



One
The Elephant



In the heart
of London...

...a remarkable transformation is taking place. One that promises to breathe new life into Elephant & Castle, to benefit the whole community and place it in its rightful position as a thriving central London neighbourhood.

One The Elephant is a key part of the transformation of Elephant & Castle, known affectionately to locals as 'The Elephant'. It will provide 284 high quality homes in an extraordinary development that will set new standards for sustainable, practical and contemporary London living.

Comprising an elegant 37 storey tower and four storey pavilion, **One The Elephant** will make the most of stunning views across London. It will also become a new focal point for the heart of Elephant & Castle, alongside a treasured local park and an adjacent public leisure centre (to be built by Southwark Council by late 2014).

37 storeys high

Four storey pavilion

Far reaching views of London from most of the fifth floor and above

A private balcony or terrace for every home

Residents' reading garden and grow garden

Excellent local amenities including modern leisure centre nearby



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Perfectly connected...

In zone 1, The Elephant is located just south of the River Thames and is one of the best connected* places in London with a mainline station, two underground lines (Northern and Bakerloo lines) and 28 bus routes.

Houses of Parliament

Big Ben

London Eye

Waterloo Station

London Blackfriars

St Paul's Cathedral

The City (The Gherkin)

The Shard

*All travel times based on Transport for London website December 2012.

...for work...

By tube, Waterloo and London Bridge stations are only a four minute journey, the City is six minutes away, while Victoria and Canary Wharf stations can be reached in under 18 minutes.

National Rail services from Elephant & Castle stop at St Pancras International in 15 minutes and London Blackfriars in four minutes. Heathrow and Gatwick airports are also under an hour away.

