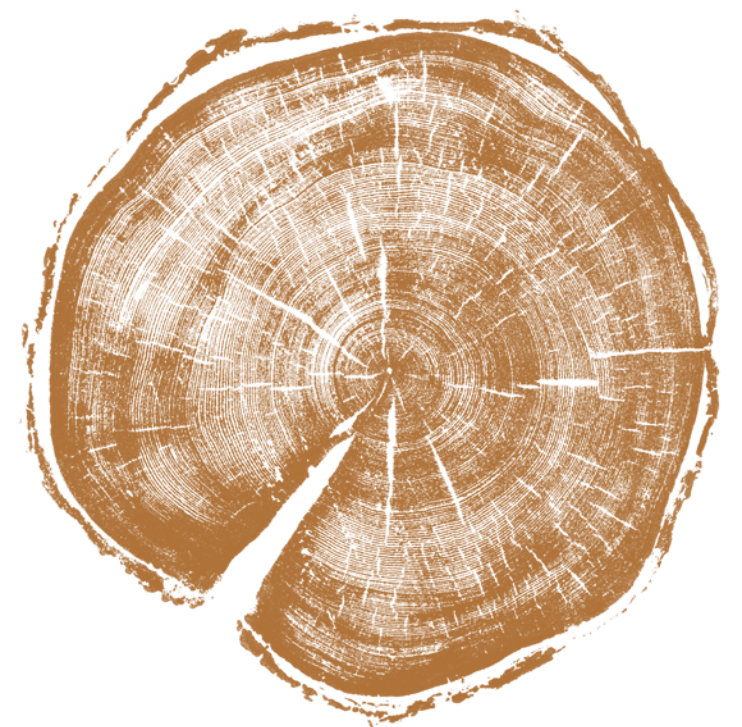




CAMB IUM

SOUTHFIELDS



cambium

NOUN | CAM-BI-UM | \KAM-BĒ-ŌM\

The layer of delicate tissue between the inner bark and the wood from which all secondary plant life grows, forming the annual rings of a tree.



Computer generated image of The Boulevard
at Cambium for illustrative purposes only



#LendleaseStories

At Lendlease we are committed to creating thriving and sustainable communities, and we are known for devoting the utmost care and attention to every single element, from the minutiae to the big plans.

Within this brochure you'll see a collection of stories from the people involved in Cambium, telling you a bit more about what we're doing to make this a desirable and stylish place to live.

Welcome to Lendlease Stories.



C A M B I U M

#1

CREATING THE BEST PLACES

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

OUR COMMUNITIES,
CLIENTS AND PARTNERS
TRUST US WITH THEIR
MOST IMPORTANT AND
ICONIC DEVELOPMENTS

Our broad global experience, creative approach and collaborations with expert partners enable us to turn imaginative visions into reality. Some of our proudest UK achievements include the London 2012 Olympics Athletes' Village, which was the fastest delivery of residential homes ever achieved on this scale, and Bluewater Shopping Centre which redefined the UK retail and leisure experience.

As specialists in urban regeneration, we 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, we're delivering The International Quarter in Stratford which is the UK's largest new commercial development and set to be a world class business location. We are also the biggest city regeneration partner of Australia's New South Wales Government, on track to build Australia's first carbon neutral community in Barangaroo, Sydney.

Whether it's BBC Media Studios, Manhattan apartments, US military homes or large scale health and lifestyle facilities, our communities, clients and partners trust us with their most important and iconic developments. They trust that we will create positive legacies through healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way of life.

For us, the 'why' is about a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them.

#LendleaseStories

#20

Elephant & Castle, Southwark

The heart of South London doesn't conjure up images of open space and greenery, but with our proposals to plant over 1,200 new trees at Elephant & Castle – we were set to really change perceptions.

We knew we could do more than that when the local community shared their love for the urban forest at Elephant Park, which provided an oasis for many and a proud marker for green space and even ecology.

A commitment to create central London's largest park in seventy years was recognised as a triumph. The true triumph will be realised when new birds, butterflies and other wildlife combine with an explosion of colour as the planting comes to life. This will underpin the real transformation for the Heygate.

