

# Community Forum

## 8 December 2011

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# Agenda

1. Welcome & Introduction
2. Update from Lend Lease
3. Shopping centre update
4. Q&A
5. Redvelopment update
6. Southwark Council SPD
7. Q&A
8. Summary, wrap up and thanks

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# Lend Lease update

## 1. Masterplan

- Assessing feedback
- Revising masterplan
- Preparing for exhibition in February 2012
- Housing workshop January 2012
- Liaison groups meetings in January will be focused on SPD

# Lend Lease update (continued)

## 2. Phase 1

- Assessing feedback from October exhibition
- Workshop - Wednesday 14 December
- Further exhibition in new year

## 3. Leisure Centre

- Developing design in conjunction with the leisure centre
- Public exhibition 14/16/17 January at leisure centre

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# Shopping centre update

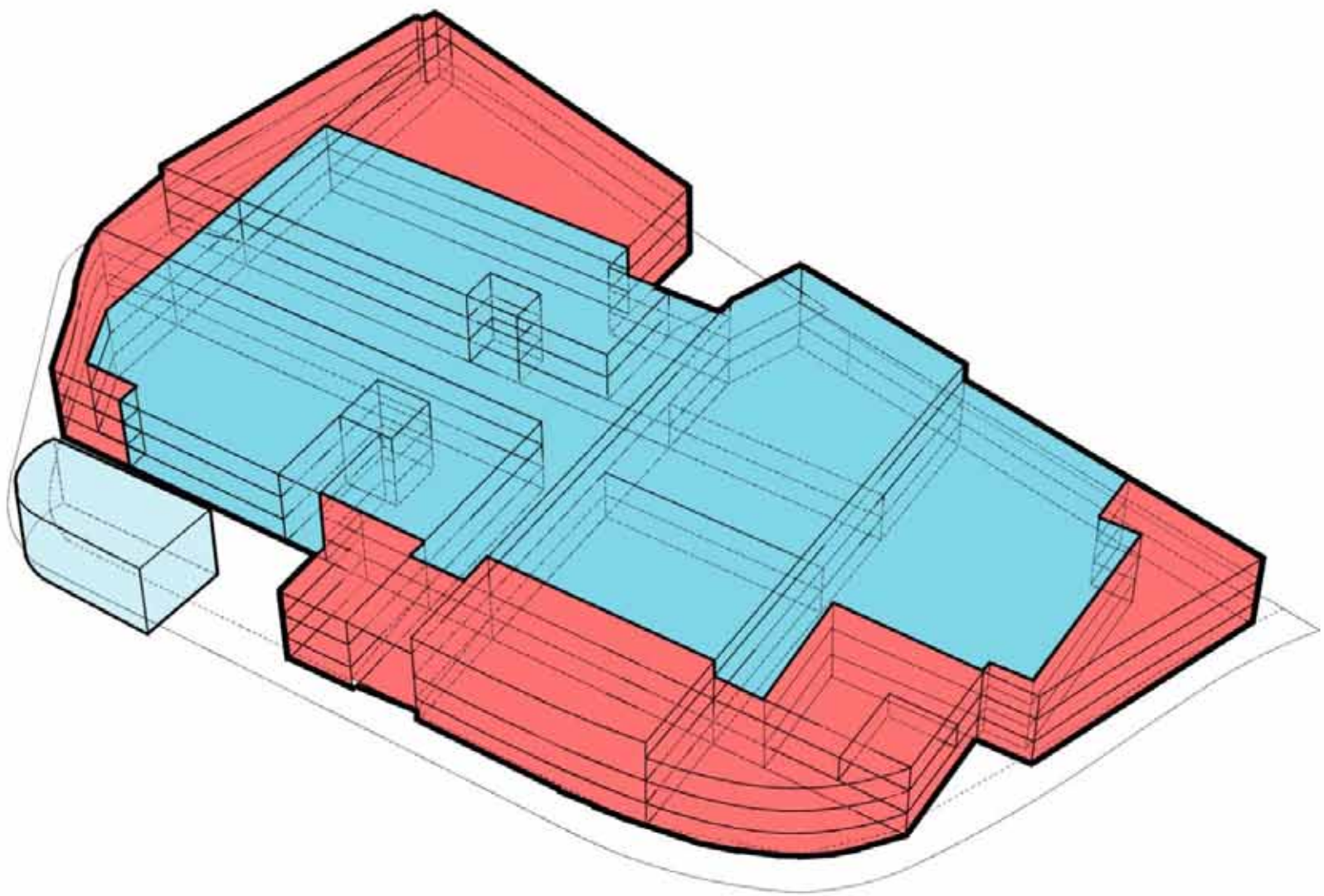
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 **ST.MODWEN**



