

WEST GROVE

ELEPHANT PARK



THE NEW GREEN HEART OF CENTRAL LONDON

“ 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.”



Elephant Park offers a unique opportunity to be part of a new green vision for city living. The 9.7 hectare development is set in a leafy park landscape and will accommodate 3,000 new homes, over 50 shops, restaurants and cafés, as well as flexible workspaces that will give smaller businesses the opportunity to grow.

Elephant & Castle is an area rich in history, with an established local community and a vibrant neighbourhood character. The ambition for Elephant Park has been to build on these strengths, to create a place that not only enhances the local area but that sets the standard for sustainable urban developments around the world.

West Grove is the cornerstone of Elephant Park and comprises a range of stylish new homes and facilities designed to enable residents to explore new ways to work, live and socialise. Tranquil courtyards, vibrant shopping streets and a dynamic residents lobby space create a place with community-spirit at its heart.

To live at Elephant Park is to enjoy the very best of London living – the convenience and connections of a Zone 1 location and a lifestyle that brings you closer to both nature and community.

Kristy Lansdown
Project Director
Lendlease



ABOUT ELEPHANT PARK

AN EXTRAORDINARY STORY OF TRANSFORMATION

Elephant Park is part of a £2.5bn transformation of Elephant & Castle into one of London's most exciting new neighbourhoods. By 2025, the area will have welcomed 3,000 new homes, over 50 shops and a large new park that will restore nature in the heart of the city.

2010

- Regeneration Agreement signed between Southwark Council and Lendlease to carry out a **£2.5bn regeneration plan for Elephant & Castle**. The plans set to transform 28 acres of South London into one of the capital's **most exciting places to live, work and visit**

2015

- **Trafalgar Place completes** offering 235 high-quality new homes; the first residents are welcomed to Elephant Park

2017

- Transport for London sets out detailed plans for **£3.1bn Bakerloo line extension**

2019

- Elephant & Castle town centre secures **regeneration planning approval**
- The prime retail street at Elephant Park - **Sayer Street** - welcomes first tenants and visitors

2021 AND BEYOND

- **Southwark Heritage Centre and Library** opens
- **New tube station entrance** opens in shopping centre
- **New town and shopping centre** opens
- **New college campus** opens for UAL
- **Bakerloo line extension** connecting E&C to Lewisham providing another link to Canary Wharf
- **New residential and commercial developments** on the Old Kent Road are built

2013

- **Outline regeneration masterplan approved**, proposing to split the site into three areas - Elephant Park, Trafalgar Place and One The Elephant
- Lendlease breaks ground on site and **starts construction on Trafalgar Place**

2016

- Opening of Southward Council's new state-of-the-art community Leisure Centre - **The Castle Centre**
- **One The Elephant completes**, a 37-storey tower comprising 284 new homes

2018

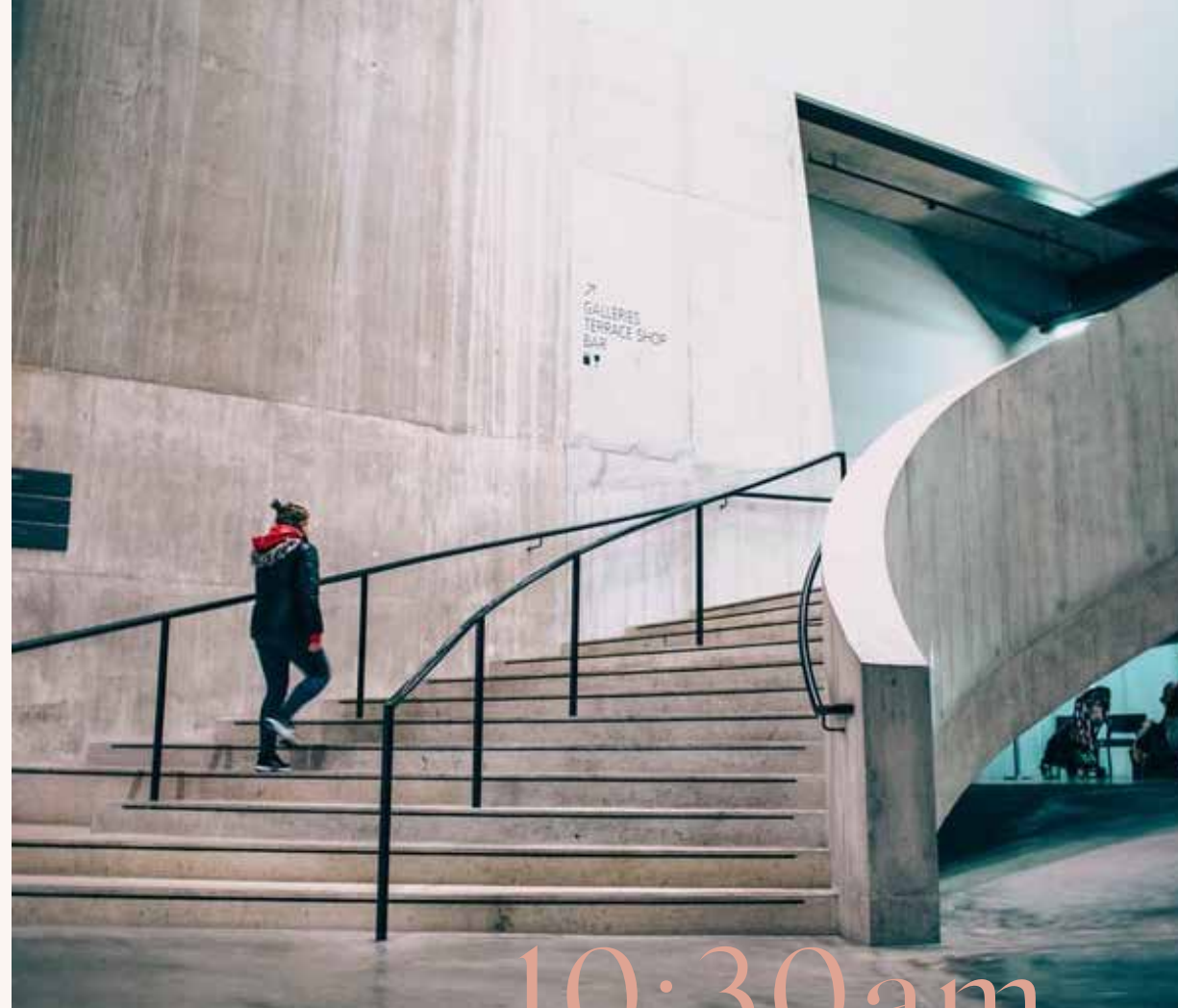
- **South Gardens** – the first and most family-oriented phase of Elephant Park - completes, comprising 360 new homes including the only townhouses and the largest proportion of three and four-bedroom properties within the project

2020

- **Park & Sayer** – the landmark tower at Elephant Park - secures planning approval for 229 one and two bedroom parkside apartments
- 'Living By Lendlease' – Lendlease's managed rental serviced apartments - launches **Park Central East and Park Central West**
- **Elephant Park**, one of the largest new parks to be built in central London for decades, reopens onto the **new retail hub at Castle Square** (where many of the traders from the original shopping centre have relocated)



A DAY IN THE LIFE



TATE MODERN, BANKSIDE

25 minute walk

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.

10:30am

HEJ ROASTERY, ELEPHANT PARK

2 minutes walk

Self acclaimed 'coffee geeks', Hej (pronounced Hey) were the first permanent retailer to open at Elephant Park. Roasting their own coffee beans on site, their incredible coffee menu is paired with a tasty selection of fresh food and drink options served throughout the day.

*Travel times take from Google Maps from Elephant Park



09:00am

BOROUGH MARKET

22 minute walk

A haven for chefs and foodies, 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.



12:30pm

3:00pm

COVENT GARDEN

17 minutes by bus

A shopping and entertainment hub in London's West End, Covent Garden epitomises London's culture and history in one place. Home to fashion stores, craft stalls, bars and restaurants, Covent Garden centres on the elegant Piazza and the many street entertainers who perform there every day.



5:45pm



NATIONAL THEATRE

10 minutes by bus

The National Theatre has produced more than 700 plays since it opened in 1963, including the hit comedy One Man, Two Guvnors. Equally impressive are the photographic exhibitions in the foyer, not to mention the range of on-site restaurants for pre or post-show dining.



09:30pm

AQUA, THE SHARD

8 minutes by tube

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venim dolendit omnimil

The background is a solid teal color with large, stylized leaf patterns in a slightly darker shade of teal. The leaves are arranged in a way that they overlap, creating a sense of depth and texture. The veins of the leaves are visible, adding to the detail of the pattern.

THE COLLECTION — AT WEST GROVE

INTRODUCING WEST GROVE

West Grove is made up of two beautifully landscaped neighbourhoods – Highwood Gardens and Orchard Gardens. Fronting onto the vibrant new central shopping street, the area comprises almost 600 new homes with 24-hour concierge service and a range of resident amenities.

Well-being and sustainability have been considered in every detail at West Grove; landscaped courtyards with both new and preserved mature trees, along with green roofs and living walls, will help to clean the air, absorb rainwater and provide a rich landscape in the heart of the city. Inside the buildings, environmentally conscious design features include the use of timber that is certified by the Forest Stewardship Council (FSC), solar energy collected from photovoltaic panels on building roofs, and Smart energy meters.



NEIGHBOURHOOD PLAN

Every aspect of Elephant Park is designed with well-being in mind. The rich and varied parkland and outdoor social areas will enable you to experience Central London living at its greenest.

- 01 Residents' Grow Garden
- 02 Residents' Room
- 03 Central Shopping Street
- 04 Cycle-hire Docking Station
- 05 Castle Square (adjacent site)
- 06 The Park
- 07 Walworth Square
- 08 Pocket Parks
- 09 Park Pavilion Café and Facilities
- 10 Al Fresco Restaurants
- 11 Residents' Courtyards
- 12 Walworth Road High Street
- 13 Balancing Pond with Aquatic Planting





THE HIGHWOOD — AT HIGHWOOD GARDENS

The Highwood is the striking landmark tower at Highwood Gardens which features 222 new homes across 31 floors, including one, two and three bedroom apartments and four exceptional penthouses.

The courtyard in Highwood Gardens flows seamlessly into a garden terrace, leading to gym facilities and residents' rooms which form part of the West Grove Club. Dappled with natural light, the landscaping is 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

Gillespies Duguid
Landscape designer

ORCHARD POINT — AT ORCHARD GARDENS

The tallest building in Orchard Gardens, Orchard Point is a 19-storey tower comprising 98 one, two and three-bedroom apartments. At its peak are two magnificent three-bedroom duplexes, offering extraordinary views across the city, whilst the intimate, gallery-like reception foyer welcomes residents and guests in from the Walworth Road entrance.

The buildings of Orchard Gardens are centred around a private courtyard orchard that is framed by intimate, secluded seating. Generous lawns, shaded by a light canopy from the trees, provide ample space for relaxation, creative play and residents' events.



CGI showing the elevated garden

“

Perhaps the most impressive architectural feature is the asymmetrical corner balconies attached to the Orchard Point building. Each one frames a long and horizontal panoramic view that has been carefully chosen for the details of the cityscape it absorbs.

Simon Hudspith
Architect for Orchard Gardens.



CGI showing the exterior of Orchard Point

THE HEIGHT OF SMART INVESTMENT



The Prime Collection at West Grove affords Elephant Park's highest living experience. The spectacular skyline views and the luxury of the West Grove Club and resident amenities make it a smart investment in a home for the future and the future of London.

Over the next five years house prices in Elephant & Castle are forecast to rise by 15%, with rental values also forecast to increase by 15% by 2024 (as at Q1 2020). These strong figures, along with the multi-billion pound regeneration plans, improved education facilities and projections of a boost in employment opportunities indicate that Elephant & Castle is well-positioned for economic growth over the coming years.

Source: Knight Frank Prime Outer London forecast and Knight Frank Finance. Correct as at November 2020.



Typical three-bedroom open plan living area



Typical two-bedroom open plan living area



LIVING AREA

Modern and stylish, the homes in West Grove reflect a keen appreciation for space, texture and high-quality finishing.

With its clean lines and harmonious tones of white, nougat and dove grey, the contemporary colour palette of the interior design creates a calming, airy living environment, where minimalist design is softened by the warmth of natural materials.



