

Proposals for Excalibur Estate Phase Two



Scan to have
your say

L&Q

Welcome

We are excited to present our proposals for the final phase of the regeneration of the Excalibur Estate, ahead of submitting our planning application later this year.

Over the last decade, we have been working with the community to transform the estate delivering, to date, 159 modern, high-quality affordable homes, new public realm and a new playground. Our proposals for the final phase will complete this new neighbourhood, providing much-needed homes for Catford.

Today's exhibition is
an opportunity to:



Meet the project team



Learn about the proposals
for the final phase of the
Excalibur Estate regeneration



Share your memories of
the estate



Give your views on additional
new play space we
are providing for the
local community



Help shape your
local area



Excalibur Estate Phase 1



Proposals for Excalibur Estate Phase Two

The story of the Excalibur Estate



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The Excalibur Estate has a rich and important history, encompassing its construction and its residents.

Our proposals seek to preserve the history of the Excalibur Estate by sensitively integrating the six iconic listed prefabs outside our development boundary and weaving them into the new neighbourhood, both spatially and architecturally. These prefabs are not owned by L&Q.

The Excalibur Estate has seen many changes:

Pre-1940s

The site was originally agricultural land within the Forster Estate. During World War II, it was repurposed for the 'Dig for Victory' campaign, with residents cultivating allotments to support the war effort.

1945 – 1946

To house families displaced by the Blitz, 189 prefabricated bungalows were constructed by German and Italian prisoners of war. These “prefabs” were of an innovative design for their time; they offered modern amenities and became home to a close-knit community with a 10-year intended lifespan.

2000s

Far outliving their 10-year lifespan, homes no longer met modern standards, leading to a decision by Lewisham Council to appoint L&Q to redevelop the site for new, modern housing.

2010 – 2025

To date, L&Q has delivered 159 new high-quality affordable homes on Planning Phase 1, alongside new public realm and play space.

Six prefab bungalows and the church are now listed by Historic England, protecting this important part of Britain's post-war history and serve as a living memorial to Britain's post-war recovery effort.



What are your
memories of the
Excalibur Estate?
Leave a post-it
note below!



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Our proposals

Working closely with Lewisham Council, our proposals will provide 243 new, high-quality homes, including c. 45% affordable housing, to help meet Lewisham’s significant local housing need.

In addition, our proposals will deliver a number of other benefits:



79 homes at social rent levels including 22 three bedroom homes for families.



Energy-efficient homes, utilising Air Source Heat Pumps and solar panels.



New public realm and public spaces including more play space for the local community.



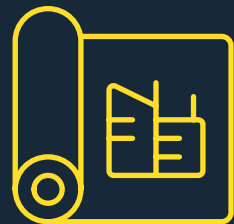
New landscaping and green spaces, providing opportunity for nature throughout the proposals, retaining trees where possible while optimising the number of homes this site can provide.



Safer, more accessible streets and routes, reconnecting Boundfield Road with Excalibur Drive.



Interpretation boards and signage, which ensure the legacy of the Excalibur Estate is protected and available for people to learn about.



Design references which honour the heritage of Excalibur Estate.

New homes for the area

Four storey apartment buildings are proposed along Excalibur Drive, to the north of the site with houses to the west, east and south (two–three storeys). All houses will have private garden space and residents in the apartments will have access to private balconies/terraces and shared private gardens and play areas.



Tenure Schedule			
Tenure	Size	Unit Count	% Split by Unit
Affordable Rent	1B2P	14	6%
	2B3P	25	10%
	2B4P	18	7%
	3B5P	22	9%
		79	32%
Intermediate	1B2P	8	3%
	2B3P	8	3%
	2B4P	13	5%
		29	12%
Private Sale	2B4P Dplx	52	21%
	3B5P Dplx	6	2%
	3B5P Trplx	21	9%
	3B5P Trplx (2.5 St)	56	23%
		135	56%
TOTAL		243	100%

26 of the apartments have been designed as wheelchair accessible (Building Regulations Part M4(3)), meaning that they are ready to use for wheelchair users.



