



DEVONSHIRE PLACE PROJECT BACKGROUND

Devonshire Place in the London Borough of Southwark offers 941 best-in-class student bedrooms and 200 new on-site affordable homes.

With provisions for a new commercial space, along with transport infrastructure upgrades to enhance links with surrounding areas by providing safe and accessible walking, cycling and public transport improvements.

Directly opposite the new Bakerloo Line Extension, Devonshire Place aims to create a vibrant new community and a thriving urban landscape.

Devonshire Place underscores our dedication to improving the local environment and ensuring that our structures and public areas prioritise the health and well-being of the community.

We are creating a mixed and balanced community through a range of innovative and enduring new architecture, a community hub and café, open spaces and quality public realm providing

greenery, connectivity, access for all and places for new and existing residents to integrate and mix.

Devonshire Place provides an opportunity for significant large-scale investment, creating sustainable economic growth and supporting the local community through the creation of high-quality affordable housing, best-in-class student accommodation, new jobs and high-quality public space.

The new development supports Old Kent Road's strength as a place to live, work and do business, recognising its inner London character and accessible location, facilitating growth anticipated by the Bakerloo Line Extension, driving regeneration and providing better connections to the wider London economy and between existing communities.

Amenities: Study Spaces, Communal Lounges, Gym, Community Hub, Cafe, Green Spaces

ABOUT REGAL

Founded over 25 years ago, Regal is one of London's leading privately owned mixed-use real estate developers. Specialising in residential-led mixed-use developments, Regal have delivered successful projects across London. We build beautiful, liveable homes; with award winning design and elegant contemporary style alongside luxury amenities and everyday convenience.

**REGAL
CONSTRUCTION**



WHAT'S HAPPENING IN Q1 2025

- Engagement with local stakeholders
- Consultation with LBoS
- Submittal of Demolition Notice
- Licence applications
- Ground investigation/Surveys



FORMATION OF CONSTRUCTION PHASE WORKING GROUP

Before the construction phase commences, there will be an opportunity to attend a Construction Working Group round table discussion.

Newsletters will be published throughout the development lifecycle with regular updates.

DEVONSHIRE PLACE PROJECT DELIVERY

As part of Regal's commitment to complying with the London Borough of Southwark Construction / Demolition management Plan (DMP/CMP) requirements, we have specialist consultants to carry out baseline environmental monitoring. By understanding the environmental dust, noise and vibration parameters, Regal can implement specific measures to minimise impact during the demolition and construction phases on sensitive receptors such as local businesses and residents.

Regal has appointed a transportation specialist to develop a logistics strategy for the demolition and construction phases. Careful consideration of traffic routing, control of site traffic, site entry / exit, vehicle loading and unloading will form part our CMP / DMP submission.

During our regular newsletter drops, there will be an opportunity before the construction phase commences in Q2 / Q3 2025 to attend Construction Working Group round table discussions.



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