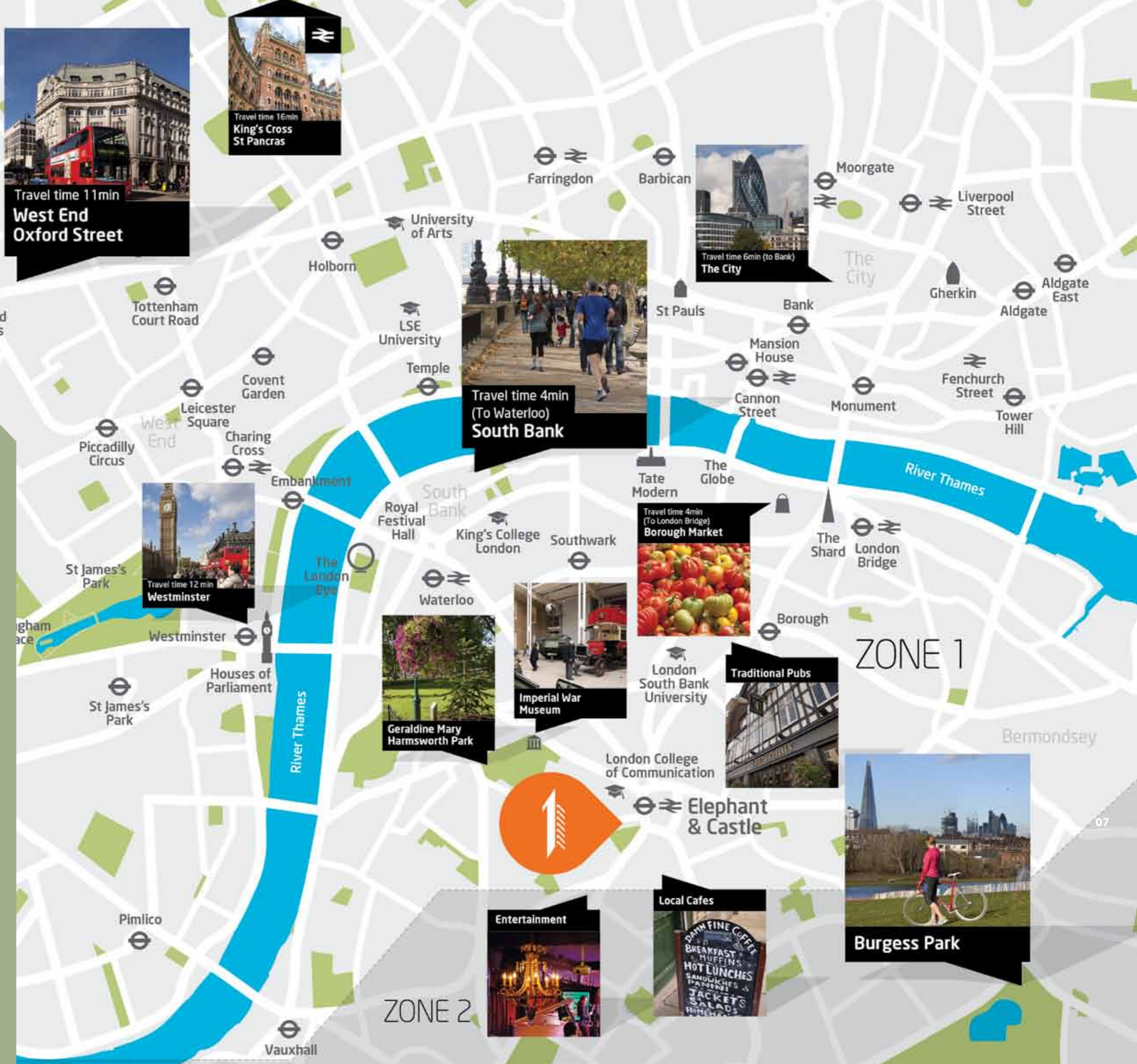
...rest and play

Getting to and from many of London's key attractions is easy. The South Bank – home to London's cultural heart with the Royal Festival Hall, the National and Globe Theatres, Tate Modern, London Aquarium and London Eye – is less than a mile away. The West End's first class shops, restaurants, theatres and night life are under 15 minutes by tube. Plus Borough Market, Westminster Bridge and the Houses of Parliament (a World Heritage site) are all within easy reach.

Travel by tube and train (from Elephant & Castle)

⊖ The City 6 mins	⊖ Oxford Circus 11 mins
⊖ Canary Wharf 17 mins	⊖ Paddington 19 mins
⊖ Waterloo (South Bank) 4 mins	⊖ Covent Garden 14 mins
⊖ St Pancras/King's Cross 15 mins	⊖ Piccadilly Circus 8 mins
⊖ London Bridge 4 mins	⊖ Trafalgar Square 14 mins
⊖ Victoria 15 mins	⊖ Stratford (Queen Elizabeth Olympic Park) 23 mins

*All travel times based on Transport for London website December 2012.



The Life The Heart The Elephant

A lively London neighbourhood, Elephant & Castle offers all the convenience of living in zone 1, but with property prices comparable to areas in zone 3, and already it has seen many good investment opportunities arise.

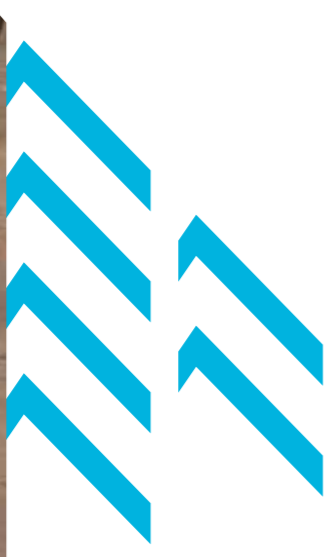
But The Elephant, with its rich history stretching back to medieval times, has much more to offer both residents and investors.

Like other parts of central London, The Elephant has many hidden gems. Leafy Victorian streets, beautiful listed buildings, great restaurants, cafés, parks and green spaces. There are also 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 any elevated position. Venturing just a short walk south of **One The Elephant** you will find the bustling East Street Market and a range of independent shops and restaurants along the Walworth Road.

But look a little closer and you'll discover what makes The Elephant unique. The 100 different languages spoken, London's largest Latin American quarter, the strong sense of community, the rich musical heritage, a range of cultural attractions, the diversity of sights and sounds as you walk the streets and, above all, the genuine friendliness of the people from every walk of life.