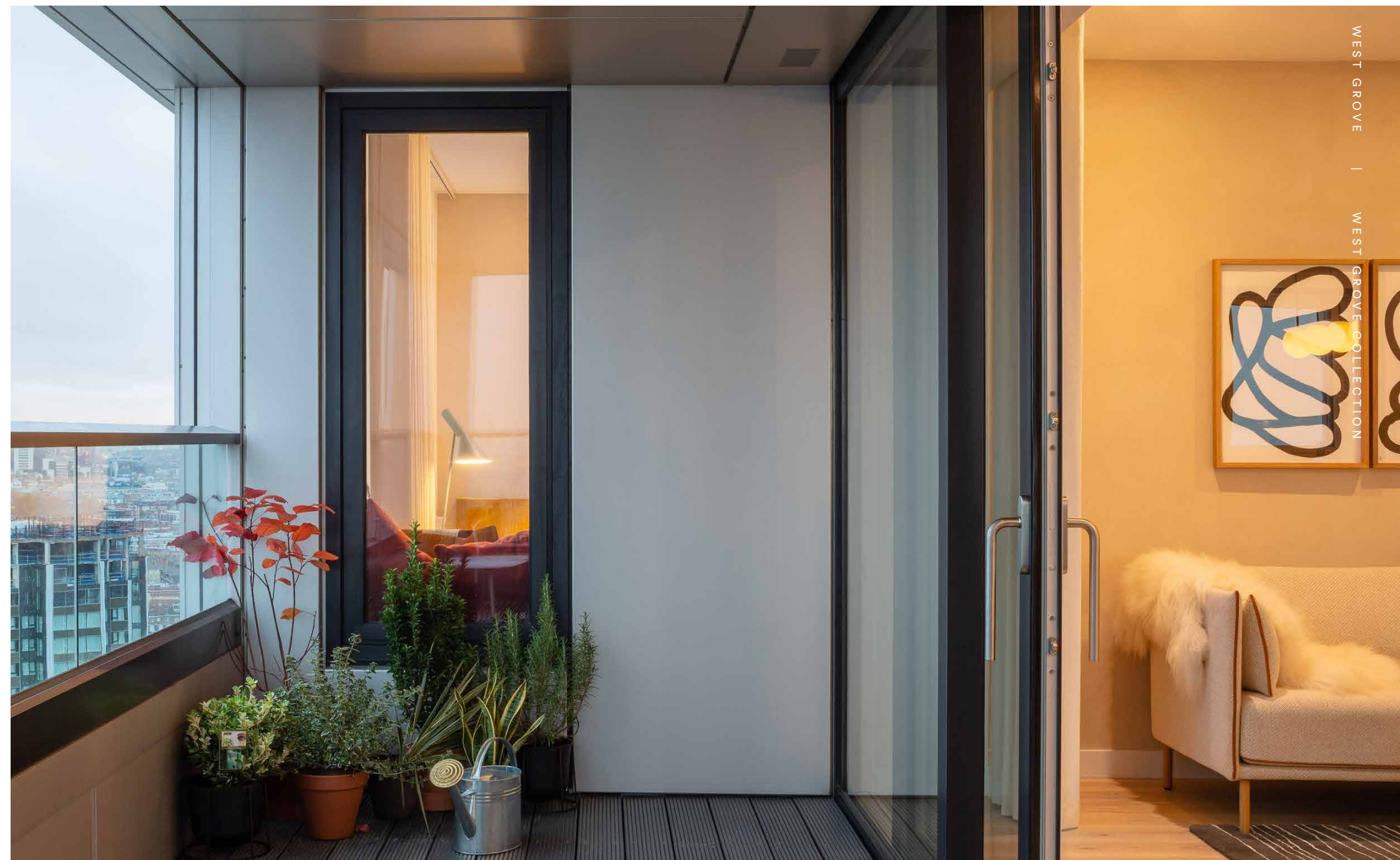
Typical apartments balconies

TERRACE / BALCONY

Private terraces and balconies extend your living area into the outdoors, and provide stunning views of London landmarks and the green canopies of the adjacent parks and gardens.

there arent night shots
for the balconies. tried
3 options:

option 1





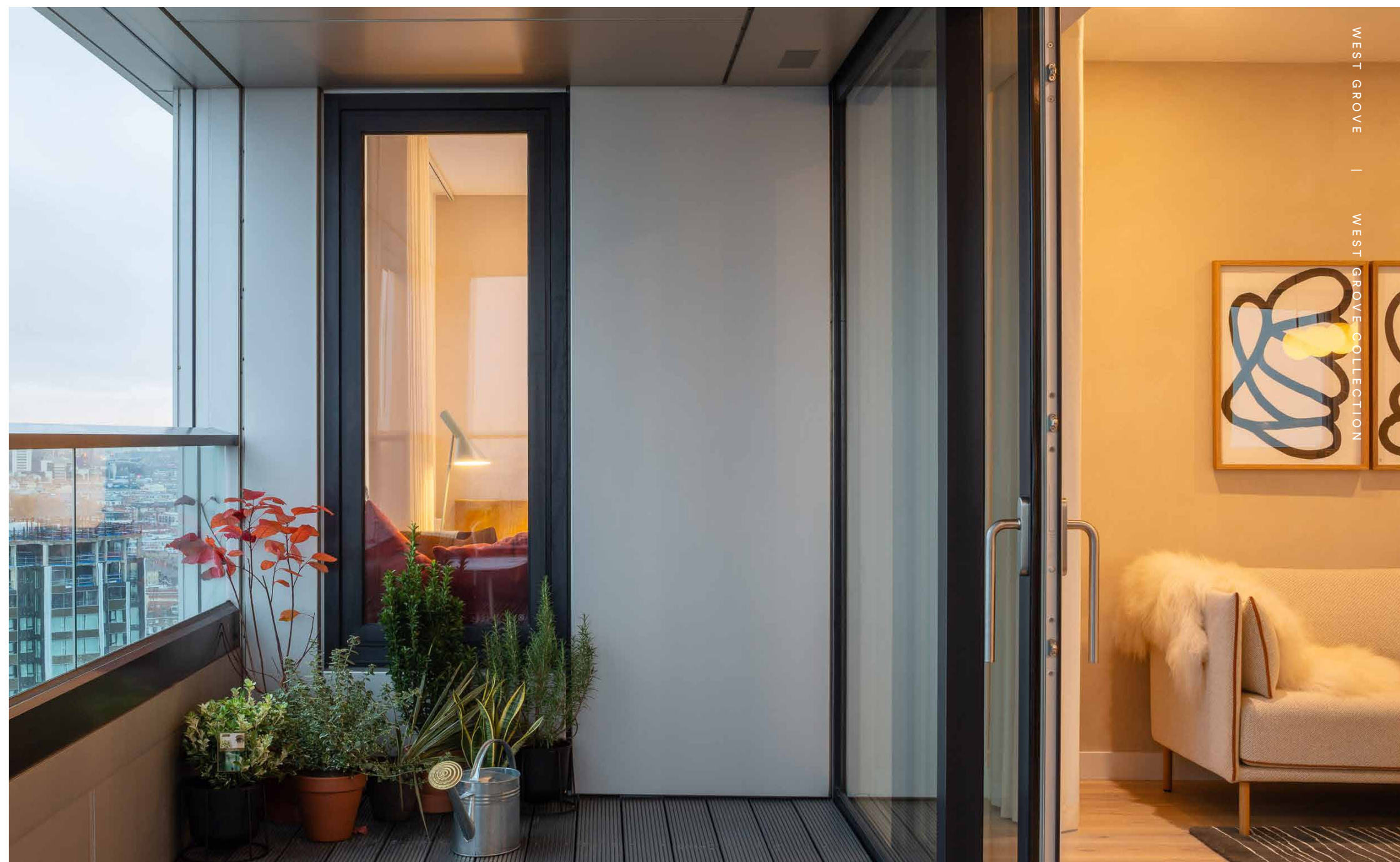
Typical apartments balconies

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3 options:

option 2





Typical apartments balconies

TERRACE / BALCONY

Private terraces and balconies extend your living area into the outdoors, and provide stunning views of London landmarks and the green canopies of the adjacent parks and gardens.



there arent night shots for the balconies. tried 3 options:

option 3



NATURAL LIGHT

Expansive white walls and light, reflective surfaces enhance the natural daylight that streams into the rooms.





KITCHEN

The bespoke kitchens offer sleek, contemporary joinery and integrated, energy efficient appliances.

Typical two-bedroom premium apartment

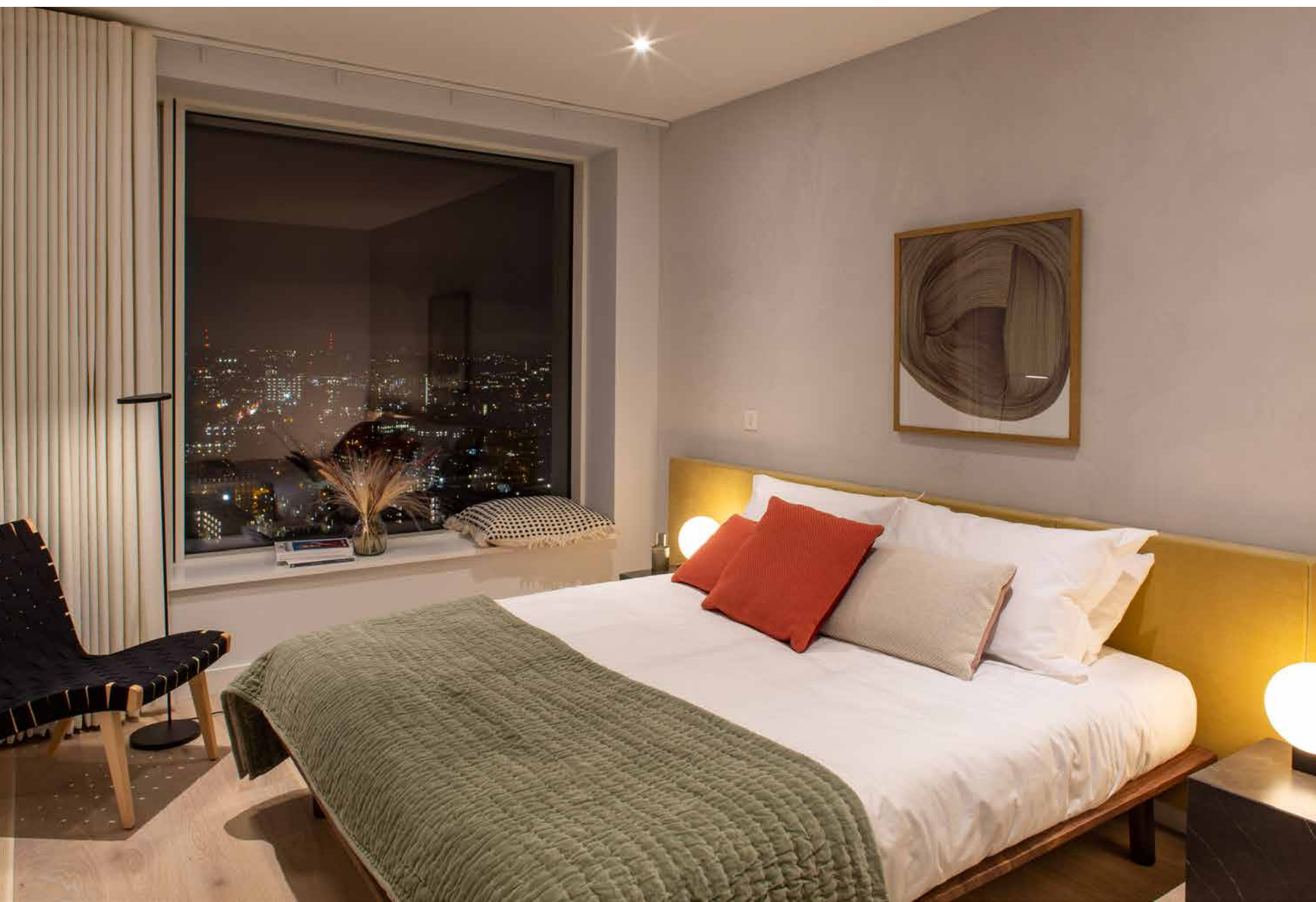


Typical three-bedroom premium apartment



BEDROOMS

The homes at West Grove are built with comfort and well-being in mind. Individually controlled underfloor heating to the living and bedrooms provide a constant source of warmth in each room, with filtered ventilation systems constantly circulating fresh air throughout the apartment.



Typical bedroom in a three-bedroom premium apartment





Typical bathroom in all premium apartment

BATHROOMS

Piconsultod noximum imus corit
verfica permihil viveheb atiam.
Evivastea remus aus. Hilla
concuppl. Opiculum mendio
cla rem diem nihilibus, critem,
considii tessuam forae hos
vignoste cri publinatam mende
fex non trumen



The background is a solid teal color with large, stylized leaf patterns in a slightly darker shade of teal. The leaves are arranged in a way that they overlap, creating a sense of depth and texture. The veins of the leaves are visible, adding to the detail of the pattern.

LIFESTYLE AT WEST GROVE



CGI is indicative only

CLUB LIFE

With flexible spaces, slick design and imaginative touches, The West Grove Club facilities are set to transform the way residents work, socialise and relax at home.

The spacious Club Lobby and flourishing courtyards of The Highwood building offer residents a variety of places to relax, get together and be closer to nature.

Two lounge areas provide a comfortable space for meeting friends and neighbours, while a more intimate space, tucked away in an alcove, offers a flexible working area.

