

**Title** Transformative plans for Lewisham Shopping Centre approved  
**From** Landsec  
**Date** 17 October 2025

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Lewisham town centre is poised for transformation after Landsec secured a resolution to grant planning permission for the phased redevelopment of its 1970s shopping centre.

The approved masterplan will deliver a reimagined shopping centre, offering the same amount of retail space as today while also allowing the delivery of over 1,700 new homes (20% affordable), 660 student beds and 445 co-living residences.

Approved last night by Lewisham Council, the plans also include a permanent home for Lewisham's much-loved Model Market, and a 500-capacity culture, music and arts venue that will reignite the area's night-time economy.

Almost half of the 17-acre site is set to become new public green space, including three new squares and more than 300 trees.

The ambitious residential-led neighbourhood has the potential to redefine urban life in Lewisham, creating a thriving, sustainable town centre. The plans have been carefully phased to retain key parts of the shopping centre, minimising disruption for local residents, guests and brand partners, while also maintaining income and ensuring the community benefits are realised as early as possible.

The proposals, shaped with more than 3,000 people living and working in the borough, received overwhelming support from the local community. This strong support highlights the demand for a new scheme that will provide much-needed homes, thousands of jobs, and generate £160 million a year for the local economy.

This approval builds on Landsec's 20-year legacy of investing in Lewisham. It draws on the company's proven expertise in spotting potential and forging partnerships to shape places that create opportunity, enhance quality of life and bring joy to the people connected to them.

**Mike Hood, COO of Landsec said:** "This is an exciting moment for the future of Lewisham's town centre. These plans provide much-needed homes, community spaces and facilities that will enhance urban life for generations, while delivering sustainable returns that support our ambition for long-term growth."

**ENDS**

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## NOTES TO EDITORS

The planning submission comprises a hybrid application for a 17-acre masterplan, designed by SEW, together with a detailed application for the first two residential buildings, designed by Mae Architects, Studio MULTI and Archio.

In addition to providing thousands of homes and jobs, the approved plans include a 500-capacity live music venue to strengthen Lewisham's cultural offer, and a pedestrian-friendly high street above the reimaged shopping centre, featuring shops, cafes and restaurants to provide more choice for locals and new opportunities for brands. A landmark urban meadow will sit on top of the refurbished shopping centre, creating an elevated green space to enhance biodiversity and meet the growing demand for high-quality green space across the city.

The scheme has been shaped through extensive consultation, using innovative engagement methods to ensure the community's voice played a central role. Over 3,000 people visited the dedicated engagement hub inside the shopping centre to provide over 500 pieces of feedback, while a Design Champions group provided local insight into the design process. Alongside workshops and events, these initiatives have helped shape a masterplan rooted in community priorities.

### The project team:

Landowner	Landsec
Development Manager	Landsec
Masterplan Architect	Studio Egret West
Landscape Architect	Studio Egret West
Residential Architects	Mae Architects Studio MULTI Archio
Planning Consultant	Quod
Cost Consultant	Core 5
Structural, Civil & Transport Engineers	WSP and Elliot Wood
MEPH	WSP
EIA	Trium
Transport	Momentum

## ABOUT LANDSEC

We identify and shape places that create opportunity, enhance quality of life, and bring joy to the people connected to them.

This is how we've created the UK's leading portfolio of urban places and one of the largest real estate companies in Europe.

Our £10 billion portfolio is built around premium workplaces, the country's pre-eminent retail platform, and a residential pipeline that will redefine urban life.

## Landsec

We've honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

Places where life happens. Where businesses grow. And where cities are defined.

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