# Lewisham Shopping Centre set for transformative redevelopment with focus on green spaces and mixed housing



Landsec has received planning permission from Lewisham Council to proceed with a comprehensive redevelopment of the Lewisham Shopping Centre in Southeast London, a 1970s-era complex that has grown increasingly outdated. The approved plan envisions transforming the 17-acre site into a dynamic, residential-led urban quarter while maintaining the existing retail footprint. This masterplan includes the creation of over 1,700 new homes, comprising a mix of affordable housing, student accommodation, and co-living residences, alongside significant public and cultural amenities.

Central to the redevelopment is the delivery of 660 student beds and 445 co-living units, reflecting a modern approach to urban living aimed at fostering a vibrant community atmosphere. The project also commits to preserving Lewisham’s Model Market by providing it with a permanent home, reinforcing the area’s reputation as a food and cultural hub. In addition, a 500-capacity music, arts, and cultural venue is planned to stimulate the night-time economy, creating opportunities for social engagement and economic activity beyond traditional retail hours.

Perhaps most notably, nearly half of the site will be dedicated to new green spaces, featuring an eight-acre urban meadow, three new public squares, and the planting of over 300 trees. This feature aims to enhance biodiversity and improve residents' access to nature, a priority in contemporary urban design. The inclusion of rooftop parks and wild meadows further reflects a commitment to sustainable and community-focused development, seeking to redefine urban life in Lewisham by blending residential, cultural, and environmental elements.

Landsec’s Chief Operating Officer, Mike Hood, emphasised the scale and ambition of the project, describing it as a pivotal moment for Lewisham’s future. Hood highlighted the plans as a source of much-needed housing, community spaces, and facilities designed to enhance urban life sustainably over the long term. The development is expected to act as a significant economic catalyst for the area, potentially generating thousands of jobs and contributing an estimated £160 million boost to the local economy.

While the masterplan holds broad support for its residential and green space benefits, some local groups, such as Lewisham Cyclists, have voiced concerns about the lack of provisions for active travel, specifically cycling infrastructure. Despite local planning policies promoting active travel, the current plans reportedly do not enhance or permit cycling routes within or around the new town centre, prompting calls for Landsec and local authorities to address this issue before final approvals.

The redevelopment will be carefully phased to preserve key parts of the existing shopping centre, including the storefronts along Lewisham High Street and adaptive reuse of landmark structures like the Citibank tower for housing. The project is anticipated to span around ten years, signalling a long-term transformation that could serve as a model for urban regeneration in other similar towns across the UK.

In summary, the Lewisham Shopping Centre redevelopment, steered by Landsec, represents a bold vision for the area’s future, merging substantial new housing, cultural venues, and green spaces to create a sustainable and economically vibrant town centre. However, ongoing dialogue with community stakeholders and improvements in active travel connectivity remain essential to fully realise the potential benefits of this ambitious project.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html), [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved), [[5]](https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/)
* Paragraph 2 – [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html), [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved), [[5]](https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/)
* Paragraph 3 – [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved), [[3]](https://landsec.com/media/press-releases/2024/urban-meadow-top-shopping-centre-heart-plans-town-centre-transformation), [[4]](https://ladywell-live.org/2025/04/16/landsec-submit-planning-application-for-redevelopment-of-lewisham-shopping-centre/)
* Paragraph 4 – [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html), [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved), [[4]](https://ladywell-live.org/2025/04/16/landsec-submit-planning-application-for-redevelopment-of-lewisham-shopping-centre/)
* Paragraph 5 – [[4]](https://ladywell-live.org/2025/04/16/landsec-submit-planning-application-for-redevelopment-of-lewisham-shopping-centre/), [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html), [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved)
* Paragraph 6 – [[6]](https://lewishamcyclists.org.uk/news-release-regarding-lewisham-shopping-centre-redevelopment/)
* Paragraph 7 – [[5]](https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/), [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html)
* Paragraph 8 – [[1]](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html), [[2]](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved), [[3]](https://landsec.com/media/press-releases/2024/urban-meadow-top-shopping-centre-heart-plans-town-centre-transformation), [[5]](https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/), [[6]](https://lewishamcyclists.org.uk/news-release-regarding-lewisham-shopping-centre-redevelopment/)