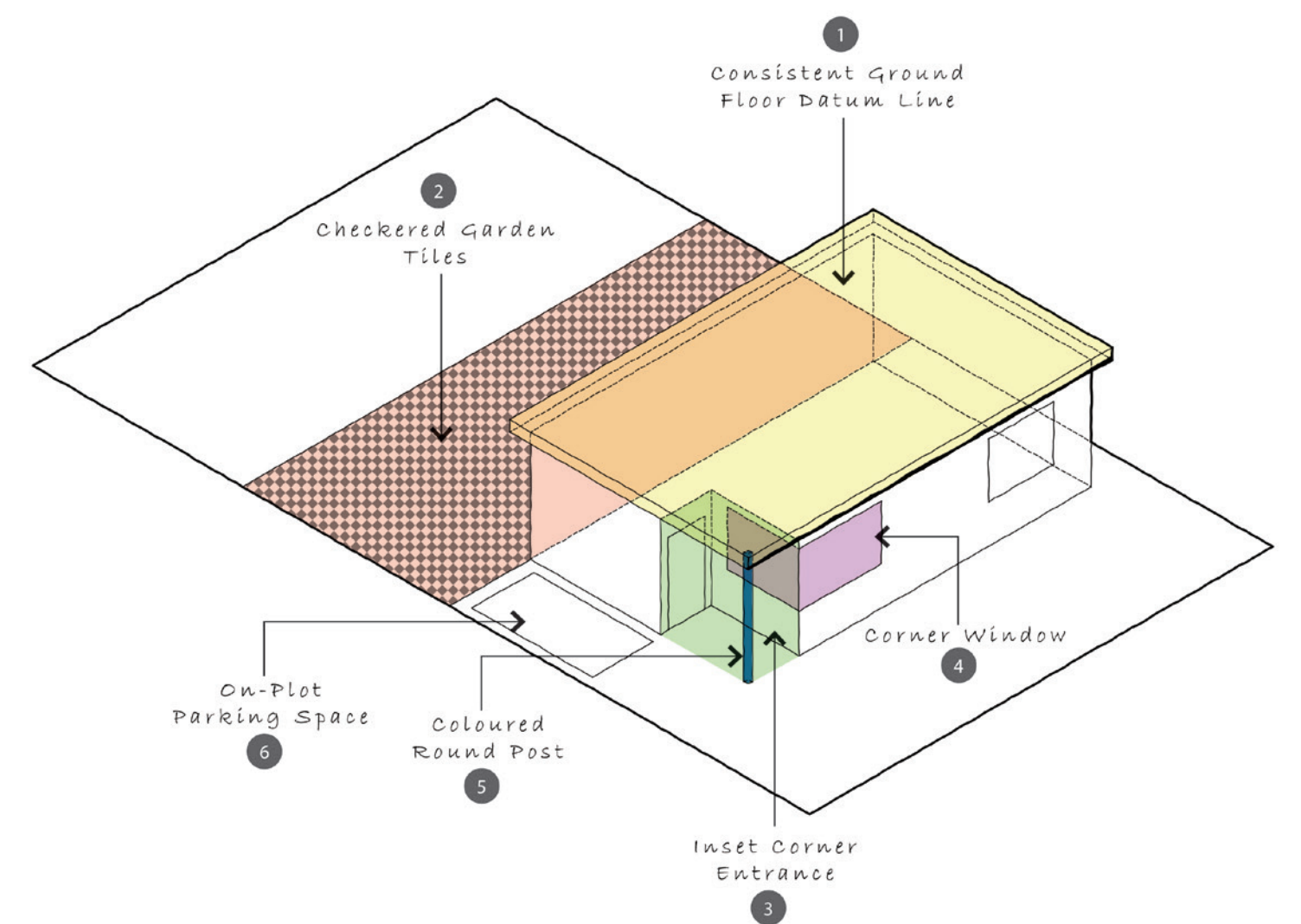
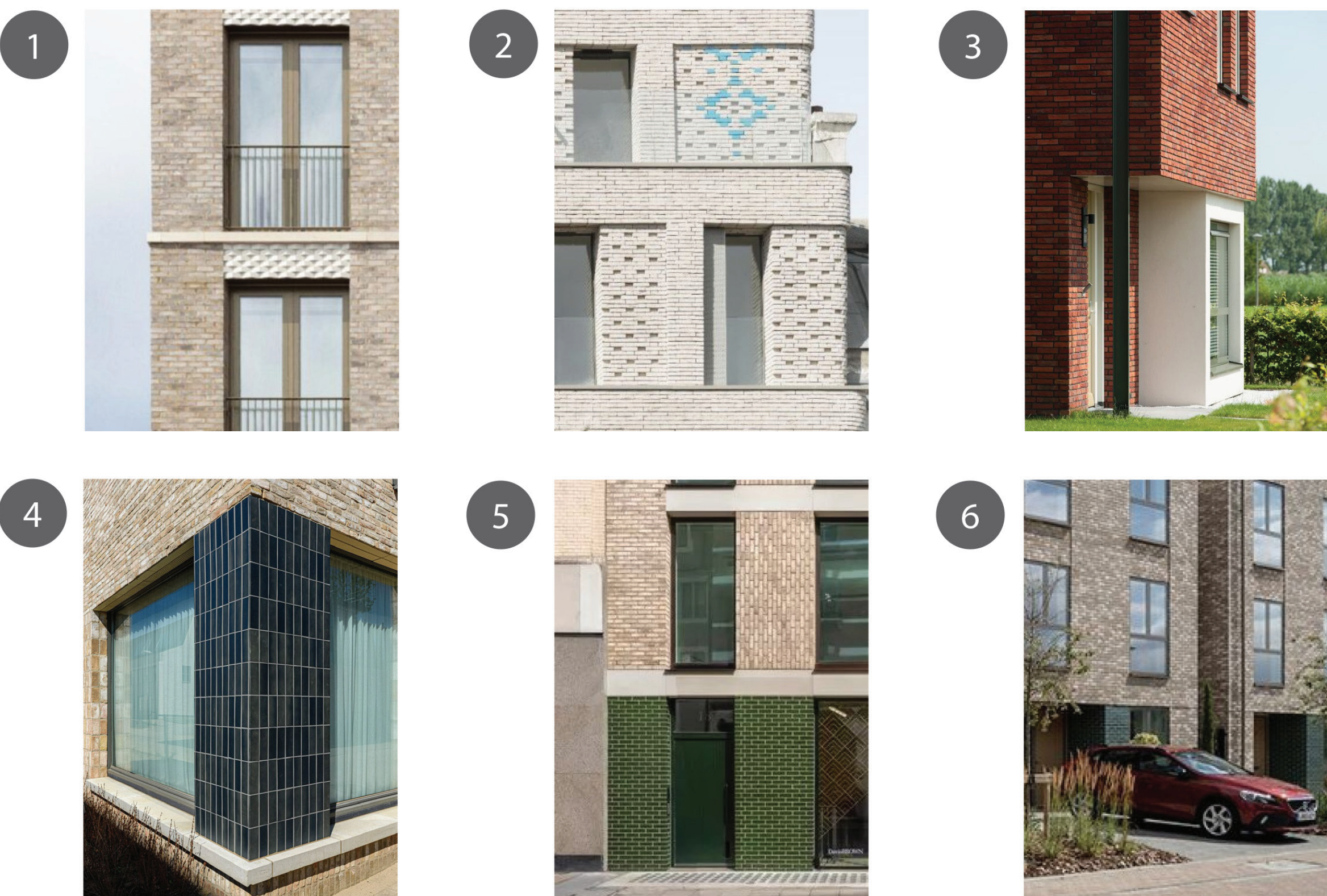
Lewisham currently has over 10,000 households waiting for housing