Elephant and Castle - Existing Shopping Centre

 **ST.MODWEN**





Elephant and Castle - Existing South-west Corner



Elephant and Castle - Option 1



Elephant and Castle - Option 2

 ST.MODWEN

# Redevelopment update



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# **Elephant and Castle SPD/OAPF**

## **Consultation**

**Community Forum Meeting**

**8 December 2011**

# VISION

- > Promote up to 45,000 square metres of new shopping and leisure floor space, including affordable space**
- Provide at least 4000 new homes (including 1,400 affordable homes)**
- Aim to generate around 5,000 new jobs in a range of sectors including retail, offices, hotels, and leisure**
- Tall buildings on some sites where this helps stimulate regeneration and creates a distinctive place**
- Plan for a highly efficient public transport hub, including an improved Northern Line station and better access to platforms.**
- > Existing subways will be removed and replaced by surface pedestrian crossings**
- > Meet the highest possible environmental standards through using low and zero carbon technologies, including renewable energy sources, heat network and combined heat and power**
- > We want to work with the local community and our partners to make the Elephant and Castle a successful place.**

# What is the purpose of the SPD?

The SPD will set out our vision to manage changes in the area over the next 15 years and will provide a framework to guide future development in Elephant and Castle.

This SPD will also be called an opportunity area planning framework which will be used by the Mayor of London to guide his decisions on planning matters in the area.



## SHOPPING, LEISURE, BUSINESS

- Promoting up to 45,000sqm of new retail and leisure space. Shopping centre remodelled and a new retail quarter developed on the Heygate site.
- Providing a vibrant mix of activities in the town centre, ensuring it is busy throughout the day and evening.
- Reinforcing retail activities on the main roads leading into the town centre.
- Improve the variety of arts, cultural and entertainment offer by providing more cafes and restaurants as well as new leisure and cultural facilities.
- Supporting business space to be renewed in the area, provide more opportunities for local people and small and medium sized businesses (SMEs).
- Supporting the regeneration of the railway arches for a mix of uses including business, retail and community uses.

## HOMES

- Minimum of 4,000 homes.
- At least 1,400 affordable homes
- At least 10% of new homes have three or more bedrooms, good quality accommodation, generous room sizes.



## **SOCIAL AND COMMUNITY INFRASTRUCTURE**

- **Ensuring that new development promotes healthy and active lifestyles.**
- **Building a new leisure centre, including a new swimming pool.**
- **Providing more and improved educational, health and community facilities which meet the needs of existing and future residents.**
- **Promoting new arts, cultural, leisure and entertainment space on the Heygate site, 50 New Kent Road and the shopping centre to support a lively and vibrant town centre.**
- **Supporting the growth of London South Bank University and London College of Communication (University of the Arts).**
- **Supporting student housing as part of a mix of housing types.**

## **TRANSPORT AND MOVEMENT**

- **Improving bus, tube and rail facilities and the pedestrian and cycle connections between them.**
- **Improving the Northern Line station by providing an improved ticket hall and additional lifts or escalator access to the platforms.**
- **Replacing the subways under the northern roundabout with surface level crossings.**
- **Converting London Road into a public transport only corridor and introducing two-way traffic movement on St George's Road.**
- **Minimising the amount of car parking provided.**
- **Using development opportunities to provide a high quality network of pedestrian and cycle links which are attractive, safe and easy to use.**

# URBAN DESIGN

- **Strong design measures to reinforce the tharea's character and to create a positive identity for areas in need of regeneration.**
- **Conserving the area's heritage - Proposing new conservation areas: Larcom Street and Elliott's Row and extend protection of buildings to include "locally listed" buildings.**
- **Tall buildings - help signal the regeneration of the area, strengthen gateways into the area and enhance the skyline.**
- **Working with TfL, developers and the community to transform the quality of the public realm**