Put simply, whoever you are and wherever you're from, you can really feel at home in zone 1.

The Elephant's uniqueness is in the sights and sounds as you walk the streets and, above all, the genuine friendliness of the people.



The transformation of Elephant & Castle

Already one of the capital's most lively and diverse residential quarters, The Elephant is undergoing a £1.5 billion transformation spanning 15 years that will build on the neighbourhood's unique character.

Lend Lease is Southwark Council's regeneration partner and our joint vision for **One The Elephant** is part of the wider regeneration plan to restore the area to its rightful place as one of London's most well-connected and exciting residential quarters.

This means putting sustainability at the heart of what we do, and carefully considering every aspect of the regeneration, from homes, transport links, local amenities and the streets, through to green spaces, schools, shops and businesses.

What's more, we're thinking about all of these from everyone's perspective – young and old, the family, the individual and the community – so we can create a place where people want to live and work and feel proud to call home.

Our vision:
"To create a place full of life, where people from diverse backgrounds love where they live and feel part of a vibrant established neighbourhood."

▲ This image represents the vision for the planned regeneration of Elephant & Castle by 2025



One by name, unique by nature

One The Elephant is designed to symbolise the restoration of The Elephant to its rightful place as a thriving zone 1 neighbourhood, and show what can be achieved through sustainable building practices and greener, more energy-efficient design.

To develop a stronger community we've ensured other elements, such as improved access and streetscapes, ample green space and mature trees, and room for shops, businesses and restaurants are all part of **One The Elephant**. Together, they create connections with the wider community and support responsible economic growth, while helping to build lasting and self-sustaining neighbourhoods.

One The Elephant is also located adjacent to a new state-of-the-art community leisure centre that will be delivered by Southwark Council by late 2014. The centre will include a 25m swimming pool, four court sports hall, gym and exercise studios.

- Significant public and private landscaping
- Retail and business space
- Directly fronting a mature park
- Adjacent to a new community leisure centre

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A view from St Mary's Churchyard Park

Local outdoor leisure

Space for shops, restaurants and businesses

Architectural Excellence

Designed by award-winning architects Squire and Partners, renowned for their contemporary developments within traditional urban settings, **One The Elephant** features two main architectural elements; a slender and elegant tower rising 37 storeys with 254 homes, and a four storey pavilion containing 30 homes.

▲
Pictured
Approximate view
looking north west

Both the tower and pavilion will feature a palette of stone, glass and metal to create an architecturally striking building that reflects modern London living and use the latest sustainable construction methods and materials.

Crucially, **One The Elephant** has been designed to complement its surroundings, which include a new leisure centre and leafy park. As such, each element has very different personalities.

The pavilion offers three floors of boutique-style living, in a more intimate environment, with open walkways leading to homes with integral private balconies overlooking a residents' reading garden. The pavilion also has retail and business space which offers conveniently located shops, restaurants and cafés for residents and the community to enjoy.

The tower embodies the best of high-rise living, making the most of the spectacular views (from the 5th floor and above) across the London skyline, including the Palace of Westminster, St Pauls, The City, Canary Wharf and the London Eye. The outside of the tower combines striking stone, glass and metallic detailing and vertical gardens created by optional planters on the balcony of each home.

Striking stone, glass
and metal exterior

Vertical gardens

Far-reaching views of
London's skyline

Bringing a wider perspective to city living

We've thought hard about how to create a wider perspective to city living, including bringing the greenery that surrounds the building inside and providing a variety of private facilities for residents to enjoy.

Equipped with a 24 hour concierge, the reception area within the tower of **One The Elephant** will be a large, informal and welcoming space and the perfect place to meet your friends and neighbours. It will include comfortable seating, library feature walls and a green wall.

There is also a 'grow garden' for growing produce, and a communal garden on the first floor that links the tower with the pavilion. This unique space will provide a private oasis for residents, as well as a play area for the under-fives, away from the hustle and bustle of central London living.

