop for the museum.

Lambeth Road, London, SE1 6HZ
+44 (0)20 7416 5000 www.iwm.org.uk



01

BOROUGH MARKET

6 minutes, 1.7 km

A haven for chefs and enthusiastic cooks, Borough Market brings together some of the country's finest food and drink producers under its wrought-iron roof. Find everything from artisan sourdough loaves and shade-dried limes to phials of white truffle oil.

8 Southwark Street, London, SE1 1TL
+44 (0)20 7407 1002
www.boroughmarket.org.uk



02

SHAKESPEARE'S GLOBE

6 minutes, 1.7 km

This waterside theatre is a careful reconstruction of the 1599 Globe, the Elizabethan playhouse where Shakespeare presented – and acted in – many of his most famous works.

21 New Globe Walk, London, SE1 9DT
+44 (0)20 7902 1400
www.shakespearesglobe.com



03



WHITE CUBE GALLERY

6 minutes, 1.8 km

The biggest commercial art gallery in the UK boasts a 60-seat auditorium, bookshop and rigorous education programme, as well as a series of installation spaces dedicated to emerging and established contemporary artists.

144-152 Bermondsey Street,
London, SE1 3TQ
+44 (0)20 7930 5373
www.whitecube.com

04



TATE MODERN

6 minutes, 1.8 km

The vast turbine hall of Tate Modern, which occupies the former Bankside Power Station, leads visitors to a cascade of major works by Matisse, Rothko and many more. Small wonder the gallery attracts nearly five million visitors each year.

Bankside, London, SE1 9TG
+44 (0)20 7887 8888
www.tate.org.uk

05



MALTBY ST MARKET

6 minutes, 2.0 km

Greek honeys, hot waffles and olive leaf tea are among the many treats on offer at Ropewalk, a cluster of market stalls concealed in converted railway arches on Maltby Street.

Maltby Street, London, SE1 3PA
+44 (0)20 7394 8061
www.maltby.st

06



THE OVAL

8 minutes, 1.9 km

The Oval was the first UK cricket ground to host international Test cricket, back in 1880. Since then, it has evolved into a popular sports ground for football, rugby and hockey matches, in addition to the summer's final Test match.

Surrey County Cricket Club, London, SE11 5SS
+44 (0)844 375 1845
www.kiaoval.com

07



NATIONAL THEATRE

8 minutes, 2.4 km

The National Theatre has produced more than 700 plays since it opened in 1963, including the recent hit comedy One Man, Two Guvnors. Equally impressive are the photographic exhibitions in the foyer.

South Bank, London, SE1 9PX
+44 (0)20 7452 3000
www.nationaltheatre.org.uk

08



THE SCOOP
🚲 10 minutes, 2.6 km

Throughout the summer, this sunken amphitheatre plays host to al fresco film screenings, music performances, staged productions and community events. The best bit? Events are open and free to all.

Queen's Walk, London, SE1 2DB
+44 (0)20 7403 4866
www.morelondon.com

DESIGN MUSEUM

🚲 10 minutes, 3.3 km

Set up by Sir Terence Conran, the Design Museum celebrates creative thinking and contemporary design as paths to innovation. Previous exhibitions have covered subjects as varied as Christian Louboutin's vertiginous stilettos and the design ethos of Dieter Rams.

Shad Thames, London, SE1 2YD
+44 (0)20 7403 6933
www.designmuseum.org



BRITISH MUSEUM

🚲 12 minutes, 3.6 km

The world's first national public museum is filled with historic artefacts from across the globe, including Chinese ceramics, Babylonian tablets and Viking coins. The bronze figures are especially memorable.

Great Russell Street, London, WC1B 3DG
+44 (0)20 7323 8299
www.britishmuseum.org



SPITALFIELDS MARKET

🚲 12 minutes, 3.8 km

London's oldest market welcomes fashion, art and food traders, alongside a range of independent shops and boutiques. Particularly good is the chocolatier Montezuma's, which offers bars spiked with lime, salt and dragon ginger, among other ingredients.

Brushfield Street, London, E1 6A
www.spitalfields.co.uk



COVENT GARDEN

🚲 10 minutes, 3.3 km

The Royal Opera House and the London Transport Museum are just two of the cultural highlights found alongside Covent Garden's famous cobbled piazza, which is known for its imaginative street performances.

The Market, London, WC2E 8RF
+44 (0)870 780 5001
www.coventgardenlondonuk.com



TRAFALGAR SQUARE

🚲 10 minutes, 3.3 km

Home to Nelson's Column and the frequently changing Fourth Plinth, Trafalgar Square is an essential port of call for its historic statues and intricately carved fountains.

Trafalgar Square, London, WC2N 5DN
+44 (0)20 7983 4750
www.london.gov.uk

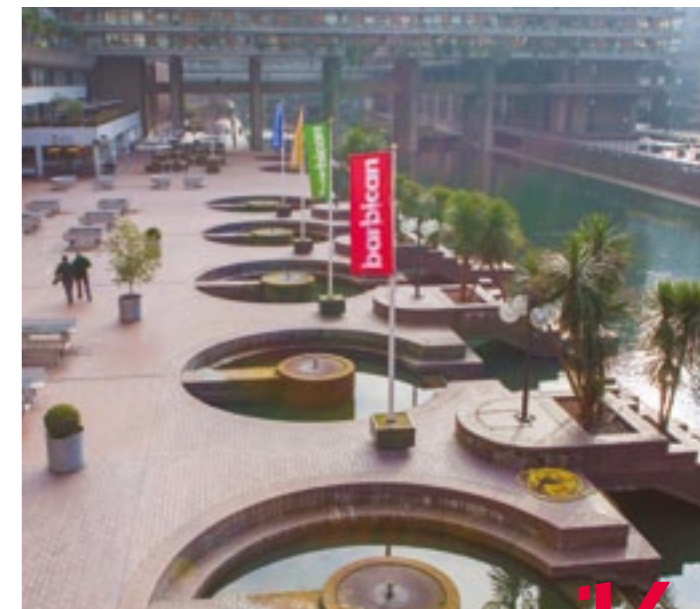


EXMOUTH MARKET

🚲 14 minutes, 4.1 km

Criss-crossed with fairy lights, the cobbled street of Exmouth Market makes a romantic backdrop for its quirky stalls, cosy bookshops and Moorish tapas bar, Morito.

Exmouth Market, London, EC1R 4TL
www.exmouth-market.com



BARBICAN CENTRE

🚲 16 minutes, 4.2 km

Europe's biggest multi-arts and conference venue prides itself on staging dance, theatre and music performances that escape definition. Plus, the London Symphony Orchestra resides here.

Silk Street, London, EC2Y 8DS
+44 (0)20 7638 8891 www.barbican.org.uk



HYDE PARK CORNER

🚲 14 minutes, 4.4 km

In addition to being the meeting point for Knightsbridge, Park Lane and Piccadilly, Hyde Park Corner is home to war memorials and Wellington Arch, a majestic gate that was originally designed as an entrance to Buckingham Palace. The vast green space that the park has to offer also makes it a meeting point for London's communities, as well as a natural stage for seasonal festivals and outdoor concerts.

17



BRIXTON MARKET

🚲 15 minutes, 4.8 km

Brixton's African and Caribbean influences make for a truly vibrant market, split across street stalls and covered arcades. Don't leave without trying the delicious Neapolitan-style pizza at Franco Manca.

Electric Avenue, London, SW9 8JX
www.brixtonmarket.net

18



OXFORD CIRCUS

🚲 15 minutes, 4.8 km

This popular shopping district is lined with internationally renowned department stores and flagship retailers, including Selfridges, John Lewis and Liberty. A must-see during the sale season.

19



COLUMBIA ROAD SHOPS AND FLOWER MARKET

🚲 15 minutes, 5.0 km

The best place to buy locally sourced blooms, bulbs and hanging baskets is edged by a neat line of independent shops selling perfume, vintage clothing and delicious strawberry bon bons.

Columbia Road, London, E2 7RG
www.columbiaroad.info

20

A TALE OF TWO ARCHITECTS

The building blocks that make up the new West Grove district are the collective vision of two world-class architects. Creating two distinct and uniquely appealing neighbourhoods that contrast yet complement one another – drawing on a wealth of ideas and inspiration from classic British high streets to mathematical sequences.

A TALE OF TWO ARCHITECTS

One of the features that makes West Grove an exceptional place to live is its architectural diversity: it is a place of strong contrasts and richly detailed layers, where striking geometric building shapes are set against clusters of charmingly varied buildings that were partly inspired by the jigsaws of European houses that have sprung up over hundreds of years. Ultimately, however, its variety and individual buildings relate to each other through a shared emphasis on heritage. "Orchard Gardens is designed to offer a sense of comfort and community – that you belong to something bigger," says Simon Hudspith, a partner

at Panter Hudspith, the architectural practice behind this element of West Grove. "It gives the feeling of being in a private garden square, a modern take on a Georgian archetype." Highwood Gardens also recalls the bygone glamour of another era. "What we were interested in was the historical grandeur of the Elephant & Castle, particularly during the late Victorian period," says Andrew O'Donnell, associate director of Allford Hall Monaghan Morris, which designed Highwood Gardens. By using rich materials, the buildings speak to the heritage of the site. The local character of Southwark,

with its long history of performing arts, has inspired the interiors of Highwood Gardens and Orchard Gardens, which draw on three distinct periods of Elephant & Castle's history: its Victorian heritage, its heyday in the 1920s and its contemporary renewal. "The other thing we were fascinated by was that Elephant & Castle was one of the main hubs for London's tram network before it was decommissioned in the 1950s," says O'Donnell. "There was something about the design of the trams that we thought was really amazing." "The interior design was very much about a contemporary reinterpretation of the qualities of those periods,"

O'Donnell explains. The Victorian influence translates to a wonderful richness to the materials and colours. Strongly contrasting patterns, so often associated with Art Deco, take on more abstract forms, while the contemporary palette is cool and light. "Each of the three buildings in Highwood Gardens has its own individual character and responds to its surrounds in a very direct way," adds Paul Monaghan, Director of Allford Hall Monaghan Morris. Particularly impressive is the 31 storey tower, which echoes the rhythm of the mathematical Fibonacci sequence. From the ground floor, this gives a sense of order accelerating as you move up the building. "We didn't want the tallest building to make a fashion statement. We wanted it to feel elegant in a hundred years' time," says Monaghan. Design influences for the tower include the international style of the 1950s and 60s especially in North America – "the stuff of the Mad Men era", says Monaghan. The resulting aesthetic is timeless and classic. Meanwhile, the tallest building within Orchard Gardens, a 19 storey tower comprising six slender 'tubes' of apartments, is crested with magnificent duplexes that offer extraordinary views