#LendleaseStories



Computer generated image of Elephant & Castle for illustrative purposes only

#34

Cobalt Place, Battersea

At Lendlease we are passionate about leading the way in sustainability. By employing the very latest sustainable building techniques, we are minimising the impact of construction on local communities and the environment such as noise and air pollution, while ensuring our new homes are at the very forefront of energy efficient living.

With buildings being responsible for almost half of the UK's carbon emissions, by using airtight Cross Laminated Timber (CLT) construction at our Cobalt Place development in South West London for example, we're aiming for our homes to emit at least 25% less CO₂ emissions compared to homes built to regular building regulations standards.

#LendleaseStories



Image of Cobalt Place

#42

Hungate, York

There is no question that archaeology and the development of Hungate in the historic city of York was going to bring interesting challenges. Lendlease had a duty of care to both the exceptional breadth and depth of history, as well as the lives of our construction team and crucially, health and safety process.

Rather than prioritise unwieldy and unfriendly process, we did the sensible thing and brought people together. The archaeologists trained for Incident & Injury Free Orientation – the construction team spent their time learning about archaeology.

We knew we got it right, not because of the award from ROSPA (The Royal Society for the Prevention of Accidents), but because the team delivered a combination of a safe working environment and a great collection of artefacts.

#LendleaseStories



Computer generated image of Hungate for illustrative purposes only

#6

Glasshouse Gardens, Stratford

The International Quarter was always envisaged as a global trailblazer – a supreme testament to environmental engineering and forward thinking. Our vision was to unite 'pleasure' and 'work' – the journey to and from, and the experience of being there.

Whether through walking and cycling; easy and effective links with public transport; architecture that maximises natural light or the opportunity to get some fresh air at lunchtime, we wanted it to breach expectations and raise the bar. More than anything, we wanted the experience of living and working there to be exceptional.

From our perspective it's exciting to know we've done something to help the planet while also providing an exceptional place to live and work.

#LendleaseStories



Computer generated image of Glasshouse Gardens for illustrative purposes only

THE DEVELOPMENT



A collection of 55 apartments
and 55 houses situated in leafy
Southfields, minutes away from
Wimbledon Village



#23

Respecting your elders

A 200-year-old oak tree believed to be planted by none other than the celebrated landscape architect Capability Brown lies at the heart of Cambium. We were determined to retain this historic tree which will ultimately become the focal point within a central area of open space known as Cambium Gardens. To do this, we focused on designing the scheme around the impressively large root protection zone, staggering the houses surrounding it to avoid damaging the roots and creating a more interesting design for the development while we were at it.

#LendleaseStories

200 YEAR OLD OAK AT THE HEART



THE APARTMENTS



A PLACE TO CALL YOUR OWN



THE APARTMENTS AT CAMBIUM ARE CLEVERLY
DESIGNED TO MAKE THE MOST OF THEIR
GLORIOUS SURROUNDINGS. LIVE BOTH INDOORS
AND OUT IN THESE STUNNING SPACES.

#12

Placing community at the heart

At Cambium we're creating more than just fantastic new homes; we're creating a vibrant and sustainable new community. By providing plenty of outdoor seating, vegetable grow beds for residents to use and a naturally landscaped public space around the historic oak tree, there will be plenty of opportunities for residents to come together to enjoy the great outdoors, meet with neighbours and live life to the full as part of a long lasting community.

#LendleaseStories



A SEAMLESS LINK
BETWEEN INTERIOR
DESIGN AND THE
GREAT OUTDOORS

With huge windows letting in vast swathes of light and framing the landscapes beyond, The Apartments at Cambium provide a seamless link with the urban meadow outside.

Decked terraces or balconies lead into open-plan living spaces, which cleverly flow to maximise your space and light. Elegant kitchens are designed for the ultimate in form and function, with handleless, soft-close units and composite stone worktops both easy to maintain and beautiful to look at. When summer comes to a close, enjoy underfloor heating throughout for precise temperature control.

