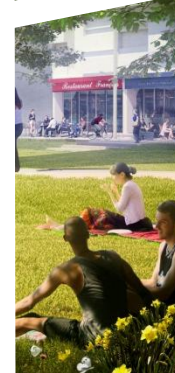


Elephant and Castle Regeneration

Presentation to The Regeneration & Leisure Scrutiny Committee - 23 April 2012



Where we were 1 year ago

Pre-Planning Application Consultation & Engagement

Dec - March 2011

Spring 2011

Autumn 2011

Winter 2011-12

- The agreed Master Regeneration Plan* will form the basis for the next phase of consultation. This will feed into the production of the outline Masterplan for the scheme.
- Meet individuals and interested groups – Dec / January 2011 onwards
 - Introduction to LL team
 - Bring up to speed with progress to date
 - Listen to stakeholders' views and feedback
 - Outline next steps and anticipated time line
 - Feedback to development team
 - Follow-up
 - Understand how people wish to receive information
- Consult & brief Ward Councillors and other key groups – eg Southwark Council
- Continue to identify interested groups and define interest groups / priorities / impacts
- Develop Communications Plan around key milestones
 - Website – take ownership Jan 2011
 - Newsletter
 - Follow-up on enquiries / feedback

- Consultation on what people have told us and resulting Masterplan
 - Share evolving masterplan
 - Bring together views and feedback
 - Feedback to design team
 - Follow up

- Continued engagement and consultation around specific emerging topics as before. For example, but not limited to:

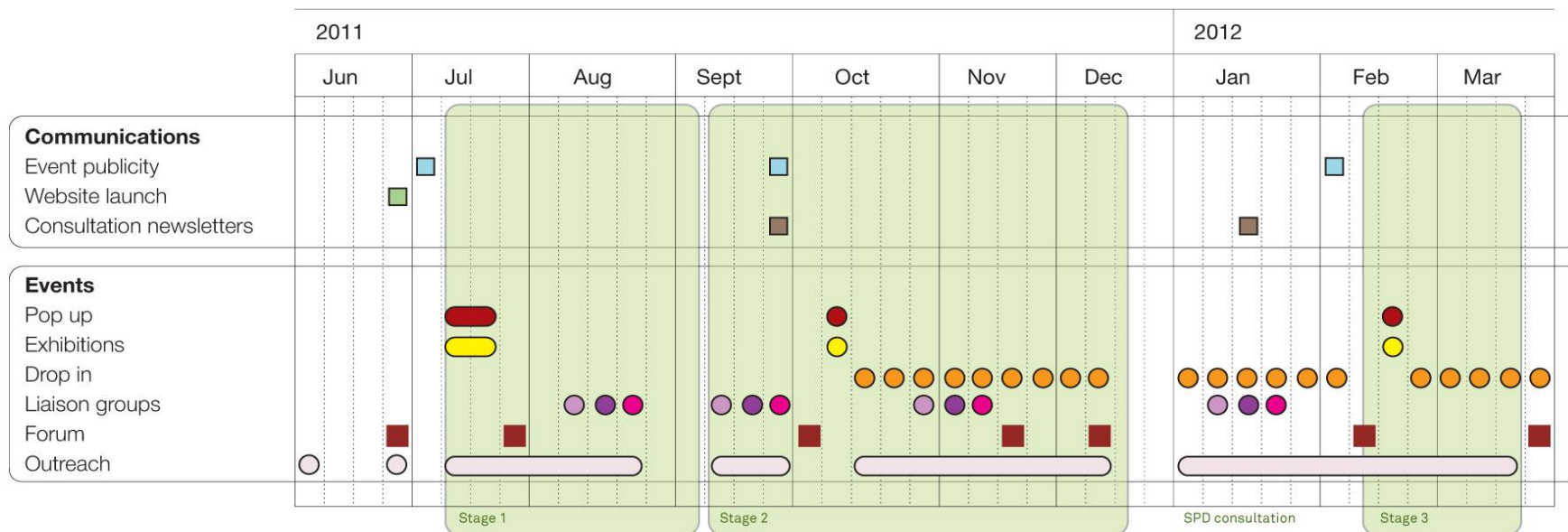
- | | |
|-----------------------------|-----------------------------------|
| * Public Realm | * Employment & training |
| * Lighting | * Detailed design (in due course) |
| * Safety & Security | * Transport |
| * Cycle & Pedestrian routes | * Landscaping & ecology |

