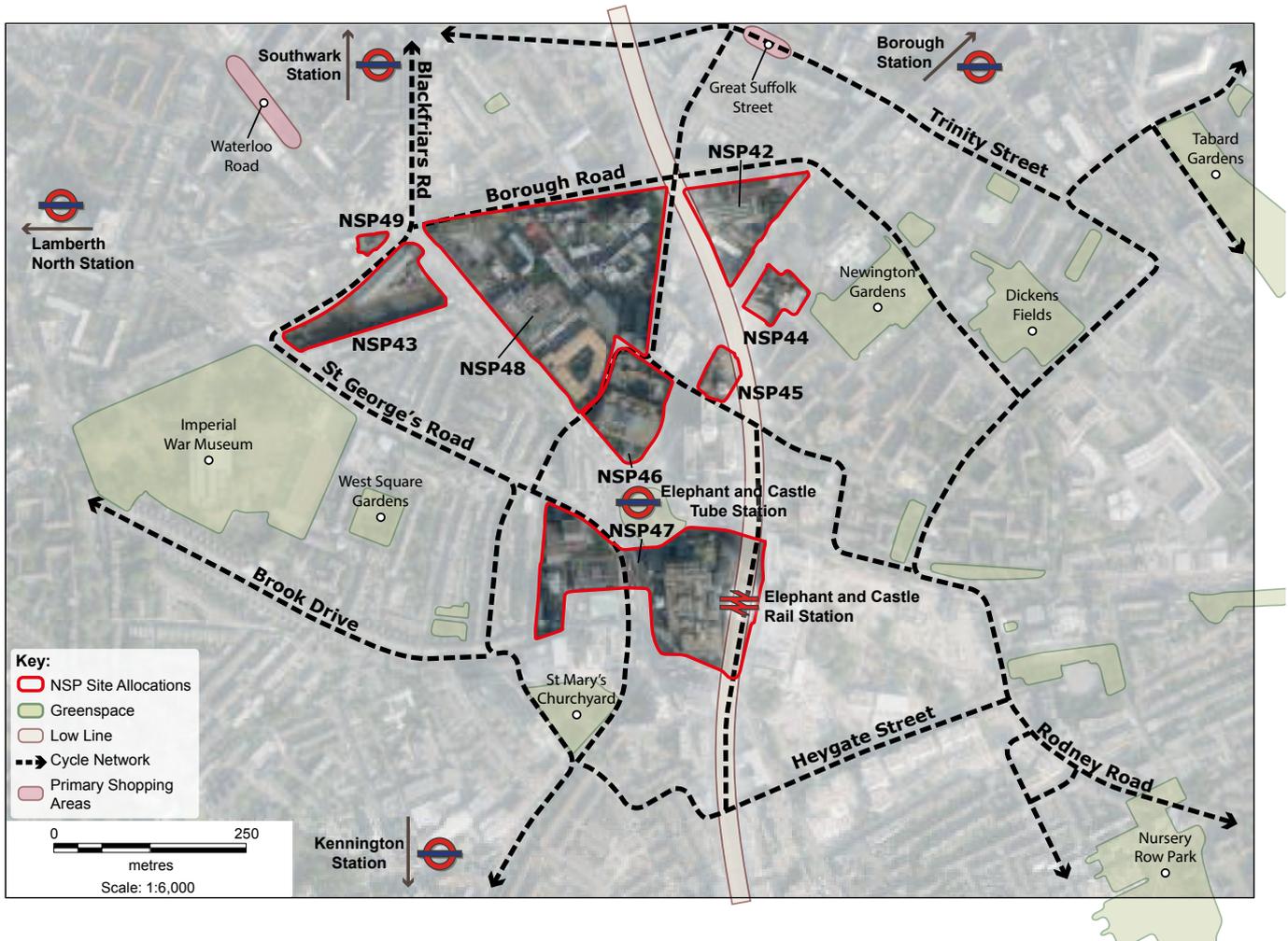


Elephant and Castle

Elephant and Castle Area Vision Map



AV.08 Elephant and Castle Area Vision

AV.08.1 Elephant and Castle is:

- Very accessible, based on an important historic transport hub on the edge of central London which continues to serve this function. Changes to the Elephant and Castle junction have improved the 1960s designed traffic-dominated centre that was considered by many to provide a poor pedestrian environment;
- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest;
- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities;
- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area's Latin American community;
- Home to Southwark's university quarter which includes South Bank University and UAL London College of Communication, providing excellent opportunities for learning and innovation.

AV.08.2 Development in Elephant and Castle should:

- Support the area's function as a major town centre for all Southwark residents and a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities;
- Provide as many homes as possible at a range of different tenures including social housing supported by community facilities such as St Matthew's Community Centre and Walworth Town Hall;
- Provide opportunities for existing small businesses, particularly those from minority ethnic groups, to relocate and continue trading;
- Support the creation of a distinctive environment through a mix of innovative and enduring new architecture, heritage buildings, open spaces and quality public realm that provides greenery, safety, connectivity and reduces exposure to air pollution;
- Improve the train station and enable new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport routes;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Harness the expertise and infrastructure from the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research.