Left: Computer generated image of a living room in The Apartments at Cambium

Above: Existing Lendlease residential development, Cobalt Place, Battersea
Images are for illustrative purposes only

LENDLEASE

CAMBIUM

THE HOUSES

MODERN FAMILY LIVING

THE HOUSES AT CAMBIUM ARE THE PERFECT
PLACE TO ENJOY THE SERENITY OF THE OUTDOORS,
FROM THE COMFORT OF YOUR VERY OWN SPACE.

Computer generated image of The Houses
at Cambium for illustrative purposes only

#18

Maximising outdoor space

We wanted to create a lively street scene which encourages greater interaction within the community, and maximises the outdoor space available for residents.

The team focused on enhancing residents' lifestyles by introducing terraces, roof top gardens and balconies to ensure every property had its own private outdoor space.

#LendleaseStories



YOUR VERY OWN
PIECE OF CAMBIUM
BOTH INDOORS
AND OUT

Carefully arranged across 3 or 4 floors and with generous terraces and gardens, The Houses are the perfect place to soak up the best of Cambium's indoor and outdoor life.

Make the most of the urban meadow and open up the glazed doors to let the summer air flood in, or why not enjoy some time with the family with an al fresco dinner in the garden. When the seasons change, underfloor heating means that you'll be totally comfortable from room to room, while fresh air ventilation brings the outdoors in all year round.

Left: Computer generated image of a garden terrace in The Houses at Cambium

Above: Computer generated image of a bathroom in The Houses at Cambium

Images are for illustrative purposes only

GREEN LIVING INSIDE AND OUT

Cambium has been designed to provide optimum green and sustainable living for each and every one of its residents.

The design strategy will see green roofs, living walls and the planting of over 30 new trees. All plans have evolved around the retention of the 200 year old oak tree, central to the scheme. The creation of a vibrant outdoor community is vital for Cambium, and as such natural play areas and scattered seating have been included to help create a pleasant neighbourhood.

Within the living spaces, only environmentally sound LED lighting will be used, though all homes have also been designed to maximise natural light. Air source heat pumps will be included with The Houses which actively avoid the burning of fossil fuels, and extensive water saving methods have been used throughout the development, with even the roof water directed straight into our planters.

One of our key aspirations right from the inception of the development has been centred around health and wellbeing – how residents can live well and healthily within their homes and their surroundings. This ethos has informed

CAMBIUM'S GREEN SPACES
WILL BECOME THRIVING
ECOSYSTEMS, FLOURISHING
WITH FLORA AND FAUNA

everything from our choice of construction material, our open plan layouts, the provision of ventilation systems providing constant fresh air into the home, and the use of energy saving products such as washer dryers and dishwashers. This is also reflected in the landscaping of both shared and private spaces in order to allow natural interaction and development of a fledgling community. As much as possible we also want to offer healthy travel options for our residents and this is why we have provided secure bike storage, walking maps and one year's membership to a car sharing scheme for every household.

#91

An urban meadow

To achieve our aim of encouraging biodiversity we will be creating a wild meadow right in the heart of Cambium. As well as providing an attractive outdoor space for residents to enjoy, the meadow will encourage the introduction of natural wildlife such as butterflies, bees and wild flowers.

#LendleaseStories

The oak tree in Cambium Gardens

LOCAL LIFE

Gloriously green parks sit alongside charming high streets, renowned facilities and riverside walks



CAMBIUM



A



B



C



D

FIND YOURSELF
WITHIN REACH OF
SOME OF SOUTH-WEST
LONDON'S MOST IDYLIC
PARKSIDE LOCALES

Whether you're seeking village charm, a parkside idyll or high street convenience, Cambium places you within walking distance of South-West London's most treasured spots.

From the vast swathes of parkland covering Wimbledon Common to the delightful shops and cafés of Southfields, you'll find something to satisfy every mood and every taste. Start your morning with a leisurely brunch, a spot of shopping, and see where the day takes you.