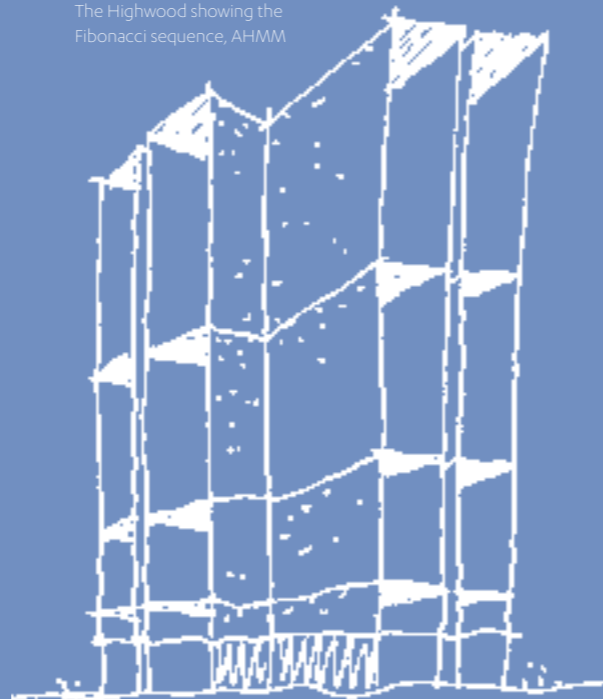
across the city from their generous terraces. It forms a lovely contrast with the lobby, which Hudspith describes as an intimate, gallery-like space, from which visitors will only be able to see the tops of the surrounding trees. "That gives it a very calming feel," says Hudspith. "It's the opposite of a big corporate entrance, offering more intimacy and quiet areas." Hudspith likens the designs of the buildings to the traditional London Georgian street and the eclectic houses that shape Amsterdam's urban landscape. "They seem to have a history, while remaining absolutely modern," he says. "We're putting in variation and variety that you would get over hundreds of years." >>



Orchard Point, the 19 storey tower within Orchard Gardens

31 storey tower of Highwood Gardens, The Highwood

Early conceptual sketch of The Highwood showing the Fibonacci sequence, AHMM



Eclectic facades – inspiration for Orchard Gardens

"Orchard Gardens is designed to offer a sense of comfort and community – that you belong to something bigger."

Simon Hudspith, partner, Panter Hudspith

"We didn't want the tallest building to make a fashion statement. We wanted it to feel elegant in a hundred years' time."

Paul Monaghan, director, AHMM

Interior design influences



Victorian

Art Deco

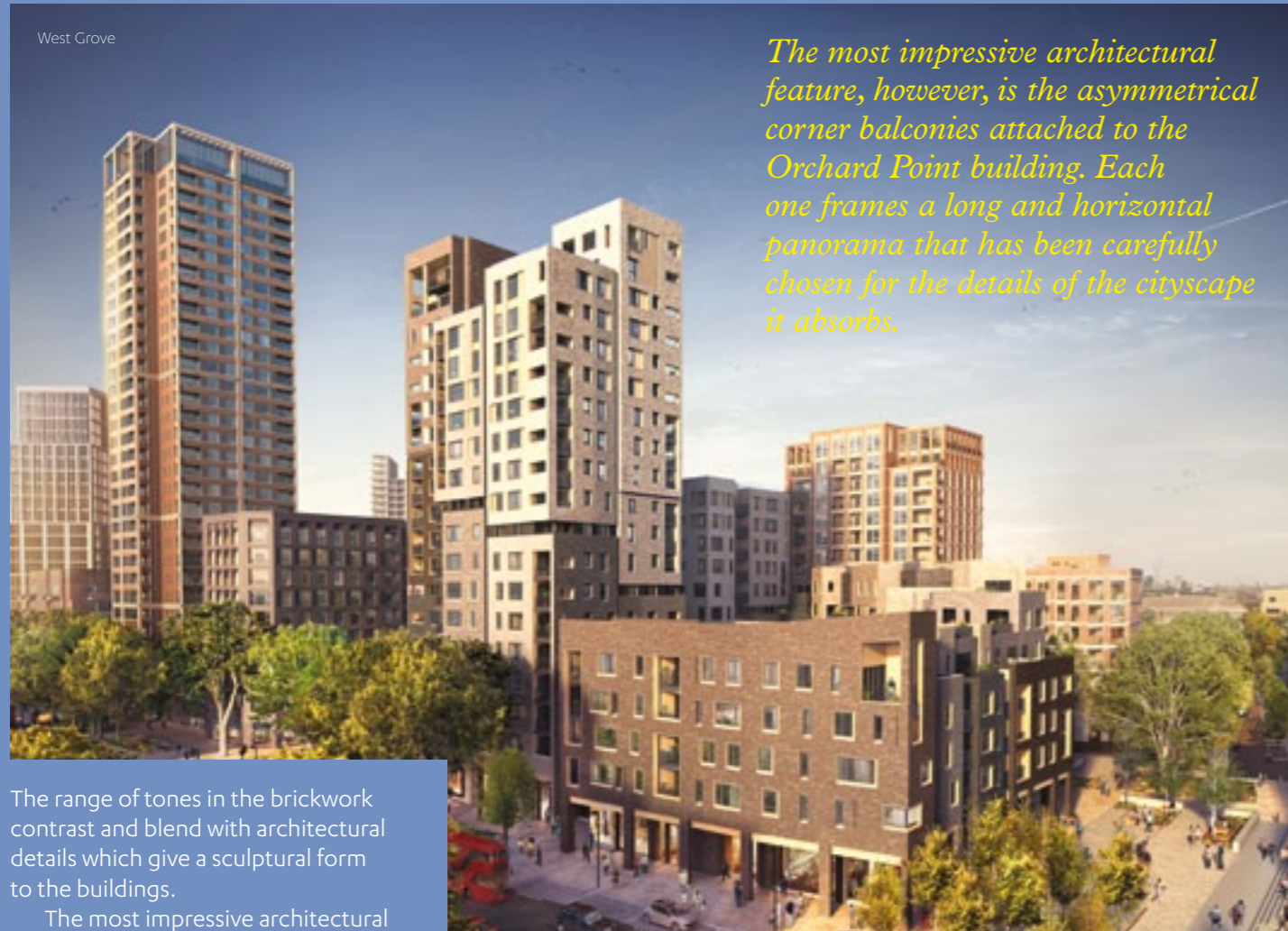
Contemporary

Early development sketch of Orchard Point



A TALE OF TWO ARCHITECTS

All images are for illustrative purposes only

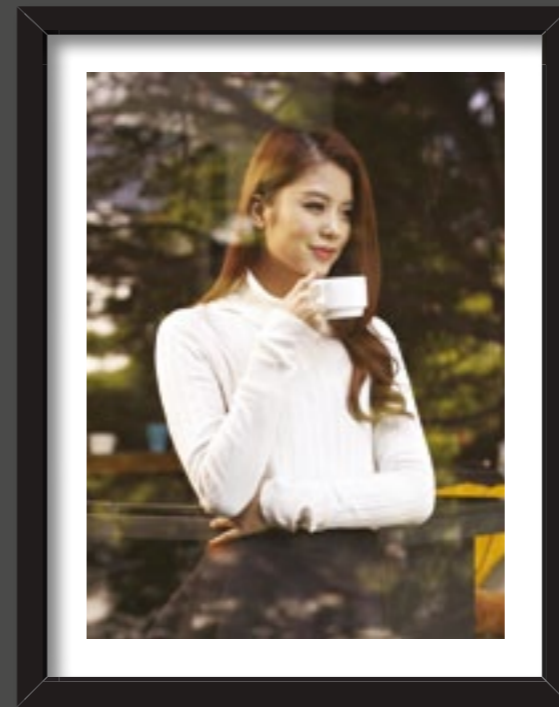
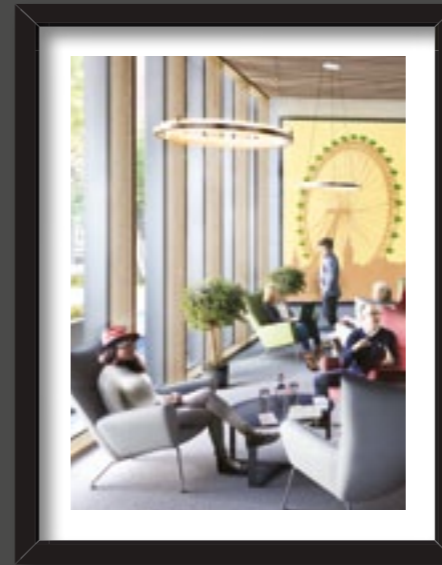


The range of tones in the brickwork contrast and blend with architectural details which give a sculptural form to the buildings.