AV.08.3 Growth opportunities in Elephant and Castle:

Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks, homes and a community health hub

Elephant and Castle Sites

The key development opportunity sites in Elephant and Castle are:

- NSP42: Newington Triangle
- NSP43: Bakerloo Line Sidings and 7 St George's Circus
- NSP44: 63-85 Newington Causeway
- NSP45: Salvation Army Headquarters, Newington Causeway
- NSP46: Skipton House, Keyworth Hostel and Perry Library
- NSP47: Elephant and Castle Shopping Centre and London College of Communication
- NSP48: London Southbank University Quarter
- NSP49: 1-5 Westminster Bridge Road



<p>Site vision</p>	<ul style="list-style-type: none"> • Redevelopment of the site must: • Provide new open space of at least 15% of the site area; • Support the Low Line walking route adjacent to the railway viaduct; • Provide active frontages with town centre uses (A1, A2, A3, A4, B1, D1, D2) at ground floor on Newington Causeway. • Provide new homes (C3); • Provide new employment floorspace (B1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 10,930 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment uses (B1): 8,807 m² • Institute of Optometry (D1): 1,071 m² • London School of Musical Theatre (D1): 602 m² • (Parts of the site at the time of publication have temporary uses)

The site is suitable for a mixed-use development with active frontages on Newington Causeway. Redevelopment should support the Low Line walking route adjacent to the railway viaduct. Redevelopment should ensure continued accessibility to public transport and improve local connectivity and access to walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Development proposals should have regard to existing local heritage and context.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

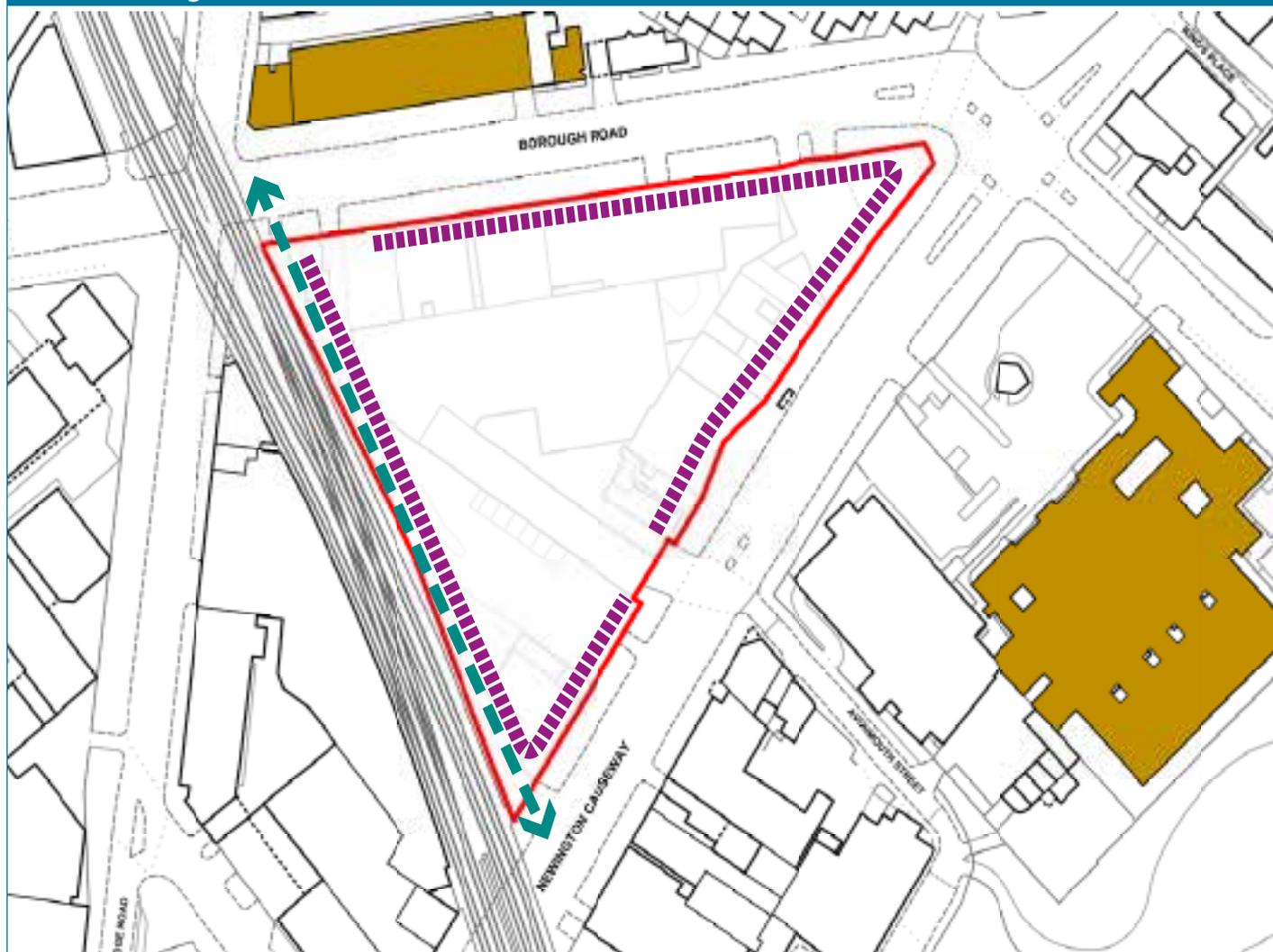
- Elephant and Castle is deficient in parks and other greenspace, which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will enhance the lowline and setting of the railway viaduct;
- It will complement the cluster of tall buildings at Elephant and Castle; and
- It will enhance Elephant and Castle town centre.

The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.

The site is within the setting of listed buildings on Borough Road and Newington Causeway. Undesignated heritage assets include the railway viaduct to the south-west of the site and buildings on Borough Road and Newington Causeway.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection.

