

Completing the vision

Elephant Park will breathe new life into this special part of Central London, building on Elephant & Castle's heritage and creating thousands of high quality new homes, jobs, business opportunities and green space for Londoners.

The project is part of the wider Elephant & Castle Opportunity Area, one of Southwark Council's ambitious redevelopment programmes, and is set to be one of the most sustainable urban regeneration projects in the world.

By 2025, the project will create:

New homes - Almost 3,000 new homes, including 25% affordable housing

New jobs - Potential for over 10,000 new jobs, 5,000 during construction and 5,000 in operation

New street life - Restaurants, cafés, offices, community facilities, library and shops

New investment - Public transport improvements and 11 acres of new and improved public spaces

New sustainability standards - Elephant Park aspires to be net-zero carbon in operation when it is complete

Plot H1 is the final development plot and will complete this vision, providing a significant number of new jobs for the area.

This pack provides a general update on the project and presents the initial thoughts behind Plot H1.

Community benefits

Elephant Park is just over halfway through its construction programme but has already delivered a significant number of benefits to the local community.

Jobs - over 1,500 jobs for people living in Southwark - over half of these people were previously unemployed

Skills - training to over 8,000 people through Be Onsite and the Southwark Construction Skills Centre

Green spaces - the first 0.4 hectares of the park was opened in 2017 and it will reopen later this year and be double in size

Trees - over 130 existing mature trees retained and over 1,300 new trees planted

Public space - Walworth Square and a temporary wild flower meadow just off of Walworth Road

Retail - six affordable retail units already open at Elephant Park for local businesses, with more set to open over the coming months

Business support - Business mentoring service for local businesses, at no cost

Local education - supporting Ark Schools' Professional Pathways programme, the Mayor of London's HeadStart Action initiative and Construction Youth Trust

Community investment - the Elephant & Castle Community Fund has so far provided over £275,000 in grants to local groups and charities

Community events - over 50 community-focussed events run in the park since 2017



The Park

The new park is at the heart of Elephant Park.

You might have noticed the park that opened in 2017 has been temporarily closed until November. This is so we can deliver the full park safely and as quickly as possible.

We recognise that closing the park is not ideal at this time, so please be aware we have not taken this decision lightly.

Once works are complete, the park will be more than double the size of the first phase, and will be open to everyone at all times.

The completed park will include:

- A large open lawn area for relaxation and informal sports
- Vibrant and colourful planting beds and rain gardens along the park perimeter
- Smaller, quieter, more intimate places to complement the busier central space
- A play hub for children that has a natural feel with a large, interactive water feature at its centre
- A Park Pavilion built around mature trees - more about this on the next page



The Park Pavilion

We hope the Park Pavilion will become a key destination for the local community and residents.

Set within the park plaza at the end of Sayer Street, the Pavilion will be a publicly accessible flexible space available for a range of different community uses.

Nestled within existing mature trees, the Pavilion will complement, enrich and enhance the experience of the new park throughout the day and across the seasons.

The Pavilion will provide:

- A roof terrace that allows people to get into the tree canopy and enjoy views across the Park
- A kiosk serving food and drink
- A function room available to the local community to hire for parties and events
- A low carbon footprint building constructed from cross laminated timber (CLT) that will also materially connect with the surrounding trees.

The Pavilion will be opening in second half of 2021.



Streets & spaces

As part of our plans for Elephant Park, we've worked to maximise the amount of publicly accessible space. This means that when the project completes, around half of Elephant Park will be places for everyone to enjoy - pedestrian priority streets, pocket parks, the new park and other public spaces, such as Walworth Square.

We're now reaching a really exciting phase of the project, where more and more of these public spaces are coming to life and being complemented in the short term with some new temporary projects.