- Communication of information at key stages as per Communications Plan
 - Website update
 - Newsletters

- Public exhibition around evolving masterplan (detailed)
 - Share evolving masterplan
 - Bring together views and feedback
 - Feedback to design team
 - Follow up
- Final 'tweaks' to Masterplan in anticipation of making a Planning Application

Target for Application

Achieved Community Engagement Activities June 2011 – March 2012



- 7 Community Forums
- 3 Interactive Exhibitions
- 5 pop-up sessions
- 3 walk and talk events

- 12 liaison group meetings
- Over 70 outreach meetings
- Regular attendance at TRA & Community Council meetings

Well over 1,000 people engaged

Key Themes

Safety and security within the development and the wider area

The importance of green and open space and retention of trees

The amount and affordability of affordable housing

The number and type of new homes

Pedestrian and cyclist links

Amount of car parking

New shops and the impact they may have on existing ones

The type of market the area needs

The need for high quality design

Local employment and training opportunities

Interim uses

Distribution of height

Private courtyards and extent of public access to them the effect on visual green amenity

Type and location of community facilities

- Weekly pre-application meetings at LBS
- Southwark DRP
- TFL
- GLA

Influence of Consultation on the Masterplan



Summary of key changes

A summary of the key changes to the masterplan that have been informed by the consultation from May 2011 to date are described here:

- 1 Retention of existing street trees
- 2 Significant increase in size of park and a reduction in the overall number of development plots
- 3 Repositioning of park southwards to accommodate retention of more of the existing trees
- 4 Flexibility in land use (i.e. community buildings now have the potential to be in most plots)*
- 5 Replacement of raised courtyards with ground level courtyards in some residential plots
- 6 Buildings reduced in height
- 7 Increased width of public realm along Walworth Road to accommodate some of the existing trees
- 8 Plot lines amended to improve links to the park
- 9 Amended the cycle route to make more direct with fewer right turnings
- 10 Reduced vehicular access in front of the station to promote the east west pedestrian link from the shopping centre to the park
- 11 New pedestrian crossing on Walworth Road
- 12 New pedestrian crossing over Rodney Road to Victory Place.