The most impressive architectural feature, however, is the asymmetrical corner balconies attached to the Orchard Point building. Each one frames a long and horizontal panorama view that has been carefully chosen for the details of the cityscape it absorbs. "Rather than making both sides equal, we're emphasising the difference," explains Hudspith. "The main living space is on the corner and is surrounded by glass" says Hudspith, noting that the kitchens are positioned to give excellent views. "We've tried to open the whole space up. With living spaces flowing into the outdoor inset balcony space." And that expansiveness is common to all residences in West Grove, no matter which neighbourhood they belong to. ■



Contemporary inspired interior colour palette in an Orchard Point apartment



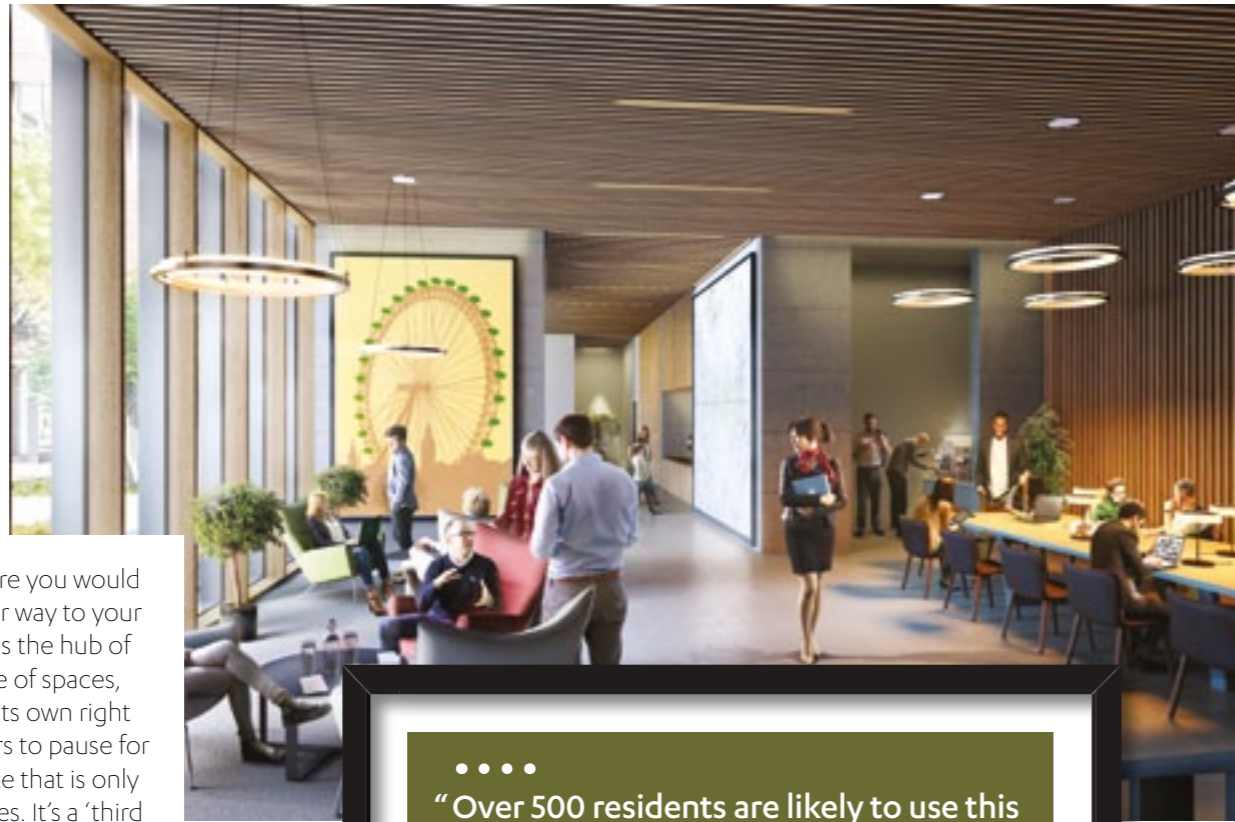
LIVING ROOM

With flexible spaces, slick design and imaginative touches, Lendlease is set to transform the way residents work, socialise and relax through the West Grove Club. When living at West Grove, going out may mean leaving your apartment, but it might not mean leaving the building.

Far from being somewhere you would simply pass through on your way to your front door, the Club Lobby is the hub of the West Grove Club's range of spaces, and is truly a destination in its own right – one that welcomes visitors to pause for a moment in a homely space that is only just beyond their own homes. It's a 'third space' available to serve every possibility: a place to hang out, a place to meet and a place to work. But, above all, it's a place with the community at its heart.

"Over 500 residents are likely to use this lobby entrance to get to their homes, which makes it more like a hotel space: a thriving hub of activity, where lots of people come together at different times of day," says Edward Mayes, Development Director at Lendlease. Ultimately, "it's a place that makes people feel at home," he says. "Our aim has been to create a place where people feel comfortable staying and investing in for the long term – an environment where there are many opportunities to meet people."

As Paul King, chief executive of the UK Green Building Council, notes, a sustainably built environment is one that is people-centric. "A developer's primary focus has to be on the quality of life for those who live there and on creating a sustainable environment for the people who use it," says King. "All too often, buildings are developed without any attention being paid to the people who will live or work in them, when in fact they should be the number one priority."



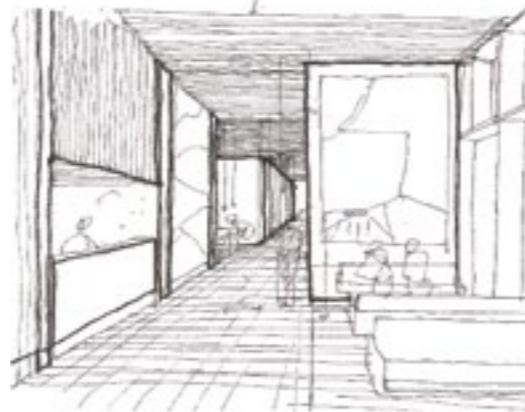
••••

"Over 500 residents are likely to use this lobby entrance to get to their homes, which makes it more like a hotel space: a thriving hub of activity, where lots of people come together at different times of the day."

Edward Mayes
Development Director at Lendlease

Lendlease, however, is highly committed to social sustainability. "Our work is all about enriching people's lives – whether by caring for their health and wellbeing, or simply by making their day-to-day lives easier," says Gemma Bourne, Head of Social Sustainability at Lendlease. "We've carefully considered how people will interact with the space and how they will want to use it so they can get the most from it – that is, which amenities, services and facilities would make their lives better and easier." The result is, "a place for people, one that makes it easier than ever to catch up with friends, family or neighbours – and one where residents are truly part of a community", says

Early lobby concept design

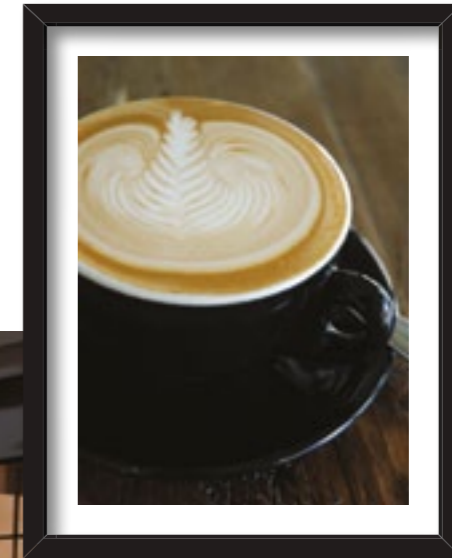


All images are for illustrative purposes only



••••

"It's a very versatile space, there are areas where you can have a coffee and a chat, as well as areas with a more formal structure, where you can work utilising the Club Wi-Fi, or, watch the world go by."



Bourne. What also sets the West Grove Club apart is that it offers a sense of intimacy: the carefully designed spaces can be inhabited in many different ways. The glazed frontage to the space offers a real connection to the landscape outside, forming a strong relationship between the inside and the

outside world. And, although the space is defined by screening elements, the design is such that residents can always glimpse views of activities going on elsewhere. "It's a very versatile space," says Mayes. "There are areas where you can have a coffee and a chat, as well as areas with a more formal structure, where you can work utilising the Club Wi-Fi, or, watch the world go by."

As the lines between work and leisure continue to blur and growing numbers of people shift towards flexible and nomadic work patterns, demand for workspaces that transcend the traditional office is surging. The West Grove Club provides exactly that – somewhere that leaves behind the constraints of a typical workplace and opens up new opportunities for creativity. Design features such as the large communal table invite collaboration in a casual setting – just as they would in the open-plan office of a forward-thinking creative agency.

A staircase connects the Club spaces on the ground floor with those at the first floor, where there is access to the communal gardens and a residents' room that can be booked for a wide range of activities – dinner with a group of >>



Courtesy of NeueHouse / Photo by Don Freeman



Club Lobby entrance

LIVING ROOM

.....
“Quality of life is what ultimately defines Elephant Park, creating an environment which people love living in, visiting or working in is what we’re setting out to do here.”

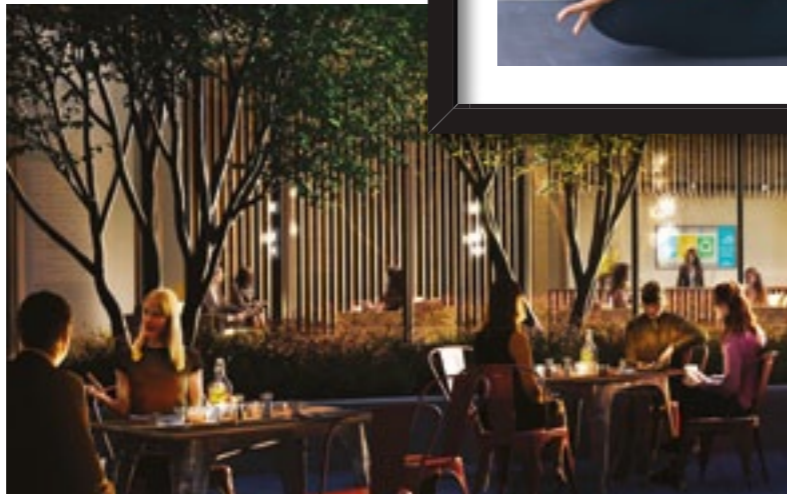
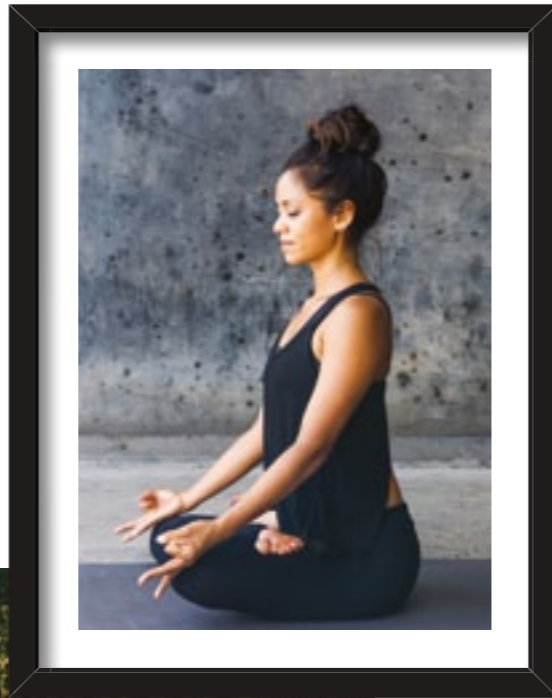


Edward Mayes
Development Director
at Lendlease

friends and a movie night, lunch with the family or even a children’s birthday party. A courtyard garden offers residents the chance to host clubs or meetings, while a fully equipped gym and outdoor terrace provides a wealth of opportunities to get fit. “On the terrace, you could have yoga or pilates classes, or even a session with a personal trainer, followed by a run around Elephant Park,” says Mayes.

