

Lewisham Gateway

London



Lewisham Gateway

Enhancing communities through place-making

Spanning more than 17 acres of Lewisham town centre, Lewisham Gateway has been one of the most ambitious urban regenerations in southeast London. The £500 million, 20-year development has transformed a former congested traffic island into a new thriving, connected, and sustainable neighbourhood and destination.

Following its completion in 2024, this landmark mixed-use development has delivered over 1,000 new homes, 25,000 sq ft of shops, cafes, and restaurants, 15,000 sq ft of office space, a gym, a 9-screen multiplex cinema, and new public amenity spaces.

The site today is unrecognisable from its past as a busy roundabout which divided the town centre and Lewisham's DLR and railway stations.

Designed when the car was king, thousands of motorists used to traverse through it 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.

It was an unwelcoming place. It was a place which pushed away barriers to easy navigation on foot for the local community.

Then, at the start the 21st century, a bold vision developed. Consultation with the local community shone a light on widespread dissatisfaction with the roundabout which dominated the site. It was clear: the community wanted to see this barrier transformed into a new destination and neighbourhood.

Led by Muse over the following 20-year period, the site has since witnessed one of the most successful examples of transformative placemaking.





"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."

CLLR BRENDA DACRES

MAYOR OF LEWISHAM

From 2004, Muse and our partners, including Lewisham Council, Homes England, Transport for London, and the local community, came together to unlock and deliver the opportunity which Lewisham Gateway offered.

The challenges were seemingly insurmountable. For example, one of our first major tasks included re-wiring existing infrastructure, re-routing two rivers and diverting a major sewer. We also continued to work through major social and economic upheaval, including the 2008 global recession and the pandemic.

During this time, Muse, its partners, and the local community were bound by a shared vision and belief in the potential of the regeneration. We kept the project on track. The transformative impact of the regeneration is now clear to see.

Today, where once there stood a busy roundabout, Lewisham has a beating heart that brings the community together and provides what was truly needed.

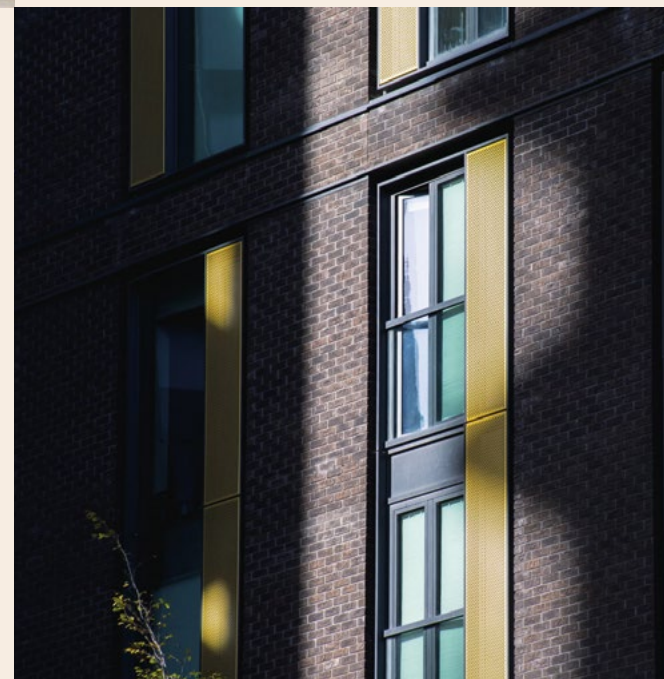
The community, new residents and visitors can now enjoy two rivers in the heart of the borough, uncovered for all to see and visit from Confluence Park, which sits in the heart of Lewisham Gateway.

These rivers have been restored as a focal point of the development, helping to create a vibrant and visually attractive public space which welcomes the community in. Here also lies the result of an urban greening programme which promotes biodiversity and nurtures wildlife and plants in the heart of Lewisham.

The creation of a new public square, St Stephen's Square, has also fostered a positive sense of civic pride.

Lewisham Gateway now also holds over 1,000 much needed, high quality new homes in the heart of the town. Despite significant viability challenges, we have also delivered affordable housing to ensure this is a truly inclusive neighbourhood. A diverse range of residential options have also been provided, including build-to-rent and co-living, to cater to different lifestyles and needs.

New residents can take advantage of the fantastic transport infrastructure offered at Lewisham Station, in an environment that is friendly and safe for pedestrians and cyclists. We have also created new and dynamic pedestrian routes to effortlessly connect to the town centre and High Street.



This is now a place where thousands of passengers are being effortlessly directed along a new boulevard towards Lewisham's established shops and businesses, unlocking greater economic activity across the town. It is attracting new visitors, increasing trade for local businesses, and generating new opportunities in the town centre, particularly in the nighttime economy.

Over 15,000 sq ft of flexible office space will ensure that new and existing businesses have an opportunity to grow and adapt to changing office environments. This will also ensure that local people have access to high-quality office spaces within easy reach, helping to encourage greater job creation in Lewisham.

Through partnership and perseverance, Lewisham Gateway has delivered on our ambition to bring people and place together. By uniting around a shared vision, we have shown what is possible and led the way to catalyse further investment and regeneration to benefit Lewisham's communities.

Lewisham Gateway now stands as a testament to the power of partnership-driven placemaking.



"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."

Councillor Brenda Dacres,
Mayor of Lewisham Council

Social Value

At Lewisham Gateway Phase 2, we used Social Value Portal as a reporting tool to capture the social value created through the delivery of Lewisham during July 2020 – July 2024.

Lewisham Gateway created **£213,527,267** social and local economic value delivered through:

Lewisham Gateway Phase 2

1,804

LOCAL PEOPLE EMPLOYED

890

APPRENTICESHIP WEEKS COMPLETED

£142 million

SPENT WITH LOCAL BUSINESSES

292

VOLUNTEERING HOURS

838,017

CAR MILES SAVED





Our
Sustainable
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