* This location is as proposed in the illustrative masterplan

Influence of Consultation on the Masterplan

Illustrative masterplan

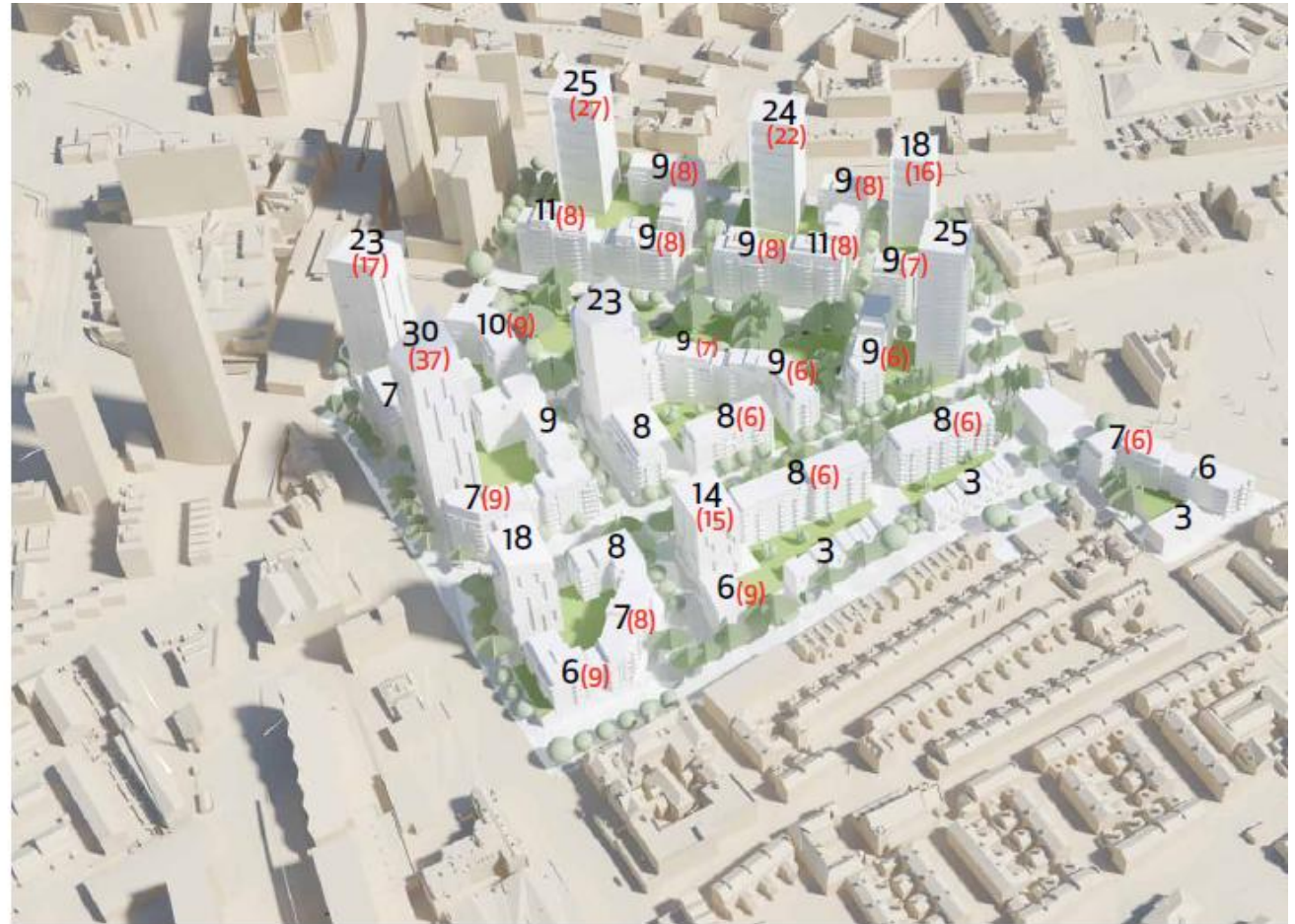
- Less rigid plot structures created in relation to typology development & desire line testing;
- Desire line between Hampton Street (Walworth Road) and Falmouth Road (New Kent Road) via the park accommodated;
- Desire line between Munton Road and the park accommodated;
- Larger public realm gateway created adjacent to Victory Park;
- Additional buildings fronting onto Walworth Road;
- Plots set back from Walworth Road edge to retain line of existing trees;
- Park design developed in response to key desire lines;



Influence of Consultation on the Masterplan

Massing

- Increase in building heights around the park to create a stronger edge treatment;
- Reduction in height of tallest building (H2) with regard strategic views;
- Increase in height of H1's tall building to better relate to the Market Square and Oakmayne development;
- Reduction in height of buildings on H3 and H6 in relation to the old town hall;
- Redistribution of height along New Kent Road;
- Increased height to mid-rise buildings on Heygate Street



Next Steps

Date	Key Milestone	
Completed	Submission of Outline Planning	
Early May 2012	Validation	
Summer 2012	Statutory Consultation	
Late May 2012	Lend Lease's Consultation at the Hub	
October 2012	Potential earliest Planning Committee date	
2013-2014	Demolition	
2014	Start on site with first Plot	

Indicative phasing



Our vision is to re-establish Elephant and Castle as one of London's most flourishing urban quarters.

Past



Present



Future





Active uses

- Shops
- Cafe/restaurant use
- Business use
- Residential use
- Community use/
Energy centre and ancillary cafe/
Visitors centre



Character Areas

Character areas

- 1. The Park
- 2. Walworth Road
- 3. New Kent Road
- 4. Walworth Local
- 5. Rodney Neighbourhood







WSmith

BOLLAND & HARRETT

the bank

pharmacy

PHANT ROAD
SE1

BUS LANE



FITTERS

ELEPHANT AND CASTLE
COMMUNITY CULTURAL
WEEK JUNE-JULY 2027





CAFÉ BOULANGERIE

Community Centre

Cafe

White directional markings on the pavement, including the words "ONE WAY" and "PEDESTRIAN CROSSING".

Thank you for listening
<http://www.elephantandcastle.org.uk>