“At the heart of our design was the desire for residents to make this place their own,” says Mayes, highlighting the grow gardens as one of many opportunities for residents to enjoy the natural environment by taking part in a community activity: growing herbs and vegetables together. The attractive growing space will be maintained through a residents’ gardening club and it will give people a real opportunity to get to know their neighbours.

“Quality of life is what will ultimately define Elephant Park, and that quality goes beyond simply the fabric of our homes,” says Mayes. “Whether it’s the type of ecofriendly, non-toxic paint we’re using, the café on your doorstep or the bike storage in your building, creating an environment which people love living in, visiting or working in is what we’re setting out to do here.” ■



All images are for illustrative purposes only



Given the diversity of cultural expressions in London – more than 100 languages are spoken across 30 of the capital’s boroughs – it should come as no surprise that the city’s buzzing restaurant scene is truly global in outlook. South London, in particular, is a hub of international activity: it brings together vibrant strands of local cuisines from the far corners of the world, from Thailand and northern Spain to England’s seaside towns and back.

Southwark is a natural meeting point for different cultures. As a result, its food is beautifully nuanced – restaurants blend

contemporary presentation and flavours with a rich seam of global references. The borough’s large and vibrant Latin American community, in particular, bring a genuine warmth to the area, which finds full expression with places such as La Bodeguita – a restaurant that captures the nation’s colourful, expressive approach to food and offers edible souvenirs from its deli counter.

We pay tribute to that variety with a pick of the best international cafés, bars and restaurants in south London, just minutes from Elephant Park.

BRASSERIE & WINE BAR TOULOUSE LAUTREC French



Brothers Nolan and Florent Regent have transformed this former English pub into an old-world Parisian brasserie and wine bar, complete with live music. The loft upstairs attracts acclaimed jazz musicians, including award-winning saxophonist Tony Kofi and blues pianist Eric Ranzoni, while the basement dining room, La Cave, serves a tasting menu by candlelight. Steak tartare, slow-cooked pork belly and garlicky snails are among the Gallic staples you’ll find here. The chocolate fondant, accompanied by a scoop of pistachio ice cream, is the perfect end to any meal.

140 Newington Butts, London, SE11 4RN
+44 (0)20 7582 6800
www.brasserietoulouselautrec.co.uk



WORLD ON A PLATE



JOSÉ
Spanish



José is the eponymous sherry and tapas bar of chef José Pizarro, who is often described as “the godfather of Spanish cuisine”. Its moreish small plates stretch from crisp croquetas and layers of nutty Ibérico ham to salted Padrón peppers, brought in from Galicia. With just four tables, this small, unassuming bar has an intimate and cosy atmosphere that makes it a welcome retreat from the busy stalls of nearby Borough Market. The décor is rustic and rough-hewn, and the food is comfortingly traditional.

104 Bermondsey Street,
London, SE1 3UB
www.josepizarro.com

LA BODEGUITA
Latin American



This family-run restaurant and delicatessen brings a jolt of Latin America to Elephant & Castle, which is home to London’s largest Colombian population. Visitors can enjoy empanadas (stuffed pastries) or zingy ceviche with tropical cocktails. Dishes come with fried plantain, cassava chips and chimichurri, a bright green sauce that enlivens grilled meats. The mood is lively and the setting informal. Try a carajillo (black coffee with brandy or whisky) to revive your spirits on your next shopping trip. Alternatively, return in the evening to take part in the energetic salsa dancing.

Elephant & Castle Shopping Centre,
London, SE1 6TE
+44 (0)20 7701 9166
www.labodeguita.co.uk



“We have a mix of cultures around us. Everyone has a choice and, for me, that’s very exciting.”

Diana Sach, owner,
La Bodeguita

© Hannah Maule-finch

DRAGON CASTLE
Cantonese



An authentic alternative to Chinatown’s busy dining rooms and barbecue kitchens, Dragon Castle is the place to enjoy exciting Cantonese food. Behind the firehouse-red doors and stone dragons is a spacious restaurant that serves hot platters of stir-fried vegetables, sweet-and-sour king prawns, roast duck and more, alongside a range of homemade dim sum. Celebrate Chinese New Year here with a selection of traditional dishes, accompanied by lotus root slices, sea moss and Chinese mushrooms. Adventurous diners should try the steamed eel with black bean sauce.

100 Walworth Road, London, SE17 1JL
+44 (0)20 7277 3388
www.dragon-castle.com



VILLAGE EAST
European



Located at the heart of Bermondsey Street in a listed warehouse Village East is an all-day restaurant and lounge bar. It offers an eclectic mix of modern, brasserie style dishes in an industrial chic interior.

171-173 Bermondsey Street,
London, SE1 3UW
+44 (0)20 7357 6082
www.villageeast.co.uk

WORLD ON A PLATE

VELO
Vietnamese



Banh mi baguettes, fragrant pho and lemongrass tofu rolls are just some of the culinary delights on offer at this Vietnamese hotspot, which lets visitors order using state-of-the-art touchscreen kiosks.

104 Tooley Street, London, SE1 2TH
+44 (0)20 7407 9310
www.velorestaurant.com



THE LOBSTER POT
French

Seafood is the focus of The Lobster Pot, a Kennington favourite that opened more than 20 years ago. The menu runs the gamut from grilled sea bass and poached haddock to wonderfully fresh lobster, cooked to order.

3 Kennington Lane, London, SE11 4RG
+44 (0)20 7582 5556
www.lobsterpotrestaurant.co.uk



“I have seen Elephant & Castle get better and better... Today, it brings in people from all over the world.”

Hervé Regent, owner,
The Lobster Pot

WAHACA
Mexican



‘Mexican market eating’ is the concept behind Wahaca, the colourful restaurant chain co-founded by former Masterchef winner Thomasina Miers. The Waterloo location features recycled railway sleepers on the walls and crunchy, chipotle-tinged tacos on the menu.

119 Waterloo Road, London, SE1 8UL
+44 (0)20 3697 4140
www.wahaca.co.uk



THE REAL FOOD MARKET
International



Held right behind the Royal Festival Hall, this market has become a real destination for foodies. Featuring more than 40 producers it offers specialities from around the world, from Spanish churros to Egyptian street food. You can take the delicious produce home, or sample tasty dishes cooked on site.

Friday, Saturday and Sunday
Southbank Centre Square,
Belvedere Rd, London, SE1 8XX
www.realfoodfestival.co.uk/market/



CHAMPOR-CHAMPOR
Malaysian / Thai



Malaysian and Thai cuisines collide at Champor-Champor, which flings together exotic ingredients (think papaya, Szechuan peppercorns and sambal) with ease. Best is the beef rendang, cooked in coconut milk and herbs.

62 Weston Street, London, SE1 3QJ
+44 (0)20 7403 4600
www.champor-champor.com



TOPOLSKI
Eastern European



Topolski is a new bar and café, set within the former studio of Polish-born artist Feliks Topolski. It offers charcuterie, cured fish and an impressive array of vodka infusions: cucumber, horseradish and tarragon, to name a few.

150-152 Hungerford Arches, Concert Hall Approach, London, SE1 8XU
+44 (0)20 7620 0627
www.bartopolski.co.uk



WORLD ON A PLATE

THE TOMMYFIELD
British



Named after the 19th-century market that housed the UK's first fish and chip shop, The Tommyfield specialises in British classics such as pie and mash, roast beef and sticky toffee pudding. They source most of the fish and meat from sustainable suppliers to create a range of hearty meals, some with an international twist.

185 Kennington Lane, London, SE11 4EZ
+44 (0)20 7735 1061
www.thetommyfield.com



WELCOME TO
ELEPHANT PARK

“Our vision is to create a place full of life in Central London’s new green heart. A vibrant, established neighbourhood, where everybody loves to belong.”

Rob Heasman, Project Director, Elephant Park



THE LENDLEASE VISION BECOMES A REALITY

WE’VE STARTED AN ELEPHANT EFFECT...

We are making extraordinary progress in our redevelopment of over nine hectares in the heart of Elephant & Castle, in partnership with Southwark Council.

Trafalgar Place, a 235-home development, was our first phase to complete in June 2015 and provides the first new homes of the scheme; whilst construction on One The Elephant, the landmark 37-storey tower which comprises 284 new homes, is well underway to complete in 2016. With the demolition of the former Heygate Estate now complete and the construction of the homes at Elephant Park’s South Gardens and West Grove underway, our vision for creating Central London’s greenest new place to live is set to become a reality in the very near future. We are very proud of the quality of homes we have built to date – the homes will be resource efficient, providing first-class interior finishes and resident facilities.

The regeneration is also drawing forward the economic development of Elephant & Castle, creating more than 4,000 jobs, many of which will be going to local people. We have awarded more than £4 million in regeneration contracts to local businesses and we are delighted that the momentum delivered by our activity in the area over the past two years has encouraged further investment into the area, such as the planned redevelopment of the Elephant & Castle shopping centre.

Elephant Park is enriched with sustainable features, from our commitment to use Forest Stewardship Council (FSC) timber, LED lighting, to green roofs and Smart energy meters, which will all help us achieve a ‘Climate Positive’ status by 2025 as part of the Climate Positive Development Programme. The Elephant & Castle regeneration is one of only 17 projects worldwide in this programme.

With this exciting new chapter of Elephant Park, we’re continuing our commitment to build one of the UK’s most sustainable urban developments. We’ve designed a range of spaces that enables residents to explore new ways to work, live and socialise within calming green spaces, versatile facilities and healthy homes.

Rob is the Project Director on the Elephant Park and has been with Lendlease for five years.



Trafalgar Place in construction



One The Elephant in construction



Elephant Park is progressing well with construction on South Gardens and West Grove now underway

AN EXTRAORDINARY STORY OF TRANSFORMATION

Over the next 10 years, the Elephant will become London's most exciting new neighbourhood in a £2bn transformation that will evolve and enhance its identity. Lendlease is proud to work with Southwark Council to restore the area to its rightful place as one of the most dynamic and well-connected places to live in London. By 2025, the area will welcome 5,000 new homes, over 50 shops and a large new park that will restore nature in the heart of the city. Also, Southwark Council's new state-of-the-art community leisure centre will open in 2016.



ONE THE ELEPHANT
284 homes
from 2016

ELEPHANT PARK
Nearly 2,500
homes by 2025

WEST GROVE

TRAFALGAR PLACE
235 homes -
completed 2015

This image is for illustrative purposes only.

