

# LEWISHAM GATEWAY

**MUSE**

20 years in the making  
The story of Lewisham Gateway





# This is the story of how a new beating heart for Lewisham was created.

Conceived over 20 years ago, our vision sought to transform a disjointed roundabout that divided a community, into a new residential and leisure destination focused on connectivity, sustainability, and social impact.

Delivering against this vision has required collaboration, partnership and community participation. The challenges were significant, but our collective will and desire have made our vision a reality.

We didn't move mountains, but we did move two rivers and a roundabout. Today, where once stood a major urban artery defined by concrete is a welcoming neighbourhood – Lewisham Gateway.

The community, both new and old, is now exploring and enjoying this new destination, with over 1,000 new homes, shops, cafes, and restaurants, office space, a gym, a 9-screen multiplex cinema, and new public amenity spaces.

This is the story of Lewisham Gateway.





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Mike Auger  
Managing Director, South  
Muse

# Spanning more than 14 acres of Lewisham town centre, Lewisham Gateway has been more than two decades in the making.

## Now a thriving destination and neighbourhood, it is unrecognisable from its history as a major urban artery.

As a roundabout designed when the car was king, thousands of motorists used to traverse through this site every day in a place that was hostile to both pedestrians and cyclists. A key part of the transport infrastructure of the area, the site also included a disjointed public transport system.

Yet over the last 20 years, the site has witnessed one of the largest and most ambitious regeneration projects in southeast London – a project worth in excess of £500 million. This transformation has been a story of partnership, perseverance and vision.

This story began in 2004 when Muse was selected by Lewisham Council as the development partner. Back then, Muse was first tasked with unlocking the opportunity which included re-thinking the existing infrastructure, re-routing two rivers and diverting a major sewer.

Addressing these challenges took an immense collective effort and a coalition bound by a shared vision. Connected by common goals, we were able to lay the foundations for transformative placemaking.

Over the subsequent years, Muse and its partners have led the delivery of a connected and community-focused place through new public spaces, a wealth of high-quality homes and a 24/7 leisure and retail economy.

This work has only been possible because of the partnerships, collaboration and community participation which have defined the project. From Lewisham Council and the Greater London Authority to Homes England and Transport for London, we are grateful for their enduring commitment and the trust each exemplified throughout the lifetime of our journey.

This includes during the 2008 global recession and the pandemic. In these times of unprecedented upheaval, Lewisham Gateway has stayed on track thanks to the partners who shared a vision and a belief in its potential.

Even as the planning permission needed to evolve as we moved through delivery, we have been able to trust in the strength of our partnerships.

Today, where once there stood a busy roundabout, Lewisham residents and visitors now find over 1,000 mixed-tenure homes, two public squares with views of St Stephens Church, shops, bars and restaurants in a new night-time quarter, a cinema, flexible workspaces and business opportunities for the local community.

Lewisham has a new beating heart that brings the community together and provides what was truly needed. The community, new residents and visitors can now enjoy the two rivers, uncovered for all to see and visit in Confluence Park, which sits in the heart of Lewisham Gateway. Here also lies the result of an urban greening programme which promotes biodiversity and nurtures wildlife and plants.

New residents can take advantage of the fantastic transport infrastructure offered at Lewisham Station, Bus Station, DLR and Brompton bike station in an environment friendly and safe for pedestrians and cyclists.

Lewisham Gateway has delivered on our ambition to bring people and place together. By uniting around a shared vision and goal, we have come together to overcome critical challenges and realise long-term transformative change. We have shown what is possible and led the way for further investment in this part of Lewisham.

In this record of Lewisham Gateway's 20-year story, we chart our journey from its beginning through to its opening. It showcases the story that Muse and our partners have completed, featuring an array of personal stories which showcase the connections and experiences this transformative opportunity has provided us.

We invite you to discover, explore, and share this remarkable story.



# 20

For over 20 years, Muse and our partners have been diligently working on Lewisham Gateway.

# £500 million

The transformative initiative has a development value of £500 million – an investment which has enriched the local community.

# 1,000+

Over 1,000 much-needed new homes have been created. This has made a meaningful difference in alleviating the local housing shortage while enhancing living standards.

# 20,000+

Over 20,000 sq ft of new workspace for the local area, helping to reinvigorate the local economy and create a dynamic environment for businesses and professionals.

# 5 million

Over 5 million operative hours spent constructing the project – collectively condensing 570 years into 20.

# Rethinking the gateway into Lewisham

Lewisham is a vibrant and dynamic borough. A place where over 300,000 people call home, it boasts a unique and renowned culture. From Lewisham Arthouse and Brockley Market to Rivoli Ballroom and much more – Lewisham is a town with much to offer.







An island of traffic

Yet its main gateway, which traversed Lewisham's town centre and its train station, had become dominated and defined by a harsh and congested traffic island.

Rather than serving as a welcoming entrance into the borough, it served only the cars and traffic which moved through the town.

Despite a wealth of public transport options, over decades the opportunity to create a truly connected place was never seized.

Instead, the area was heavily influenced by the private car. It offered little to the community but poor air quality, noise, and a hostile pedestrian experience.

Buried beneath this traffic island also lay an assortment of critical infrastructure. A main sewer and major utilities could be found beneath the layers of concrete. As this dense urban site expanded, it also enveloped two historic rivers: the Quaggy and Ravensbourne. These rivers had once flowed through the entrance to Lewisham but were now sealed off.



The borough rich with history  
It wasn't always like this.

After Lewisham's railway station was first opened in 1857, this entrance into Lewisham had grown into a bustling hub. This can still be seen daily at the vibrant Lewisham Market, which was first established in 1906.

It was also this part of Lewisham which played a vital role in spinning golden thread for military uniforms – a key trade for the borough up until the 1930s.

Extending towards the growing town centre, for tradespeople, visitors and residents, it was the first impression of Lewisham.

Left: Lewisham Station, c1900, LEW PH79/9364, Courtesy of Lewisham Heritage, Lewisham Council

A radical vision

As modern-day Lewisham evolved, the site had become a tapestry of concrete and steel.

By 2000, this entrance had become a barrier for the vibrant and diverse Lewisham community which lay just metres away in the town centre.

It divided the town, Lewisham's DLR railway and bus stations. Rather than promoting the use of public transport, it acted as a hostile obstacle for pedestrians and cyclists to navigate.