The first floor will also have a large function room overlooking the reading garden, for hire by residents. Equipped with cooking and washroom facilities, it will provide a unique place to hold celebrations, club meetings and residents' events.

Other amenities will include bicycle space for every home, and parking spaces with electric car charging ports. The first residents in each home will also receive three years' free car club membership.

- 24 hour concierge
- Green roof 'grow garden'
- Reading garden
- Function room
- Under-fives play area
- First residents to receive three years' free car membership
- Bicycle space for every home
- Electrical car charging ports available
- Car and motorcycle parking available to buy with selected apartments

Landscaped reading garden



The lobby approach from the park

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The welcoming lobby entrance

A place to call home

While the building itself will be a significant addition to the Elephant & Castle and London skylines, to you it will be, first and foremost, somewhere you call home. A home that offers stunning views of London (most across two directions), and a new level of sophistication and informal luxury designed by leading British interior designers Tara Bernerd & Partners.

Each studio, one, two and three-bedroom home combines a contemporary, warm and relaxing interior with practical, urban design.

For example, each home's front door is off a more intimate corridor to create a better connected space to share with your neighbours. The layout maximises views, space, light and ventilation, while minimising clutter and noise. Private terraces or balconies provide generous and natural extensions to the living areas, as well as impressive views.

It's also about the interior detail. A choice of colours. The texture of materials such as wood floors and stone worktops. The high quality finishes and fittings. All combine with and complement one another to create a sense of simplicity and informal luxury – from the open-plan kitchens and living areas to bedrooms, bathrooms, storage areas and exterior spaces.

But modern, sophisticated living should also mean energy efficiency, and each apartment meets the Code for Sustainable Homes Level 4 – one of the first for a building of this kind. For us, that means energy efficient lighting, heating and water efficient fixtures, better insulation and ventilation. For you, that means it's designed to be 30% more energy efficient than current regulations require, and 30% more water efficient than the current average, which saves you money.

A few more reasons why living in **One The Elephant** makes great sense.

- Informal, luxurious and sophisticated interior design
- High quality finishes and fittings
- Energy and water efficient
- Filtered air inside homes
- 95% of homes have views in two directions
- Generous private balcony for each home
- 2.5m floor to ceiling height in living areas

Living, dining and kitchen view



Master bedroom



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▲
Kitchen

Colour palette one - light



▲
Bathroom



Colour palette two - dark



Apartment
have two colour
palette options
to choose from

▲
Colour choices only available prior
to a specific stage of construction.

High quality specification:
– Engineered timber flooring to
hallway, kitchen and living room
– Bespoke contemporary kitchens
with composite stone worktops
– Underfloor heating to living rooms
and bedrooms

▲
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It's not just about what we build, it's what we leave behind

Lend Lease has an unparalleled track record in creating sustainable new neighbourhoods. We also have a reputation for successfully turning areas in need of investment and regeneration into flourishing urban quarters around the world.