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Description of site</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Retain the amount of employment floorspace currently on the site; • Provide active frontages and town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St Georges Circus; • Provide employment floorspace (B class) at the Lambeth Road junction with London Road. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 11,670 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Rail carriage depot (sui generis) – 11,377 m² • Rail carriage depot ancillary buildings (sui generis) • Restaurant (A3) 290 m²

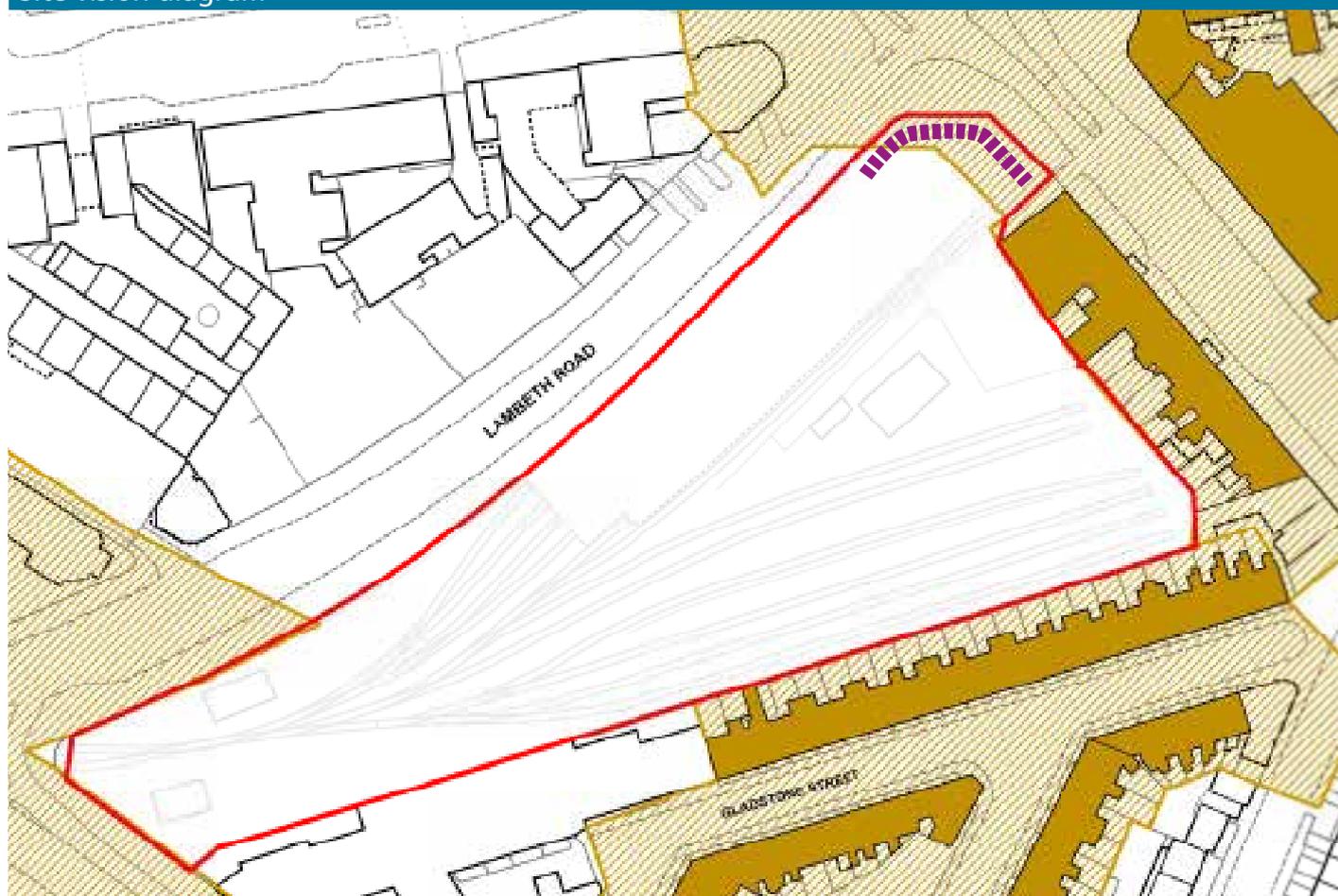
The site is suitable to provide a new residential led development with some town centre uses. Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is located within the setting of the Grade II* listed Obelisk situated at the centre of St George's Circus and is almost entirely surrounded by the West Square conservation area and St George's Circus conservation area. It is not located within an Archaeological Priority Area. However Civil War defences may cross the southern part of the site. The historic building 'One London Road' should be retained and integrated into any redevelopment. An archaeological assessment is required for this large site.

Site vision diagram



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|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
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|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Retain the existing theatre use or provide an alternative cultural use (D2), subject to need; • Provide active frontages including ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub. 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,784 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Southwark Playhouse (D2) – 816 m² • Office (B1) – 4,168 m² • Light industrial uses (B1) – 827 m² • Job Centre (A2) – 546 m²