As a town with so much to offer, the community and Lewisham Council saw that radical change was needed to unlock the potential of this place, reconnect with the heritage of St Stephen's Church, open up the lost rivers and create a green space in an urban setting.

Then, at the start the 21st century, a bold vision developed.





2002

## Initial community conversation

In 2002, this vision began to emerge following initial community conversation, led by Lewisham Council.

These initial conversations shone a light on widespread dissatisfaction with the roundabout which dominated the site. It was clear: the community wanted to see this barrier either completely removed or substantially altered.

After extensive engagement, a common thread emerged. There was a universal local belief in the potential of the area to unlock a new pathway into Lewisham.

At the same time, a growing housing shortage stimulated a desire to deliver many hundreds of new homes. These homes would need to nurture and contribute to Lewisham's vibrant social fabric.

Rather than being defined by concrete, the town's entrance would be defined by community. Lewisham wanted its gateway to be a destination in its own right.



2004

## Muse named preferred development partner

The story picked up pace in 2004. It was here we were selected as the preferred Development Partner by Lewisham Council after a competitive bid process.

At Muse, we are placemakers who deliver ambitious regeneration at scale.

We immediately saw the potential of this gateway into Lewisham.

We make the complex simple and have a long-term outlook across all our work. Our expertise and track record made us a perfect fit to create and deliver a plan to unlock the potential of the site.

Crucially, we recognised the complex nature of the site meant that a coalition of partners needed to be formed and held together over decades.

This challenge matched our approach to placemaking. We understood that collaboration, experience and creativity were needed to transform this gateway and enrich its communities.

After being named as the preferred development partner, we spent the next two years working closely with other partners, including Lewisham Council, Greater London Authority, Homes England and Transport for London.

Together, we prepared and agreed a plan which would turn the ambitions into reality.



2006

## Development Agreement signed

In 2006, we formally signed a Development Agreement to transform the site with Lewisham Council and our partners.

Guided by the initial rounds of conversations, we then got to work on re-engaging and listening to local residents, businesses, stakeholders and community groups.

We recognised that delivering a plan for meeting the ambitions of Lewisham could only be achieved by working closely with local people.

As a result, we held several 'town hall' style engagement sessions, which offered all local people a chance to share their vision and desires.

These sessions, combined with other outreach initiatives, meant that over 5,000 people engaged in the design process for the masterplan, giving us a tangible understanding for how this project could reflect the Lewisham community.

At the same time, we engaged with a variety of stakeholders with interests in the site. This included English Heritage and the Lewisham Design Panel, along with a variety of community groups, including those championing sustainable transport across southeast London.



Imola Bérczi, now Partner at WOMO Architects, was a central figure the delivery of Lewisham Gateway's masterplan. Here, she reflects on how the redevelopment was designed to reflect the wishes of the local community.

# Designing a destination

Lewisham is a vibrant borough, full of passionate and engaged communities.



Lewisham Gateway provided a unique opportunity to transform an underutilised roundabout at the heart of the borough, but central to its success was ensuring that it would serve and support the local community for generations to come.

Bringing the community with us

When I began my journey with Lewisham Gateway, I was struck by borough's unique character. With an incredible vibrancy, matched by thriving multicultural communities and a youth-oriented culture, we were determined to ensure that this project enhanced the identity and community spirit of the local area.

The scale of engagement during this time, and diverse mix of people from the community it attracted, was inspiring to be part of and there was a real sense of optimism about what the project could bring to the site.

The central aspiration from local people was to see the site become a true 'destination'. The community wanted to challenge the historic view of needing to leave the borough to find existing places to see friends and family, with Lewisham Gateway a key opportunity to help achieve this.

Yet, the site had consisted of a loud, busy and bustling roundabout lying adjacent to Lewisham Station. Reimagining this to become the destination the community was calling for, while ensuring that the development reflected the unique character of the area, presented a unique challenge.

We took inspiration from cities like Boston, Melbourne, New York and other major cities which hold developments which successfully navigate this challenge by having a multi-layered approach to how individuals interacted with the built environment.

We didn't want to deliver a site which had a generic repeatability but rather deliver variation and different layers so that there are many ways to experience Lewisham Gateway, helping to entrench the vibrant sense of community.

As a result, we wanted to introduce a range of heights and levels of the buildings and ground spaces, which means that there are countless perspectives through which to experience the space, with wide variation across these experiences.

The varied textures on the façade would counteract the potential for monotony, and instead offer an engaging visual experience.

Putting people first

Along with a distinctive and varied environment, central to creating a unique destination was to prioritise the pedestrian experience.

Unlike a roundabout, we recognised that public spaces welcome community participation, whether that is through the growth of retail, or in facilitating the creation of destinations, such as the cinema, within the space.

As a result, we proposed to create a new public park. We wanted to create a beautiful new pedestrian space at the heart of the site. At the centre of this vision was a commitment to unearth the two rivers which crossed beneath the site.

In a space which was once merely a conduit for traffic, we wanted to transform this area into one which could offer a genuinely communal use.

While there would still be an opportunity for people to pass through the space between the town centre and the station, this experience was proposed to be transformed for the better: from a roundabout to shared, green space.

Bringing together the insights, input and feedback of the community, an outline planning application was created.

This delivered against the wishes of the community and sought to re-imagine the current roundabout into a new destination for Lewisham. It offered a new vision for this gateway into the town which would be defined as a hub of cultural, leisure and commercial activity.

This included the delivery of quality new shopping, restaurant and entertainment spaces to complement and enhance the existing town centre. A series of well-connected public spaces were also established which put the community, not cars, first.

It included a new and dynamic pedestrian route to effortlessly connect to the town centre and High Street. Our intention was to create an environment where thousands of passengers would be effortlessly directed along a new boulevard towards Lewisham's established shops and businesses, unlocking greater economic activity across the town.

As part of this, we proposed creating a new public square – St Stephen's Square. This new square would be named after the beautiful St Stephen's Church, with the new buildings framing this local asset for the community to enjoy. This square would sit as the heart of the site and be a place for the community to interact, socialise and enjoy.

The crown jewel of this new square would be a new multiplex cinema – a social asset that would ensure this neighbourhood would be a true destination.

Crucially, the plan also offered an opportunity to uncover and celebrate the Quaggy and Ravensbourne rivers which had been lost under the roundabout for decades. It established a vision to place these natural assets at the heart of this new destination, creating a new river corridor to also enhance biodiversity.