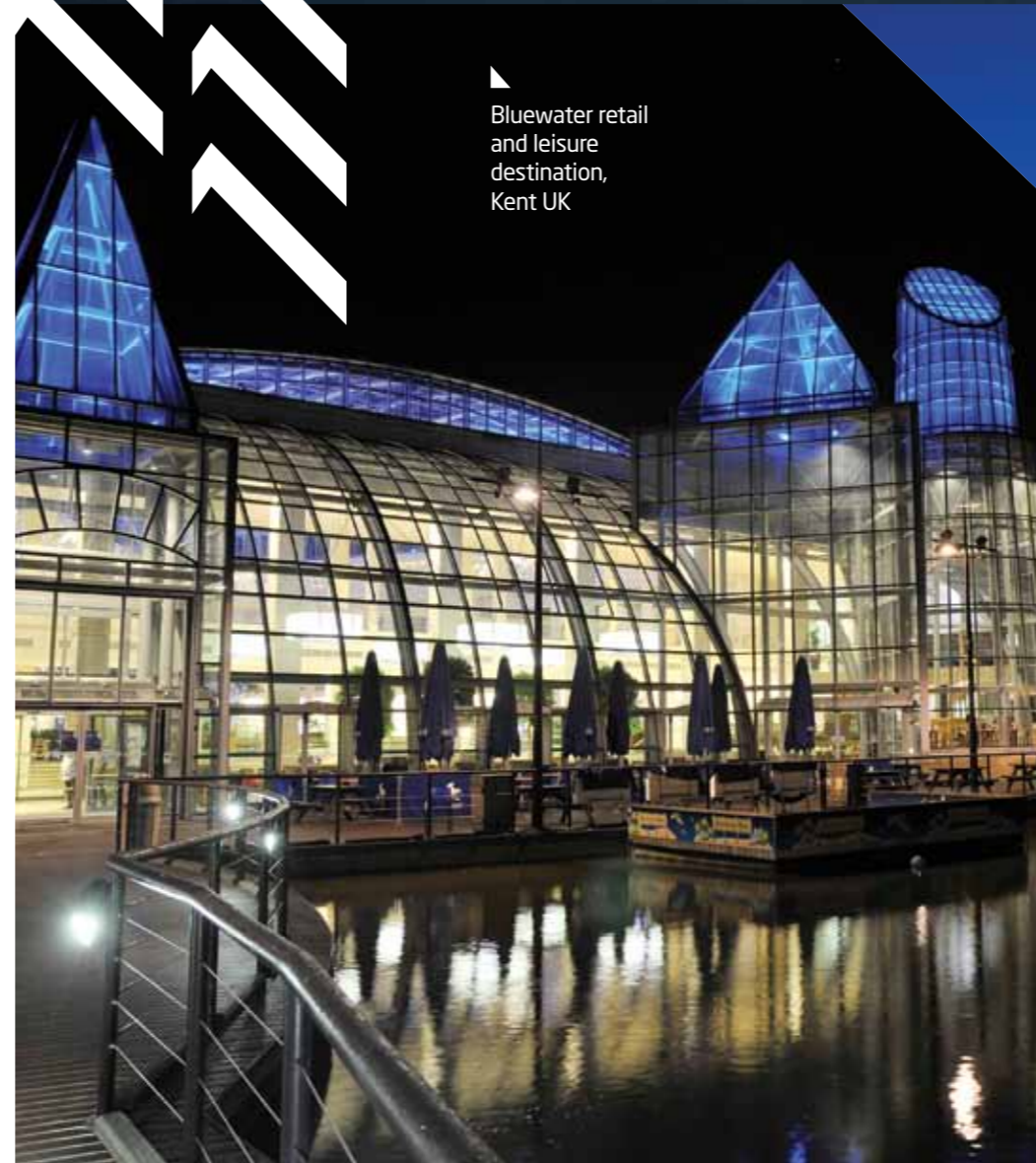
We work with communities, clients and partners to create positive legacies – from funding projects right through to developing and constructing state-of-the-art buildings and infrastructure, including large scale health facilities, street networks, roads and bridges.

We also have a strong track record in creating lively, sustainable residential communities, productive workplaces and retail destinations. In short, places where people want to live, work and visit. Our commitment to sustainability is shown in projects such as the Athletes' Village in London, and Jem™ in Singapore, both of which won recognition for their sustainable design and innovative construction.

We strive to create a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them. It's about creating 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.

Barangaroo South,
Sydney, Australia



Bluewater retail
and leisure
destination,
Kent UK

MediaCityUK
Salford,
Manchester

Find out more

Whether you're looking for a new home to live in or invest in, or both, for more information about **One The Elephant**, please contact:

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Disclaimer

The information in this document is indicative and is intended to act as a guide only as to the finished product. All images used are for illustrative purposes only. Furniture and landscaping are also shown for illustrative purposes only. Detail design of facades and landscaping subject to planning agreement, it is anticipated that there will be changes in landscape design. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information including images and dimensions is not intended to form part of or constitute a contract or warranty. Any dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.
DECEMBER 2012

Floor plans and
specification

Book 1

LOVE WHEN
YOU