

# Introduction

## Welcome to the second public consultation on Plot H1 at Elephant Park.

Our plans for H1 are to provide a new commercial building for Elephant & Castle, providing new workspace and retail units, as well as new public realm and a lobby that is open to anyone to use. The workspace, which includes affordable spaces for local businesses, will provide around 4,000 new jobs and be designed to accommodate the future working practices of Southwark's business community.

The following pages will present:

- Findings from our first consultation in October 2020;
- How the scale and architectural design of the building is responding to Elephant & Castle's changing context;
- The experience at street level and our approach to designing the surrounding landscape and public spaces ; and
- Our initial thoughts on how we can make a ground floor lobby space that is a welcoming destination for local people at all times of the day across the week.

We welcome feedback on our proposals. The design will continue to evolve and be informed by community feedback, and we hope to submit a planning application for Plot H1 in the spring.

# A missing link

## Connecting Walworth Road, the town centre and the new park

Plot H1 in Elephant Park is 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 new local employment and business opportunities to the area.

Plot H1 will provide 16 storeys plus a mezzanine level of new collaborative workspace with a focus on health and wellbeing. The new office space will bring additional footfall to the area, particularly in the daytime, which will further support the growth of the local economy and shops and businesses on Walworth Road and the wider area.

The office accommodation will sit above a publicly accessible ground floor.

Open to everyone, this space will help connect Sayer Street, the new park, Castle Square and Elephant Road.

With an emphasis on sustainability including close proximity to public transport and cycle routes, fresh air, recycled materials, cross laminated timber floors and urban greening, Plot H1 will set a benchmark in workspace with health and wellbeing at its heart.



# October feedback

## Shaping the design proposals

In October 2020 we published our first pack of information on Plot H1 on our website. The online consultation was open for three weeks and was complemented by a pop-up consultation in West Grove on Deacon Street and a number of pre-booked appointments with the team in a shop unit on Sayer Street.

113 people completed our online survey with 984 visitors to the site and 125 subscribers for updates.

We received a high number of constructive comments with a good level of support for the commercial floorspace and the benefits it will provide; 4,000 jobs and daytime activity to support local retail.

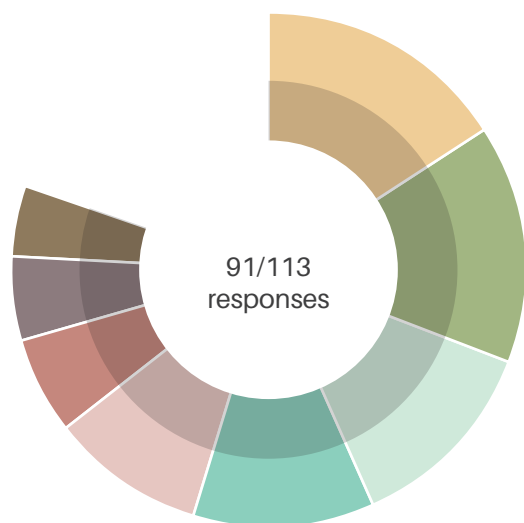
Questions were raised by some groups about the building shape and form and how it relates to both the original masterplan and the new emerging townscape. We hope the information in this consultation will demonstrate how we have approached the design process in order to address those questions.

Concerns about the impact of the pandemic were also raised, which is something we will continue to consider in detail as part of our approach to design, technology and health and wellbeing outcomes.

Questions were also asked about how the building responded to the surrounding physical and historic context, something this new information also focusses on.

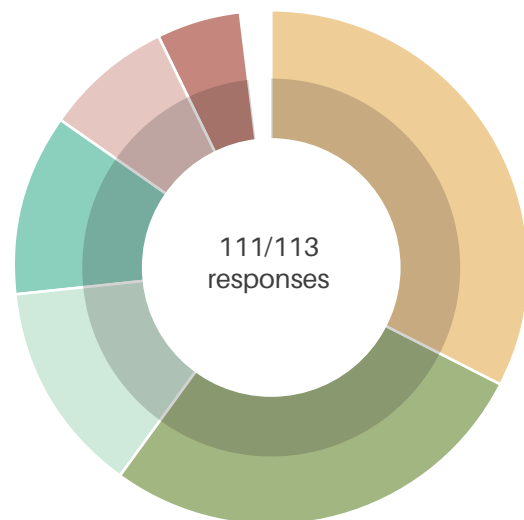
Finally, people were very positive about the integration of planting and the aspiration for a publicly accessible ground floor that provides facilities everyone can enjoy.