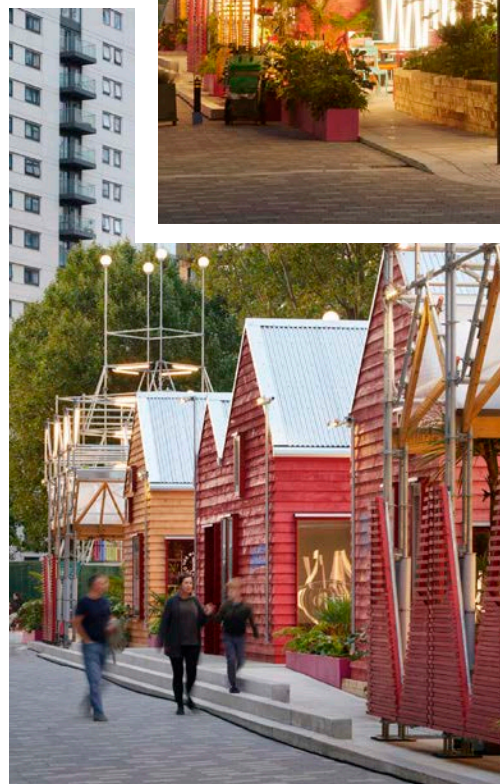
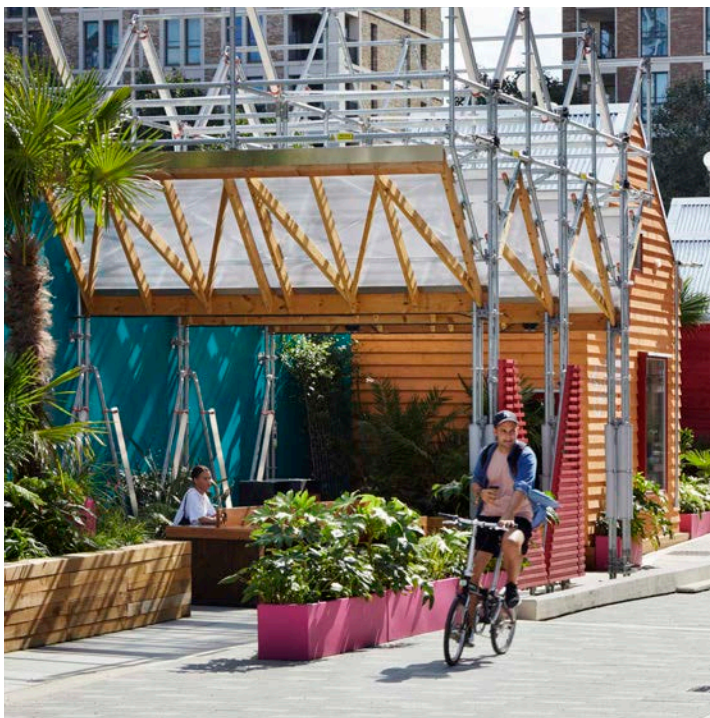
Running from the new Walworth Square up into the park, Sayer Street is a great place to relax and unwind with friends and family.

The final section of Sayer Street will not be complete until 2024 so to breathe life into this side of the street we have decided to develop The Living Room @ Sayer Street, the new temporary installation you can see on this page.

The Living Room @ Sayer Street will provide more outdoor dining space for our retailers and some amazing, tropical planting for the community to enjoy.

It will also provide three maker-spaces to be used by local creative and small business start-ups; The Nunhead Gardener, Run Dem Radio and Flat 70.

Why don't you pop down to the Living Room @ Sayer Street this weekend?



New homes

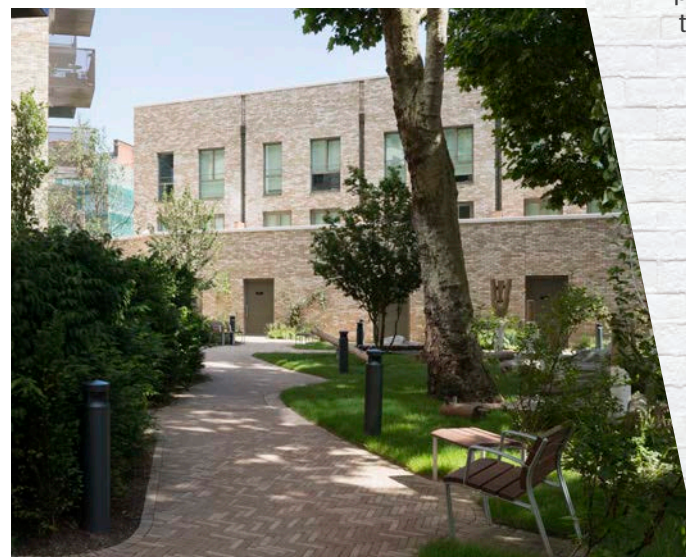
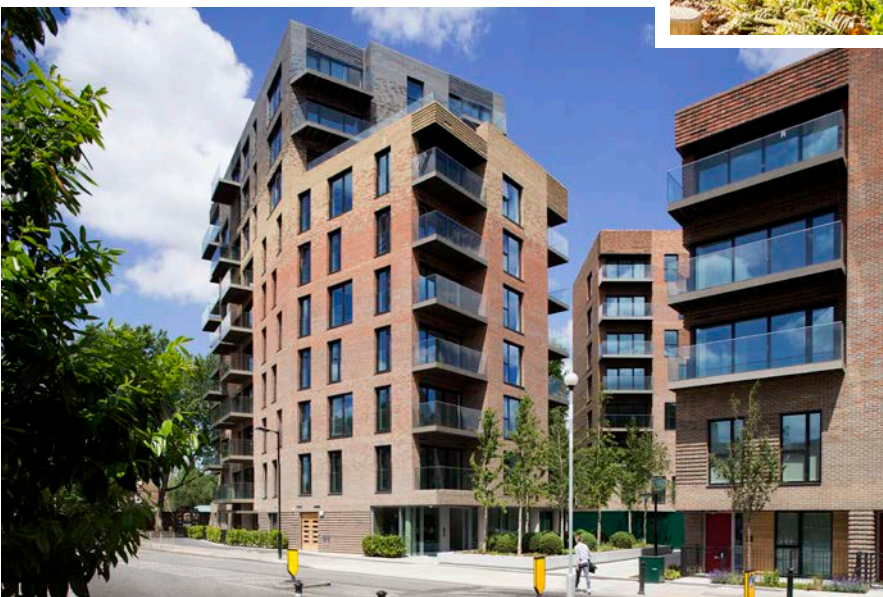
Since construction began in 2013, Lendlease has completed 1,474 new homes, with another 1,051 currently in construction.