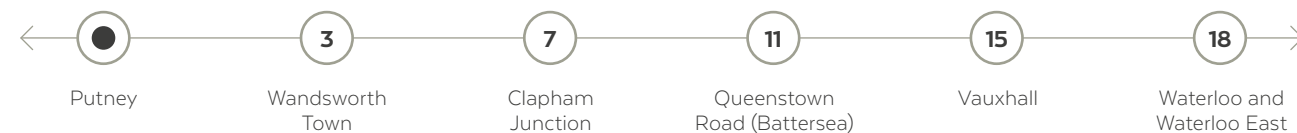
- A. Wimbledon Windmill Museum
- B. Wimbledon Common
- C. The Telegraph
- D. Artisan Coffee

STAYING CONNECTED

DISTRICT LINE (MINUTES)



SOUTH WEST TRAINS (MINUTES)



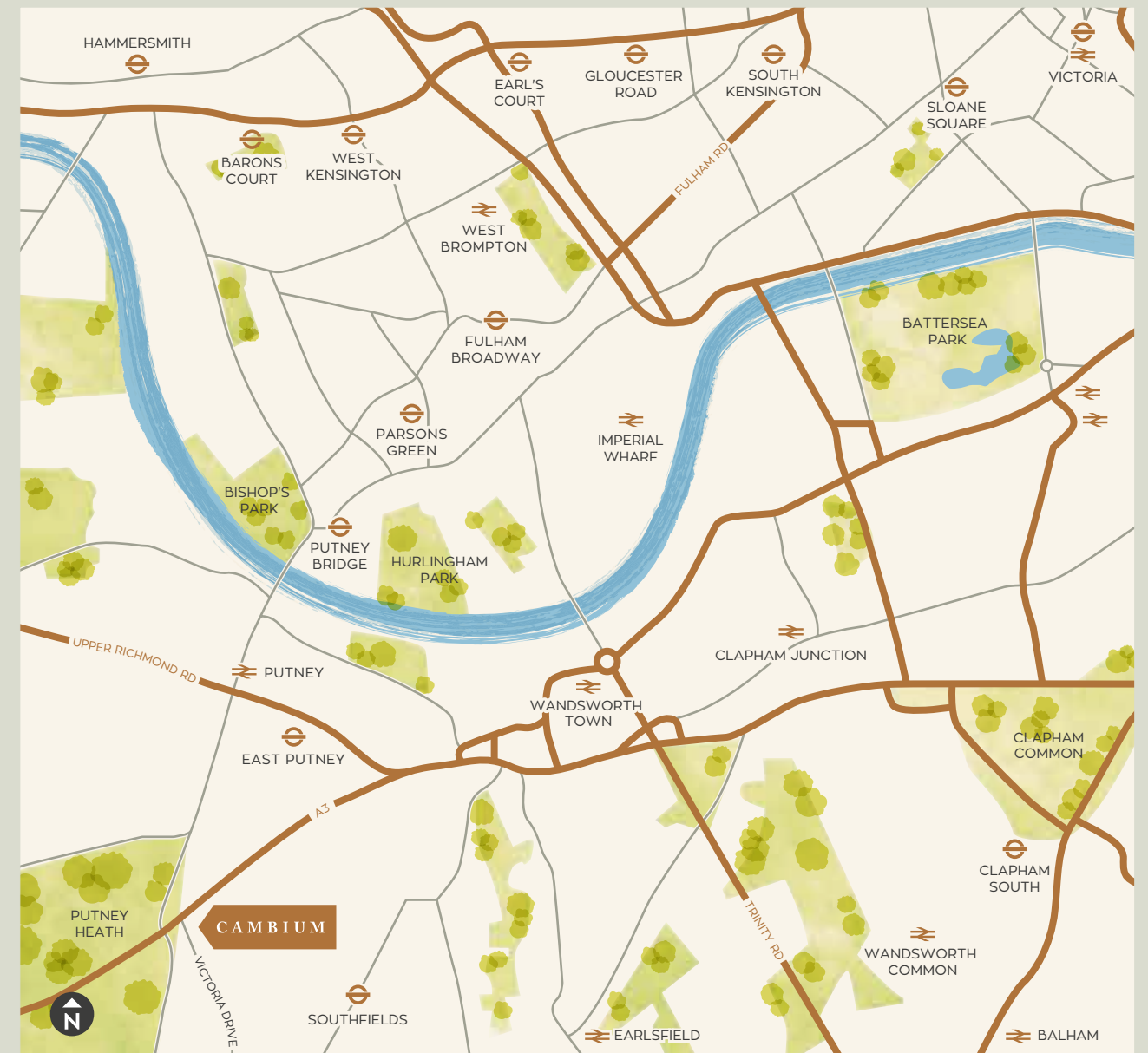
CAMBIUM IS IDEALLY
LOCATED, ALLOWING
YOU TO MAKE THE
MOST OF BOTH LOCAL
LIFE, AND TRIPS MUCH
FURTHER AFIELD