“ We’ve carefully considered how people will interact with the space and how they will want to use it. The result is a place for people; one that makes it easier than ever to catch up with friends, family and neighbours, and one where residents can really be part of a community

Scott-James Eley
Head of Social Impact, Lendlease



CGI is indicative only



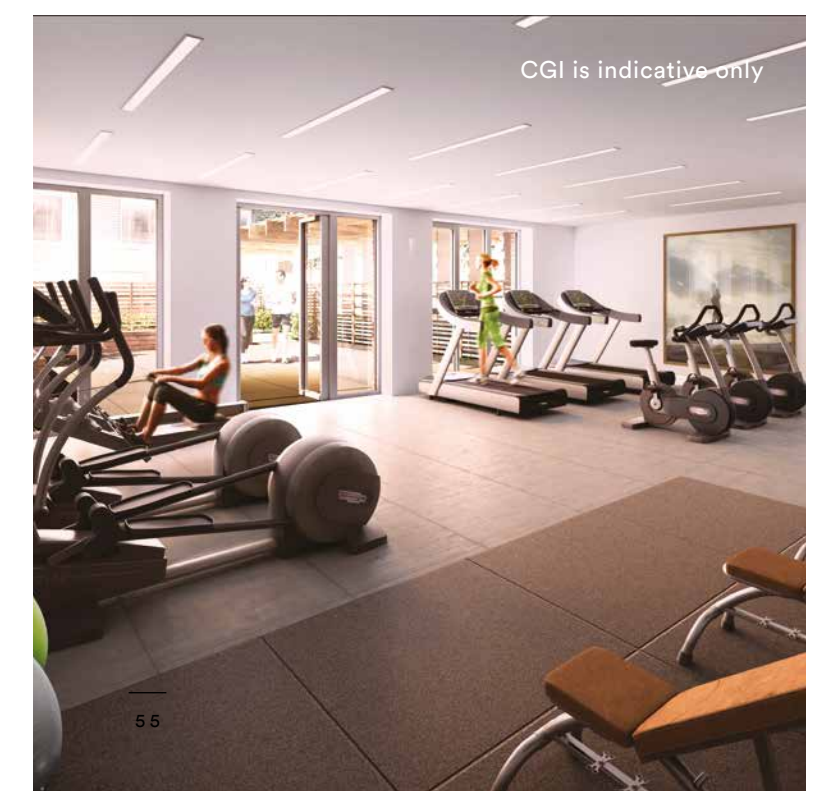
CGI is indicative only

RESIDENTS' ROOM

The residents' room provide the perfect place to celebrate special occasions or enjoy an intimate movie night with friends. The room has the benefit from a beautiful garden terrace, and is complete with kitchenette and bathroom facilities.

RESIDENTS' GYM

The residents' gymnasium overlooking the courtyard of Highwood Gardens offers a range of exercise equipment including treadmills, bikes and rowing machines. The adjacent terrace provides the perfect space for outdoor exercise or yoga sessions.



CGI is indicative only

option with real images
instead of CGIs



CGI is indicative only

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CGI is indicative only

GARDEN RETREAT

The landscaped courtyard of Highwood Gardens is filled with rich, woodland planting that complements the architectural material selection of the surrounding buildings. The seasonal colours and flowers of the trees add richness and depth to the space, which includes a range of multi-functional areas including a south-facing amphitheatre that will play host to everything from performances to picnics.

At the southernmost part of the space are 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.



CGI showing the elevated residents' grow garden



CGI showing Sayer Street

“ The key driver of the retail experience is ‘local things for local people’. A large proportion of our retail is dedicated to promoting great local businesses and independent retailers, because that is what creates real individuality.

Guy Thomas,
Head of Leasing, Retail at Lendlease.

SHOPPING ON YOUR DOORSTEP

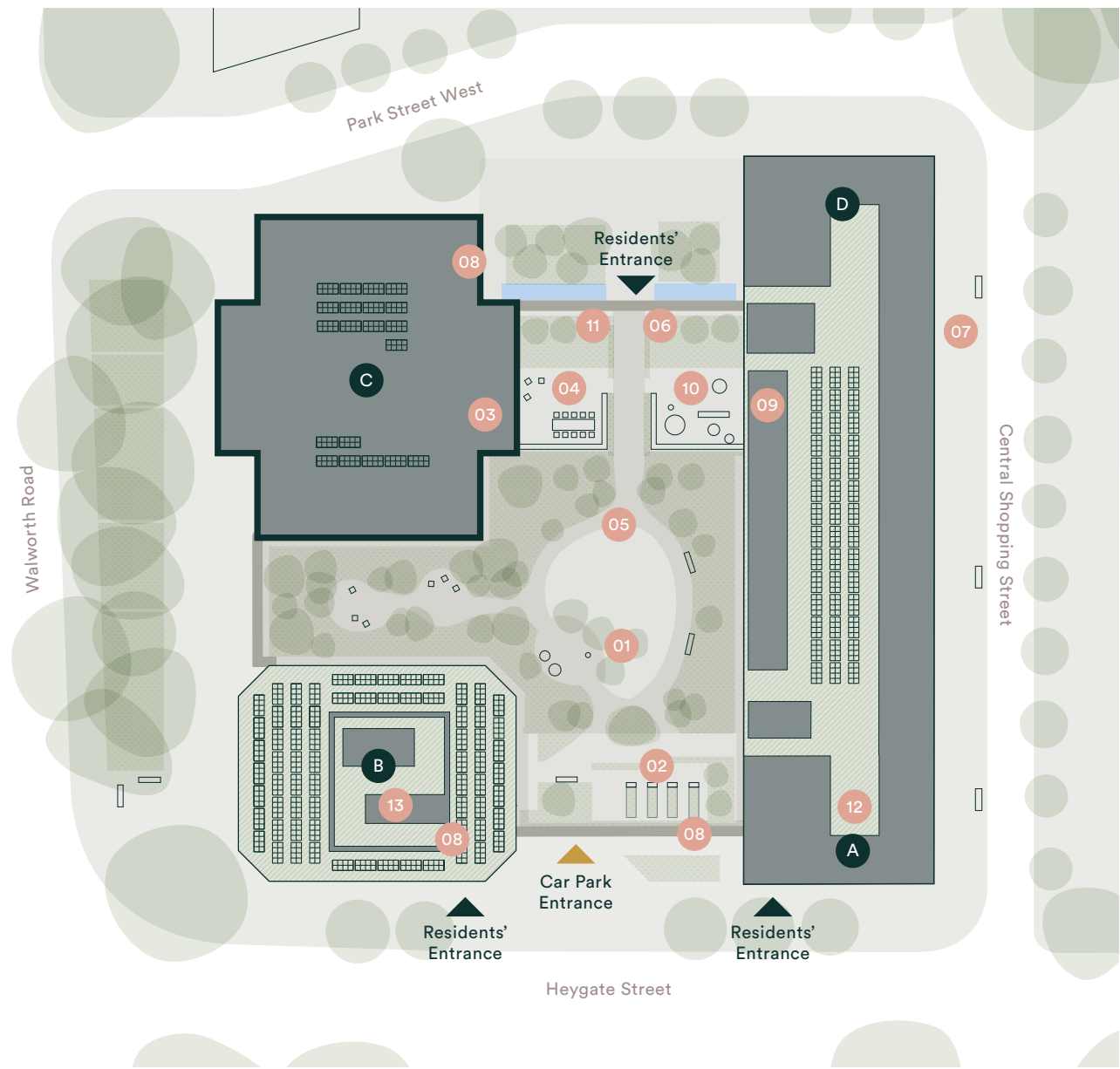
Sayer Street runs through the heart of Elephant Park; a vibrant new hub offering a truly global culinary experience, residents will have the chance to discover independent cafés, bars and restaurants.

The wider development will also be served by the nearby Elephant & Castle shopping centre, which is set to transform in the coming years. West Grove also forms an attractive edge to the new Walworth Square; a new public space and home to the Southwark Memorial, which will play host to public events, celebrations and commemorations throughout the year.

The background is a solid teal color, overlaid with large, stylized leaf patterns. The leaves are rendered in a slightly darker shade of teal, creating a subtle, layered effect. The patterns are reminiscent of tropical foliage, with long, pointed leaves and prominent veins.

PLANS —————

Highwood Gardens SITE MAP



- | | | |
|----------------------------|----------------------------|--|
| 01 Play Area | 08 Cycle Store Entrance | A H02A – Highwood Garden Terrace (South) |
| 02 Residents' Grow Garden | 09 Residents' Gym | B H02B – Highwood Court |
| 03 Residents' Room | 10 Residents' Gym Terrace | C H02C – The Highwood |
| 04 Residents' Room Terrace | 11 West Grove Lobby | D H02D – Highwood Garden Terrace (North) |
| 05 Residents' Courtyard | 12 Part-Affordable Housing | |
| 06 Concierge | 13 Affordable Housing | |
| 07 Car Club Space | | |

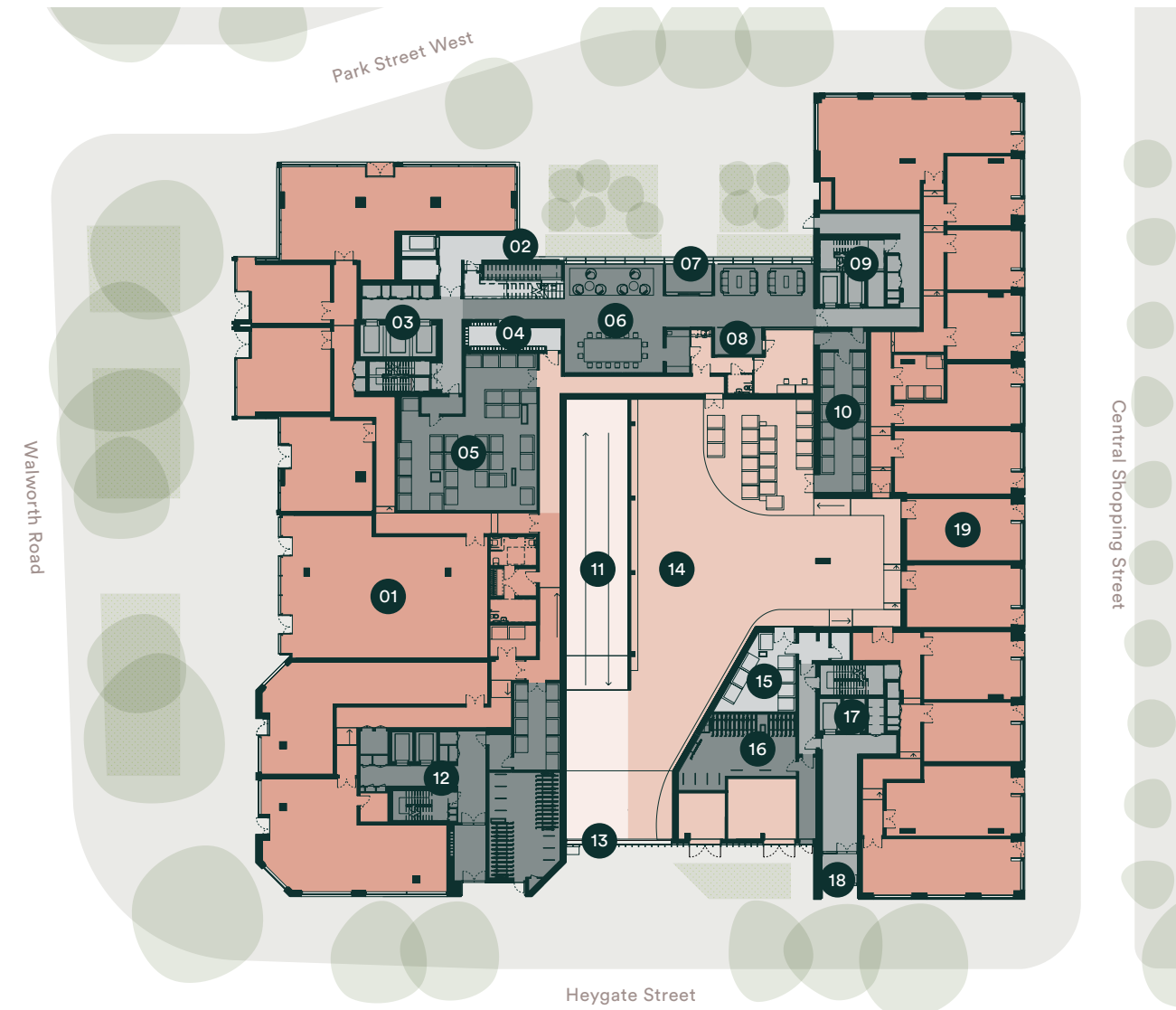
Orchard Gardens SITE MAP



- | | | |
|----------------------------|-------------------------|---------------------------------|
| 01 Play Area | 05 Residents' Courtyard | A H03A – Orchard Garden Terrace |
| 02 Residents' Grow Garden | 06 Cycle Store Entrance | B H03B – Orchard View |
| 03 Residents' Room | 07 Affordable Housing | C H03C – Orchard Point |
| 04 Residents' Room Terrace | | D H03D – Orchard Place |