Our early phases of homes have been consistently recognised for their design and have won a number of prestigious industry awards, including Trafalgar Place being shortlisted for the UK's biggest architectural award, the 2016 Stirling Prize.

As well as the homes we have already built, or are building now, we also have detailed planning permission in place for a further 683 homes.

This means that the housing obligations we committed to under the 2013 outline planning permission, including affordable housing, have now been fulfilled.

The progress we have made on housing delivery at Elephant Park therefore provides the opportunity to deliver our final plot – Plot H1 – as a commercial-led building. So as well as the positive contribution Elephant Park is making to Elephant & Castle's housing need, it also now has the potential to deliver even more jobs for local people and the local economy.



Jobs & skills

To date, Elephant Park has provided:

- Job opportunities to over 1,500 people living in Southwark, with over half of these jobs going to people who were previously unemployed
- Training for over 8,000 people since opening 2016 through Southwark Council's Construction Skills Centre, located at Elephant Park
- More jobs for unemployed Southwark residents than agreed through the planning permission for Elephant Park.

But that is not the end of the story.

Our current projections envisage around 1,000 new jobs being created within Elephant Park. These jobs will be in the shops, cafés, restaurants and businesses that decide to make Elephant Park their home, and also the gardeners, cleaners, concierges and other estate management staff.

However, we think there's even more opportunity for job creation with the final development plot, Plot H1, having the potential to contribute a further 4,000 additional jobs through the delivery of a new commercial building.



Construction update

Lendlease began construction in Elephant & Castle in the summer of 2013. We are now over halfway through the construction programme and have made great progress during that time.

We have now:

- Completed 1,474 new homes and started construction of another 1,051
- Built and begun to open retail units on Sayer Street and Walworth Road
- Delivered a new energy centre that is providing low-carbon heat and hot water to homes on Elephant Park
- Provided new public spaces, including Walworth Square and Bodley Way pocket park.

Looking ahead, we are excited to be nearing completion of the next phase of homes, MP3, providing another 829 homes including 166 affordable homes, as well as a new retail street (Ash Avenue) and improvements to New Kent Road.

We are looking forward to welcoming our newest residents early in the new year.

Key:

- Completed
- Under construction
- Approved, awaiting construction
- The Park
- Future development plot

Completing the story

Plot H1 is the final development plot in Elephant Park, positioned at the northern end of Walworth Road, between Elephant Road, Castle Square and the new Park. It will provide the link between Elephant & Castle and Walworth, connecting the town centre to the high street.

Our vision is a direct response to this location and will complement Elephant & Castle's emerging town centre by providing local employment and business opportunities to the area.

We are therefore aspiring to deliver Plot H1 as a commercial-led building that combines new office and retail space, with the potential to provide work for around 4,000 people.