The extensive public realm and infrastructure works meant that viability would be a challenge unless significant density could be achieved. Given the constrained nature of the site, our plan proposed to deliver a medium-rise development – with the residential buildings ranging from 15 to 25 storeys.

This set a precedent to deliver a major housing boost for Lewisham. It established the ambition to deliver over 1,000 new homes at this destination.

We also signed up to the Greater London Authority's 'Londoners First' pledge that gave priority marketing to a local population.

This would not only make a meaningful difference in addressing the local housing shortage, but also encourage economic activity in the area, including revitalising the town's nighttime economy.

We also proposed delivering Lewisham Gateway over two phases. This approach provided a clear framework for navigating the challenges of building this ambitious new neighbourhood in the heart of Lewisham.

In 2006, this masterplan was submitted to Lewisham Council for the authority to consider, scrutinise and determine.



Plans of Lewisham before and the proposed masterplan.



# Building a coalition of partners

With the masterplan for the site submitted to Lewisham Council, we began strengthening the coalition of willing partners needed to steer this regeneration over the years to come.

This included the Mayor of London, Lewisham Council, Transport for London, London Bus Services and Thames Water. The challenges to unlock the site to bring forward the regeneration were significant, but we worked tirelessly to deliver.

The importance of these valuable partnerships soon came into sharp focus in 2008. The global economic turndown and an unprecedented economic shock, wreaked havoc across the economy. The construction and real estate sectors were particularly impacted.

2008

## Global economic turndown

At this time, market confidence in delivering such ambitious schemes began to dissolve as uncertainty gripped our industry.

We were not immune from these headwinds. For example, a portion of allocated funding to deliver the regeneration was lost as budgets were reset and re-prioritised.

However, we weathered this period thanks to the collective resilience of our partners. We articulated our vision to other funding sources to secure the backing we needed.

Testament to the strength of our partnership, it was also in the midst of these challenging economic circumstances that we reached the next major milestone for the project.

In 2009, the masterplan for the site was approved by Lewisham Council. This outline planning permission meant that we had a clear proposal to deliver a new entrance and destination for the town – Lewisham Gateway.

2009

## Outline planning permission granted

With approval secured, we got to work on delivering the required groundworks which would enable the new neighbourhood to come forward.

The first step in this process was to assemble the tapestry of landholdings by Lewisham Council, the Greater London Authority, Transport for London and The London Bus Company which made up the 14-acre site.

This complex process, which took a total of three years to complete, included working closely with Lewisham Council to secure land under Compulsory Purchase Orders where needed.

As the land was consolidated, we could begin delivering the enabling works.

2009

## Enabling works begin

To remove a major roundabout in the heart of southwest London, drastic infrastructure changes were needed. These works required some of the most ambitious structural engineering works in the local area – all requiring expert management.

It was an intricate task that meant implementing a new road layout within this congested town centre location. This also needed to remain operational so that traffic could continue to effortlessly flow through the borough, while also minimising impact on pedestrians and cyclists.

In 2011, Highways Stopping Orders were confirmed. This enabled the new road layout to be delivered, paving the way to unlock the site.

2011

## Highways stopping orders confirmed

However, the site itself was not just a roundabout but an active transport hub with a major bus facility, railway and DLR.

To manage this, a £1 million bus layover facility was constructed on derelict land on Thurston Road to temporarily service those buses which had previously used Lewisham Gateway. This unlocked a significant portion of land.

Meanwhile, we collaborated with National Rail and local train operators as we worked along the railway tracks running parallel to the site.

Sunk beneath the ground also lay a convoluted array of major utilities. This included a major sewer, primary water pipes and gas networks. These all needed to be carefully diverted and repositioned while working in tandem with the works above ground.

It was at this time that we also worked closely with the Environment Agency to uncover and re-route the two rivers which ran through the site.

2013

## Phase 1 planning permission granted

Guided by the approved masterplan, in 2013 we received planning permission to deliver phase 1 of the proposals. This not only propelled our momentum on the enabling works, but also gave us the green light to start preparing the ground for the new neighbourhood to be made a reality.





Reflecting on the immense complexities of this period, Chris Coxall, Project Director at Muse, returns to the intricacies of the enabling works and how these were overcome.

# Overcoming Complexity



Transforming a roundabout into a major destination would appear to be a complex endeavour, and Lewisham Gateway certainly was.

This roundabout brought together two major roads, the A22 and the A21, which came together in the heart of Lewisham before feeding vehicles into central London. This crucial artery in the road network had to be carefully managed to allow vehicles to flow through the site, while simultaneously repositioning its layout to enable Lewisham Gateway to come forward.

We worked closely with Transport for London and the Greater London Authority to explore how we could balance these two competing priorities. In partnership with these and other stakeholders, we developed an innovative solution which would not only enable the flow of traffic to continue, but importantly reimagine the layout of the site to allow the enabling works to come forward.

After implementing traffic controlling and monitoring methods on the site, we were able to tackle the multitude of utilities which lay beneath the site, along with the two rivers which flowed beneath. These works represented almost £30 million of civil engineering and infrastructure works, supported by leading construction companies. We had to diligently manage this process, placing Muse at the interface between our contractors as they delivered the road works and civil engineering.

While this was a challenging process, it is the bread and butter of what we do at Muse. Over the lifetime of the project, we have seen over 3 million operative hours spent on the project, with each hour carefully managed throughout the process.

It was our knowledge and experience which meant that we could assemble and hold together great project teams composed of passionate and talented colleagues, allowing us to overcome the immense challenges and complexities we faced.

With partners busy preparing the groundwork to unlock the redevelopment of the site, including assembling the land, exploring initial planning options and the assets on site, we were also looking ahead to secure the funding we needed to deliver the vision.

Gareth Blacker, a former Director at Homes England, was heavily involved in the development and delivery of Lewisham Gateway at this time. Here, Gareth reflects on how the delivery partners were able to secure crucial investment to make the neighbourhood a reality.

# How we built a compelling investment case

As the leading urban regeneration specialist, Muse was a natural fit to take on the responsibility of Lewisham Gateway. Since winning the competitive bid process to take on the opportunity, Muse was a development partner who delivered for Lewisham.



One of the key strengths which enabled this partnership to excel was the strong working relationships which Muse nurtured.

Thanks to Muse's approach, Lewisham Gateway has enjoyed this undiluted attention and commitment which, in turn, benefitted the enduring trust between which emerged. This proved vital during particularly challenging periods, including the 2008 Recession, where the project faced significant obstacles which relied on effective working relationships to overcome.