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## Bibliography

1. [https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved,1774755.html](https://sg.fashionnetwork.com/news/Landsec-plan-to-reinvent-lewisham-mall-has-been-approved%2C1774755.html) - Please view link - unable to able to access data
2. <https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved> - Landsec has secured planning permission from Lewisham Council for the phased redevelopment of Lewisham Shopping Centre, a 1970s venue. The approved masterplan includes over 1,700 new homes (20% affordable), 660 student beds, and 445 co-living residences. Additionally, the plans feature a permanent home for Lewisham's Model Market, a 500-capacity cultural, music, and arts venue, and nearly half of the 17-acre site will be transformed into public green space, including three new squares and over 300 trees. The development aims to redefine urban life in Lewisham, creating a thriving, sustainable town centre. Mike Hood, COO of Landsec, expressed enthusiasm for the project's potential to provide much-needed homes and community spaces, enhancing urban life for generations while supporting long-term growth. ([landsec.com](https://landsec.com/media/press-releases/2025/transformative-plans-lewisham-shopping-centre-approved?utm_source=openai))
3. <https://landsec.com/media/press-releases/2024/urban-meadow-top-shopping-centre-heart-plans-town-centre-transformation> - Landsec's regeneration arm, LandsecU+I, has submitted a hybrid planning application to redevelop Lewisham Shopping Centre into a new town centre district. The 17-acre masterplan proposes 1,700 new homes, 445 co-living residences, and up to 660 student beds. Central to the plan is an eight-acre public green space, including an urban meadow, enhancing biodiversity and access to nature. The development aims to create a vibrant, residential-led district with a focus on green spaces and community facilities. Mike Hood, CEO of LandsecU+I, highlighted the project's potential to bring significant social and economic change to Lewisham. ([landsec.com](https://landsec.com/media/press-releases/2024/urban-meadow-top-shopping-centre-heart-plans-town-centre-transformation?utm_source=openai))
4. <https://ladywell-live.org/2025/04/16/landsec-submit-planning-application-for-redevelopment-of-lewisham-shopping-centre/> - Landsec, the UK's largest property developer, has submitted a planning application for the redevelopment of Lewisham Shopping Centre to Lewisham Council. The proposal includes more than 1,000 new homes and a large park built on the roof of the new centre. The master plan, designed by SEW, involves a family park with 300 trees and a children's playground, over 1,000 new homes including key worker and student residences, and a new live music and cultural venue. The development aims to create a £160 million boost to the local economy and generate thousands of jobs. The final plan is the result of years of engagement with the local community. ([ladywell-live.org](https://ladywell-live.org/2025/04/16/landsec-submit-planning-application-for-redevelopment-of-lewisham-shopping-centre/?utm_source=openai))
5. <https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/> - Plans to demolish Lewisham Shopping Centre and replace it with more than 1,700 new homes and a new mall are set to be approved. The development includes up to 661 student rooms and 445 co-living homes. The frontages of most of Lewisham High Street’s shops would remain, and the old Citibank tower would be reused for housing. A music venue would be included along with a revived Model Market food court, while there would also be a rooftop wild meadow and other green spaces. The project could take 10 years to finish. ([greenwichwire.co.uk](https://greenwichwire.co.uk/2025/10/09/lewisham-shopping-centre-development-flats-council-october-2025/?utm_source=openai))
6. <https://lewishamcyclists.org.uk/news-release-regarding-lewisham-shopping-centre-redevelopment/> - Lewisham Cyclists have called for Lewisham Council and Transport for London (TfL) to work with Landsec, the owners of Lewisham Shopping Centre, to dramatically improve space for active travel in and around the site when they redevelop it. Despite improved active travel space being a Lewisham Planning policy, cycling will not be permitted or enhanced on the routes in and around the proposed centre. The planning application is expected to come to the Planning Committee in due course. ([lewishamcyclists.org.uk](https://lewishamcyclists.org.uk/news-release-regarding-lewisham-shopping-centre-redevelopment/?utm_source=openai))