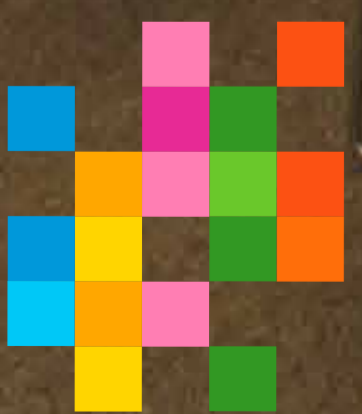





TRANSFORMING THE HEYGATE



# Transforming the Heygate

help make it happen

Consultation findings & future steps  
January 2012 **Newsletter 02**

 **Transforming the Heygate**  
help make it happen **elephant&castle**

# Transforming the Heygate

help make it happen



## Transforming the Heygate

Welcome to the second consultation newsletter from Soundings on the regeneration of the Heygate Estate. A lot of consultation has taken place since the first newsletter including the two public exhibitions, further meetings with the Liaison Groups and Community Forum, an interactive workshop, outreach and evening workshops on specific topics such as sustainability and interim uses. This newsletter captures some of the key points from this intensive series of events.

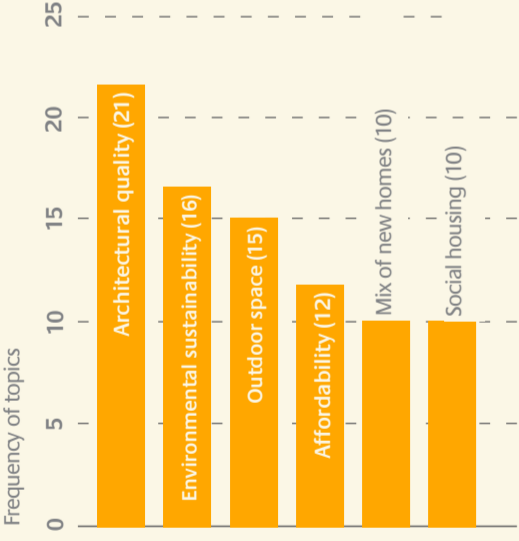
### Phase One

Shortly after publication of the last newsletter, we opened doors of our Consultation Hub presenting 'Initial Thoughts and Ideas' for Phase One, the first detailed planning application for the south eastern part of the development site. This event included a very well attended Walk & Talk with the architects for the project, dRMM.

The proposed drawings and model prompted a lot of debate, with residents appreciating the level of detail on show and raising a wide range of considerations for the developer and the design team. Key topics were:

- The height of buildings and how they respond to their surroundings
- Communal and public facilities
- The impact of vehicles
- The amount and size of new homes
- Trees and landscaping

Phase One feedback form  
What are your priorities for housing (tick box exercise)



Phase One Walk & Talk Event

## Concept Masterplan Exhibition & Interactive Workshop

Following our Masterplan principles exhibition in July on the proposals for the redevelopment of the Heygate Estate, a four day public exhibition, attended by over 300 people was held in October to demonstrate how the Masterplan had progressed to a concept design. This was followed a week later by an Interactive Workshop to give residents the chance to explore the proposals in more detail with the designers and developer. Both events were positively received and have helped enormously to progress conversations towards ensuring the development meets the needs of existing and new residents, businesses and community groups.

The public exhibition showed much more detail on how streets, buildings and open spaces might be designed using drawings and a model. Details included the design requirements (such as lifetime homes & code for sustainable homes), heights of new buildings, sizes of open spaces, and the possible location of shops, businesses, restaurants and community facilities.