PERFECTLY LOCATED

Located in a prime position in the heart of Central London, Elephant & Castle is an excellent transport hub, with one mainline train station, a Zone 1 tube station and links to 28 different bus routes. Fast and frequent London Underground

services connect you to the whole of London via the Northern and Bakerloo lines. From the tube station, you can reach the popular attractions of the South Bank in just four minutes and the West End in 10 minutes – perfect

for entertainment seekers and commuters alike. The area also benefits from a network of good schools (six classed as outstanding), two London universities (London South Bank University and London

College of Communication) and some of the best views of London from an elevated position. Among its many hidden gems are leafy Victorian streets, authentic restaurants and interwoven layers of green spaces.

TRAVEL BY TUBE AND TRAIN FROM ELEPHANT & CASTLE

West Grove is a 5-minute walk from Elephant & Castle station

- Borough** 1 min
- London Bridge** 2 mins
- Blackfriars** 3 mins
- Waterloo** 4 mins
◆ South Bank & King's College
- Bank** 4 mins
(The City)
- Embankment** 5 mins
- Charing Cross** 6 mins
- Piccadilly Circus** 8 mins
- Oxford Circus** 10 mins
- Westminster** 11 mins
- Angel** 11 mins
◆ City University
- Regent's Park** 12 mins
◆ University of Westminster
- Liverpool Street** 12 mins
- Covent Garden** 13 mins
- King's Cross St Pancras** 13 mins
◆ Central Saint Martins (UAL)
- Trafalgar Square** 14 mins
- Victoria** 14 mins
- Warren Street** 14 mins
◆ University College London (UCL)
- Canary Wharf** 15 mins
- Holborn** 16 mins
◆ London School of Economics (LSE)
- Paddington** 18 mins
- South Kensington** 19 mins
◆ Imperial College London
- Stratford** 21 mins
Queen Elizabeth Olympic Park
- Heathrow** ✈ 42 mins
- Gatwick** ✈ 44 mins

All travel times based on Transport for London website January 2016

WESTMINSTER CATHEDRAL

HYDE PARK

ONE THE ELEPHANT

HOUSES OF PARLIAMENT

ST JAMES'S PARK

BIG BEN

IMPERIAL WAR MUSEUM

ELEPHANT PARK
ELEPHANT & CASTLE

LONDON EYE
TRAFALGAR SQUARE



WATERLOO STATION
ROYAL FESTIVAL HALL
IMAX CINEMA
TELECOM TOWER

COVENT GARDEN

SOMERSET HOUSE

BRITISH MUSEUM

OXO TOWER

TATE MODERN

ST PAUL'S

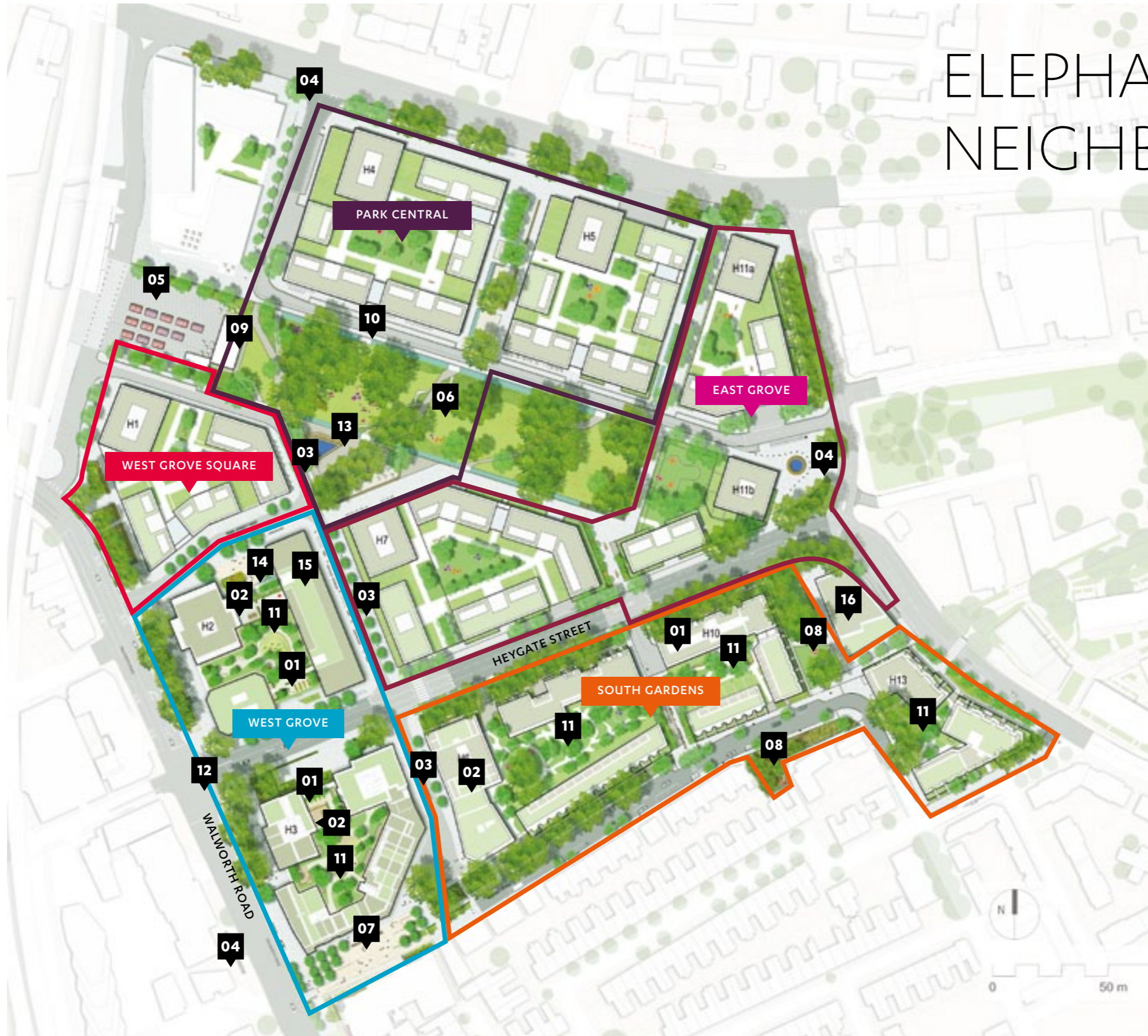
THE NEW GREEN HEART OF CENTRAL LONDON

Elephant Park offers a unique opportunity to be part of a new green vision for city living, defined by unrivalled access to inner-city nature and community spaces that bring people together in a relaxing, enjoyable way.

The 9.7 hectare development, set in a leafy park landscape, will accommodate almost 2,500 homes, as well as over 50 shops, restaurants and cafés. In addition, flexible workspaces will give smaller businesses the opportunity to grow.

As with all Lendlease developments, you will find healthier options for your journey to work, with many green transport options and a local public transport network that will benefit from our £30million contribution towards improvements. What's more, you'll never have to search for a good place to park or fix your bicycle, or for a charging port for your electric car, as Elephant Park will offer 90 new cycle-hire docking points, over 3,000 bicycle spaces and charging ports for electric cars. A low carbon energy centre will provide power for the homes, and signposted cycle routes, along with pedestrian-friendly quiet paths add up to a well-rounded green route network.

- 01** Residents' grow garden
- 02** Residents' room and terrace
- 03** Central shopping street
- 04** Cycle-hire docking station
- 05** Market Square (adjacent site)
- 06** The park
- 07** Walworth Square
- 08** Pocket parks
- 09** Park Pavilion café and facilities
- 10** Al fresco restaurants along the promenade
- 11** Private courtyards
- 12** Walworth Road High Street
- 13** Balancing pond with aquatic planting
- 14** West Grove Club Lobby
- 15** Residents' Gym
- 16** Energy Centre



ELEPHANT PARK NEIGHBOURHOOD PLAN

Every aspect of Elephant Park is designed with your well-being in mind. The rich and varied parkland, which will include two pocket parks and new urban squares, delightful play areas and lush foliage, will enable you to experience Central London living at its greenest. A central shopping street, and a new outdoor market planned for next door to Elephant Park are just some of the places you will be able to enjoy an afternoon of shopping and leisure.

WEST GROVE

West Grove fronts onto the new central shopping street and is made up of 593 homes in a range of different sizes, set within two tall buildings and a series of mansion blocks. The shops, community services and cafés are designed to suit all tastes and needs, providing convenient facilities on your doorstep. This phase forms an attractive edge to the new Walworth Square and Southwark Council's heritage-listed Walworth Town Hall, which will offer a variety of civic uses such as potentially hosting weddings and community gatherings, as well as a library or museum.

SOUTH GARDENS

South Gardens is the first and most family-oriented part of the scheme, with 360 homes including the only townhouses and the largest proportion of three and four-bedroom houses. The buildings range from low-rise townhouses to mid-rise mansion blocks and a 16-storey tower, all set around generous internal courtyards and amenities, including up to five new shops.

WEST GROVE SQUARE

With approximately 290 new homes located near Elephant & Castle railway station and alongside a planned new outdoor market next door, West Grove Square will have a strong community feel and easy access to Elephant Park's leisure facilities and restaurants.

PARK CENTRAL

Park Central is ideally located for the artisan shops and cafés planned for the central shopping street, as well as the al fresco park-side dining offered by the restaurants along the park promenade and leisure facilities. There will be approximately 520 homes – a combination of family-sized duplexes and apartments, set within tall buildings and mansion buildings.

EAST GROVE

Designed as a haven for small businesses, East Grove is poised to become a hub for innovation, creativity and talent. East Grove will provide approximately 710 homes and flexible working spaces. Alongside this, expect to find a health club and landmark tower that completes the distinctive skyline.

WELCOME TO WEST GROVE

THE HIGHWOOD

ORCHARD POINT

HIGHWOOD GARDEN
TERRACE

HIGHWOOD COURT

ORCHARD PLACE

ORCHARD GARDENS TERRACE

ORCHARD VIEW

West Grove's two distinct neighbourhoods are built around tranquil courtyards, a vibrant shopping street and a flexible club facility, creating a place with the community at its heart, with ample opportunities for socialising and relaxation.