Highwood Gardens

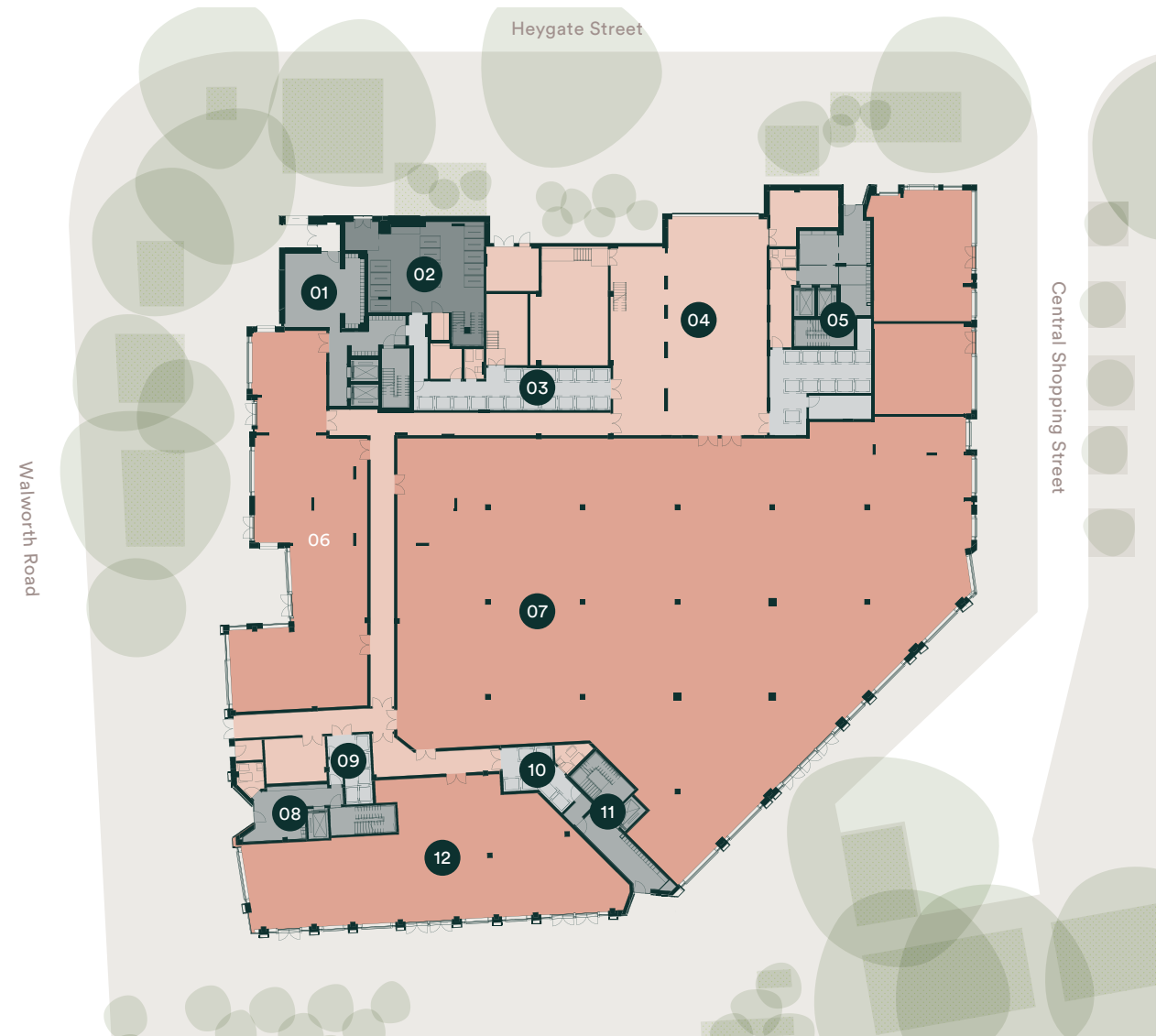
GROUND FLOOR



- 01 Walworth Road Retail
- 02 The Highwood and Highwood Garden Terrace North. Cycle Storage Entry
- 03 The Highwood Lift lobby
- 04 The Highwood and Highwood Garden Terrace. North Post Room
- 05 The Highwood Refuse & Recycling Area
- 06 West Grove Club Lobby
- 07 Entrance to The Highwood and Highwood Garden Terrace North
- 08 Concierge
- 09 Highwood Garden Terrace North Refuse & Recycling Area
- 10 Residential Basement Car Park Ramp
- 11 Highwood Court Entrance, Cycles and Lift
- 12 Car Park and Service Entry
- 13 Vehicle Service Area
- 14 Highwood Garden Terrace South Refuse & Recycling Area
- 15 Highwood Garden Terrace South Cycle Storage
- 16 Highwood Garden Terrace South Entrance Lift Lobby and Post Room
- 17 Highwood Garden Terrace South Entrance
- 18 Central Shopping Street Retail
- 19 Highwood Garden Terrace North Lift Lobby

Orchard Gardens

GROUND FLOOR

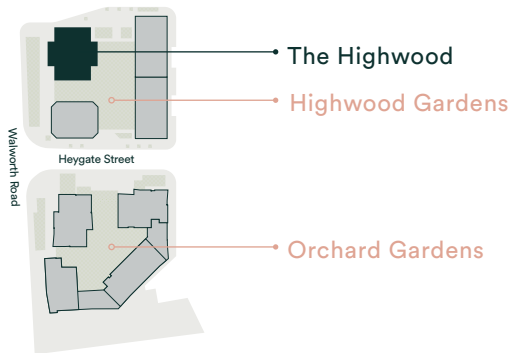


- 01 Orchard point Entrance lobby
- 02 Orchard Gardens Cycle Storage
- 03 Orchard point refuse & recycling area
- 04 Service area
- 05 Orchard place lobby Entrance, refuse & recycling area and Cycles
- 06 Walworth road retail
- 07 Central Shopping Street retail (including foodstore)
- 08 Orchard point refuse & recycling area
- 09 Orchard View refuse & recycling area
- 10 Orchard Gardens terrace refuse & recycling area
- 11 Orchard Gardens terrace Entrance lobby
- 12 Service area

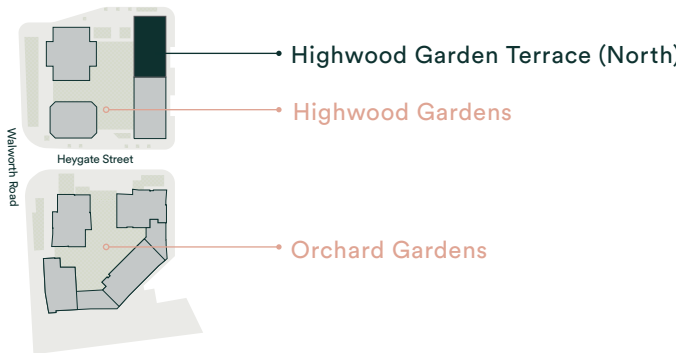
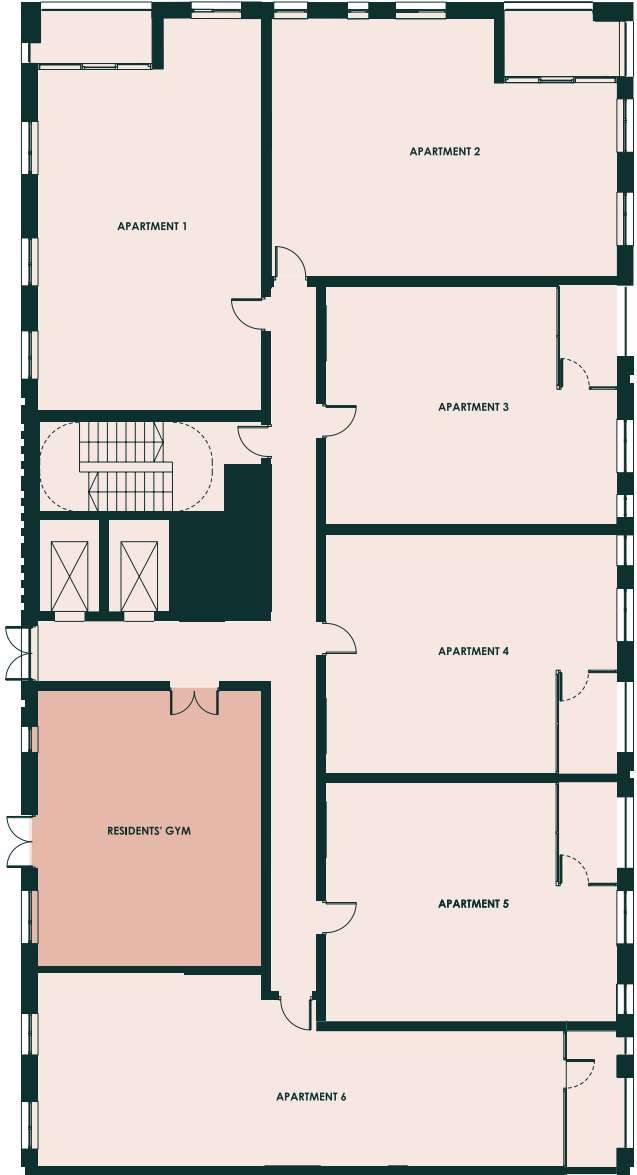
Retail and Service Bay

Residential Functions

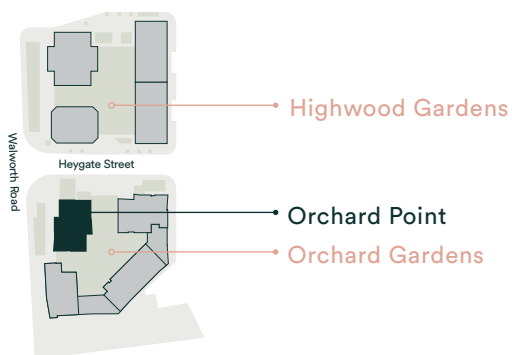
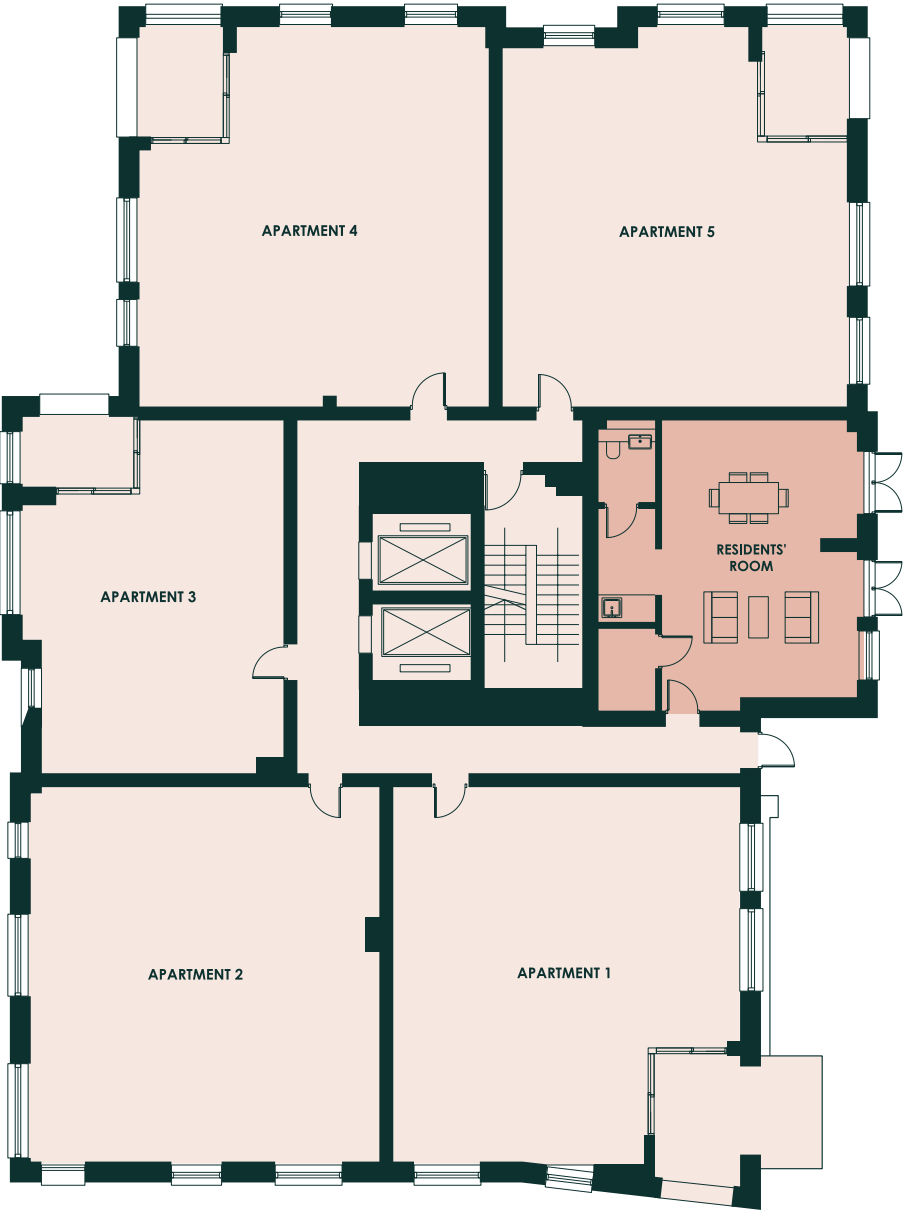
The Highwood RESIDENTS' ROOM - FIRST FLOOR