## General comments about the proposals



- Liked the greenery and planting (18)
- Height and massing (17)
- Nothing further to add (14)
- Welcoming the proposals (13)
- Stepping down towards the park and design quality (11)
- A publicly accessible bar, workspace or garden (7)
- Residential instead of commercial (6)
- Relationship to surrounding buildings (5)
- No comment received

## Biggest challenge to encouraging public access to the ground floor



- Feel - welcoming and comfortable (37)
- Awareness of access to the space and facilities available (31)
- Food & drink (15)
- Facilities - phone charging points, wifi, public toilets (13)
- Inclusive - open to all (9)
- Openness - accessibility and permeability (6)
- No comment received



## The evolving context (Part 1)

### A response to Elephant & Castle's new town centre

The regeneration of Elephant & Castle has now been ongoing for over a decade, bringing significant transformation to the area.

Alongside Elephant Park, other major developments have included Strata, One The Elephant, Elephant Central and UNCLE, as well as the Castle Leisure Centre and the reconfiguration of the road network.

And further change is now planned for the future, in particular with the Elephant & Castle Town Centre development, where demolition is currently underway.

The design and scale of Plot H1, as well as our plans to deliver the plot as an office building, are a direct response to its location within this evolving part of Elephant & Castle which seeks to complement the emerging neighbourhood.



Plan showing the location of H1

# The evolving context (Part 2)

## Making the transition

Linking the busy high street character of Walworth Road to a new town centre at Elephant & Castle has been a long term aim of Southwark Council. Providing a continuous, active street level experience will create a safer and more enjoyable experience for the local community and will help businesses to thrive.

The north end of Walworth Road has been transformed with new public spaces and local retail, and is set to provide further activity at street level with additional retail, the Southwark Heritage Centre and Walworth Library.

Walworth Road also works to balance the mix of building typologies from the three and four storey Victorian buildings further south to taller buildings at Elephant & Castle.

The drawing at the bottom of this page shows the transition from the soon-to-be refurbished Walworth Town Hall to West Grove, Plot H1 and the new town centre.

The artists' impression on the top half of the page illustrates how terraces align with the height of 82-96 Walworth Road opposite and maximise the separation between Plot H1 and West Grove (see elevation).

These terraces will be planted and landscaped, softening the facade and screening it from neighbouring homes.