The development comprises eight apartment buildings which are a mix of mid-rise mansion buildings and towers that vary in scale from five to 31 storeys. Its **593 homes** look out over **two residents' courtyards** offering a distinctive woodland or orchard landscape, as well as ample play areas, relaxed seating and richly varied planting. The green landscape stretches from the generous courtyards, where new trees, living walls and green roofs will help to filter the air.

In West Grove there is no shortage of green transport options. There are **644 residents' bicycle spaces** in total, meaning each home will have at least one bicycle space, as well as access to dedicated bike maintenance and cleaning areas. A fifth of the **96 basement parking spaces** will include charging ports for electric cars and another fifth will have the potential to be fitted with electric points

in the future. However, there is no need to own a car, as the first residents to move in will also receive the benefit of a three-year car club membership.

All residents will enjoy the convenience of a **24-hour concierge** service and generous lobbies, including the 'Club Lobby' area which provides a welcoming 'third space' to work, socialise and relax. Even those living in smaller households can enjoy larger gatherings with friends and family, with access to **two residents' function rooms**, complete with generous garden terraces and **gym** facilities. **Residents' grow gardens** in each courtyard offer the chance to plant and nurture vegetables and herbs. West Grove will also include a vibrant new shopping street that runs throughout Elephant Park, where residents will have the chance to discover independent, artisan shops, alongside cafés and bars.

WEST GROVE SITE PLAN

HIGHWOOD GARDENS



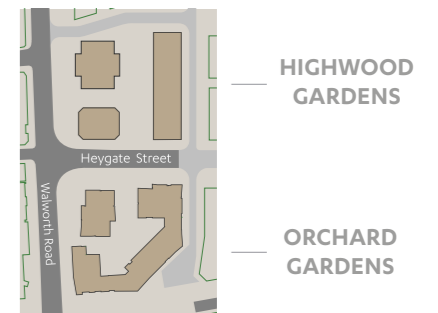
- BUILDINGS**
- H02C** - The Highwood
 - H02D** - Highwood Garden Terrace (North)
 - H02B** - Highwood Court
 - H02A** - Highwood Garden Terrace (South)
 - H03C** - Orchard Point
 - H03D** - Orchard Place
 - H03B** - Orchard View
 - H03A** - Orchard Gardens Terrace

- KEY**
- | | |
|---------------------------|------------------------|
| 1 Play Area | 7 Car Club Space |
| 2 Residents' Grow Garden | 8 Cycle Store Entrance |
| 3 Residents' Room | 9 Gym |
| 4 Residents' Room Terrace | 10 Gym Terrace |
| 5 Residents' Courtyard | 11 West Grove Club |
| 6 Concierge | |

ORCHARD GARDENS



- COLOUR KEY**
- | | | |
|------------------------------------|--------------------------|---------------------|
| Courtyard Hard Surfaces and Paving | Green Roof | Residents' Entrance |
| Public Realm Paving | Grow Gardens | Part Affordable |
| Road | Grass / Soft Landscaping | Affordable |
| Propriety Roof | Car Park Entrance | |





PARK LIFE

With its grassy meadows, fine lawns and patches of woodland, the parkland of Elephant Park will be a natural green heart for the local area and will be opened in a temporary form before the wider development is completed.

We have made a commitment to plant 283 new trees across Elephant Park, which might range from native species such as English oak, field maple and lime, to ornamental trees such as cherry and Himalayan birch. They come in addition to the 122 retained on-site mature trees, and hundreds of other newly planted trees in the local area, all of which will help to attract wildlife and purify the air.

An abundance of play areas and seating areas will give people the chance to relax and unwind whilst the al fresco restaurants along the promenade will let you make the most of the leafy scene while enjoying a lively dinner or a cosy Sunday brunch.

NEIGHBOURHOOD OF THE FUTURE



Up to 13 independent shops in West Grove will form part of a vibrant shopping street that runs through Elephant Park.

Here, a quirky coffee shop or florist and places to buy locally baked breads might sit alongside a specialist cycle shop and a perfumery – capturing the very essence of English style. These shops come in addition to a new foodstore, up to nine high-street shops along the Walworth Road and a restaurant on Walworth Square – a brand new civic square that will be at the heart of the local community. The wider development will be served by more than 50 shops, restaurants, cafés and bars, as well as the nearby Elephant & Castle shopping centre, which is set to transform in the coming years.

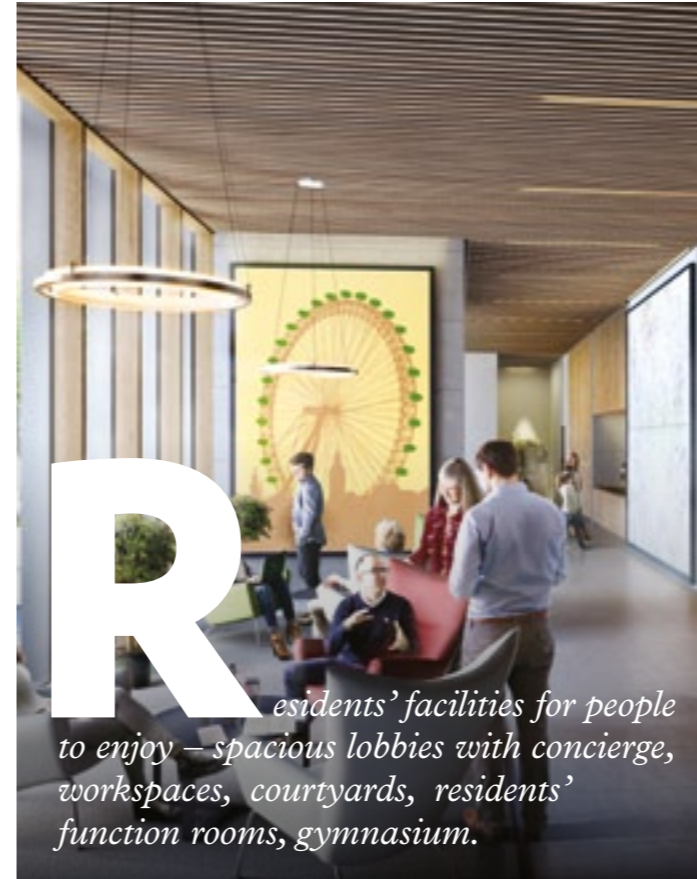
DESIGNED FOR YOUR TODAY AND TOMORROW



Parkland to enjoy – with areas to play, relax and dine in and around it.



Air that is cleaner and less polluted through the use of green transport options, more green spaces, green roofs and walls.



Residents' facilities for people to enjoy – spacious lobbies with concierge, workspaces, courtyards, residents' function rooms, gymnasium.



Keep it local: locally awarded services and site works contracts help to boost the local economy.

All images are for illustrative purposes only

At West Grove, we've taken care of the sustainable design at every level so that you can help the environment without changing your lifestyle.



Around our landscapes and courtyards, the new and existing mature trees, along with green roofs and living walls, will offer a range of habitats for different species, helping to clean the air, absorb rainwater and provide a rich landscape in the heart of the city where nature can flourish.

We are also committed to using timber that is certified by the Forest Stewardship Council (FSC) throughout our projects, which enable us to reduce the impact of your home on forests around the world and all those who live near them.

Within the development, we've had some bright ideas around ways to make all the lighting as energy efficient as possible. For instance, the solar energy

we collect from photovoltaic panels on building roofs will also help to power some of the energy efficient lighting in the communal areas. What's more, we're leading the way by partnering with a lighting manufacturer to roll out the latest super-energy efficient LED lighting across the whole of Elephant Park.

The buildings that make up West Grove are designed to achieve the high standards set by the Code for Sustainable Homes Level 4, which means they are resource efficient and built to last. As each home is also designed to achieve the 'Lifetime Homes' standard, you can adapt your spaces to suit your needs as they change over time.

To help you tackle increasing energy bills, every feature within our

homes – from Smart energy meters to dual-flush toilets and double glazing – is designed to save energy. Even the building orientations have been designed to provide good air ventilation and maximise the amount of sunlight the homes capture through their aspect (the majority benefit from being dual aspect).

The result of this clever design is that the homes are approximately 30% more energy efficient than current regulations require, and enable you to use 30% less water than the average London home.

All these features, plus many more will help us achieve a 'Climate Positive' status by 2025 as part of the C40 Cities' Climate Positive Development Programme. The Elephant & Castle regeneration is one of only 17 projects worldwide in this programme and, in order to achieve

the Climate Positive status, we're using both tested and new initiatives to reduce the impact of the development on the environment so that other projects across the world can learn from our experience. www.C40.org



Follow our Tumblr blog to get the latest on all of Elephant Park's sustainable innovations, building progress and advice from our expert partners on green living.

 elephantparkldn.tumblr.com

WELCOME TO THE WEST GROVE CLUB

Enjoy flexible, dynamic spaces for working, socialising, exercising and relaxation.

CLUB LOBBY

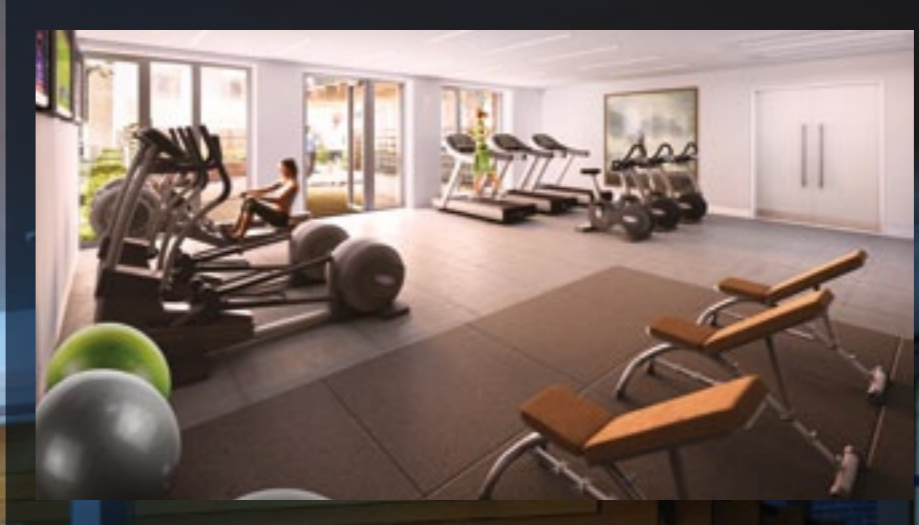
All residents of West Grove will benefit from a 24-hour concierge service, located in the ground-floor of the Club Lobby in Highwood Gardens.* Here, the use of authentic materials will give the feeling of being inside a light and spacious loft, welcoming visitors into a thriving social hub, where there are ample opportunities to meet people. Two lounge areas overlook the landscaped courtyard, providing a relaxing space for meeting friends and neighbours, while a more intimate space, tucked away in an alcove, offers a flexible working area.