Other benefits include:

- More people visiting Elephant & Castle during the daytime, boosting trade for local businesses and promoting the long-term sustainability of the local economy
- An open and inviting ground floor level that can be used by all members of the community
- A broad range of spaces (including affordable workspace) supporting businesses of varying scale, including start-ups
- A direct response to the new London Plan, which has recently doubled the number of jobs it expects to be delivered by the Elephant & Castle Opportunity Area

Elephant & Castle
(town centre)

The Park

Plot H1

Walworth Road
(high street)

Changing workspace

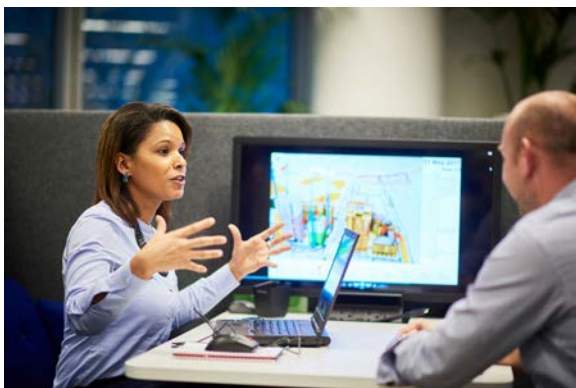
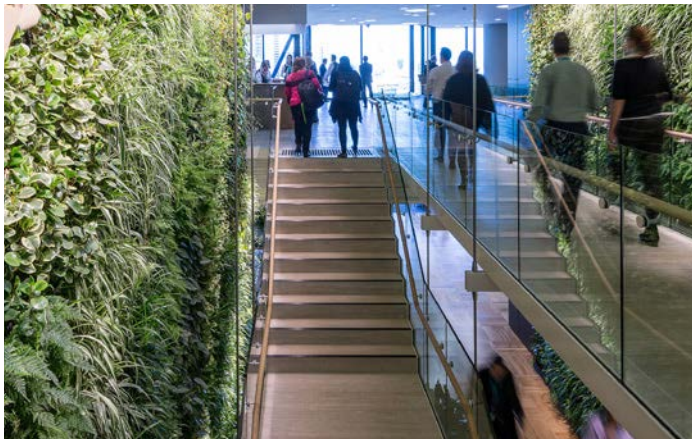
Plot H1 will be designed to support the next evolution of workplace design and respond to the increasing focus on health and wellbeing.

It will focus on collaboration and bringing people together to connect in a safe environment that nurtures talent, currently made difficult through the need to work remotely from workplaces.

A focus on physical and mental health will allow businesses to tackle issues such as loneliness in the workplace (an increasingly growing concern), pandemic proof spaces and future health & wellbeing challenges.

Plot H1's design will also respond to the changing workplace by:

- Strengthening the positive impact landscaping has on wellbeing by bringing planting and green spaces into the design of the building itself
- Creating flexible spaces within the building that tenants can configure themselves
- Providing additional, informal work areas on terraces and within the foyer
- Opening up the ground floor for public access
- Encouraging sustainable and active forms of travel through extensive secure cycle parking and staff welfare facilities
- Having 100% fresh air
- Reducing carbon use in response to the climate emergency



Making connections

Plot H1 will be much more than just a place to work.





With strong public transport connections and close proximity to key cycle routes, the design of Plot H1 will encourage a 'healthy commute' (cycling and running).

The ground floor of Plot H1 will be welcoming and open to the public to come in and sit, work or have something to eat or drink.

The proposed blend of retail and community ground floor uses will enliven the surrounding streets, bringing life and activity to the area, supporting the daytime and night time economy for the benefit of everyone.

Our design proposals bring the park landscape to the foyer and attract people in to have a drink, eat lunch or simply watch the world go by.

A key ambition of Plot H1 is to be open and accessible, mixing the general public with those that work in the offices above, welcoming all into the large, light filled and buzzing foyer space.

-  Pedestrians
-  Cyclists
-  Retail
-  Food & drink

Activity and life

Our aim is for Plot H1 to have busy and active ground floor uses to help bring further life to Elephant Road, Walworth Road and Sayer Street.