Highwood Garden Terrace (North) RESIDENTS' GYM - FIRST FLOOR

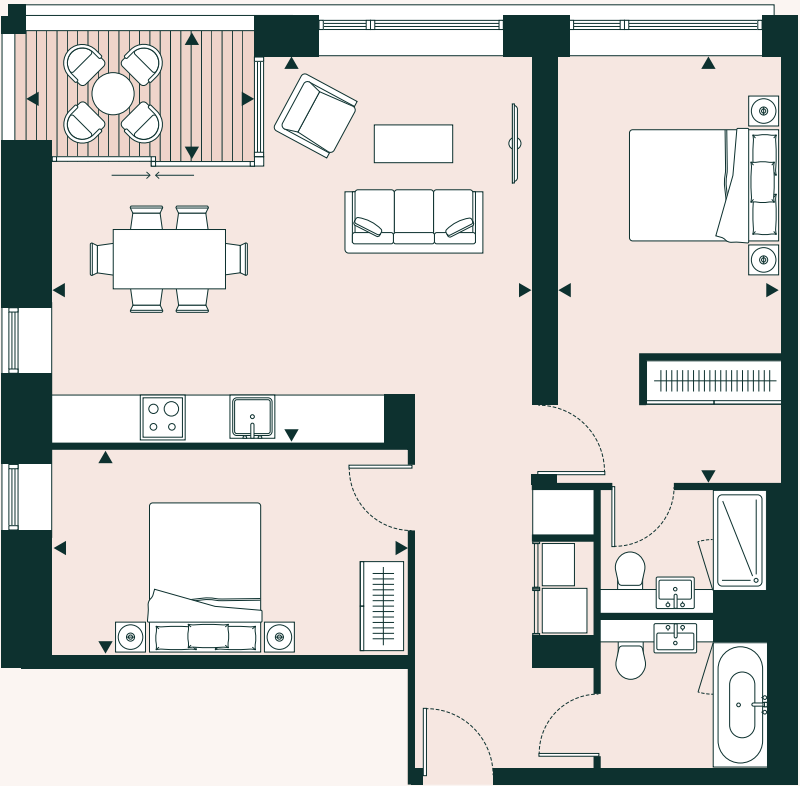


— Otchard Point
RESIDENTS' ROOM - FIRST FLOOR



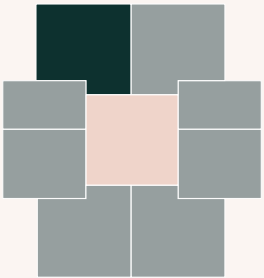
APARTMENT
FLOORPLANS

— The Highwood
FLOOR 18 | APT 04

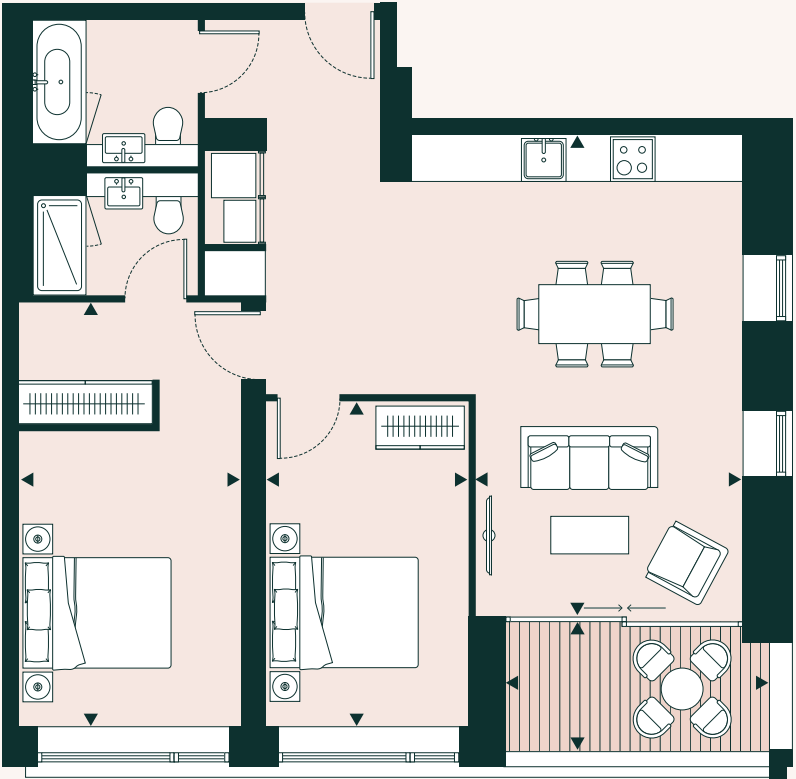


2 Bedroom Apartment

Internal Area	80.1 sq m	862 sq ft
External Area	5.1 sq m	55 sq ft
Living / Kitchen / Dining	6.4m x 5.2m	20.12' x 17.1'
Master Bedroom	3.0m x 5.7m	9.10' x 18.8'
Bedroom 2	2.7m x 4.8m	8.10' x 15.9'
Balcony	3.1m x 1.6m	10.2' x 5.3'

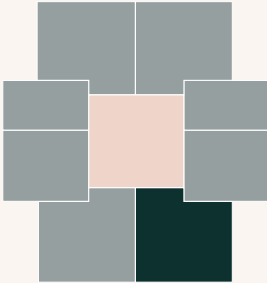


— The Highwood
FLOOR 21-24 | APT 08



2 Bedroom Apartment

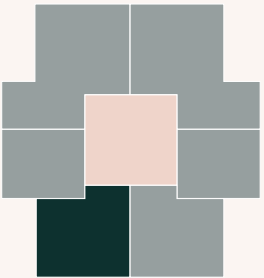
Internal Area	78.7 sq m	847 sq ft
External Area	5.8 sq m	62 sq ft
Living / Kitchen / Dining	4.5m x 6.5m	14.9' x 21.4'
Master Bedroom	3.0m x 5.7m	9.10' x 18.8'
Bedroom 2	2.7m x 4.4m	8.10' x 14.5'
Balcony	3.6m x 1.6m	11.10' x 5.3'



The Highwood
FLOOR 27 | APT 01



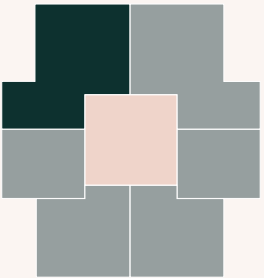
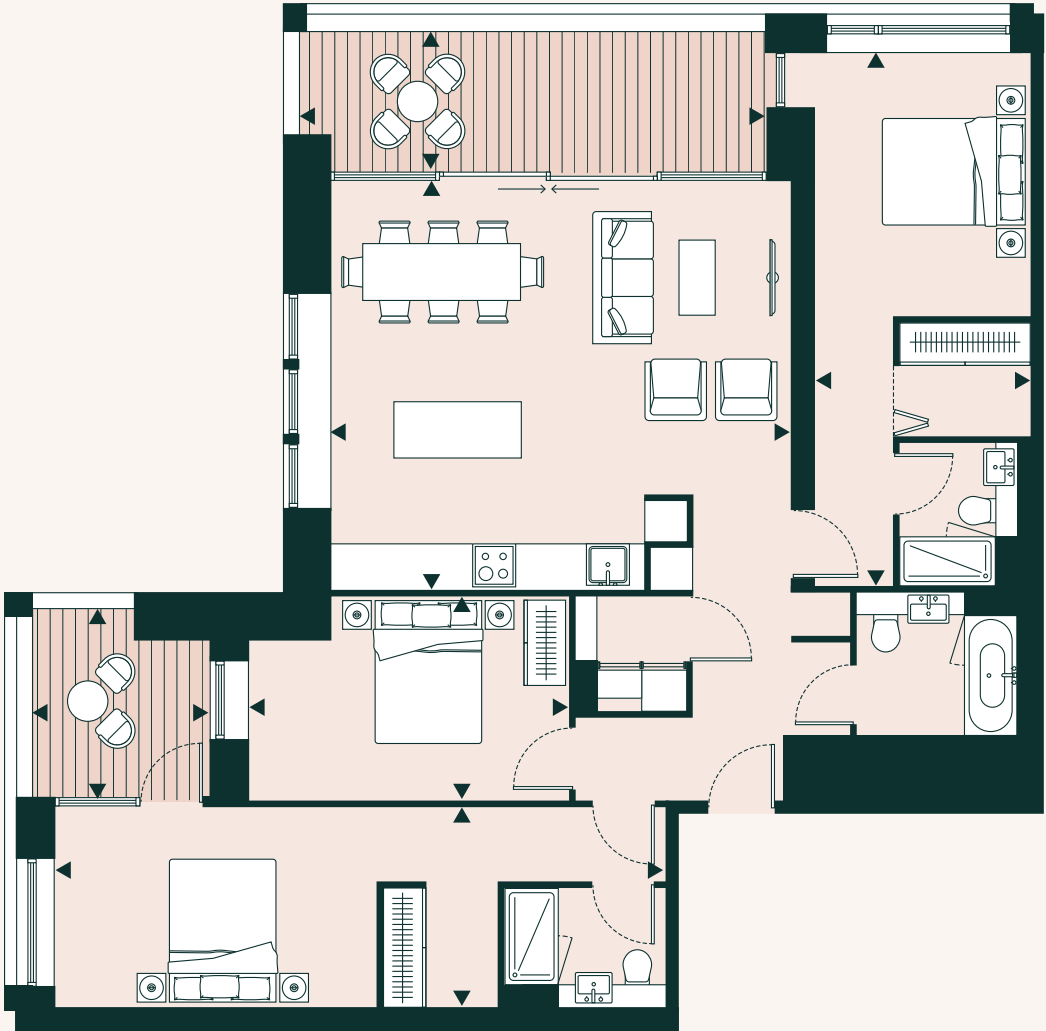
Guio: I have checked the floorplan in the highwood brochure and doesnt have 3 windows



2 Bedroom Apartment

Internal Area	78.7 sq m	847 sq ft
External Area	5.8 sq m	62 sq ft
Living / Kitchen / Dining	4.5m x 6.5m	14.9' x 21.4'
Master Bedroom	3.0m x 5.7m	9.10' x 18.8'
Bedroom 2	2.7m x 4.4m	8.10' x 14.5'
Balcony	3.6m x 1.6m	11.10' x 5.3'

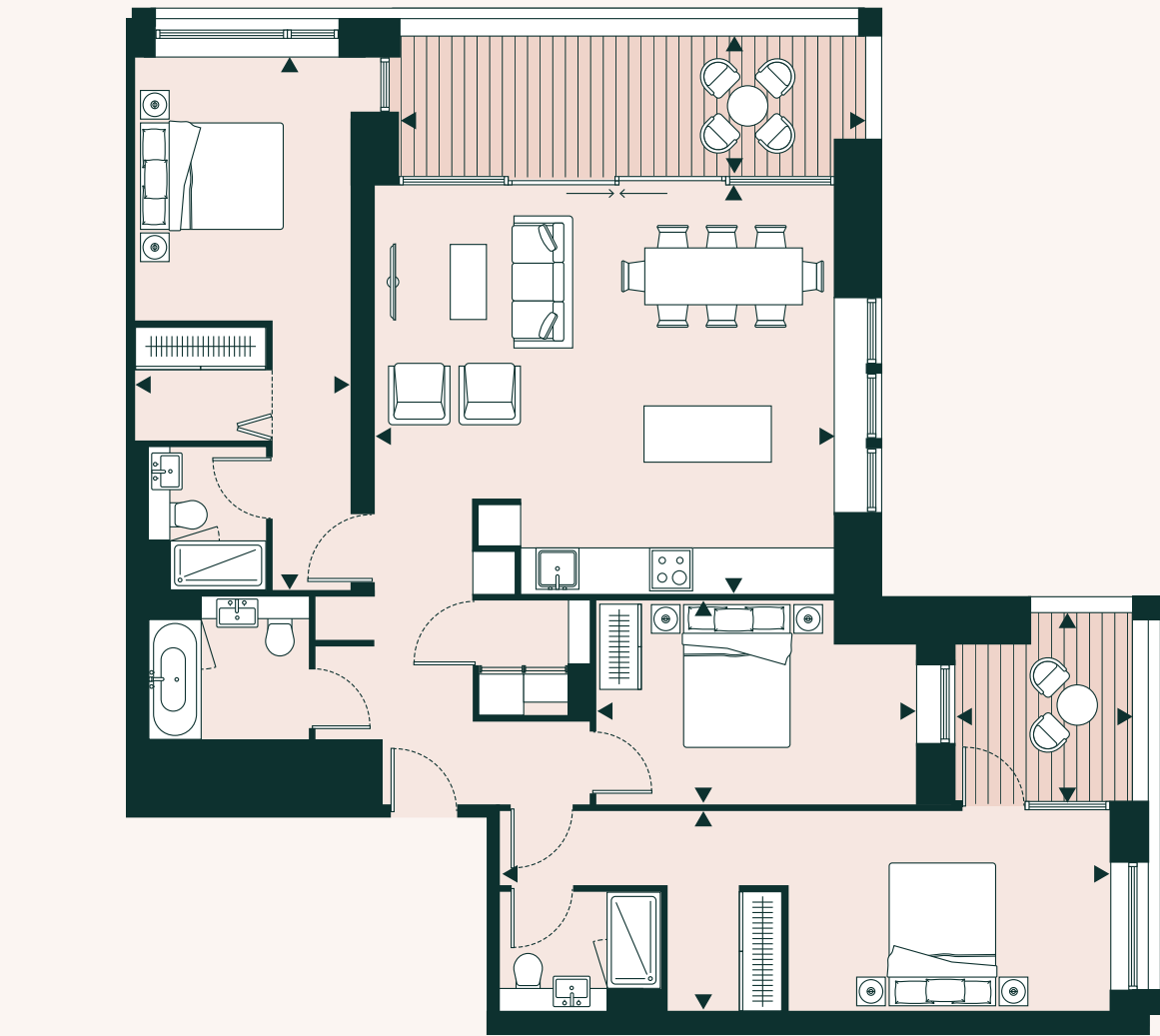
The Highwood
FLOOR 28-29 | APT 03



3 Bedroom Apartment

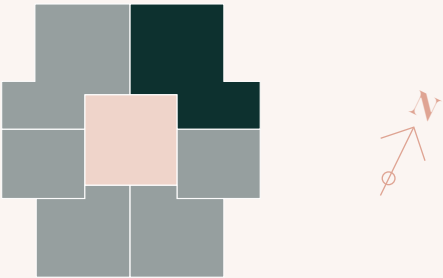
Internal Area	112.5 sq m	1211 sq ft
External Area	18.8 sq m	202 sq ft
Living / Kitchen / Dining	6.4m x 5.7m	20.12' x 18.8'
Master Bedroom	3.0m x 7.5m	9.10' x 24.7'
Bedroom 2	2.8m x 8.5m	9.2' x 27.11'
Bedroom 3	2.8m x 4.5m	9.2' x 14.9'
Balcony 1	6.5m x 1.9m	21.4' x 6.3'
Balcony 2	2.4m x 2.6m	7.10' x 8.6'