Whether you're popping down to the river or venturing further afield, Cambium's excellent tube and train connections deliver you to the best of London and beyond in next to no time.

A short walk to Southfields brings you to the District line, from where you can be on Murray Mound in just 6 minutes. Travel the tube in the other direction and you can be amongst the outstanding boutiques of Sloane Square in 19 minutes, or to the south coast connections of Victoria in just 23 minutes.

You'll also benefit from the brilliantly connected South West Trains line running through Putney. From here you can be at Clapham Junction, ready for your onward journey in just 7 minutes.

Alternatively why not hop on your bike and enjoy a leisurely cycle; go for a stroll in Putney Heath just 4 minutes walk from your front door or if you need to hop in the car you can make the most of Cambium's car club and head out of the city?



TUBE / TRAIN

Waterloo Station	18 MINS
Paddington Station	23 MINS
Victoria Station	23 MINS
Oxford Circus Station	27 MINS
Heathrow Airport	40 MINS

WALKING

Putney Heath	4 MINS
Southfields Station	16 MINS
Wimbledon Common	18 MINS
Wimbledon Village	33 MINS
River Thames	35 MINS

CYCLING

Putney	6 MINS
Wimbledon	13 MINS
Clapham Junction Station	16 MINS
Hammersmith	23 MINS
Victoria Station	34 MINS

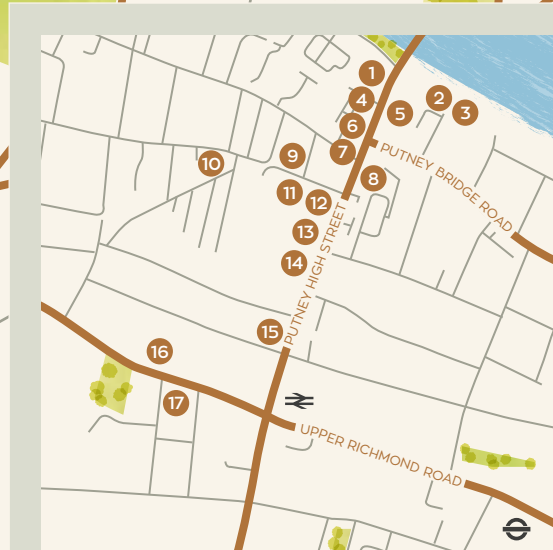
BUS

Southfields Station	9 MINS
Putney Station	18 MINS
Wandsworth Station	22 MINS
Wimbledon Station	23 MINS
Clapham Junction Station	25 MINS

DRIVING

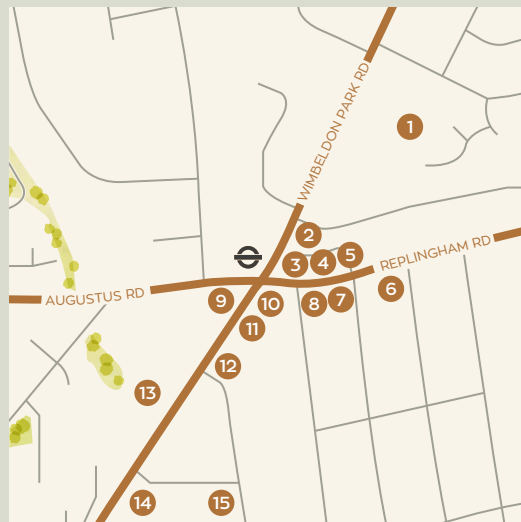
A3	1 MINS
Wimbledon	5 MINS
Southside Shopping Centre	7 MINS
Westfield	16 MINS
Heathrow Airport	36 MINS

Train/tube times are from Southfields or Putney Station and are shown in minutes and taken from citymapper.com. Accurate as at June 2015.