#### Building a compelling investment case

The strength of trust and continuity between Muse and our partners also ensured that the project was an attractive investment for the public sector.

This is a challenge for many projects, but the complexities of the site meant that we needed to effectively articulate our vision and ensure that these organisations had faith in our commitment to deliver it.

With Muse as the development partner, we were able to persuade these organisations that Lewisham Gateway was an exciting opportunity which promised to unlock significant social and economic value for the area. As a result, Lewisham Gateway secured the funding packages we needed, including funding from Homes England and the Government's Kickstart Programme, a scheme set up after the 2008 Recession, with each proving vital to delivering the project.

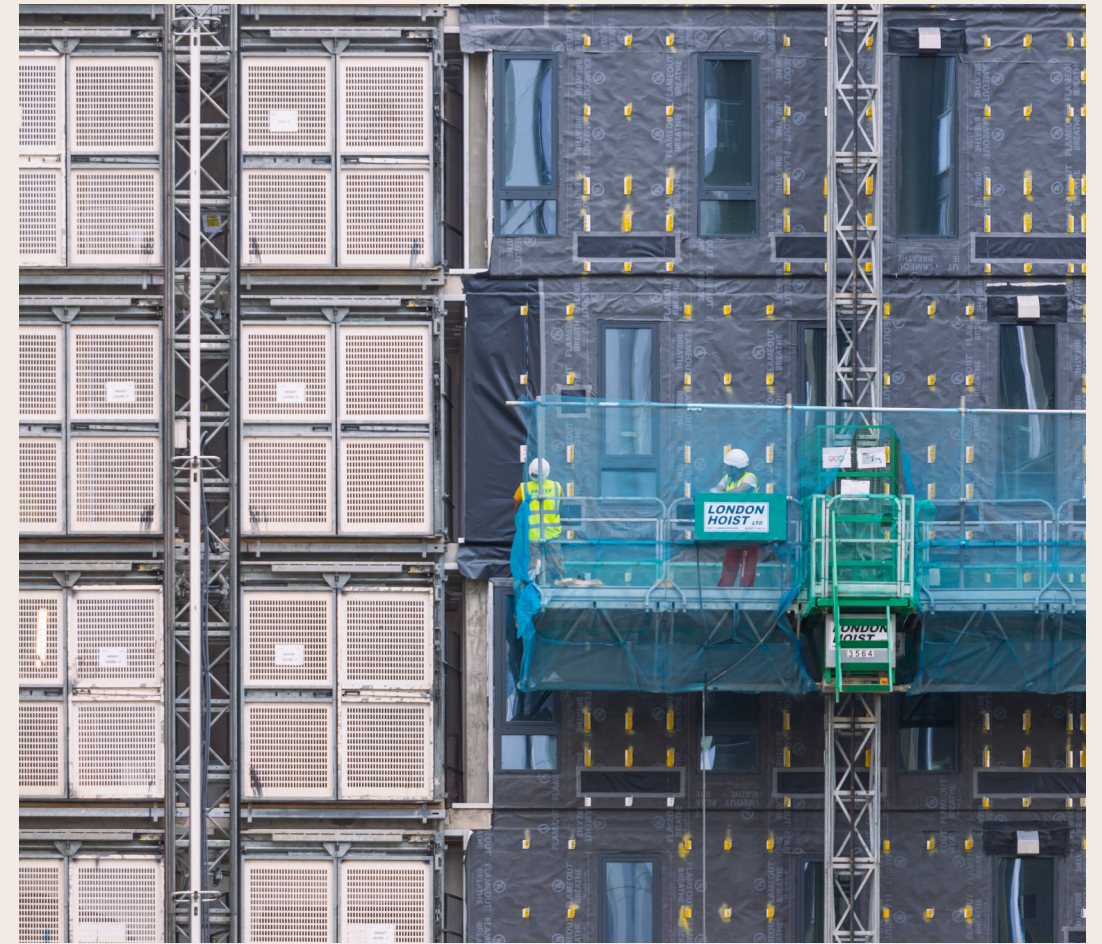
Equipped with this backing, our vision for Lewisham Gateway was empowered to progress.

Then, with the groundworks complete, funding arrangements in place and full planning granted for phase 1, we moved on to taking the first steps for delivering Lewisham Gateway.



# Phase 1 construction begins

In 2014, we began constructing phase 1 of Lewisham Gateway. This first phase consisted of delivering 362 new homes, over 10,000 sq ft of commercial space, and creating a new public park.



## 2014

### Work begins

Over the next four years, we worked closely with Sisk to build the first stage of Lewisham Gateway.

We placed sustainability at the core of everything. We made a conscious effort to reduce the carbon footprint of the works, including the use of modern methods of construction.

This included the use of bathroom pods, pre-packaged plants, and utility cupboards each of which were manufactured off site. The water pipes in the plant room underground were also built off site in Northern Ireland then transported over to London. This meant that much of the heavy lifting was done away from immediate area, increasing efficiencies while also helping us to navigate the complex logistics of working around major infrastructure.

As the works progressed, we provided regular updates to residents and the local community to ensure they were kept up to date on the latest developments on site. This included a frequent community newsletter, complemented by a variety of workshops and presentations.

We also wanted to ensure the social and economic value of the construction of Lewisham Gateway would ripple throughout the borough.

During this time, we worked closely with Matt Lewendon of the Circle Collective, a social enterprise and charity, to leverage the construction of Lewisham Gateway to offer young people enriching insights into the built environment.



Phase 1 saw the removal of the roundabout and rivers being rerouted.





Here, Matt explores how Muse and Circle Collective came together to deliver a real opportunity for young people in Lewisham.

# Giving young people valuable insights

For over a decade, Circle Collective has been helping unemployed and disadvantaged young people to secure sustainable employment in an industry they care about. As part of this mission, we worked with Muse to open the door to Lewisham Gateway and offer young people rare insights into the world of transformational redevelopments.





At Circle Collective, we operate streetwear stores across London, including at Lewisham Shopping Centre, where young people are able to gain valuable work experience, providing them with skills, training and confidence as a springboard into a career.

Through our partnership with Balfour Beatty and Muse, Circle Collective was able to do even more to support young people in Lewisham.

We worked alongside Balfour Beatty and Muse to give our young people the opportunity to experience the construction of Lewisham Gateway.