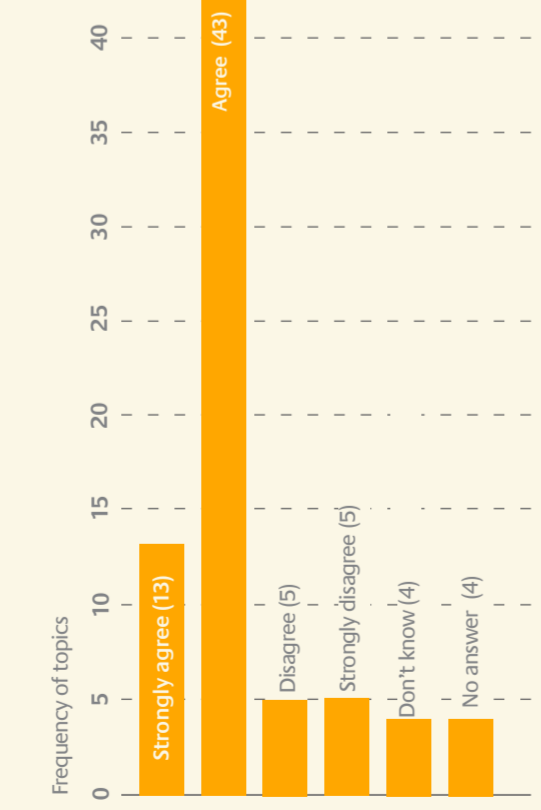
Overall people felt that the masterplan had made good progress in working with the existing trees, increasing the size of the park, reducing vehicular routes and minimising the number of raised courtyards. People also supported the approach to public squares and open spaces, landscaping, the new park, improvements to the pedestrian crossings and the tree strategy. Some concerns remain, mainly relating to the level of affordable housing, and the amount of car parking. Some design issues such as height and location of tall buildings, and raised courtyards were discussed in more detail during the interactive workshop.



Concept Masterplan Exhibition

### Concept Masterplan feedback form

In general terms do you agree that the masterplan is proposing the right design approach? (tick box exercise)



The Interactive Workshop took place on a Saturday and was split into three sessions designed to creatively explore a large range of topics including the public realm, community facilities, movement network, height & massing, open space & trees, and the proposed street identities. Representatives from the developer, Lend Lease and their design teams participated with local people producing a wide range of ideas such as eco-streets, faith spaces, and a vision of: 'a leaf from every window'.



Concept Masterplan Interactive Workshop

### Liaison Groups

Three liaison groups have been set up to act as representatives of the local community. The groups are made up of local residents, community groups, local businesses and training providers; and meet regularly with the developer, the design team and other specialist consultants. At the last round of the liaison group meetings, the members reviewed and discussed a range of topics related to the masterplan including the retail strategy, improvements to the cycle routes to bypass the northern roundabout and community facilities.

The liaison group meetings in January will be attended by Southwark Council and will focus on specific chapters of the draft Supplementary Planning Document (SPD) that are most relevant to the group's interest. The SPD is document which will set out guidance for how developments in the Elephant and Castle area should take place. For more information please visit: [www.southwark.gov.uk/elephantandcastlespd](http://www.southwark.gov.uk/elephantandcastlespd)

### Community Forum

The Community Forum is continuing to grow in regular attendance by the community and key stakeholders, as a place for information sharing and discussion, and as the place for the wider overview of the changes happening to Elephant & Castle.

Recent Community Forums have had presentations from Transport for London, St Modwen (developers of the shopping centre), Southwark Planning Policy and Regeneration, and the local community feeding back on the Liaison Group meetings and the Interactive Workshop.

### Consultation Hub

The E&C Consultation Hub, located on 182 -184 Walworth Road, SE17 1JJ is open on Friday afternoons between 1pm and 5pm. Members from our team are at the hub at these times, if you would like to drop by and find out more about the proposals.

The presentation boards from our latest exhibitions are on display at the Consultation Hub and we have also, at the request of the local community, set up a document library to access information relevant to the Heygate Estate regeneration.



Outreach event at Victory Primary School

### Outreach

We have checked to see who we have been speaking with and have noted that more work needs to be done to meet young people and those from black and minority ethnic backgrounds.

It is important that our consultation on the masterplan represents the views of the majority in the community. We will be working hard to find ways to ensure that all voices are heard, and would appreciate hearing from you if you are able to help in ensuring that we speak to the right groups. A list of the organisations already involved and those we'd like to get involved is available at the hub for your comment and on the Elephant & Castle website.

## FORTHCOMING EVENTS

### Final Masterplan Exhibition

E&C Consultation Hub, 182-184 Walworth Road, SE17 1JJ

Following on from the feedback received on the concept masterplan, this exhibition will show the final masterplan proposals for the Heygate Estate Regeneration.

Wednesday 22 February	11am - 6pm
Thursday 23 February	11am - 8pm
Friday 24 February	11am - 6pm
Saturday 25 February	11am - 6pm

### Drop - in Sessions

E&C Consultation Hub, 182-184 Walworth Road, SE17 1JJ

The E&C Consultation Hub is open every Friday afternoon, if you would like to drop by to view the proposals and speak to members of our team.

Fridays	1pm - 5pm
---------	-----------

If you would like to attend or find out more about these events please contact us by email at [heygate@soundingsoffice.com](mailto:heygate@soundingsoffice.com) or by telephone at 020 7729 1705