*The two West Grove neighbourhoods complete at different times, Orchard Gardens will host the West Grove concierge service temporarily until the Highwood Gardens Club Lobby is complete.



West
Grove
Club

THE WEST GROVE CLUB



FIT SPACE
A residents' gymnasium in the courtyard of Highwood Gardens will offer a range of exercise equipment, such as treadmills, bikes and rowing machines, as well as a terrace that can be used for yoga classes or stretching exercises.

SOCIAL SPACE
The two residents' rooms in Highwood Gardens and Orchard Gardens, which come equipped with garden terraces, kitchenettes and toilets, provide the perfect place to celebrate special occasions or meet through a residents' club. Thanks to their versatility and generous size, you'll be able to host groups of friends for film nights and parties.

All images are for illustrative purposes only



HOME GROWN

Residents' grow garden
This image is for illustrative purposes only

West Grove offers two communal grow gardens where residents can set up and work with gardening clubs to plant and nurture vegetables and herbs. The attractive growing spaces will help residents get to know their neighbours and work with them to cultivate fresh and healthy food. The gardens will enhance West Grove's community, giving people the chance to enjoy the natural environment and all that it has to offer.





HIGHWOOD GARDENS

Highwood Gardens comprises a mansion style building and landmark tower – currently the tallest planned within Elephant Park – connected by private landscaped gardens filled with rich, woodland planting and spaces that offer many different activities for residents, including a series of grow gardens and a south-facing amphitheatre that can host everything from performances to picnics. Located close to the new park and a short walking distance to Elephant & Castle’s transport hub, the neighbourhood enjoys easy access to a diverse range of independent and high-street shops, as well as to the Club Lobby – the social hub of West Grove.

This image is for illustrative purposes only

THE HIGHWOOD

The tallest building planned within Elephant Park, The Highwood will feature 222 homes in total, split into one, two and three-bedroom apartments, including two penthouses, across 31 floors. The tower is designed to echo the rhythm of the Fibonacci sequence, a mathematical sequence found in natural settings such as the branching of trees. Its architectural style resonates with the North American 'Mad Men' era of the 1950s and 60s.



HIGHWOOD GARDEN TERRACE

Highwood Garden Terrace is a 10-storey mansion style building with a total of 85 private sale homes split over the north and south sections of the building. The north side shares its entrance with The Highwood tower, which is accessed from the Club Lobby where the concierge and club facilities are located. Highwood Garden Terrace is inspired by the traditional London mansion style buildings and incorporates a number of tiers where the building steps back to offer generous terraces to many of the homes.



All images are for illustrative purposes only





ORCHARD GARDENS

Orchard Gardens includes a tower, terrace building and corner building, centred around a private courtyard orchard – a beautiful expression of the site’s natural history – that is framed by intimate, secluded seating. Generous lawns, shaded by a light canopy from the trees, provide ample opportunities for sitting, creative play and residents’ events. Set beside the Walworth Town Hall – a Grade II-listed building that is being refurbished to provide a wealth of new civic facilities – the neighbourhood is also within easy reach of a number of high-street and independent shops, as well as a new foodstore.



This image is for illustrative purposes only



ORCHARD POINT

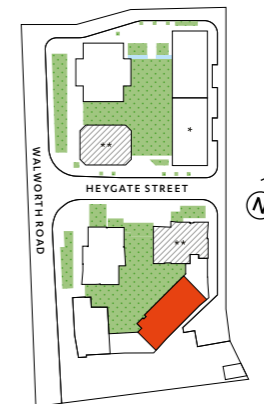
The tallest building in Orchard Gardens, Orchard Point is a 19-storey tower comprising 98 one, two and three-bedroom apartments, arranged into six slender ‘tubes’. At its peak are two magnificent three-bedroom duplexes, offering extraordinary views across the city from their generous roof terraces. An intimate, gallery-like entrance foyer, from which visitors will be able to delight in the view of the tree canopies, invites residents in from the Walworth Road.



All images are for illustrative purposes only

ORCHARD GARDENS TERRACE

The sophisticated façade of Orchard Gardens Terrace recalls the grandeur of Georgian architecture, giving the feeling of being in an historic London square, while providing easy access to the central shopping street. The terrace building comprises a cluster of ground-floor shops, topped with six floors of one, two and three-bedroom homes, including five duplexes, each with south-facing roof terraces.

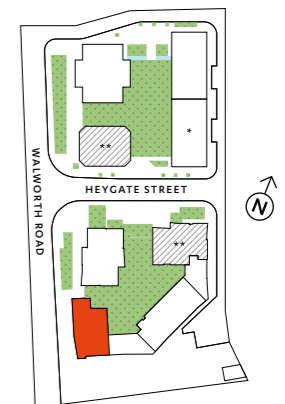




This image is for illustrative purposes only

ORCHARD VIEW

Located next to the historic old Town Hall, Orchard View marks the beginning of Orchard Gardens with understated elegance. The five-storey corner building, which is elevated by an attractive colonnade that shelters a series of shops on the ground floor, provides 27 one and two-bedroom homes, accessed via a lobby entrance from Walworth Road.



ARCHITECTS OF HIGHWOOD GARDENS



Paul Monaghan
AHMM

Allford Hall Monaghan Morris is a Stirling Prize-shortlisted architectural firm that has won many prestigious awards, including the RIBA National Award, Civic Trust award and AJ100 and Building Magazine Practice of the Year. Their design work on Highwood Gardens fuses diverse historical influences, and each building has its own character, while retaining a timeless and classic aesthetic.

AHMM also developed the dynamic West Grove homes' interior colour palette options, drawing on the local area's rich history with inspirations such as Art Deco and Victorian.



Image courtesy of Timothy Soar

ARCHITECTS OF ORCHARD GARDENS



Simon Hudspith
Panter Hudspith

Panter Hudspith has been recognised with a series of accolades for both residential and non-residential projects, including RIBA, Civic Trust and Brick awards, as well as being longlisted for the Stirling Prize.

The buildings they have created within Orchard Gardens are notable for their extraordinary variety and sculptural forms, which are brought to life by diverse brickwork and asymmetrical corner balconies. These have been designed to frame long and horizontal panoramas that have been carefully chosen for the details of the cityscape they reveal.



SPACE TO UNWIND



Lounge/kitchen view of a typical two-bedroom apartment in Orchard Point
This image is for illustrative purposes only

Modern and stylish, the homes in West Grove show a keen appreciation for space, attention to detail, texture and high-quality finishing – as you'd expect from a Lendlease home.

Private terraces and balconies extend your living area into the outdoors with views of London landmarks or leafy canopies. The same level of clever design and quality inside and out. The open-plan layouts of the kitchens and living areas have built-in storage to reduce clutter, making the homes feel larger, lighter and more airy.

All of the interior features are designed to make your life easier and healthier. We are committed to using responsibly sourced and manufactured materials with recycled content to make it easy for you to lessen your impact on the environment. Large opening windows are placed to maximise daylight and the fresh air that flows through the homes, and the eco-friendly, non-toxic paints, products and finishes we use help to improve air quality.

Kitchen, bathroom and floor finishes are available in a choice of three unique historically inspired colour schemes, and the homes are built for comfort: underfloor heating to the living area and bedrooms provide a reliable and constant source of warmth which can be individually controlled in each room, while a filtered ventilation system ensures that you can breathe fresh air indoors.

At the heart of the home is a bespoke kitchen, offering the sleekest of finishes and white goods that require less energy than their traditional counterparts.

VICTORIAN

COLOUR PALETTE

A sensitive reinterpretation of the dark wood panelling, ornate joinery and intricate patterns that characterised Victorian interior design, this beautifully sophisticated colour palette features rich, dark tones of clay and umber across timber floors and kitchen cabinets, alongside bathroom and hallway tile patterns inspired by the geometric arrangements found in authentic interiors of this period.



Lounge/kitchen view of a typical two-bedroom apartment in The Highwood
This image is for illustrative purposes only

ART DECO

COLOUR PALETTE

Taking its cues from the distinctive lines and geometric patterns of the Art Deco era, this striking colour palette is marked by strong contrasts, expressed in angular forms, zigzagged patterns and black-and-white tiling, kitchen cabinets and worktops. Subtle touches – such as varying reflectivity on the slim bathroom tiles – evoke a sense of place and heritage, as well as refinement and elegance.

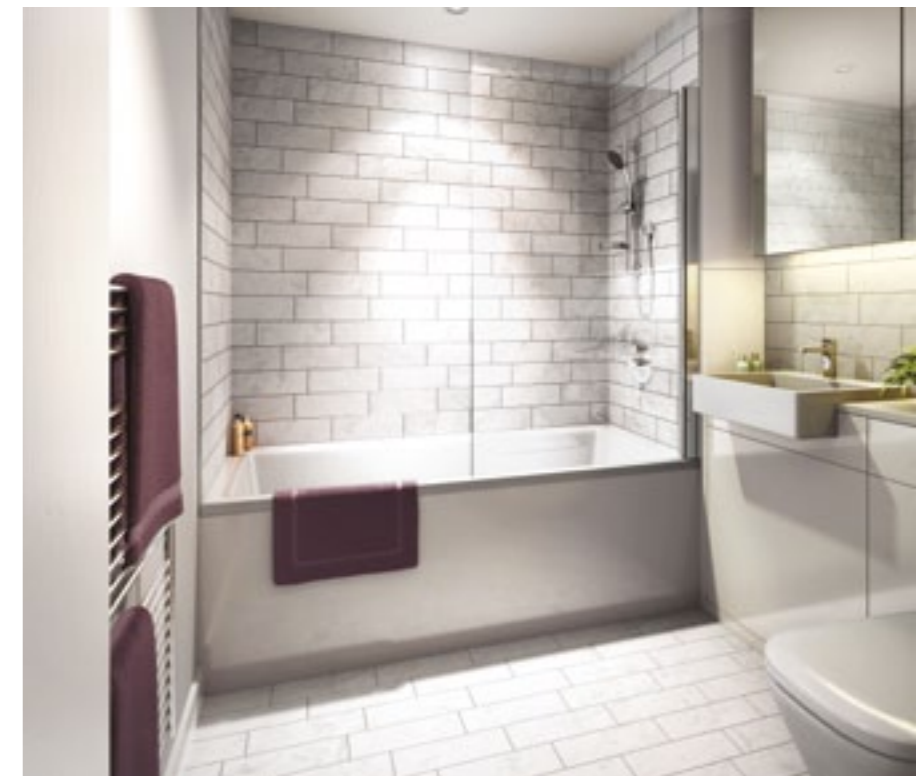


Lounge/kitchen view of a typical two-bedroom apartment in The Highwood
This image is for illustrative purposes only