The Highwood
FLOOR 29 | APT 04

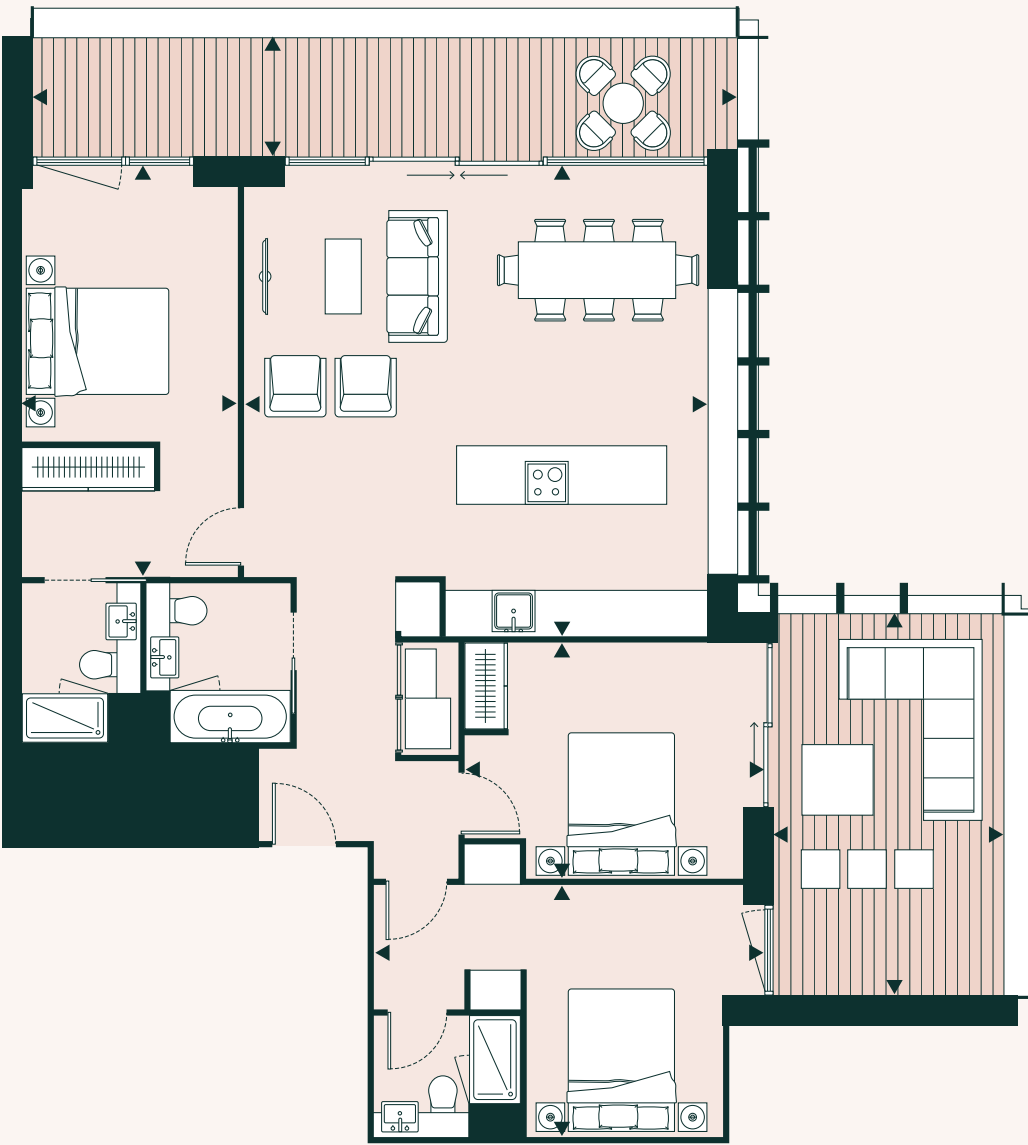


3 Bedroom Apartment

Internal Area	112.5 sq m	1211 sq ft
External Area	18.8 sq m	202 sq ft
Living / Kitchen / Dining	6.4m x 5.7m	20.12' x 18.8'
Master Bedroom	3.0m x 7.5m	9.10' x 24.7'
Bedroom 2	2.8m x 8.5m	9.2' x 27.11'
Bedroom 3	2.8m x 4.5m	9.2' x 14.9'
Balcony 1	6.5m x 1.9m	21.4' x 6.3'
Balcony 2	2.4m x 2.6m	7.10' x 8.6'

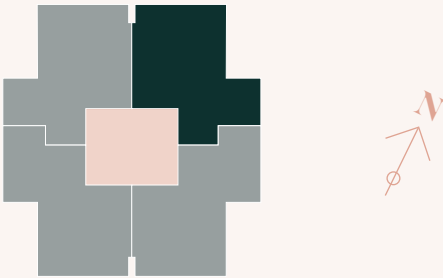


The Highwood
FLOOR 30 | PENTHOUSE 03

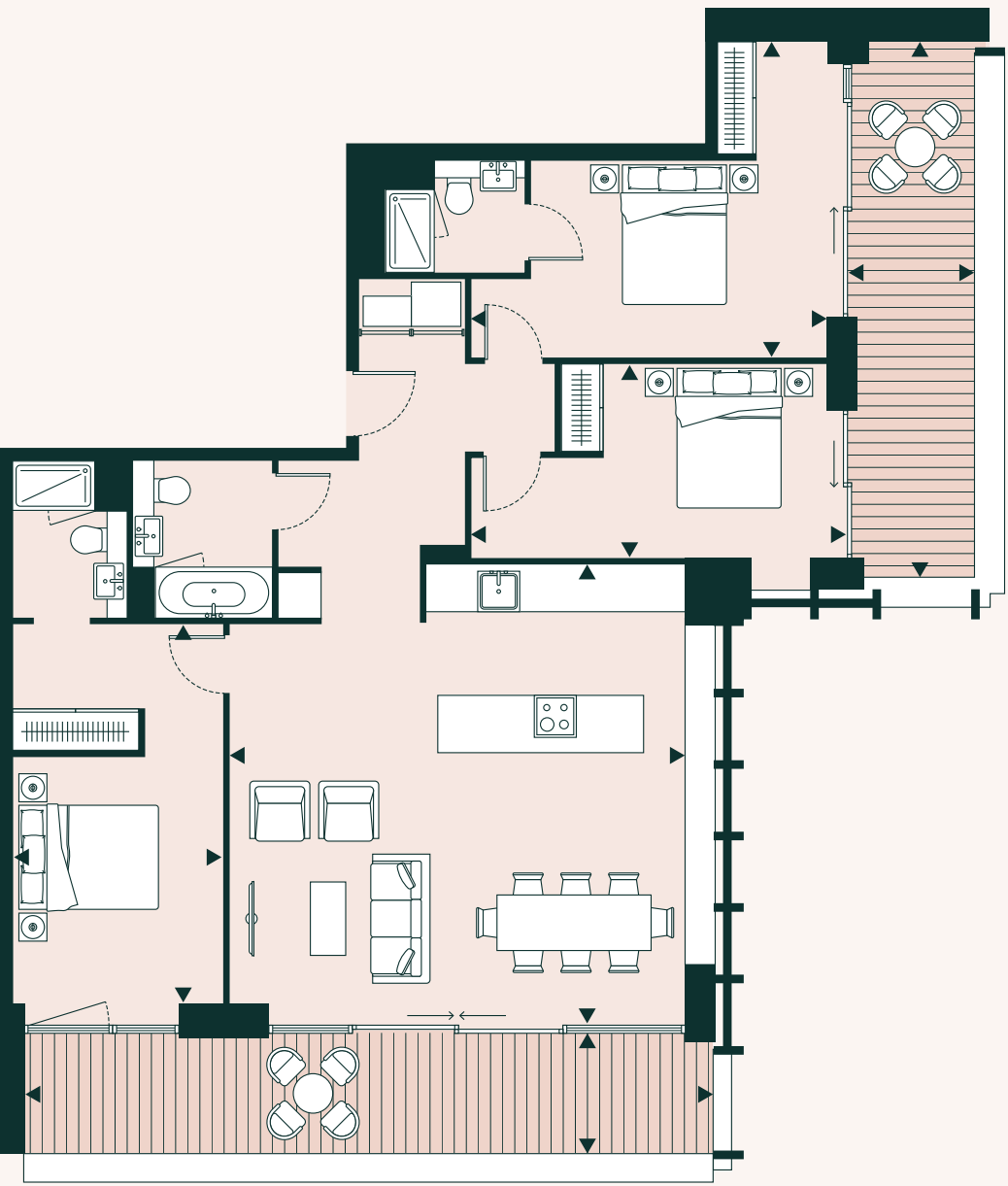


3 Bedroom Apartment

Internal Area	110.0 sq m	1184 sq ft
External Area	35 sq m	377 sq ft
Living / Kitchen / Dining	6.4m x 6.3m	21.4' x 20.8'
Master Bedroom	2.9m x 5.4m	9.6' x 17.9'
Bedroom 2	3.4m x 5.1m	11.2' x 16.10'
Bedroom 3	3.3m x 3.9m	10.10' x 12.10'
Balcony 1	3.2m x 5.3m	10.6' x 17.5'
Balcony 2	1.6m x 9.7m	5.3' x 31.10'

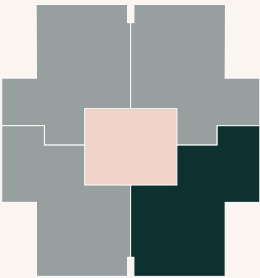


The Highwood
FLOOR 30 | PENTHOUSE 04

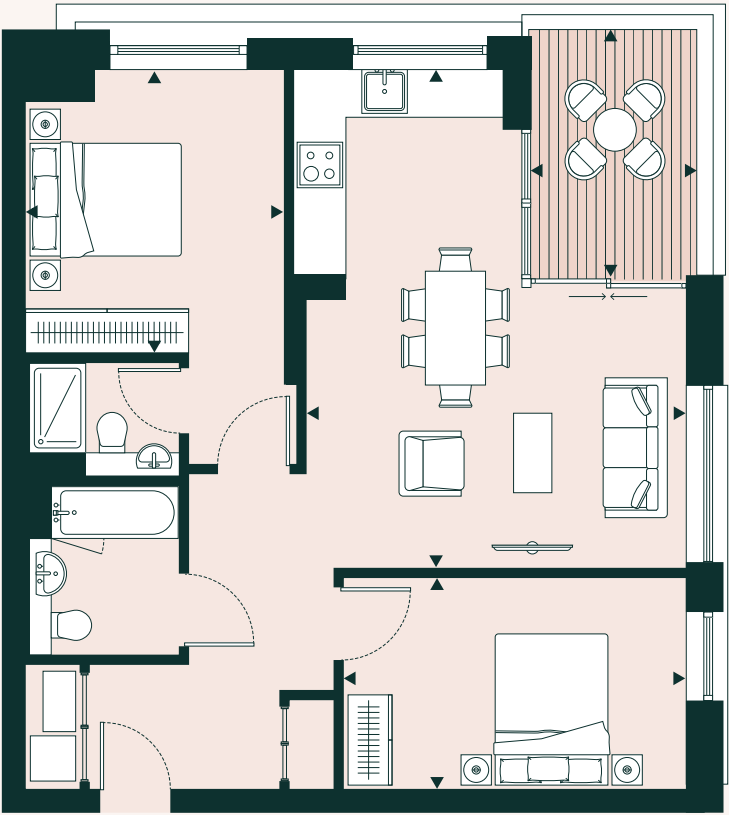


3 Bedroom Apartment

Internal Area	113.0 sq m	1211 sq ft
External Area	28 sq m	301 sq ft
Living / Kitchen / Dining	6.4m x 6.3m	21.4' x 20.8'
Master Bedroom	2.9m x 5.4m	9.6' x 17.9'
Bedroom 2	4.5m x 5.0m	14.9' x 16.5'
Bedroom 3	2.7m x 5.0m	8.10' x 16.5'
Balcony 1	1.6m x 7.6m	5.3' x 24.11'
Balcony 2	1.6m x 9.7m	5.3' x 31.10'