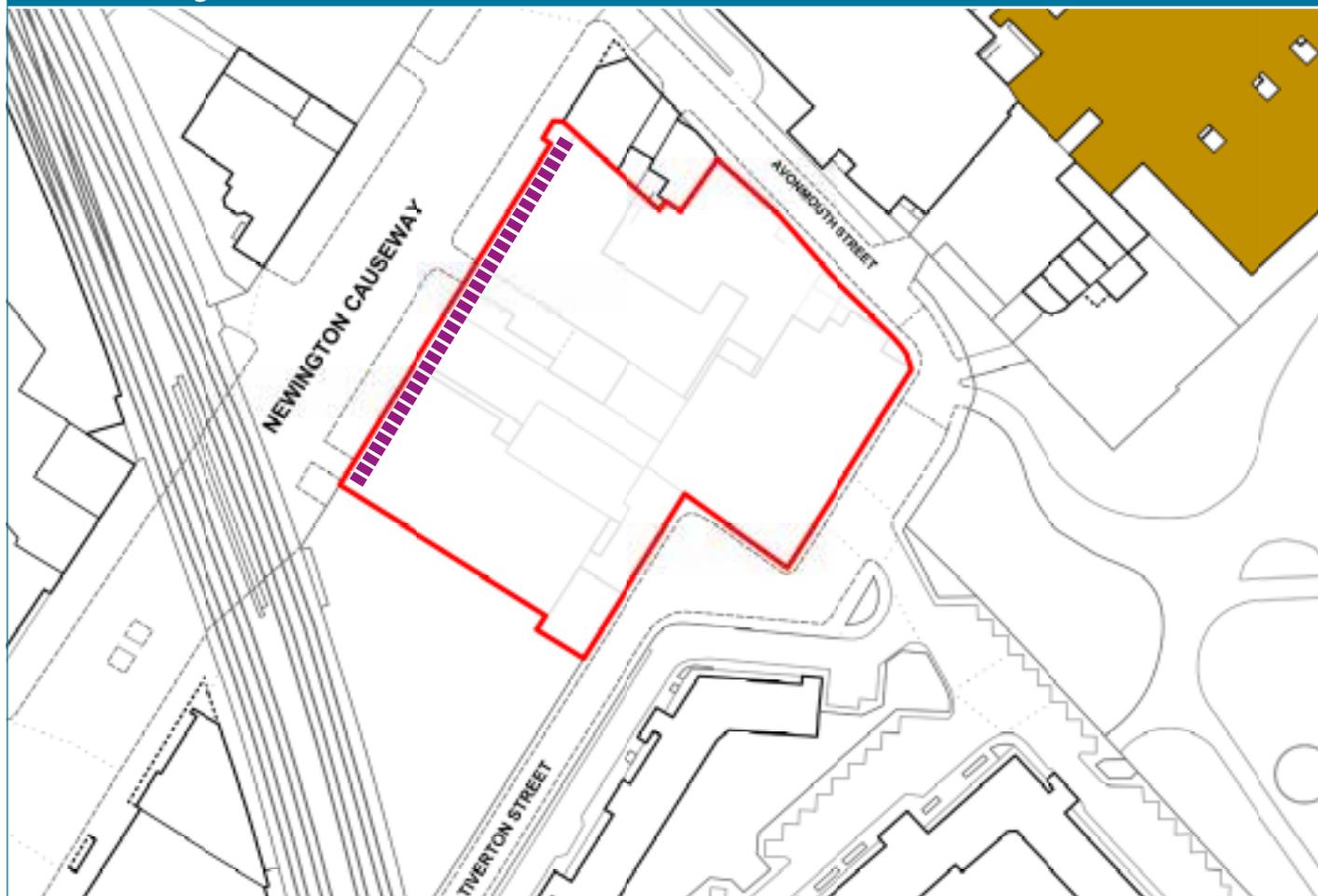
Redevelopment should deliver a more complementary and harmonious mix of uses alongside the retained Southwark Playhouse theatre, subject to need, that emphasises its cultural significance, attracts more visitors to the area and creates active frontages on Newington Causeway. Redevelopment should enhance accessibility to public transport, walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection. other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection.

Site vision diagram



- | | | | |
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|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). 	
<p>Site area</p>	<p>• 2,607 m²</p>	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) - 7,030 m²