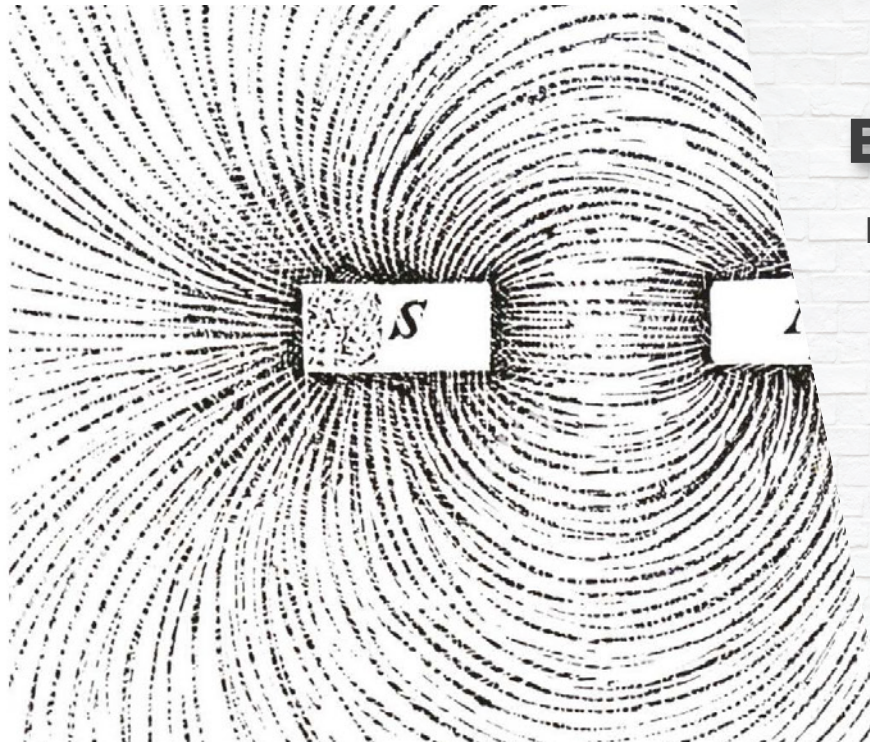
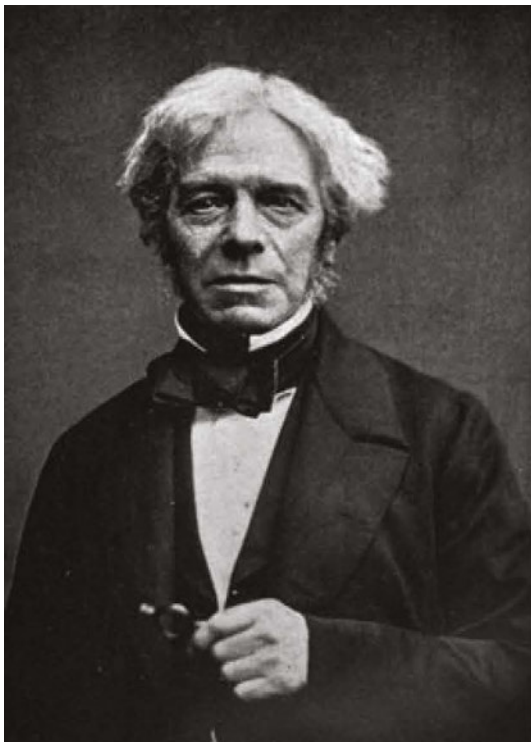
Plot H1 is set back from Walworth Road to enable the retention of the mature street trees.



Artists' impression looking from the junction of Walworth Road and Hampton Street towards the new town centre



Walworth Road elevation showing the change in scale from the new town centre to the Walworth Town Hall



# Building facade

## Locally inspired architecture

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 area's most important figures, Michael Faraday, born in 1791.

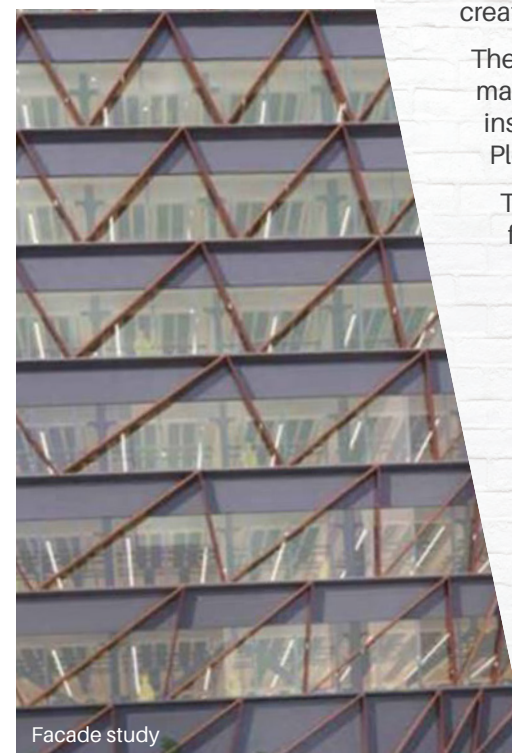
Faraday is renowned as the scientist who discovered electromagnetism, although his research covered much more.