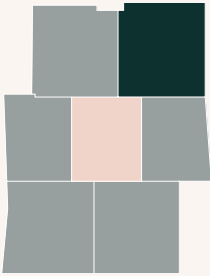


Orchard Point
FLOOR 10 | APT 06

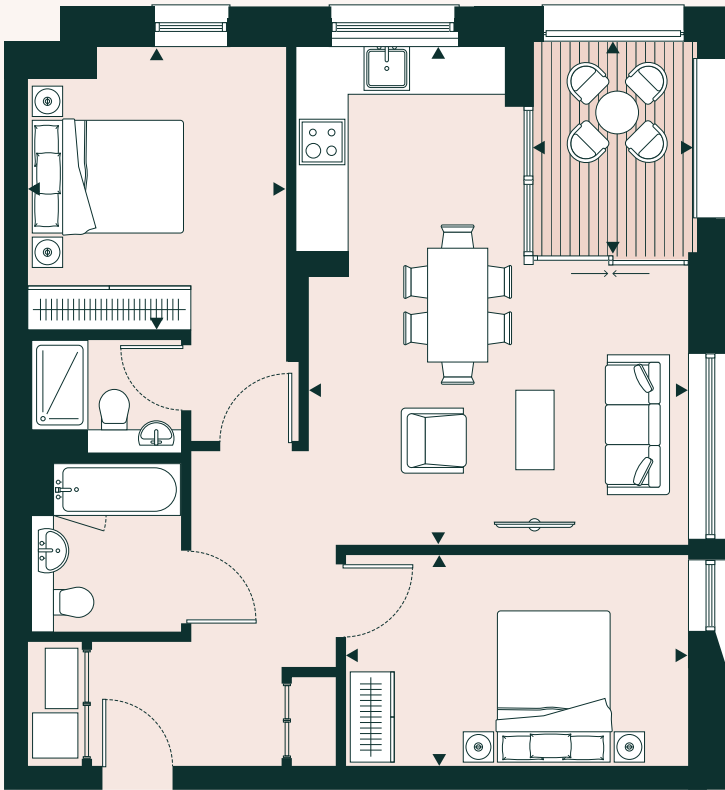


2 Bedroom Apartment

Internal Area	76.7 sq m	826.1 sq ft
External Area	7.2 sq m	77.3 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.1'
Balcony	2.2m x 3.2m	7.1' x 10.5'



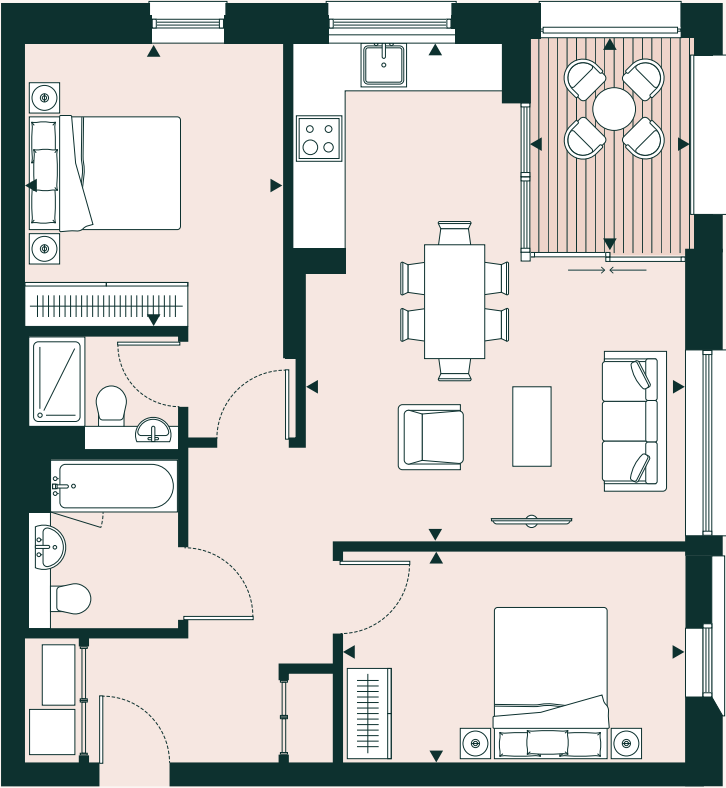
Orchard Point
FLOOR 11 | APT 06



2 Bedroom Apartment

Internal Area	76.7 sq m	826.1 sq ft
External Area	6.3 sq m	67.6 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.1'
Balcony	2.1m x 2.8m	6.8' x 9.1'

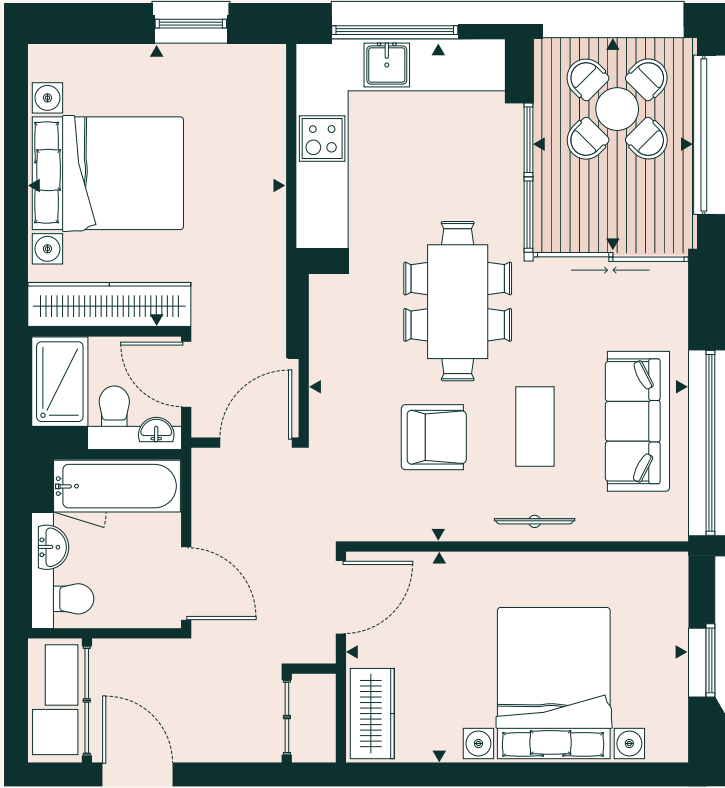
Orchard Point
FLOOR 12 | APT 06



2 Bedroom Apartment

Internal Area	77.2 sq m	830.4 sq ft
External Area	6.3 sq m	67.6 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.1'
Balcony	2.1m x 2.8m	6.8' x 9.3'

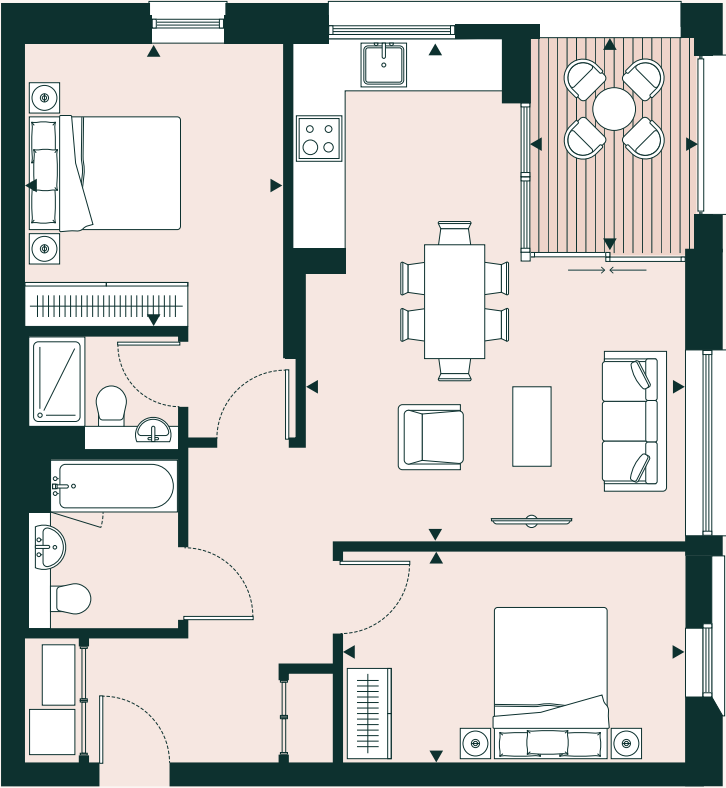
Orchard Point
FLOOR 13 | APT 06



2 Bedroom Apartment

Internal Area	77.2 sq m	830.4 sq ft
External Area	6.3 sq m	67.8 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.1'
Balcony	2.1m x 2.7m	6.8' x 9.0'

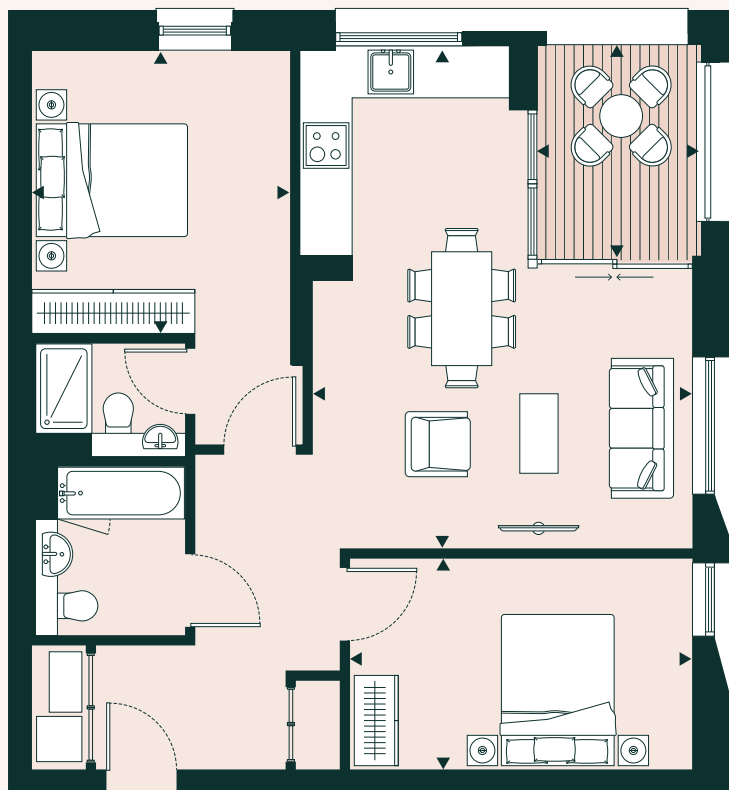
Orchard Point
FLOOR 14 | APT 06



2 Bedroom Apartment

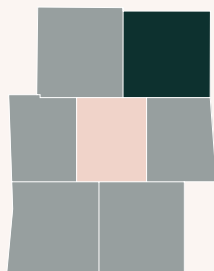
Internal Area	77.2 sq m	830.4 sq ft
External Area	6.3 sq m	68.3 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.3'
Balcony	2.2m x 2.7m	7.2' x 9.0'

Orchard Point
FLOOR 16 | APT 05



2 Bedroom Apartment

Internal Area	77.2 sq m	830.4 sq ft
External Area	6.3 sq m	67.8 sq ft
Living / Kitchen / Dining	5.0m x 6.6m	16.5' x 21.6'
Master Bedroom	3.4m x 3.8m	11.1' x 12.3'
Bedroom 2	4.5m x 2.8m	14.8' x 9.1'
Balcony	2.2m x 2.7m	7.2' x 9.0'



The background is a solid teal color with large, stylized leaf patterns. The leaves are outlined in a slightly darker teal and filled with fine, parallel lines that follow the shape of the leaves, creating a textured effect. The leaves are arranged in a way that they overlap, with some leaves in the foreground and others in the background.

SPECIFICATION —



LENDLEASE — AND SUSTAINABILITY

Our sustainability strategy focuses on three imperatives that drive our vision; supporting sustainable economic growth, creating vibrant and resilient communities and cities, and ensuring a healthy planet and people. These imperatives are supported by environmental and social focus areas under which we set specific targets and ambitions.

Recognising the impact of the built environment on climate change, we are committed to helping ensure that the planet is warmed by no more than 1.5°C and will therefore eliminate carbon emissions from the global business by 2040, whilst creating lasting social value. In practice, our approach to sustainability means that we focus on generating prosperity for communities through promoting things like local procurement.

We conserve natural resources like water and select sustainably sourced materials whilst aiming to eliminate waste when constructing and operating our buildings. We strive to continuously improve our energy efficiency, use renewable energy and work with tenants to reduce carbon emissions. Our developments also aim to enhance biodiversity and provide opportunities for people to connect with nature.

WEST GROVE

The buildings that make up West Grove are designed to **achieve the high standards set by the Code for Sustainable Homes Level 4, meaning 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.**

A low carbon energy centre will provide power for the homes, with additional sustainability features contributing to them being approximately 30% more energy efficient than current regulations require. You will also find healthier choices for travelling across London, with 90 new cycle-hire docking points, over 3,000 bicycle spaces and charging ports for electric cars. Signposted cycle routes, along with pedestrian pathways, further ensure a well-rounded green route network.

Does this incorporate LL's latest sustainability strategy to be zero carbon by 2040?