On visits, our young people came across hard hats and boots, often for the first time, and were given a tour of the site, which included being introduced to many members of staff. Many of our young people initially had a misconception that job opportunities at construction sites were reserved for builders, but we were able to show them that it is in fact a microcosm of employment: the site also hosts engineers, administrators, lawyers, and more.

The insights offered by staff onsite helped provide truly valuable insights into a world many of them had not considered.

We are passionate about youth employment and supporting the next generation to fulfil their potential, and Lewisham Gateway has helped us to meet this purpose. Indeed, some of our beneficiaries went on to complete work experience at the Lewisham Gateway site off the back of our visits.

Our partnership with Muse was successful because of our shared vision for helping local young people into employment.

The value of welcoming young people to see such a significant development first hand cannot be overstated, not only for opening the curtain to a new industry, but for ensuring that local young people feel part of the process delivering this major transformation.

Our work together at Lewisham Gateway marks the beginning of a long and fruitful partnership with Muse and our trainees, helping disadvantaged young people to make positive steps into permanent work.

Circle Collective supports young people experiencing a range of barriers to find permanent, life-changing work. The charity, Circle Community, runs a successful Back Your Future programme, while its social enterprise, Circle Collective, runs three streetwear stores that serve as a training ground for our young people. Profits from the streetwear stores are reinvested back into the training of young people to help tackle youth unemployment in London.





## Phase 1 completes

In 2018, we saw the completion of phase 1.

This phase saw the creation of a dynamic new neighbourhood, with two landmark buildings of 15 and 22 storeys and extensive new landscaping and public space.

Within these striking new buildings were 362 new homes.

These homes included 136 build-to-rent (BTR) apartments, alongside private homes for sale. This marked the first time that BTR had been introduced into the borough – a new residential offer which offered a fresh approach for Lewisham residents.

We also partnered with Fizzy Living, a leading BTR operator who acquired these new homes. The benefits of Fizzy Living's management of these homes meant that residents could enjoy excellent customer service and quality management of the communal areas. This investment was a testament to the quality of our vision and the promise the Lewisham Gateway neighbourhood presented.

By delivering these new homes, we were also able to create a sense of place at this early stage in the story. A high proportion of these homes became occupied by relatively young local professionals, who spend time in and around the development in the evenings and at weekends.

At the same time, new ground floor shops, a children's play area, and restaurants and cafes were also unlocked.

With 10,500 sq ft of new commercial and retail space now available on the doorstep to Lewisham, we were delivering against the ambition to create a new destination which had crystallised 10 years earlier.

As part of the public realm enhancements, we also delivered the new public park – named Confluence Park. This had been designed to lay at the heart of the renewed Lewisham Gateway once fully completed. This first phase also featured a terrace overlooking Confluence Place – an ideal outdoor seating area for the residents and the public – facing the river and park.

It is a place that has reintroduced diverse ecological habitats, promoting and nurturing plants and wildlife in an urban setting.

Meanwhile, we continued to stay on track with the necessary infrastructure improvements, including releasing land for phase 2 of the regeneration.





# Phase 2: A new destination emerges

With phase 1 complete and new residents moving in, we turned our attention to delivering phase 2.



## 2019

### Phase 2 planning permission granted

In 2019, we secured detailed planning permission for phase 2.

This phase would see the remainder of the regeneration come to life. In front of us, we had the objective of delivering 649 homes, new retail units, cafes, leisure space, workspace and extensive public space. This phase would also see the delivery of a major local asset – a new nine-screen multiplex cinema.

However, as work got underway on constructing the new homes in this phase, we were struck by a one-in-a-generation economic and social shock – the COVID-19 pandemic.

## 2020

### The Covid-19 Pandemic

Facing the challenges of a pandemic, including significant labour shortages, we uncovered safe, innovative solutions to help restart work on site. This included implementing the safety measures needed to ensure that our people could continue to work safely.

As with the 2008 recession, we were reminded that it was our partnerships which were our greatest asset. It was the strength of our collective efforts which again allowed us to overcome these challenges with innovative solutions and stay on course.

When others fell by the wayside, we progressed with pace.







Emilio Gardeta, Project Director at Balfour Beatty, had been leading the construction of Lewisham Gateway during this time. Here, Emilio reflects on the challenges, and the joys, of building this new destination from the ground up.

# Keeping Lewisham Gateway on track



## Lewisham Gateway is truly a regeneration like no other.

Often, major projects are either significant in scale, complexity or located in intricate locations. At Lewisham Gateway, the individual buildings would meet any one of these traits, but the entire project presented all three.

This was an exciting challenge. It is not often to have the opportunity to tackle and navigate a project of such consequence – Lewisham Gateway gave us this opportunity.

To successfully build phase 2 of the regeneration, we took a holistic approach to the construction. Starting all the buildings at once, we were able to work against one concurrent program of works.

Within this one programme, we also addressed and tackled the various complexities of each building. This required careful management and a talented team of colleagues to ensure we stayed on track.

A key component of our programme was the sourcing and use of quality materials during the construction. We were committed to working with local suppliers and SMEs to provide these materials and support the build. Lewisham delivered. For example, many aluminium components used in the construction of the buildings were fabricated just a few miles away.

Already complex, the COVID-19 pandemic then created challenges which the construction industry had never seen before. Lewisham Gateway, with its size and ambition, meant that we were particularly exposed to the economic and social headwinds of this period.

To keep up our momentum, we explored and implemented innovative solutions.

Where we faced labour shortages, we turned to modern methods of construction. We applied these methods not just to relatively simple aspects of the build, but more complex components usually prepared on site.

This approach meant that we benefitted from the guaranteed quality that offsite manufacturing brings – helping us to keep to the programme.

Being at the interface of phase 2, I was exposed to the complexity of these challenges and was responsible for finding their resolution. This was a thrilling experience made worthwhile by having the perspective of what we were working towards.

It has been a privilege to work on a regeneration of this scale and whose impact is so vast. This was an opportunity to create lasting change in Lewisham. This experience will also last with me.



2020

## Get living sign-up for phase 2

It was also during the COVID-19 pandemic that we secured Get Living to take on the management of phase 2. Get Living represented an ideal partner, backed by their track record of creating neighbourhoods that bring people together, inspire connections and help people to live well.

As with Fizzy Living in phase 1, Get Living's entry into Lewisham in phase 2 would ensure that the new neighbourhood would be a welcoming home for residents and new tenants.