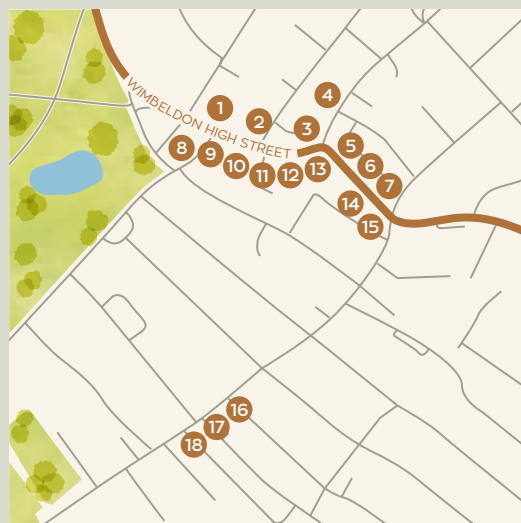
PUTNEY

- | | |
|------------------------|------------------------|
| 1 Byron | 11 Waitrose |
| 2 The Rocket | 12 Urban Diner |
| 3 The Boathouse | 13 Putney Exchange |
| 4 The Toy Shop | 14 H&M |
| 5 Odeon | 15 Bill's |
| 6 The Swift | 16 David Lloyd Leisure |
| 7 Wagamama | 17 Artisan Coffee |
| 8 M&S | Putney Station |
| 9 The Coat & Badge | East Putney Station |
| 10 The Jolly Gardeners | |



SOUTHFIELDS

- | | |
|------------------------------|-------------------------------------|
| 1 Sheringdale Primary School | 11 The Original Fish & Chip Company |
| 2 Chanteroy French Deli | 12 Franco Manca |
| 3 243 Decorative Antiques | 13 Southfields Library |
| 4 Sikelia Cafe | 14 Gardens Tennis Club |
| 5 Starbucks | 15 Seahorse Nursery School |
| 6 Thai Girder | Southfields Station |
| 7 Tesco Express | |
| 8 Village Butchers | |
| 9 Sainsbury's Local | |
| 10 Rubino | |



WIMBLEDON VILLAGE

- | | |
|-----------------------|--------------------|
| 1 The Rose & Crown | 11 Reiss |
| 2 Hemingways Bar | 12 Café Rouge |
| 3 Maison St Cassien | 13 The Dog & Fox |
| 4 The Fire Stables | 14 Brew |
| 5 The Kooples | 15 Côte Bistro |
| 6 Pizza Express | 16 Light House |
| 7 Strada | 17 The Swan |
| 8 Light on the Common | 18 Ridgway Stables |
| 9 Max Mara | |
| 10 Matches | |



FURTHER AFIELD

- | |
|-----------------------------------|
| 1 University of Roehampton |
| 2 The Telegraph |
| 3 Green Man |
| 4 Ashcroft Technology College |
| 5 Ronald Ross Primary School |
| 6 St Michael's CE Primary School |
| 7 Virgin Active |
| 8 Southside Shopping Centre |
| 9 Waitrose |
| 10 Albemarle Primary School |
| 11 Wimbledon Athletic Track |
| 12 Wimbledon Tennis Championships |
| 13 Centre Court Shopping |
| 14 Odeon Imax |
| 15 Wimbledon Common Golf Club |

ACRE UPON ACRE OF
SOUTH-WEST LONDON IS
DEVOTED TO PROTECTED
PARKLAND, JUST PERFECT
FOR ESCAPING THE CITY

PUTNEY HEATH

Once the haunt of the highwayman and the setting for many a duel, Putney Heath's 400 acres of beautiful parkland are now home to nearly 100 species of birds, alongside voles, dragonflies and bats. Enjoy a diverse and tranquil landscape in the heart of the city.