## NATURAL ENVIRONMENT

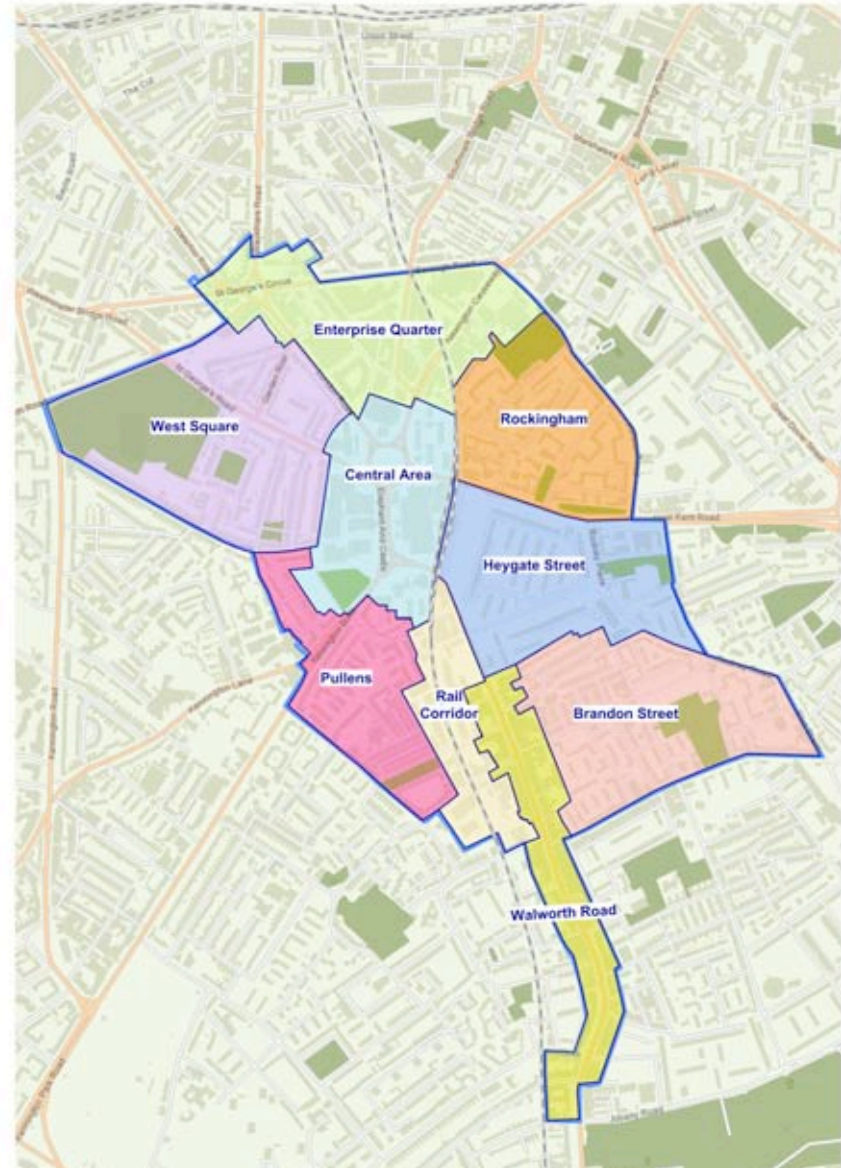
- Promoting a network of high quality open spaces which have a range of functions including recreation, children's play, sports and food growing.
- Using sustainable urban drainage systems to reduce the risk of flooding.
- Expecting development to retain and enhance trees and canopy cover wherever possible as part of the urban forest.
- Promoting nature conservation in new and existing spaces, high quality landscaping, tree planting and a network of green routes.
- Requiring developers to meet the highest possible environmental standards including Code of Sustainable Homes Level 4 and BREEAM excellent.

## DELIVERY AND IMPLEMENTATION

- Continuing to work with key stakeholders including the local community, landowners, developers, businesses, NHS Southwark, English Heritage, the GLA and Transport for London to deliver the vision and objectives of the SPD.
- Ensuring that physical and social infrastructure needed is delivered in a timely manner.
- Requiring a section 106 tariff to help fund needed improvements.
- Maximise opportunities to make use of vacant sites on an interim basis.