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.

The architects 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 (see bottom right) that provide shade and colour to the facade. These fins also reference trams and the adjacent railway.

The result, as you'll see in later pages, is a striking and positive contribution to Elephant & Castle.



Facade study

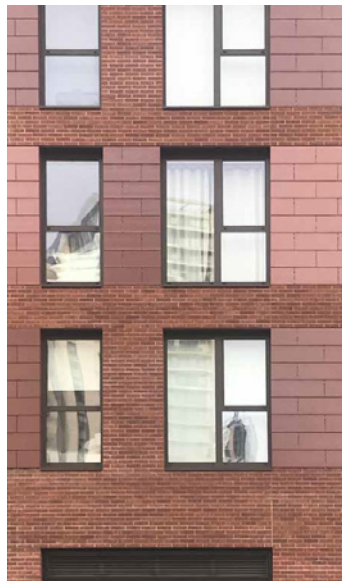
Photographs (bottom left) courtesy of the Walworth Road Historic Area Assessment



82 - 96 Walworth Road, opposite Plot H1



West Grove, Elephant Park



South Gardens, Elephant Park

# Colour and motion

## Referencing new and old

The aluminium fins will be coloured with long lasting, deep, rich colours that directly reference colours featured in the immediate area.

82 to 96 Walworth Road, directly opposite Plot H1, use a palette of warm red hues in their brick façades.

These red hues have already inspired the architecture of many of the buildings in Elephant Park in South Gardens, West Grove and the mansion blocks on the north side of the park.

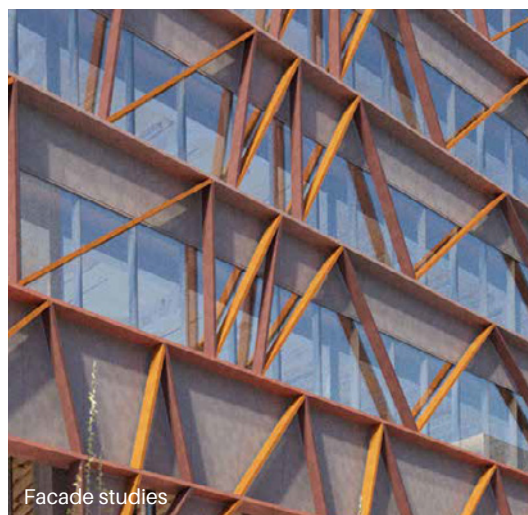
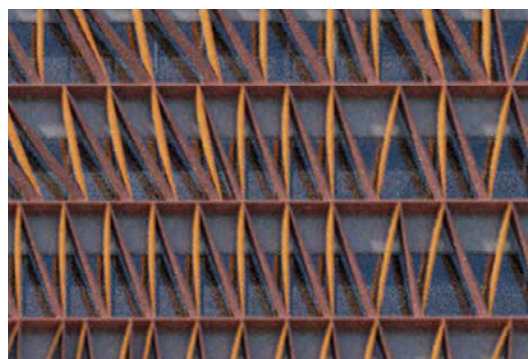
## A sense of motion

The pattern of fins has been carefully designed to give a sense of motion to the facade that shifts and changes as you move around the outside of the building.

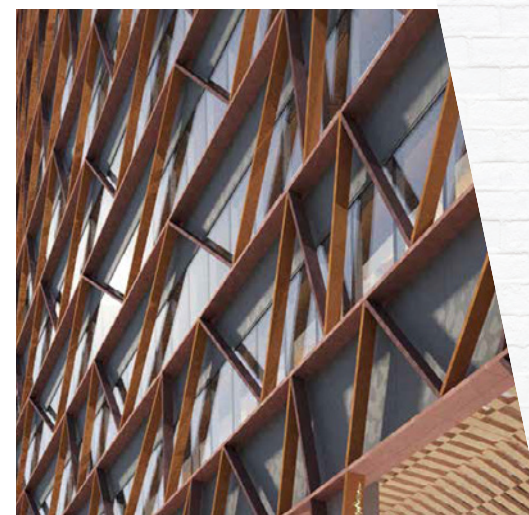
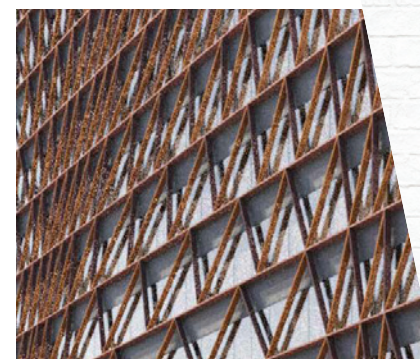
This treatment will create interest and emphasise the building's role in connecting Walworth Road (high street), the town centre and park.