West Grove

PREMIUM SPECIFICATION

INTERIOR FINISHES	KITCHENS	BATHROOMS / EN-SUITES
<div><div></div><div><ul style="list-style-type: none">Engineered timber flooring throughoutWhite painted plasterboard ceilings, walls, skirtings and architravesWhite painted internal apartment doorsContemporary high quality ironmongeryUtility cupboards housing washer/dryer, MVHR, data, and heat exchange systemCoat cupboardWalk-in wardrobe to master bedroomsDouble glazed windows with sliding or casement doors to balconies and terraces100% FSC Certified Timber used throughoutNon-toxic materials used for interior finishes</div></div>	<div><div></div><div><ul style="list-style-type: none">Island unit (refer to floor plan)Wine coolerBespoke contemporary kitchen with soft close doorsComposite stone worktopUnder-counter stainless steel sink with chrome mixer tapEnergy-efficient ceiling down lighters and under-cabinet lightsAll appliances energy efficient (A or B rated) Siemens (or similar)Integrated stainless steel fronted electric ovenIntegrated stainless steel microwave ovenIntegrated induction hob and ventilation hoodIntegrated full-height fridge/freezerIntegrated multi-function dishwasherSpace saving recycling bin</div></div>	<div><div></div><div><ul style="list-style-type: none">White contemporary sanitaryware as indicated on planWhite bath with shower over bath and glass shower screenWhite shower tray with glass screen to en-suite (where indicated on plans)Chrome thermostatic bath/shower mixer with shower headWhite semi-inset basin with chrome monoblock mixer tapComposite stone vanity topWhite dual flush WC with concealed cistern and soft close seatFloor and full-height wall tiling designed to each palette's stylePanelised vanity unitStorage cabinet with mirrored door, integrated shaver socket and undercabinet lightingBathroom / En-suite mirror demistersHeated chrome towel railEntry level cloakroom/WC to duplex apartments only</div></div>
BALCONIES / TERRACES	HEATING	
<div><div></div><div><ul style="list-style-type: none">Well-proportioned balconies and terraces with glass or metal railing balustradesTimber effect decking, tiled or paved finish to terrace or balconies</div></div>	<div><div></div><div><ul style="list-style-type: none">Centralised Combined Heat and Power (CHP) system providing individually metered heat and hot water to each homeUnderfloor heating to living room and bedroom(s)Individual thermostatic temperature controls to living room and bedroom(s)</div></div>	

BUILDING FABRIC	MANAGEMENT AND SECURITY	EXTERNAL COMMUNAL AREAS
<div><div></div><div><ul style="list-style-type: none">Reinforced concrete frame and slabs on pile and raft foundationsThe Highwood utilises a panelised façade composed of high performance window systems and anodised aluminiumSoundproofing of walls and floors separating homes to outperform current building regulations</div></div>	<div><div></div><div><ul style="list-style-type: none">Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)24-hour concierge service based in the West Grove ClubSecure electronic access control to buildingsCCTV system in public realm and building entrancesMulti-locking system to front doorVideo door entry systemInterconnected mains supply smoke/heat detection system with battery back-upSprinkler system to each home10-year NHBC warranty</div></div>	<div><div></div><div><ul style="list-style-type: none">Landscaped public areas around the developmentCommunal courtyard gardens for all residentsGarden terraces to both residents' rooms located in Highwood Gardens and Orchard GardensExternal exercise terrace to the gym located in Highwood Gardens*Grow gardens located in courtyards in both Highwood Gardens and Orchard Gardens</div></div>
ELECTRICAL FITTINGS	COMMUNAL AREAS	TRANSPORT
<div><div></div><div><ul style="list-style-type: none">Energy-efficient (LED) recessed ceiling downlighters throughoutTelevision points and data sockets to living room and master bedroom (Sky+ to living room)Condensing washer/dryer unit in utility cupboardContemporary white switch plates and socketsFiltered fresh air mechanical ventilation with heat recovery to each homeTask lighting to underside of kitchen wall units and bathroom cabinetsShaver socket integrated in bathroom cabinetsSocket provision for home office location in one roomSuper-fast broadband</div></div>	<div><div></div><div><ul style="list-style-type: none">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 GardensResidents' gym facility at courtyard level located in Highwood Gardens*Passenger lift and stairs serving all floors within each buildingCarpeted floors and painted walls to upper level communal corridorsCommunal ground floor refuse / recycling storeParcel storage room in the main concierge*Postboxes will be located within the West Grove Club lobby, located at the main entrance to The Highwood</div></div>	<div><div></div><div><ul style="list-style-type: none">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 homesElectric vehicle charging points to some car parking spaces3 years' free car club membership to first occupant of every home3 years' free bike health checks at monthly 'bike doctor' sessions (by appointment)</div></div>

*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 The Highwood are computer generated

West Grove

PENTHOUSE SPECIFICATION

INTERIOR FINISHES	KITCHENS	BATHROOMS / EN-SUITES
<ul style="list-style-type: none">– Interior contemporary palette– Engineered timber flooring throughout including laundry / coat cupboard– White painted plasterboard ceilings, walls, skirtings and architraves– White painted internal apartment doors incl. sliding doors where shown– Contemporary high quality ironmongery– Utility cupboards housing washer/dryer, MVHR , data, and heat exchange system– Coat cupboard– Custom walk-in wardrobe to master bedrooms where shown– 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– Bespoke timber veneer (or equivalent) clad pivot entry doors with contemporary ironmongery	<ul style="list-style-type: none">– Island unit (refer to floor plan)– Wine cooler– Bespoke contemporary Italian designer kitchen developed by Eurocuna with soft close doors– Composite stone worktop with under-counter stainless steel sink and polished black chrome mixer tap– Bespoke mirrored kitchen splash back– Energy-efficient ceiling down lighters and under-cabinet lights– All appliances energy efficient (A or B rated) Miele (or similar)– Integrated electric oven– Integrated microwave oven– Integrated induction hob and recessed ventilation hood– Integrated full-height fridge/ freezer– Integrated multi-function dishwasher– Space saving recycling bin	<ul style="list-style-type: none">– White contemporary sanitaryware as indicated on plan– White bath with shower over bath and glass shower screen– Shower base with frameless glass shower screen to en-suite (where indicated on plans) with shower head– Chrome thermostatic bath/ shower head Kohler Aparu (or similar)– White basin with chrome monoblock mixer tap Kohler Vox vessel (or similar) and Kohler Avid single lever– Composite stone vanity top– White dual flush WC with concealed cistern and soft close seat– Contemporary floor and full height wall tiling– Storage cabinet with mirrored door, demisting panel, integrated shaver socket and undercabinet lighting– Heated chrome towel rail
BALCONIES / TERRACES	HEATING	
<ul style="list-style-type: none">– Well-proportioned balconies and terraces with glass balustrades– Timber effect decking to terrace or balconies incl. power supply and floor mood lighting to all balconies	<ul style="list-style-type: none">– 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)	

*Note: ceilings are 2.7m high

BUILDING FABRIC	MANAGEMENT AND SECURITY	EXTERNAL COMMUNAL AREAS
<ul style="list-style-type: none">– Reinforced concrete frame and slabs on pile and raft foundations– The Highwood utilises a panelised façade composed of high performance window systems and anodised aluminium– Soundproofing of walls and floors separating homes to outperform current building regulations	<ul style="list-style-type: none">– 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	<ul style="list-style-type: none">– 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
ELECTRICAL FITTINGS	COMMUNAL AREAS	TRANSPORT
<ul style="list-style-type: none">– Energy-efficient (LED) recessed ceiling downlighters throughout– Television points and data sockets to living room and master bedroom (Sky+ to living room)– Miele 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– Comfort cooling/and heating integrated within ceiling voids to bedrooms and living/dining room.	<ul style="list-style-type: none">– 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 will be located within the West Grove Club lobby, located at the main entrance to The Highwood	<ul style="list-style-type: none">– 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.

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THE TEAM

MASTER DEVELOPER

LENLEASE

MASTER DEVELOPER FOR ELEPHANT PARK

Lendlease believes that how and why we do things are just as important as what we do. For over 50 years, they have created sustainable new communities, productive workplaces and successful retail destinations, all underpinned by their determination to find the best way to minimise their impact on the environment and design places where people can live well – now and in the future.

Their broad global experience, creative approach and collaborations with expert partners enable them to turn imaginative visions into reality. Some of their 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, they 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, they are 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 they are also 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, their communities, clients and partners trust them to create positive legacies through healthier environments, exceptional design, a sense of belonging and an improved way of life.



Glasshouse Gardens,
Stratford, London



2012 Olympics Athletes' Village,
Stratford, London

THE ARCHITECTS



ALLFORD HALL MONAGHAN MORRIS ARCHITECTS OF HIGHWOOD GARDENS

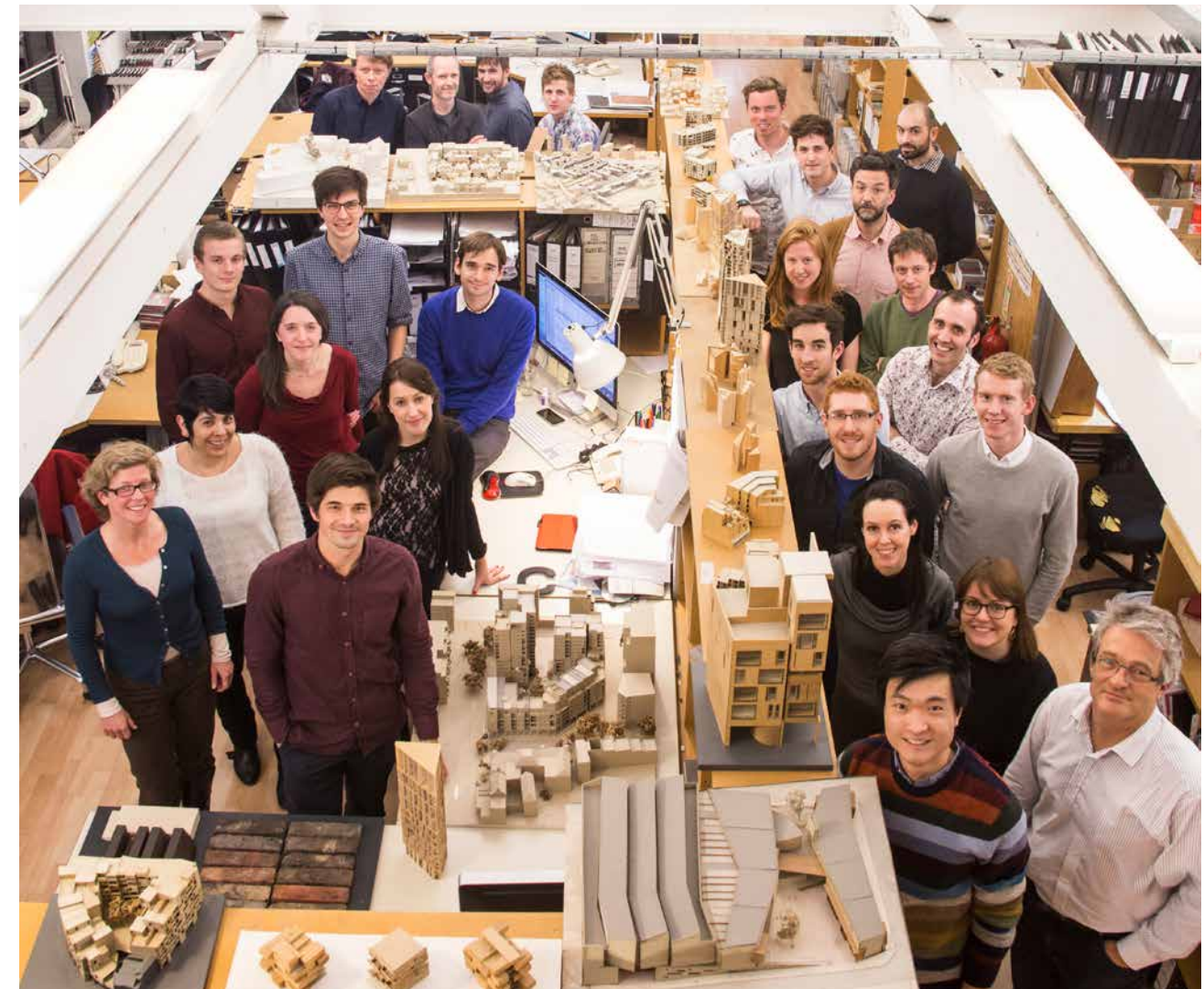
Allford Hall Monaghan Morris Stirling prize winning architectural firm that has won many prestigious awards, including the RIBA National Award, Civic Trust award and AJ100 and Building Magazine Practice of the Year.

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 design palette, drawing on the local area's rich history for inspiration.



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Paul Monaghan
Director



PANTER HUDSPITH ARCHITECTS OF ORCHARD GARDENS

Panter Hudspith has been recognised with a series of accolades for both residential and commercial 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.



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Simon Hudspith
Partner

AWARDS

Elephant Park has won and been shortlisted for a number of prestigious awards over the past five years.

ELEPHANT PARK

What House? Awards 2017
– Best Sustainable Development

Considerate Constructors Awards 2018
– Silver Award

Considerate Constructors Awards 2019
– Gold Award

TRAFALGAR PLACE

RIBA London Award

RIBA National Award

Shortlisted for Stirling Prize

London Planning Awards 2016
– Best New Place to Live

London Planning Awards 2016
– Mayor’s Award for Planning Excellence

Brick Awards 2016
– Housing Design Award

Sunday Times British Homes Awards
– Best New Development

London Tree and Woodland Awards
– Trees in Development Category

Evening Standard Awards 2016
– Highly commended

Local Authority Building Control Awards 2016
– Highly commended

ONE THE ELEPHANT

International Property Awards 2016
– Best Residential High Rise Architecture

SOUTH GARDENS

RIBA London Award 2018

Housing Design Award 2018

Brick Awards 2017
– Supreme Winner

Brick Awards 2017
– Large Housing Development

Landscape Institute Awards 2018
– Design for Small Scale Development

Landscape Institute Awards 2018
– President’s Award

Sunday Times British Homes Awards
– Highly commended: Development of the Year

Sunday Times British Homes Awards
– Highly commended: Innovative Living Award for Futurehome

New London Awards 2018
– Highly commended: Sustainability Prize

THE PARK

BALI National Landscape Awards 2018
– Regeneration Scheme over £500k

ENERGY HUB

New London Awards 2019
– Best Mixed-Use project

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Sales & Marketing Director

Aneta Krawczyk
Sales Manager

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