As part of our ongoing support for local charities and community initiatives, in 2023 we teamed up with Balfour Beatty to support the work of the Felix Project.



Above: Volunteers at the Felix Project  
Right: Lewisham People's Day

2023

## Volunteering with Felix Project

Established in 2016, the Felix Project is a London-based food redistribution charity working to win the fight against food waste and hunger in the city. By collecting food from over 500 suppliers, it delivers food to more than 1,000 front line charities, primary schools, and holiday programmes.

It is the largest food redistribution charity in the UK for the number of organisations supplied. At the heart of the charity is a commitment to providing food that is high quality and nutritious to people who really need it.

Over the course of the year, the team and Balfour Beatty collectively visited the charity eight times, helping to pack and deliver food to those most in need in the community.



2023

## Lewisham London Borough of Culture

Also in 2023, we jumped at the chance to support and sponsor Lewisham's London Borough of Culture programme.

Here, we partnered with Lewisham Council and We Are Lewisham to support events like the free cultural festival, People's Day, and a community space to empower young people to shape the future of climate justice, Climate Home.

We wanted to support this distinctly 'Lewisham' event programme using music, dance, public art, parks and street corners to engage hundreds of thousands of people, whilst amplifying the voices of the borough's most marginalised communities.





## Phase 2 complete

In 2024, we were delighted to mark the completion of phase 2.

Effortlessly complementing phase 1, its completion saw the delivery of the remaining new apartments to complete Lewisham Gateway as a new destination for residents and tenants to call home.

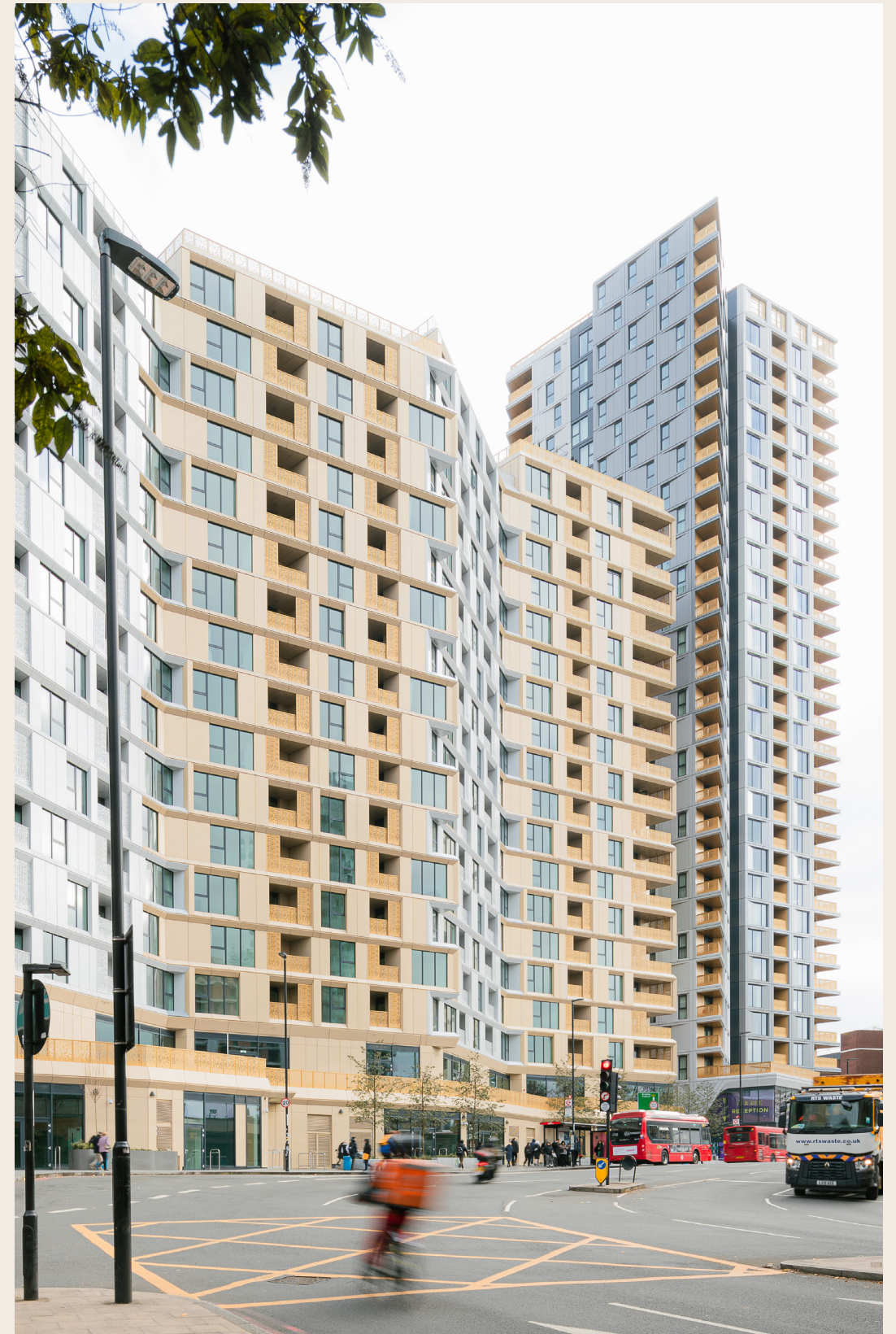
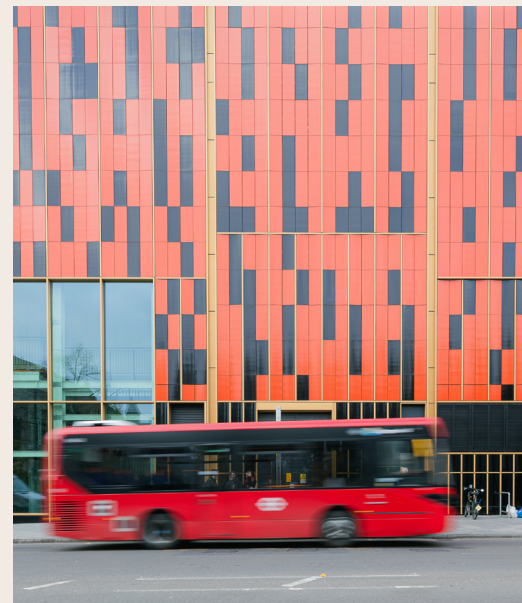
Despite the significant viability challenges of the site, exasperated by the immense enabling works, we worked hard to find a way to deliver affordable housing. As a result, we were able to unlock 106 homes as affordable housing, helping to ensure that the new neighbourhood would truly be an inclusive community.