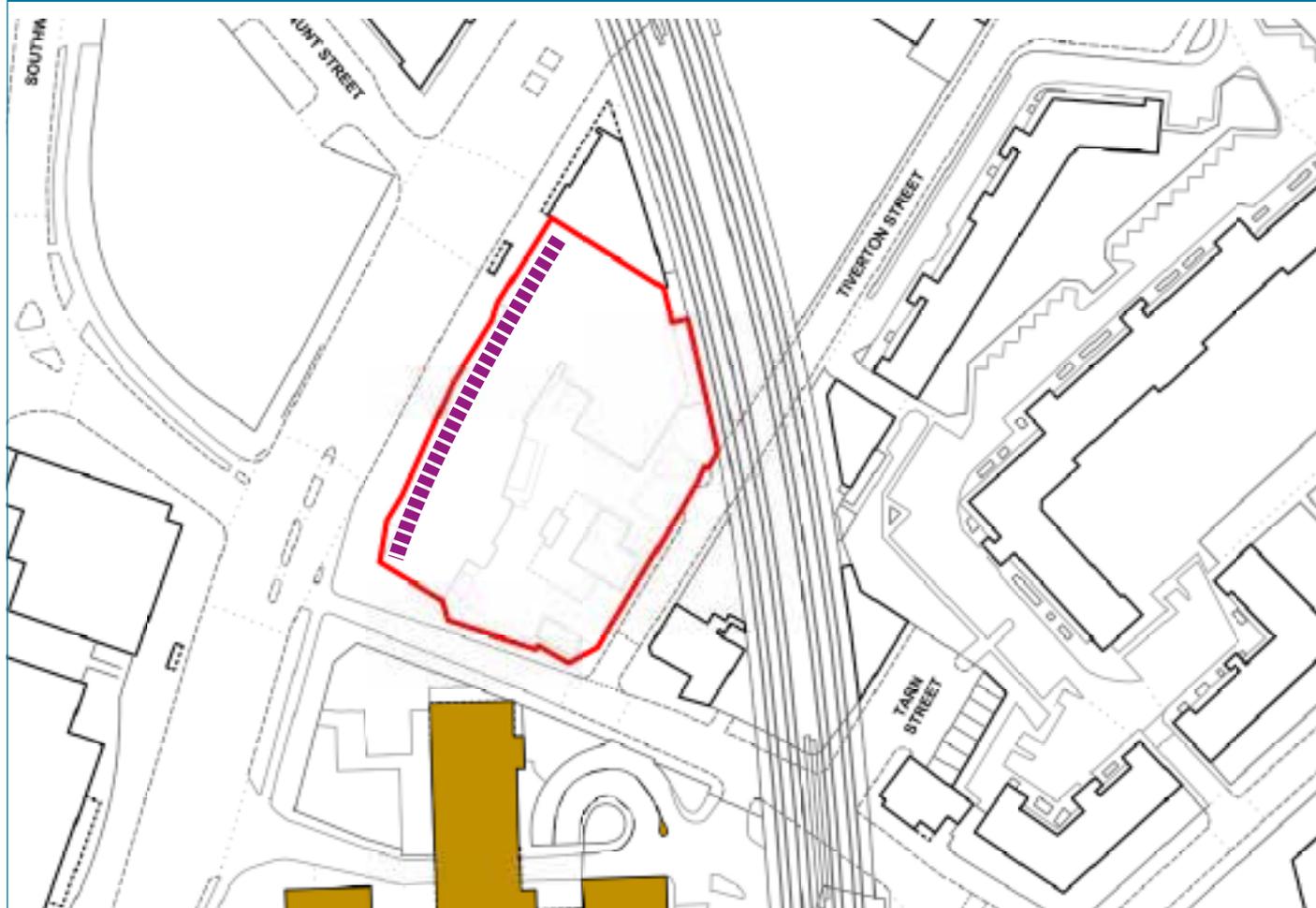
Design and accessibility guidance

The site is in the central area of Elephant and Castle and redevelopment should contribute towards realising the vision. Redevelopment must provide at least the existing level of employment floorspace. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is within the setting of Grade II listed Metro Central Heights and the site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Redevelopment should enhance local accessibility to bus stops, tube and rail stations and contribute towards improving the connectivity, walking and cycle routes, specifically taking into consideration the Newington Causeway project (TfL and Southwark).

Site vision diagram



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- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site; • Provide new homes (C3); • Provide new north south link across the site; • Provide new cultural space (D1). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). <p>The site is subject to the following extant permission: 15/AP/5125</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 10,160 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 26,086 m² • Hostel (sui generis) – 1,000 m² • Library (D1) – 2,849 m²

Design and accessibility guidance

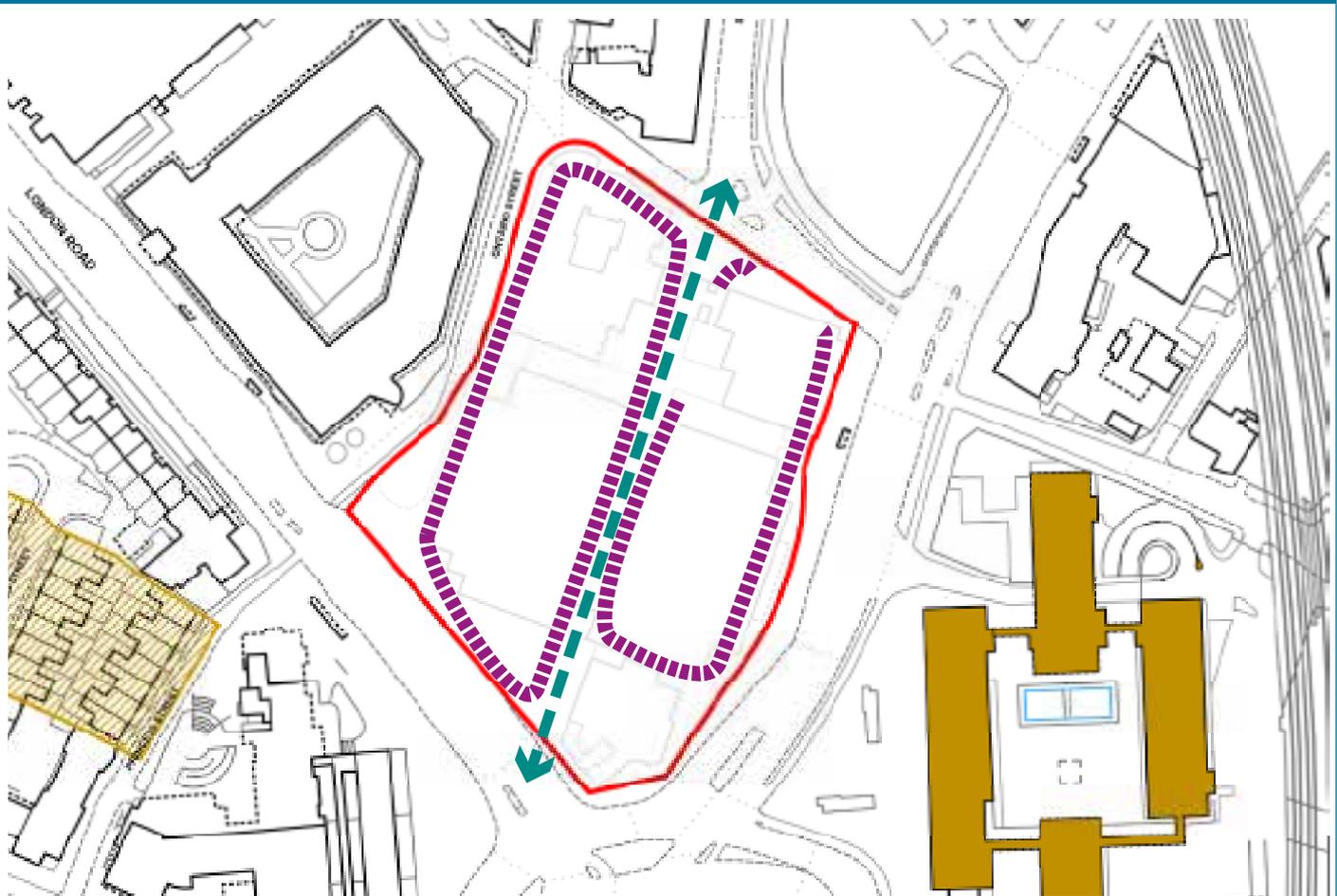
Redevelopment of the site should make the most of its highly accessible and prominent location by delivering a comprehensive mixed-use development at a higher density than currently exists. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