# Character Areas

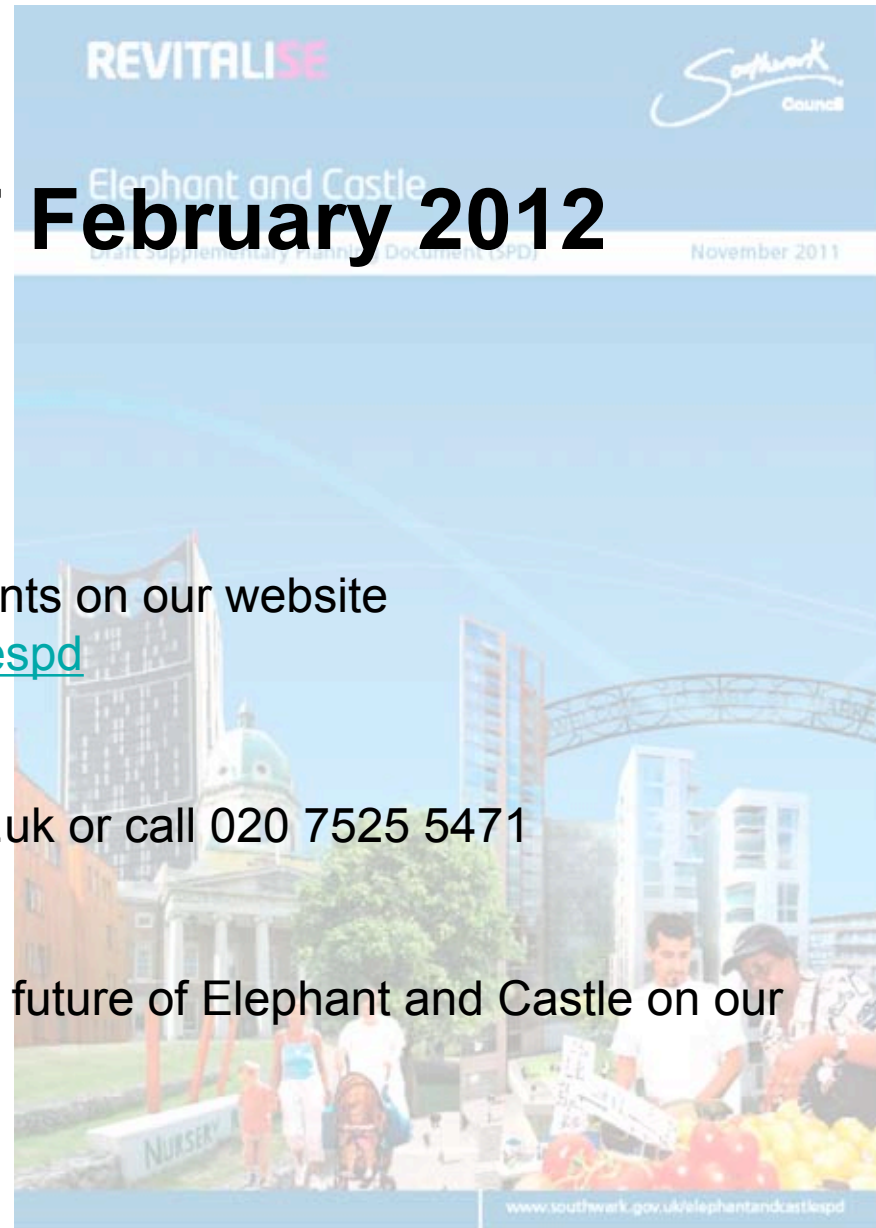
- Central Area
- Enterprise Quarter
- West Square
- Rockingham
- Heygate Street
- Pullens
- Rail corridor
- Brandon Street
- Walworth Road



# Formal consultation

## 29 December 2011 - 7 February 2012

- Fill in a questionnaire to have your say
- Read the report and supporting documents on our website [www.southwark.gov.uk/elephantandcastlespd](http://www.southwark.gov.uk/elephantandcastlespd)
- Contact [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or call 020 7525 5471
- Get involved in the discussion about the future of Elephant and Castle on our Facebook page



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