Colour palette



Facade studies



# Streetscape

## A generously planted public realm

Plot H1 will continue the successful planting and landscaping you can already see in Elephant Park.

The area facing Walworth Road will integrate the fantastic mature trees into planting beds that include places to sit and cycle stands.

Gaps between planting will ensure good access and visibility to the ground floor retail / affordable workspace in Plot H1.

Planting will be carefully selected to thrive in the specific micro-climate.



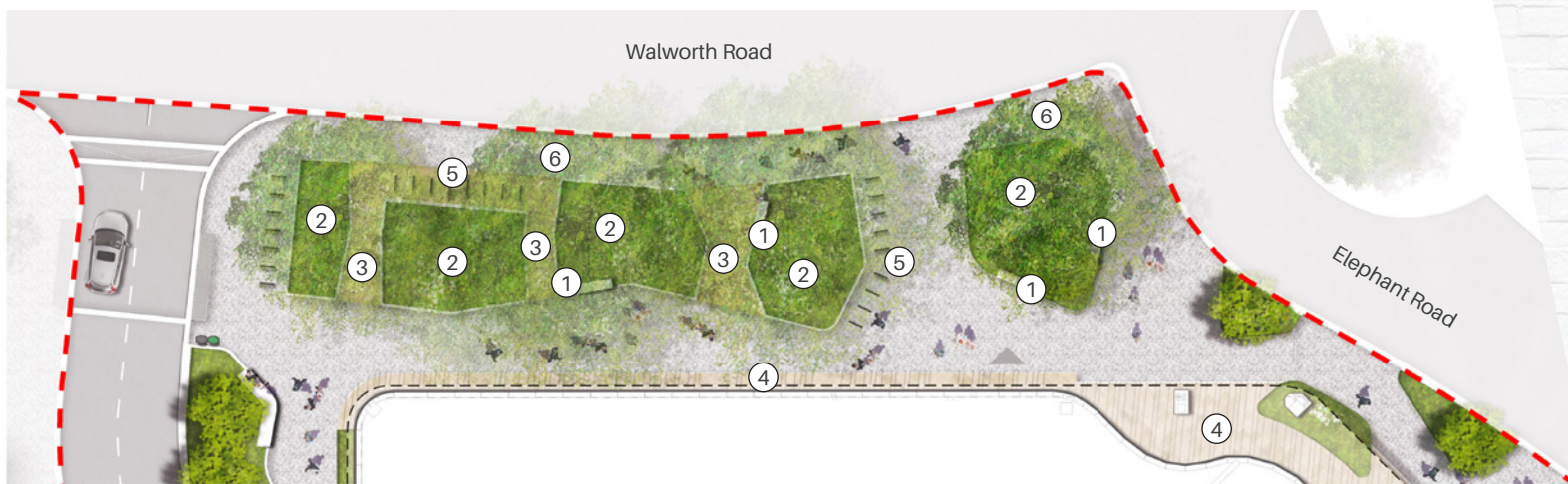
Artists' impression of Plot H1 terraces at the corner of Walworth Road and Deacon Street



Landscaping precedents

### Key to plan

- ① Bespoke seating around existing tree
- ② Shrub planting around existing tree
- ③ Cut through pathways from Walworth Road providing direct access to retail/affordable workspace
- ④ 'Welcome mat' paving outside of the retail/affordable workspace units
- ⑤ Visitor cycle stands
- ⑥ Wide, clear footway/pavement





# Awnings

## Human scale shop fronts

ACME Architects has studied the historical context of Plot H1, incorporating relevant design features, patterns and colours.