Redevelopment should release areas between buildings for public spaces and walking routes, creating a more active and permeable urban environment. Development should seek to complement and integrate with the aspirations for the wider Elephant and Castle opportunity area.

The building is within the setting of Grade II listed Metro Central Heights and the eastern half of the site lies within the 'Kennington Road and Elephant and Castle' Archaeological Priority Area. The area is especially important for Roman archaeology and Civil War defences.

Site vision diagram



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Site vision

Redevelopment of the site must:

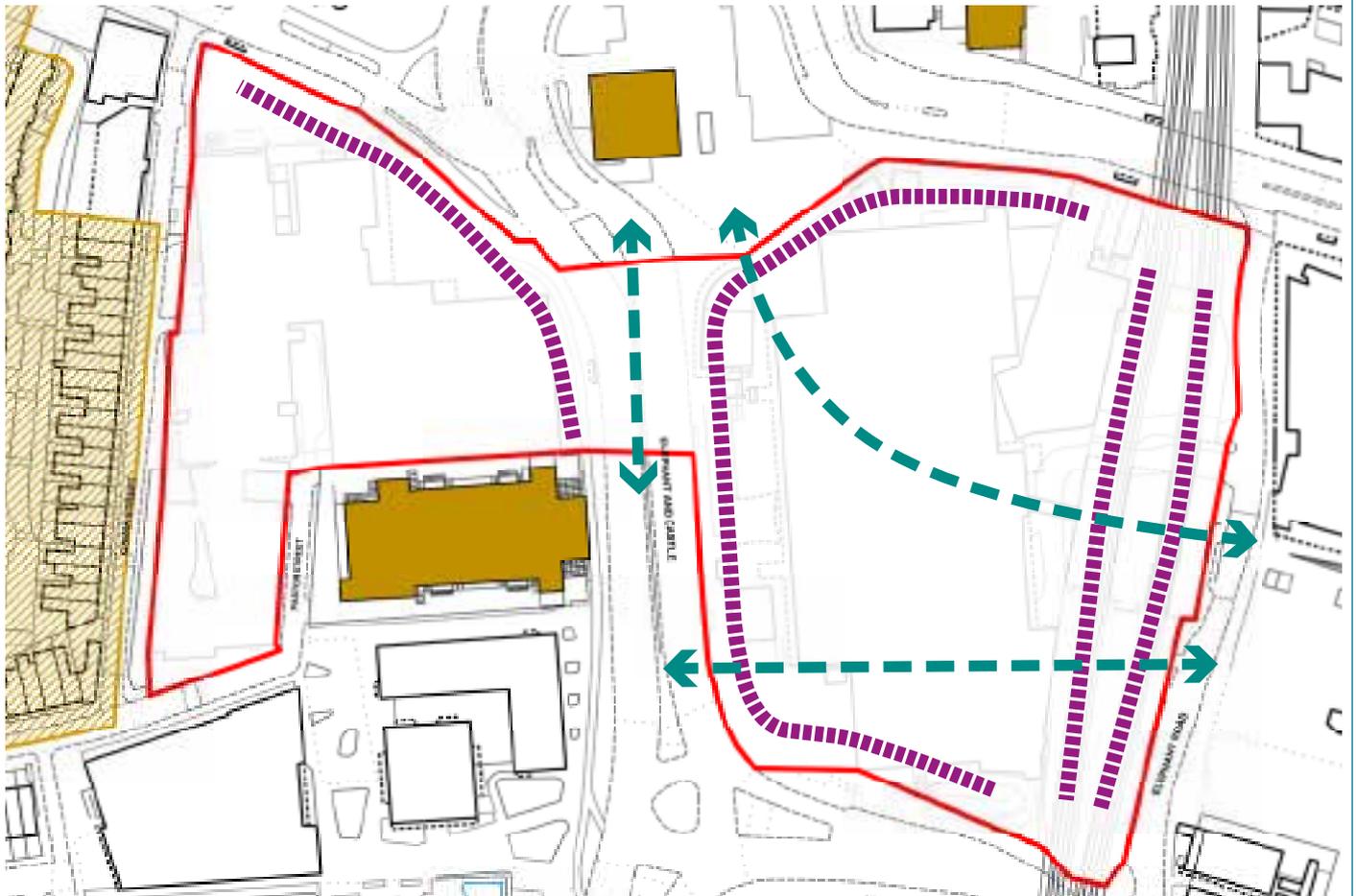
- Provide at least the amount of employment floorspace currently on the site including new offices (B1), education establishments (D1), retail, cafes and bars (A1, A2, A3, A4);
- Provide at least the amount of education floorspace (D1) currently on the site used by London College of Communication;
- Provide new homes (C3);
- Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct;
- Provide a new tube station entrance;
- Enhance the local townscape by providing high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations.