CONTEMPORARY

COLOUR PALETTE

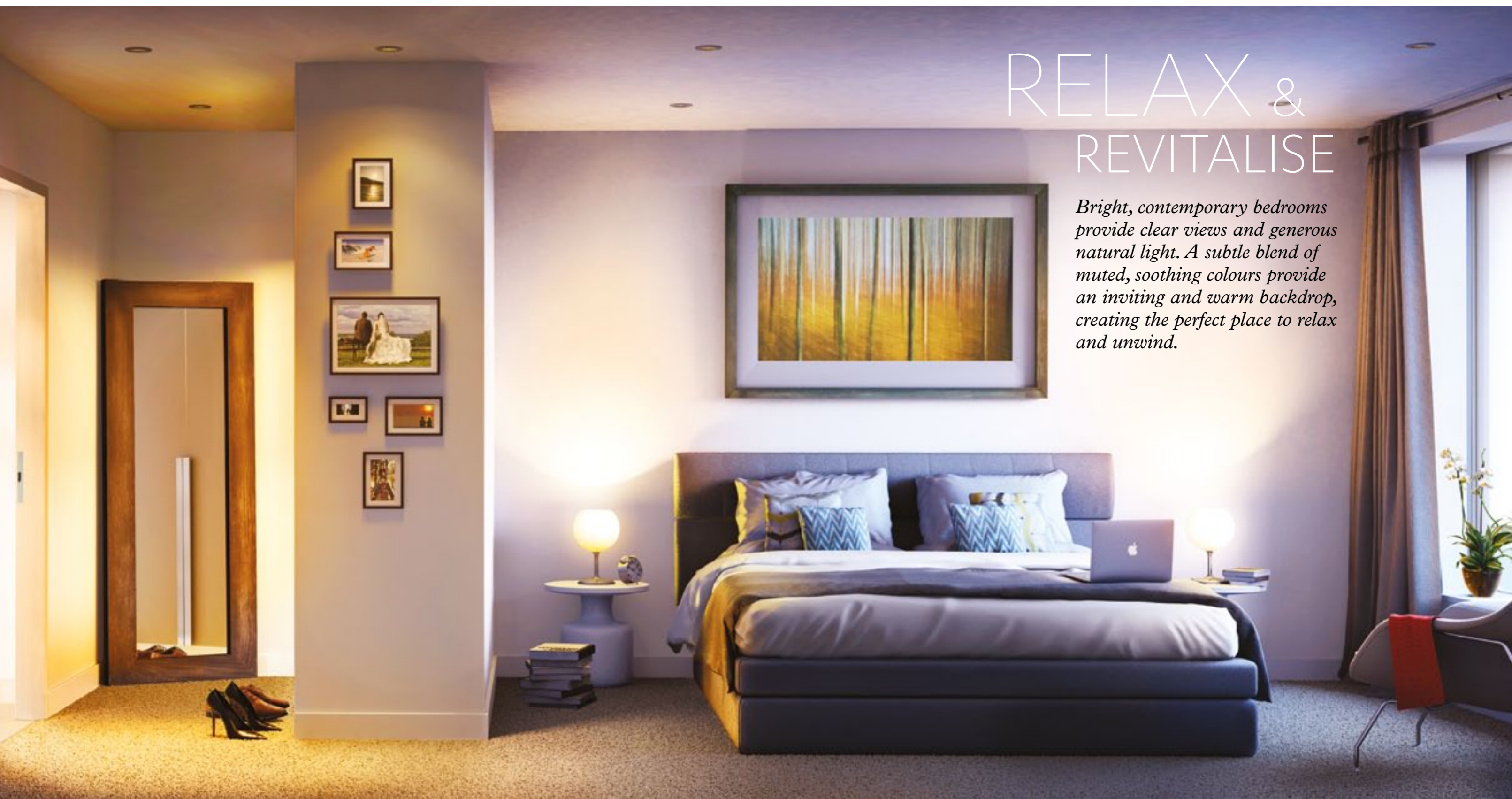
With its clean lines and harmonious tones of white, nougat and dove grey, the Contemporary colour palette creates a calming, airy living environment, where undercurrents of minimalist design are softened by the warmth of natural materials. Expansive white walls and light, reflective surfaces enhance the natural daylight that streams into the rooms, bathing each one in a soft glow.



Lounge/kitchen view of a typical two-bedroom apartment in The Highwood
This image is for illustrative purposes only

RELAX & REVITALISE

Bright, contemporary bedrooms provide clear views and generous natural light. A subtle blend of muted, soothing colours provide an inviting and warm backdrop, creating the perfect place to relax and unwind.



All images are for illustrative purposes only

WEST GROVE SPECIFICATIONS

INTERIOR FINISHES

Three interior palette options each influenced by a distinct architectural style

Engineered timber flooring to hallway, kitchen and living room (tiled entrance threshold detail available as a customer upgrade*)

Carpet to bedrooms (timber flooring available as a customer upgrade*)

White painted plasterboard ceilings, walls, skirtings and architraves

White painted internal apartment doors

Contemporary high quality ironmongery

Utility cupboards housing washer/dryer, MVHR, data, and heat exchange system

Coat cupboard

Built-in wardrobe to master bedrooms (and second bedroom in three bed homes)

Double glazed windows with sliding or casement doors to balconies and terraces

100% FSC Certified Timber used throughout

Non-toxic materials used for interior finishes

**Note: customers wishing to upgrade will be contacted at the appropriate time subsequent to the launch events.*

KITCHENS

Bespoke contemporary kitchen with soft close doors

Composite stone worktop

Under-counter stainless steel sink with chrome mixer tap

Bespoke kitchen splash back to suit each palette's style

Energy-efficient ceiling down lighters and under-cabinet lights

All appliances energy efficient (A or B rated) Bosch (or similar)

Integrated stainless steel fronted electric oven

Integrated stainless steel microwave oven

Integrated induction hob and ventilation hood

Integrated full-height fridge/freezer

Integrated multi-function dishwasher

Space saving recycling bin

BATHROOMS / EN-SUITES

White contemporary sanitaryware as indicated on plan

White bath with shower over bath and glass shower screen

White shower tray with glass screen to en-suite (where indicated on plans)

Chrome thermostatic bath/shower mixer with shower head

White semi-inset basin with chrome monoblock mixer tap

Composite stone vanity top

White dual flush WC with concealed cistern and soft close seat

Floor and wall tiling designed to each palette's style

Panelised vanity unit

Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting

Heated chrome towel rail

Entry level cloakroom/WC to duplex apartments only

BALCONIES / TERRACES

Well-proportioned balconies and terraces with glass or metal railing balustrades

Timber effect decking, tiled or paved finish to terrace or balconies

HEATING

Centralised Combined Heat and Power (CHP) system providing individually metered heat and hot water to each home

Underfloor heating to living room and bedroom(s)

Individual thermostatic temperature controls to living room and bedroom(s)

BUILDING FABRIC

Reinforced concrete frame and slabs on pile and raft foundations

Brick cladding with high performance window system to all buildings except 'The Highwood' which utilises a high performance panelised façade

Soundproofing of walls and floors separating homes to outperform current building regulations

ELECTRICAL FITTINGS

Energy-efficient (LED) recessed ceiling downlighters throughout

Television points and data sockets to living room and master bedroom (Sky+ to living room)

Condensing washer/dryer unit in utility cupboard

Contemporary white switch plates and sockets

Filtered fresh air mechanical ventilation with heat recovery to each home

Task lighting to underside of kitchen wall units and bathroom cabinets

Shaver socket integrated in bathroom cabinets

Socket provision for home office location in one room

Super-fast broadband

MANAGEMENT AND SECURITY

Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)

24-hour concierge service based in The West Grove Club

Secure electronic access control to buildings

CCTV system in public realm and building entrances

Multi-locking system to front door

Video door entry system

Interconnected mains supply smoke/heat detection system with battery back-up

Sprinkler system to each home

10 year NHBC warranty

COMMUNAL AREAS

The West Grove Club main lobby with feature finishes located in Highwood Gardens*

Multi-functional bookable residents' rooms at courtyard level in both Highwood Gardens and Orchard Gardens

Residents' gym facility at courtyard level located in Highwood Gardens*

Passenger lift and stairs serving all floors within each building

Carpeted floors and painted walls to upper level communal corridors

Communal ground floor refuse/recycling store

Parcel storage room in the main concierge*

Postboxes located in each main communal core entrance (except for 'The Highwood' and 'Highwood Garden Terrace North' which share a central postbox in the West Grove Club lobby)

EXTERNAL COMMUNAL AREAS

Landscaped public areas around the development

Communal courtyard gardens for all residents

Garden terraces to both residents' rooms located in Highwood Gardens and Orchard Gardens

External exercise terrace to the gym located in Highwood Gardens*

Grow gardens located in courtyards in both Highwood Gardens and Orchard Gardens

TRANSPORT

One unallocated cycle storage space available for every home in lockable communal stores (two cycle spaces for three-bed homes)

Limited number of car parking and motorcycle parking spaces available to purchase with selected homes

Electric vehicle charging points to some car parking spaces

3 years' free car club membership to first occupant of every home

3 years' free bike health checks at monthly 'bike doctor' sessions (by appointment)

**Note: all facilities located in Highwood Gardens will only be available from the completion of construction of that phase, which may be approximately 12 months (subject to construction programme) from the completion of Orchard Gardens.*

Specification details are correct at time of production but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Images of the interior styles of West Grove are computer generated.



The information and images contained in this document are illustrative and/or indicative only as at February 2015 of the finished product and are subject to change. This includes any design detail, individual features, colours, services, furniture, furniture layouts or landscaping. All dimension sizes are approximate, are subject to variations, and should not be relied upon. The information herein should not be relied upon as accurately describing any of the specific matters under the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Unfair Trading Regulations 2008. The information in this document does not constitute a contract or warranty.



The Life | The Heart | The Elephant