This phase also saw the coming together of the public space and new retail spaces into one destination. New public spaces and St Stephens Square were unlocked and welcoming the new and old community to traverse and enjoy.

We are also delivering Lewisham's multi-screen cinema. This was the first time the borough had enjoyed such an asset since the famous Lewisham Odeon, which closed in 1981. The venue had previously played host to world-renowned artists, including the Beatles, David Bowie and The Who.

Now, this new cinema promises to play a central role in putting Lewisham Gateway, and Lewisham on the map in London as a destination in its own right.





During this period, we worked in lockstep with Lewisham Council to ensure that phase 2 continued against our vision for a thriving destination. Councillor Amanda De Ryk, Cabinet Member for Finance and Strategy at Lewisham Council and former Chair of the Strategic Planning Committee, was heavily involved in the project at this time.

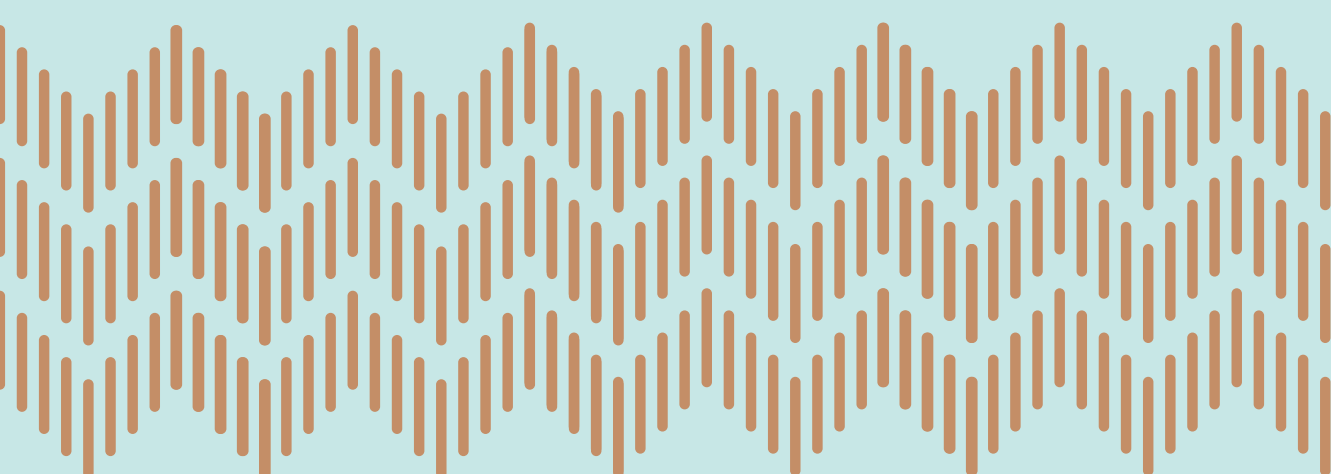
Here, she shares how the partnership between Muse and Lewisham Council helped to steer the project to success.

# Public-private partnership working at its best



Taking transformational developments from the drawing board and into reality is always a significant challenge. Inevitable bumps in the road are part of the course but the key to overcoming these obstacles is the strength of partnerships between all parties.

At Lewisham Gateway, one of the most ambitious redevelopments in the Borough, we have witnessed public-private partnership working at its best.



Trust is key

When the story of Lewisham Gateway began in the early 2000s, it was impossible to predict the economic turbulence which could threaten to derail the project, including the recession of 2007/8 and the global pandemic. Yet in the midst of each of these events, we have been able to rely on the support of Muse and our partners to continue pushing ahead with our vision of Lewisham Gateway.

At the heart of this shared commitment has laid a consistent thread of trust, transparency and courage.

This was no less demonstrated during the delivery of phase 2 of the project.

This phase brought with it design challenges which had to be addressed creatively and pragmatically. Working together and in a manner which encouraged transparency and honest conversations, Muse took on feedback from Lewisham Council and came to the table with an innovative approach which matched the desires of partners.

It is this characteristic which has made Muse an effective development partner – a willingness to be truly flexible in their approach in order to achieve the right outcome.

Prioritising the community

While successful public-private partnerships require effective working relationships, they are also dependent on prioritising the wishes and desires of the communities they seek to support.

For Lewisham Gateway, the major disruption needed to deliver the project meant that the community needed to see the benefits of this over the lifetime of its construction.

During this time, Muse worked with Lewisham Council and our partners to find opportunities to use the project as a springboard for supporting the community.

From providing employment opportunities and apprenticeships for local people to working with Lewisham charities and supporting the Council's Borough of Culture Event, Muse has ensured that Lewisham Gateway has made a positive impact within the community even before it is completed.

This significant social value generated at Lewisham Gateway was timely and targeted – a result which was greatly appreciated. Importantly, this helped to maintain community buy-in for Lewisham Gateway while ensuring the benefits of this transformation were always visible.

Through effective partnerships, Muse, Lewisham Council and all of our partners were able to deliver the place-changing ambitions that were first established almost two decades ago.

There is an opportunity for other Councils and placemakers to take inspiration from the strength of the partnerships which made this a reality. By doing so, similarly ambitious and transformational developments can be brought to life.



# Introducing The Filigree

Under the stewardship of Get Living, phase 2 of Lewisham Gateway has now launched as a major new community and destination.

This phase now starts its new journey as a thriving neighbourhood under a new name – The Filigree.

A new name, but the same promise.





Here, Rick De Blaby, Chief Executive Officer of Get Living reflects on the journey shared with Muse as phase 2 launches as The Filigree.

# A partnership that delivered

Over the last eight years, Get Living and Muse have been on a journey to deliver against the ambitions and promise of Lewisham Gateway. As we approach the opening of our new neighbourhood, The Filigree, now is the moment to reflect on how Muse and Get Living forged a unique partnership to see this new destination become a reality.





A partnership based on shared values

At Get Living, we are committed to creating neighbourhoods that bring people together, inspire connections and help people to live well. This commitment begins before there's a spade in the ground and is a core part of how we work with our development partners. Muse's approach of delivering transformational urban regeneration developments across the country has helped us bring that vision to life.

Since the initial conversations back in 2016, Muse and Get Living have been connected by a belief in the potential of Lewisham Gateway, and the promise it offered to create a thriving new community in the heart of the Borough, with fantastic transport links into the city.