Redevelopment of the site may:

- Provide a new community health hub (D1).

<p>Site area</p>	<ul style="list-style-type: none"> • 36, 010 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • London College of Communication – 24,307 m² • Elephant and Castle Shopping Centre – 15,273 m² • B1 Office – 10,090 m²
<p>Design and accessibility guidance</p>	<p>This site represents one of the most significant growth opportunities in Southwark. Redevelopment takes advantage of the site’s potential to deliver a comprehensive mixed-use development in this highly accessible location, with substantial areas of landscaping and high quality public realm enhancements.</p> <p>It is anticipated that the Elephant and Castle Shopping Centre will be demolished to facilitate a restructuring of the area’s layout.</p> <p>Redevelopment should enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> <p>The site falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>The site is within the setting of listed buildings on Newington Butts and St George’s Road, as well as numerous conservation areas in Southwark and Lambeth. The site is within the setting of the undesignated heritage asset of the railway viaduct running from north to south through Elephant and Castle.</p> <p>The site lies within the ‘Kennington Road and Elephant and Castle’ Archaeological Priority Area. The area is especially important for Roman archaeology, relating to the Roman road. The nationally important site of the Newington Butts Theatre once survived in this area. If any remains of the theatre were to survive on this site they would be nationally significant archaeological remains, and additionally would have an international group value as part of the group of Tudor playhouses that included the Rose, Globe, Hope, and Curtain sites. Civil War defences are projected in the area.</p>		

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter, for example by providing student halls of residence; • Provide for connected pedestrian environments, specifically direct walking routes through Elephant and Castle and links to the new safe cycle passage and a thoroughfare for all, It is anticipated that the redevelopment will happen over time and improved permeability and routes will be unlocked incrementally. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4, D1, D2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 51,660 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Research and education facilities