Design and sustainability



Scan to have your say

Our proposals are designed to foster community spirit by providing new informal meeting spaces, new play space and improving access to the site from Boundfield Road. Our design seeks to draw on the character of the local area, creating a family feel with housing that is designed to last.



Key design features:

■ **Creating 'Home Lanes':** Quieter streets inspired by the local area, with familiar brick materials, doorstep character, and strong rhythms of terraces and gardens.

■ **Recognising heritage:** the design seeks to respect the setting of the six listed prefab bungalows and integrate the playful individual character of the prefab homes into the design language of the new homes.

■ **The design uses different brick colours and patterns** to provide variation, rhythm and visual interest to the buildings and help create a sense of place.



Sustainability



All of our homes include energy-efficient features including air source heat pumps and solar panels, reducing carbon emissions and resident energy bills. The landscape will include sustainable drainage systems to manage rainwater effectively.

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Landscape

Our proposals seek to reintroduce as much biodiversity and greenery as possible, whilst balancing the need to deliver much needed new homes.

Our approach to achieving this has been to retain existing trees where possible as part of wider proposals for tree lined streets, pocket parks and a new central green space on Excalibur Drive which will all include elements of playspace.

Our intention is to complement a wider offering of green space in the local area, such as Forster Memorial Park and Downham Woodland Walk.

The design seeks to create opportunities for new habitats with measures such as:



Flower-rich perennial planting and trees will contribute to meeting Urban Greening targets, including tree retention where possible.



Biodiverse roofs on the apartment buildings, providing spaces for habitats to grow.

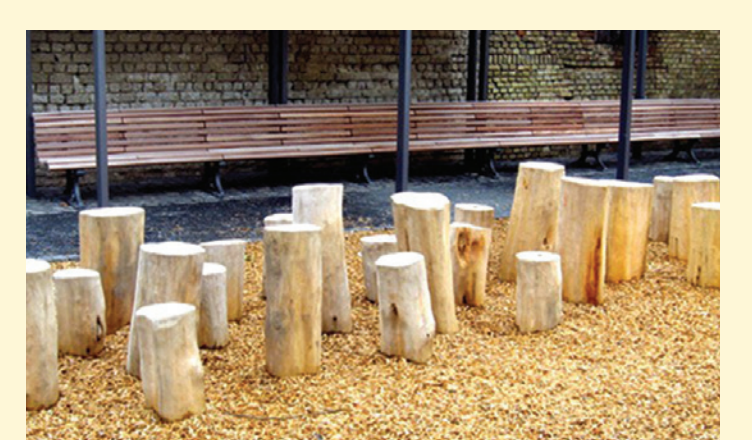


Other ecological features, which could include bird boxes designed for species such as black redstarts, house sparrows, and swifts, alongside bat boxes and hedgehog shelters.



Public spaces – have your say!

We are proposing a new public play area following the success of the existing play area in Phase 1 and to continue to design a scheme for family living. We would like to hear your views on what this new play space should look like - **please put a post-it note on your favourite image from the examples shown here and tell us why!**



Transport and Connectivity



Scan to have your say

The site has low levels of connectivity, which means public transport access is limited to one local bus route.

Our proposals will help residents stay connected by including:

- Car parking for every house
- 28 on-street car parking spaces for apartments, including accessible bays
- Promoting active travel with sufficient cycle parking and improved pedestrian and cycle links
- A legible street network to support wayfinding, including a safer southern footpath connecting to Boundfield Road

This approach strikes a balance between providing the parking that residents need to stay connected, while promoting healthier and more sustainable travel options.



How to have your say:

Please share your views by completing a feedback form today.

Alternatively, you can get in touch and view the proposals online:



Scan me to visit the project website and complete the feedback form online.

✉ info@excaliburestate.co.uk

☎ **020 3633 0763**
(Monday–Friday, 9am–6pm)

🌐 www.excaliburestate.co.uk

Please provide your feedback by Tuesday 25 November.

Thank you for attending. Please share your views by completing a feedback form today, or via the project website, email or phone line.

Next steps

Autumn 2025

Public consultation alongside meetings with local politicians and groups

Winter 2025/2026

Reviewing feedback and comments received from the community and submit the planning application

2026-2029

Construction and completion of homes (subject to planning application approval)