Lewisham has undergone a huge transformation in the time that Muse has been involved with this major regeneration project, and the area today is characterised by its diverse culture, unique culinary offer and rich creative heritage. We were compelled by the opportunity presented by phase 2 of the Lewisham Gateway project – an opportunity to become custodians of a new neighbourhood, delivering not only new homes, but new shops and public realm for all, while supporting the local economy.

Establishing and maintaining a partnership built on this shared vision and common values has been crucial to the success of the project,



including when navigating both the expected and unexpected challenges derived from a development of this scale and complexity.

This includes the COVID-19 pandemic, during which time we formally made our commitment to becoming the stewards of phase 2. This was swiftly followed by build-cost inflation and significant economic turbulence. The realisation of the project has been no easy feat, but seeing it come to life is testament to a strong working relationship and shared commitment to our vision.

A new community

Muse's 20-year commitment to the Lewisham Gateway project has transformed what was a busy roundabout into an attractive new destination in Lewisham's town centre, working closely with the Council, the local community and partners such as Get Living throughout. The completion of phase 2 marks the end of constructing this exceptional regeneration project, which has changed the face of Lewisham and marked the beginning of a new community.

At Get Living we are very proud to be part of this story and to become long-term stakeholders in Lewisham as we look to establish this community as an integral piece of Lewisham's cultural and social fabric.



The Filigree

Now known as The Filigree, the building offers 649 new, high quality rental homes – 106 of which are affordable – kitted out with furniture from David Phillips. But we know that a home is more than just bricks and mortar, it's about how we live. Our aim at Get Living, as we welcome our new residents, is to set the stage for communities and connections to thrive.

On the ground floor, The Filigree offers new public spaces and public realm, including Confluence Park at its heart. Lining those streets will soon be a variety of new retail and leisure brands, in addition to a new cinema, bringing both convenience and a nighttime economy to Lewisham in a safe, welcoming environment.

This injection of activity into Lewisham's economy will not only provide a new offer for the existing community, but will also encourage and attract more people to visit and stay in the area.

We will build on Muse's momentum by continuing to engage with the community and support local businesses to deliver the destination Lewisham deserves. Our Inspiring Lewisham community fund has already launched, aiming to support local charitable groups and organisations doing vital work in the community.

From an early shared vision with Muse, to seeing the neighbourhood welcome its first residents, a collaborative approach has enabled this project to overcome a number of challenges to bring us to where we are today. With our first residents now in their homes, our journey in Lewisham is just beginning and we are excited to see The Filigree become a living, breathing neighbourhood in itself, complementing Lewisham's authentic character.



# Lewisham Gateway completes

It is here in 2024 that we mark and celebrate the end of our 20-year journey at Lewisham Gateway.





## Lewisham Gateway completes

What was once a disjointed roundabout is now home to a thriving community and destination – it is a place defined by and for Lewisham.

We have delivered what we promised. Lewisham Gateway will now underpin the success of Lewisham town centre through driving connectivity and quality.

It is already elevating the borough's offer through the delivery of homes, leisure, workspace, and new public spaces. As a result, this new neighbourhood will act as a trigger for further investment and high-quality placemaking to come forward, having set a high bar which others are already following.

As we have traced, this two-decade-long journey was not simple or straightforward.

We had to move rivers, sewers, and re-wired part of South London's road network to make it happen.

In the process, we have created social value worth millions of pounds. This has meant jobs, economic growth, and local value both on site and across the supply chain throughout the lifetime of our journey.

Now a defining entrance into Lewisham, it holds vibrant new workspace, shops, bars and restaurants. It is attracting new visitors,



increasing trade for local businesses, and generating new opportunities in the town centre, particularly in the nighttime economy.

Confluence Place now serves as Lewisham Gateway's pivotal access and transport interchange point. It is a bustling, lively and animated area, framed by the unearthed and re-opened Quaggy and Ravensbourne rivers.

The new cinema will form an anchor to a burgeoning evening economy, rippling out to bars, restaurants, and other leisure activities across the town centre.

By unlocking greater permeability between the Station and High Street, we are also now witnessing the cross-fertilisation of business activity down the central spine of the town centre.

At the same time, we have successfully delivered over 1,000 new homes for Lewisham. These homes are helping to seed new communities and entrench Lewisham's place as a dynamic home for people both new and old to the borough.

This has only been made possible by creating a canvas for modern life. Lewisham Gateway is a place where young people, families and older members of the community can thrive.





Reflecting on its completion, Mayor of Lewisham Council, Brenda Dacres, shares her perspective on the positive impact of Lewisham Gateway for the borough.

# A special place to call home

Turning our ambition for Lewisham Gateway into a reality has not been a simple endeavour. The complexity of the development alongside the significant timeframe over which it has been delivered has all needed to be carefully managed.

This is where the strength of our partnership with Muse has proven its value.

Throughout the process of creating Lewisham Gateway, Muse and our partners have remained steadfast in their commitment to delivering against our strategic plan for the site – delivering much needed housing for Lewisham and London, with community and social infrastructure, as well as opportunities for jobs and skills for local people.

We have listened to our communities and our partners throughout this two-decades-long journey, and I am thrilled that upon completion, the benefits of Lewisham Gateway will be felt for generations to come.

With the Gateway, a £24 million transformation of Lewisham Town Centre just down the road and a £3.5 million investment into the Riverside Sculpture Park, it really will be a special place in Southeast London that thousands of people get to call home.





# As one story ends, another begins.

From the outset, we were determined to ensure that Lewisham Gateway was more than just a regeneration project, but a defining moment in the history of the Lewisham.

It needed not just to be an investment into a physical space, but an opportunity to create a public good which would serve generations to come.

We have delivered against this vision.

By working together with partners and the community, we have created not just a beautiful neighbourhood, with more than 1,000 new homes, new public spaces and vibrant commercial opportunities, but one which serves the residents of today, and all of those to come.

While the story of its creation has been 20 years in the making, Lewisham Gateway's journey has really only just begun.



This story has only been made possible through the dedication and commitment of our partners.

We are grateful for their support, guidance and commitment throughout the lifetime of this story.

**Balfour Beatty**

**fizzz**

**getliving**

**GREATER  
LONDON  
AUTHORITY**



**PRP**





# LEWISHAM GATEWAY

**MUSE**

20 years in the making  
The story of Lewisham Gateway



MUSE