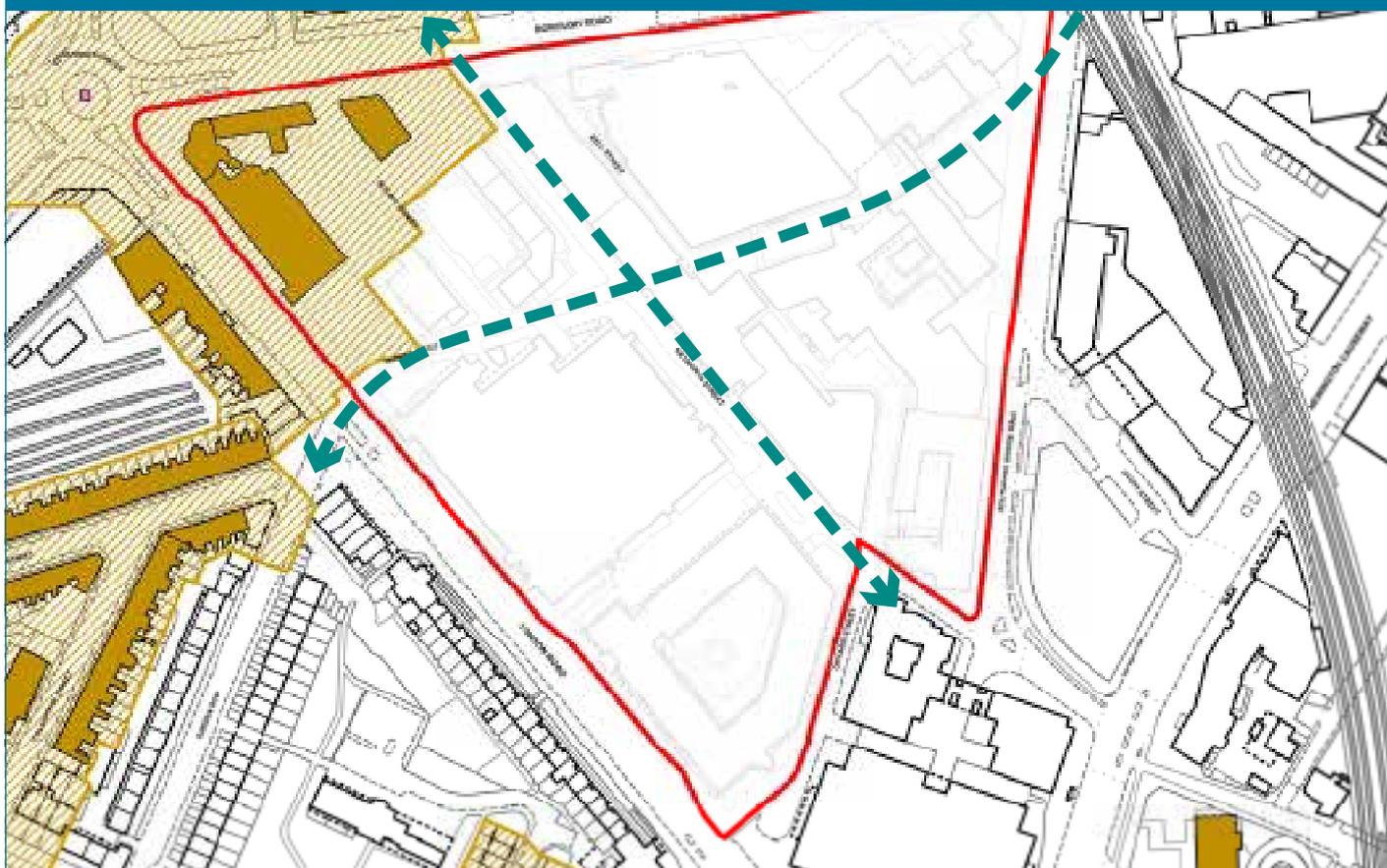
Design and accessibility guidance

Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Permeability should be improved through the site with the potential for improved connectivity for pedestrians and cyclists.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is not within a borough designated Archaeological Priority Area but it is partially within the St Georges Circus Conservation Area. The site is the location of the Blackfriars Road Music Hall. Civil War defences are recorded running to the south of the site. The site is within the setting of Grade II* listed Obelisk and Grade II listed buildings on London Road and Borough Road. The site includes Building at Risk. The site affects the setting of St George's Circus conservation area and West Square conservation area. An archaeological assessment is required for this large site.

Site vision diagram



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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St Georges Circus. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 772 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 1,028 m² • Library / London School of Law (D1) – 1,034 m²

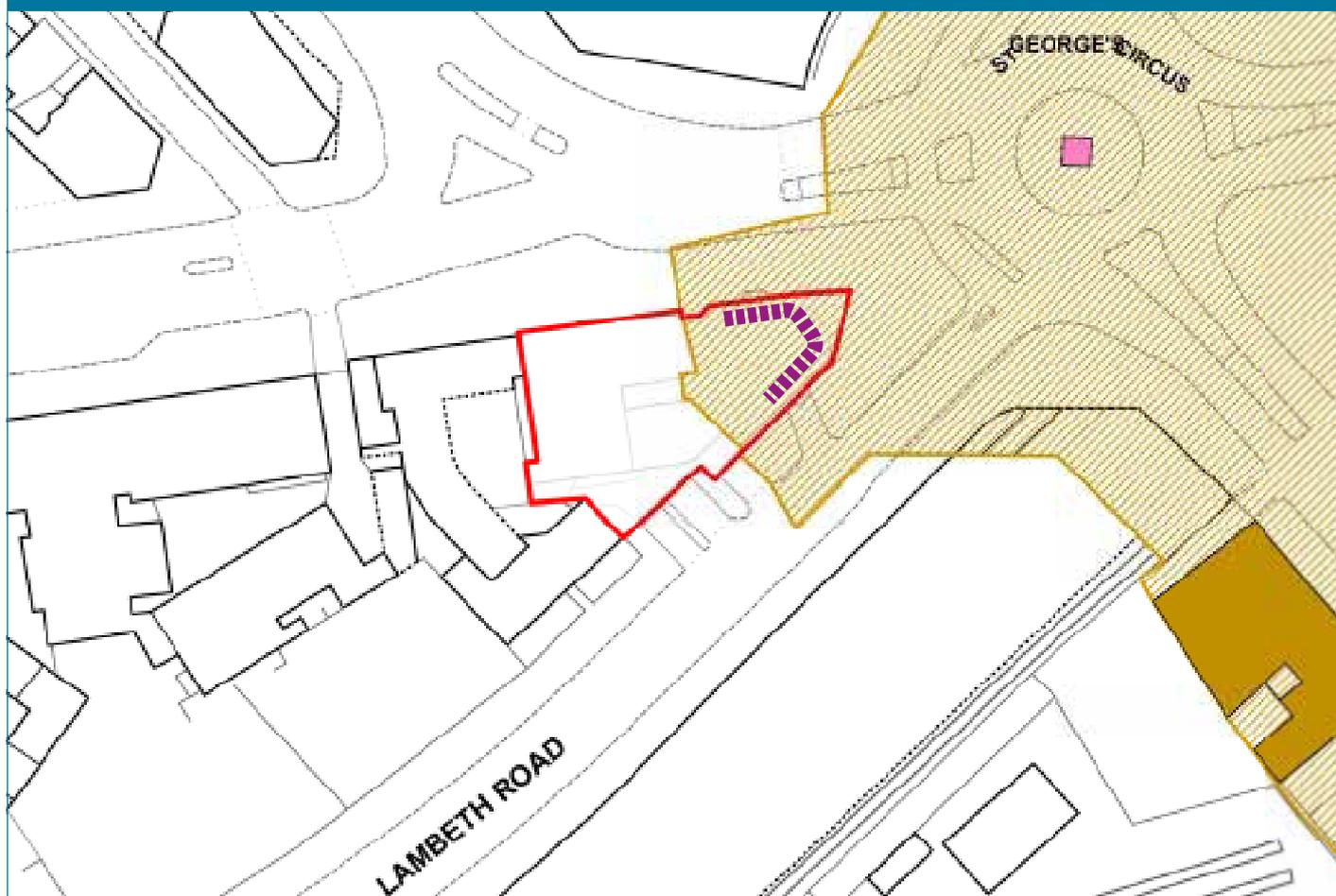
Design and accessibility guidance

A comprehensive mixed-use development will provide an uplift in floorspace, enabling the continued provision of office space and the library, alongside new residential units. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must successfully relate to the St George's Circus building line.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is within the setting of St George's Circus and West Square conservation areas. Any redevelopment would affect the setting of the Grade II* Listed Obelisk and Grade II Listed buildings on London Road and Borough Road.

Site vision diagram



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