THE LOCAL CHARM OF SOUTHFIELDS

THERE ARE FEW AREAS TRULY
DESERVING OF THE URBAN VILLAGE
STATUS - SOUTHFIELDS IS ONE

GARDENS TENNIS CLUB

An excellent tennis club offering everything from individual coaching with seasoned pros, to the gym alternative Cardio Tennis which promises to burn up to 600 calories in just one session.

SIKELIA

An Italian delicatessen in the heart of Southfields, Sikelia is the place to stock up on Sicilian foods including organic pastas and honey. You can also enjoy fresh pastries on their curbside tables.

243 DECORATIVE ANTIQUES

Specialising in French furniture and accessories from the nineteenth and twentieth century, 243 Decorative Antiques is a veritable treasure trove of key pieces for a beautiful home.



FRANCO MANCA

Described by The Observer as serving the best pizzas in Britain, Franco Manca's pitch perfect combination of Italian expertise and locally sourced ingredients has taken it from humble beginnings to extraordinary success. A must visit.



CHANTEROY FRENCH DELI

Described as the finest French food retailer in London, Chanteroy prides itself on stocking a wide range of premium Gallic delicacies. Chanteroy is renowned for both its wildly popular salami baguettes and savoury tarts.

THE BUSTLING FUN OF PUTNEY HIGH STREET



THE SWIFT

Dubbing itself the 'home of craft beer in Putney', The Swift's drinks list certainly seems to confirm this expert status. However the specialisms don't stop there – enjoy a connoisseur's cheese board, or choose cured meats ranging from venison to air-dried alpaca.



ARTISAN COFFEE

Artisan are serious about their coffee, and they're not afraid to get geeky about the amount of thought they put into every cup. Coffee is sourced from the renowned Allpress Espresso.

PUTNEY HIGH STREET HAS
EVERYTHING YOU NEED
– THE CONVENIENCE
FOR THE EVERYDAY, AND
SOMETHING SPECIAL FOR
THOSE ONE-OFFS



THE BOATHOUSE

The Boathouse is a Young's pub spanning three floors with Riverside Restaurant on the top floor, and located on the River Thames. Clearly seen from the iconic Putney Bridge, the Boathouse is known for its seasonal fish menu and fantastically warm atmosphere.



BILL'S

Bill's might be a household name these days, but the ethos remains from the very first greengrocery they opened. Fresh ingredients, good food and a good time is still the raison d'être here.

THE JOLLY GARDENERS

Putney's best-kept secret, The Jolly Gardeners is a fantastic local pub with a coveted garden and modern British pub food. Keep an eye on their listings for some great activities and deals.



PUTNEY EXCHANGE

Comprising three shopping malls connected by two glass domed atria, The Exchange houses many high street favourites and independent one-offs.

A recent multi-million pound facelift saw the introduction of over 21,000 sqft for H&M, while retailers Waitrose, Gap, Office, L'Occitane and Jo Jo Maman Bebe make up just some of the many shops and cafés.

THE TOY SHOP

Head to The Toy Shop for alcoholic ice cubes carved into Lego men, absinthe wine gums and Prosecco on tap, all set amongst a backdrop of rainbow banquettes and neon lights.

THE TRANQUIL PACE OF WIMBLEDON VILLAGE



WIMBLEDON COMMON

At over 1,100 acres Wimbledon Common is truly somewhere to lose yourself, letting you leave the high street behind in favour of vast heathlands and beautiful ponds. The Common is home to many species of flora and fauna, just waiting to be discovered.



MAISON ST CASSIEN

A favourite with the tennis elite, Maison St Cassien serves up food and coffee with a Lebanese and Mediterranean twist. Pop by for some of their incredible baklava.

THE KOOPLES

The brainchild of three French brothers (and the sons of Comptoir des Cottonniers), The Kooples is an unashamedly chic destination shop for your coolest wardrobe staples.