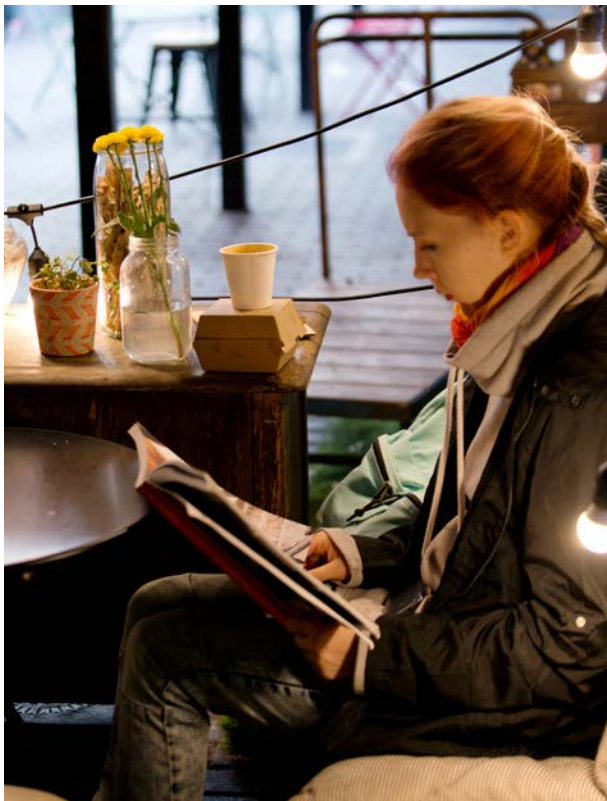
Along Elephant Road we propose a restaurant with a lounge feel, providing a friendly space for people to dine, meet, work, chat and relax.

We see the increasingly established food and drink experience of Sayer Street continuing in Plot H1 with a bar/restaurant overlooking the park.

Fronting Walworth Road our proposals include up to three new shops, completing the high street environment of Walworth Road whilst retaining the existing trees.

Coffee and snack kiosks within the open, accessible and public ground floor will complete our proposed vision for the ground floor.

We believe Plot H1 could be a unique and vibrant experience for workers, residents, park visitors and the community.



A day in the lobby

The proposed ground floor of Plot H1 will be public, welcoming anyone in, not just those who work in the building.

A weekday

- 8am: Workers arrive, grab a coffee or some breakfast on the way to start the day with a collaborative project working group session.
- 11am: Visitors are working on their laptops in the lobby whilst others lunch alongside parents and sleeping babies.
- 5pm: After work, friends are stopping for a drink with colleagues before heading home for the day. As they leave, residents start to return home and head to the lobby to meet friends for dinner and a night out.

Weekends

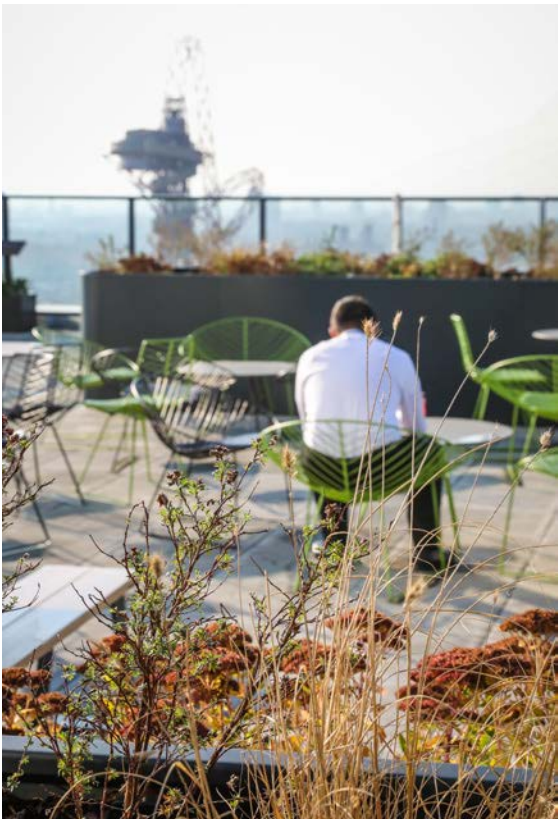
- 8am: Residents start the day with breakfast or a coffee after their morning run.
- 10am: Grandparents arrive for a day at the park with their families and grab a coffee from the café.
- 12pm: The restaurants and café are busy serving lunch to shoppers and visitors.
- 7pm: Evening kicks in and the restaurants and bars buzz with activity spilling out onto the park.

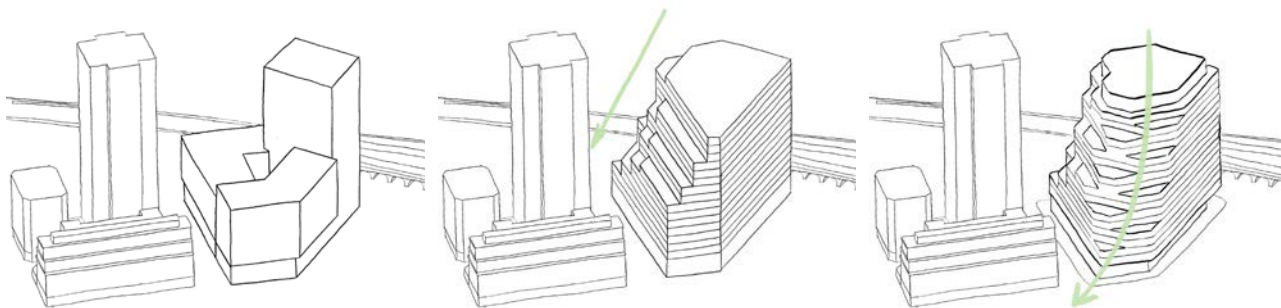


A sustainable place

Plot H1 will aim to build upon the sustainability commitments already made by Elephant Park, including:

- Working towards achieving net zero carbon in design (embodied carbon) and in operation which responds to the climate emergency declared by Southwark
- The building will aim to be BREEAM Excellent - maximising energy efficiency, minimising waste and water consumption, increasing biodiversity, etc.
- The workspace design will target WELL Gold as a minimum - a standard that focuses on the health and wellbeing of users
- Reducing private car use by providing no car parking, save for disabled parking
- Benefit from the strong public transport connections
- Encourage sustainable transport options by providing over 800 cycle spaces and supporting facilities (eg: showers and lockers) for runners and cyclists
- Connect to Elephant Park's low carbon energy centre
- Use cross laminated timber (CLT) within the design to minimise embodied carbon
- Create strong connections with the park and terraces throughout the building to allow for access to outside space and green spaces
- Deliver 100% fresh air within the building





2013 masterplan→ Meeting West Grove→ Meeting the Park



Designing for work

When the Elephant Park masterplan was originally conceived in 2013, Plot H1 was envisaged as a residential-led plot with an indicative design (top left) that reflected this character.

Our last planning application for Plot H7 allowed us to fulfil the housing commitments we made back in 2013, including our commitments to affordable housing.

This provides the opportunity to provide Plot H1 as an employment-led building, which requires us to approach the design of the building slightly differently.

Our primary focus in developing the new design vision is to ensure we positively contribute to the surrounding context. The first design move therefore was to consider how the larger, open floors of an office could be sensitively integrated into the same volume of space. This has resulted in the following, described by the diagrams on this page:

- Maximise the separation between Plot H1 and West Grove
- Create a stepped profile that will be planted and green facing West Grove
- Step down towards Sayer Street to maximise daylight and meet the different scale of buildings
- Push the ground floor in to create a sheltered colonnade towards Castle Square and the Park
- Providing ground floor uses that provide activity on all sides

A part of the Park

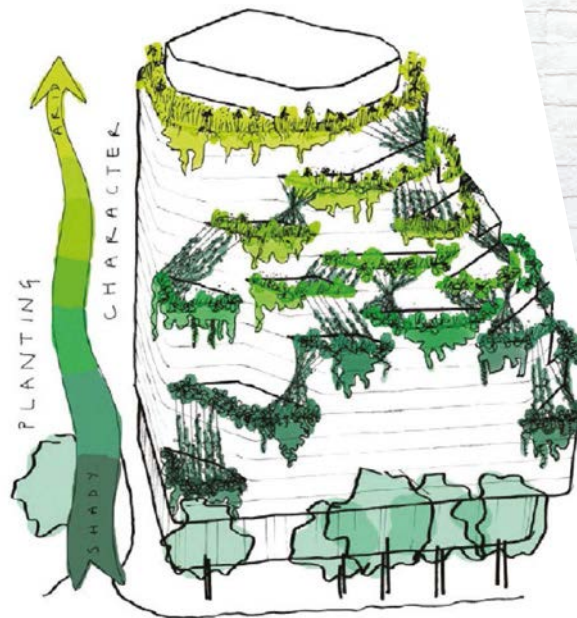
Our aim is to connect Plot H1 to the Park through integrating planting over and within the building.