BREW

With new outposts in both Wimbledon and Putney, Brew is taking over South-West London, and customers are not complaining. Excellent all-day fare and delicious cocktails.

THE LIGHT HOUSE

The Light House restaurant in Wimbledon Village serves beautifully presented, creative food to a grateful crowd who have been flocking back since its opening in 1999.

THE FIRE STABLES

A local bar with a difference, The Fire Stables has its own vegetable garden where they grow many of the ingredients for their delightful menus.

MATCHES

Described as 'the global luxury-shopping destination for men and women', Matches provides a modern selection of both established and emerging designers from the likes of Dolce & Gabbana, Stella McCartney and Max Mara.



WIMBLEDON VILLAGE
OFFERS AN EXCLUSIVE
SHOPPING ENCLAVE,
IDEAL FOR A LEISURELY
STROLL OR AN
AL FRESCO COFFEE

HITTING THE BOOKS

Cambium is perfectly placed for education with a range of excellent schools nearby, many of which have been rated 'outstanding' by OFSTED*.

Whether starting out in education or starting to think about those all-important qualifications, Southfields and its surroundings offer some of London's finest state and independent schools.

*Accurate as of June 2015



MANY OUTSTANDING
SCHOOLS ARE SITUATED
WITHIN WALKING
DISTANCE OF CAMBIUM

SCHOOLS IN THE AREA

Nurseries

Teddies Nurseries Southfields
Seahorse Nursery School
Noddy's Nursery School

Primary Schools

Our Lady Queen of Heaven Primary School
Ronald Ross Primary School
Albermale Primary School
Sheringdale Primary School
St Michael's CE Primary School

Secondary Schools

Ashcroft Technology College
Ernest Bevin College

FANCY A GAME?

Once a year the world's attention is firmly focussed on Wimbledon, when the All England Lawn Tennis Club plays host to arguably the greatest of the Grand Slam tournaments.

Since 1877 Wimbledon has been one of the highlights of the sporting calendar, and passion for the competition has reached fever pitch in recent years, with the audience a who's who of celebrity royalty. Take up position on Murray Mound, or if you're really lucky take your seat on the famous Centre Court.



THE WIMBLEDON
CHAMPIONSHIPS HAVE
LEFT A BRILLIANT LEGACY
FOR RESIDENTS AND
BUSINESSES ALIKE

A NOTE FROM THE
HEAD OF RESIDENTIAL



We are committed to creating a
truly sustainable community that
delivers a lasting legacy



#5

RICHARD COOK MY LENDLEASE



I joined Lendlease in 2010 as Head of Residential, bringing over 20 years of experience both in the UK and overseas on high profile developments such as the Athletes' Village for London 2012 and Hungate in York. Being able to work with the team on Cambium is tremendous – we set out to create an exceptional development, and I truly believe that we have.

The Lendlease team is pushing the boundaries in sustainable living. We are committed to creating the best places to live and are now proud to deliver our vision for Cambium. This is an outstanding development for us at Lendlease and ground-breaking in many aspects. Residents will benefit from water saving technology, low energy heat pumps (in The Houses) which heavily reduce the use of fossil fuels, and the prioritising of private outdoor spaces for all apartments and houses. Additionally, sustainably sourced materials will ultimately provide superior indoor air quality.

Creating a sustainable community is key to the design of Cambium, and our collaboration with architects Scott Brownrigg has produced a remarkable scheme that will truly enrich the local environment. Being able to retain the impressive oak tree has always been key to our planning, and this really forms the focal point of the urban meadow made real by landscape architects Randle Siddeley Associates, meaning residents will be able to watch the new ecosystem grow and evolve.

Cambium is at the heart of the delightful neighbourhood of Southfields, and its proximity to a wealth of outstanding local schools makes it the ideal place for families to set up home. The scheme's sustainable aspirations also dovetail perfectly with the beautiful and vast commons nearby, and it is these considerations that will make Cambium a truly lasting legacy for the local community.

#LendleaseStories



RICHARD COOK
HEAD OF RESIDENTIAL





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