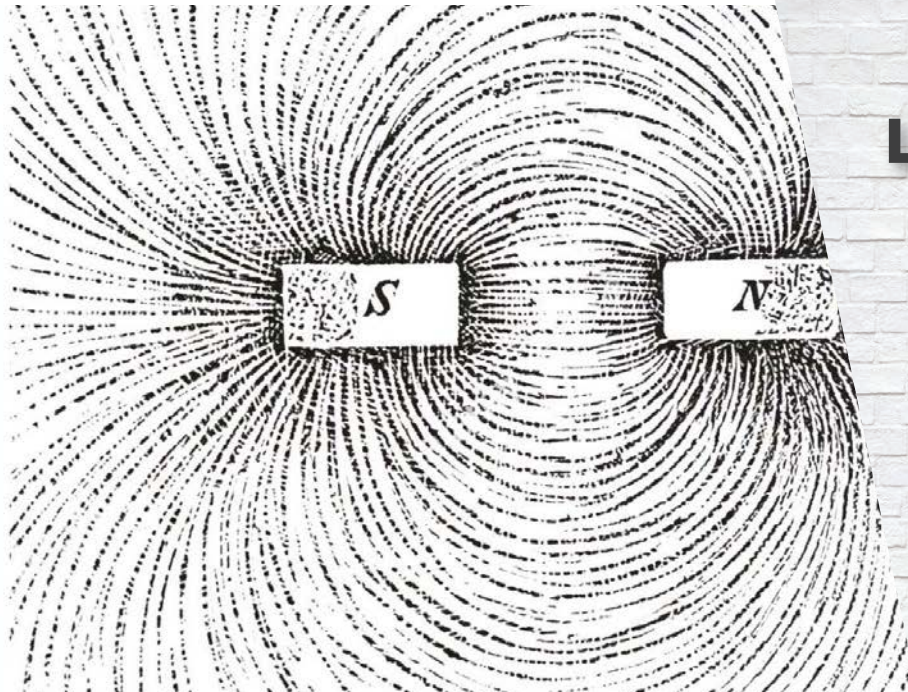
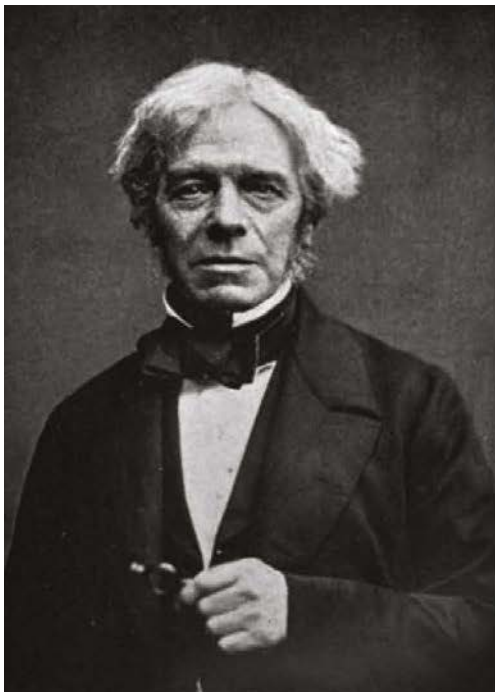
The landscaping of the park aims to blur the boundary with the building by creating connections with the ground floor public areas to create a strikingly different type of foyer space.

Terraces on the building's façades provide breakout space for people working within and a human scale to the building's exterior.

These terraces, accessible during working hours, will help animate the facade and contribute to the wellbeing aspirations for those that work within.

Planting on and around the terraces will create a visual softness to the building and a direct connection to the Park below.





Local inspiration

It is important to connect Elephant Park with the local heritage of the area so it is part of a wider story. In fact, our architects have consistently made reference to building details, brick colours and local history in their designs on all of our development plots.

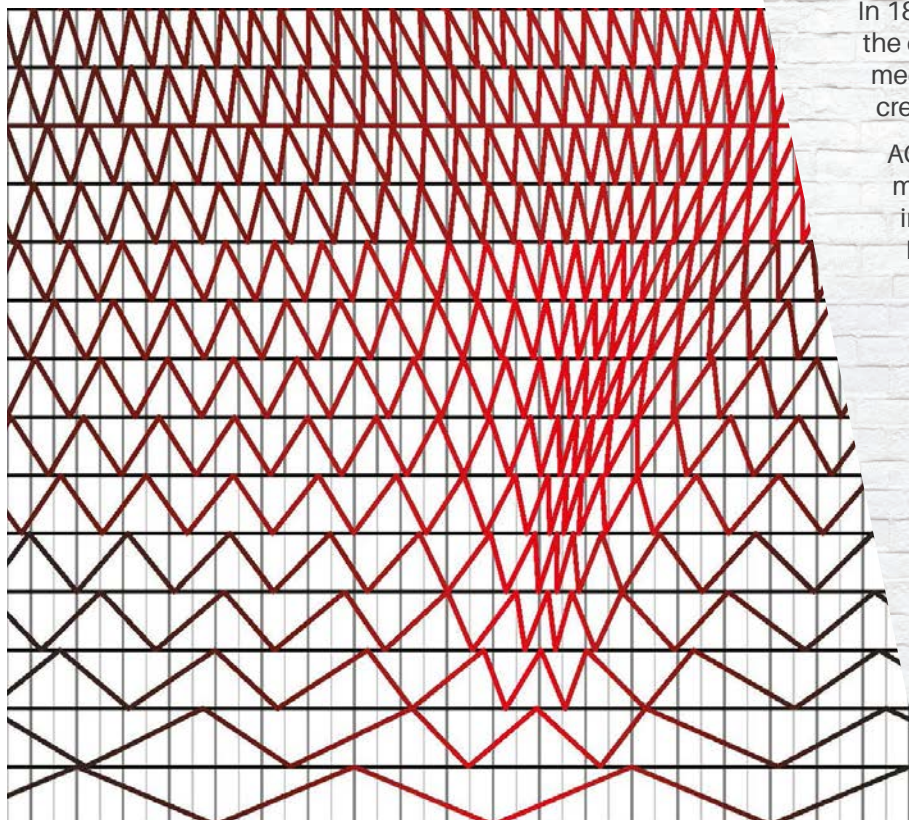
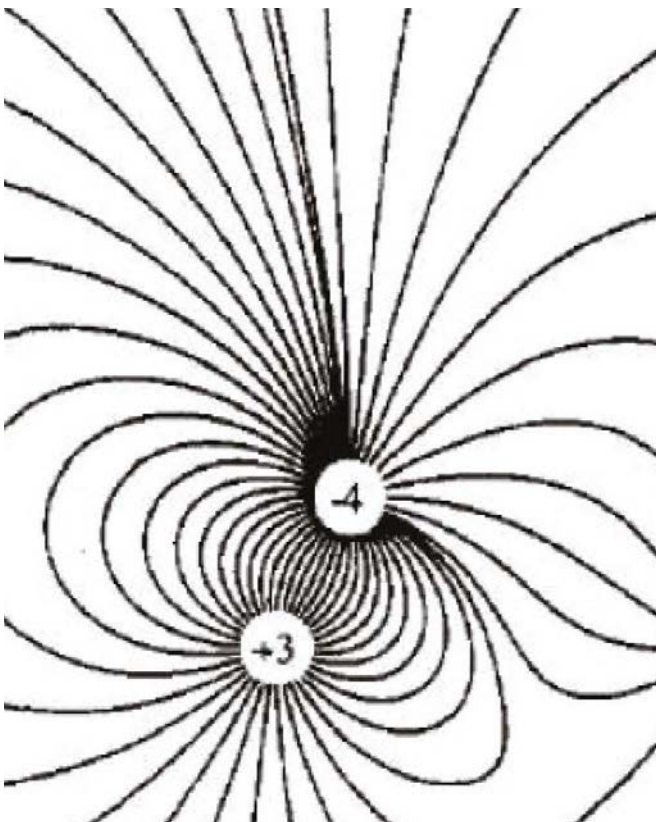
The architects for Plot H1, ACME, have taken inspiration from one of the areas most important figures, Michael Faraday, born on 22 September 1791 in Newington Butts.

Faraday is renowned as the scientist who discovered electromagnetism, although his research covered much more.

In 1821 he invented the first electric motor and in the early 1830s he discovered a way to convert mechanical energy into electricity on a large scale, creating the first electric generator.

ACME have used his experiments with magnetism expressed through iron filings as inspiration behind patterning for the facade of Plot H1.

Their intention is to express this pattern through fins that provide shade and colour - a striking and intentionally different architectural treatment to other buildings within Elephant Park.



ACME architects

ACME is based in London, Berlin and Dublin. Projects extend across scales and disciplines, from contemporary architecture and urban planning to interior design and product design for private, corporate and public clients. Since its founding in 2007, ACME has worked on over 220 projects in 25 countries, across a wide range of functions - from palaces to parks, offices to museums, bridges to shopping centres, housing to sports facilities, car parks to power stations.

Recently completed architectural projects include the new arcades at Victoria Gate in Leeds, Watermark Southampton, the new Eastland Library in Melbourne, the Robina Market in Queensland and Bumpers Oast in Kent. ACME is currently developing Swansea Arena, the headquarters for the German bank SAB in Leipzig, a footbridge in Berlin, the Canopy by Hilton Hotel in the City of London and Folkestone Harbour.

The practice has won a number of international awards and competitions. Recent awards include RIBA National Awards, the MIPIM World's Best Shopping Centre Award and the RIBA Yorkshire 2017 Project of the Year Award for Victoria Gate, the ICSC Best of the Best Award and the 2010 Manser Medal for the best house of the year for Hunsett Mill in Norfolk.

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