Awnings historically provided shelter and shade for shop fronts allowing them to have large areas of glass to advertise their wares.

The awnings also provided a human scale and an intimate environment at street level.

Awnings to Sayer Street, Walworth Road and Elephant Road will provide the same function and experience for the active ground floor of Plot H1.

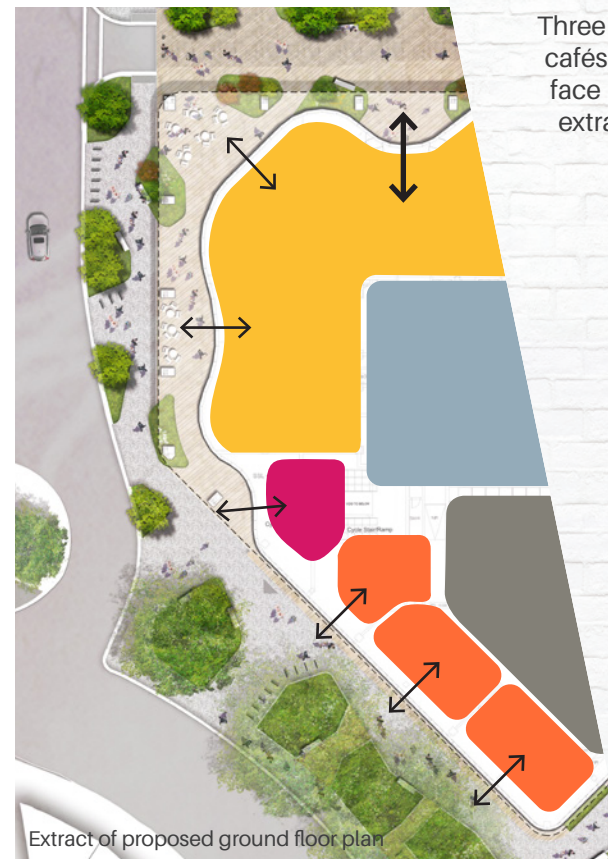
Three retail units address Walworth Road whilst cafés and/or restaurants in the public lobby (yellow) face Elephant Road and Sayer Street (see plan extract).



Historic photographs of awnings on Elephant & Castle (left) and Walworth Road (right)



Artists' impression of ground floor awnings to Elephant Road

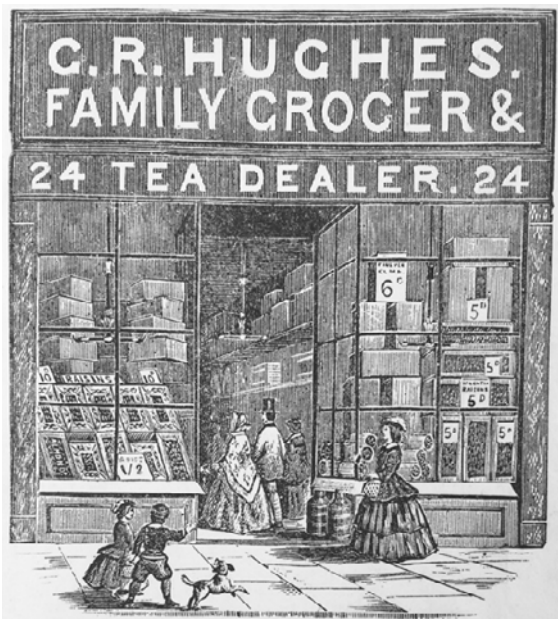


Extract of proposed ground floor plan

### Key to plan

- Public lobby and retail
- Retail / affordable workspace
- Circulation core
- Entrance to secure cycle parking
- Servicing

Sketches (top) taken from the Walworth Road Historic Area Assessment



Example of local historic shop fronts



# Glazing

## Glazing proportions and bay windows

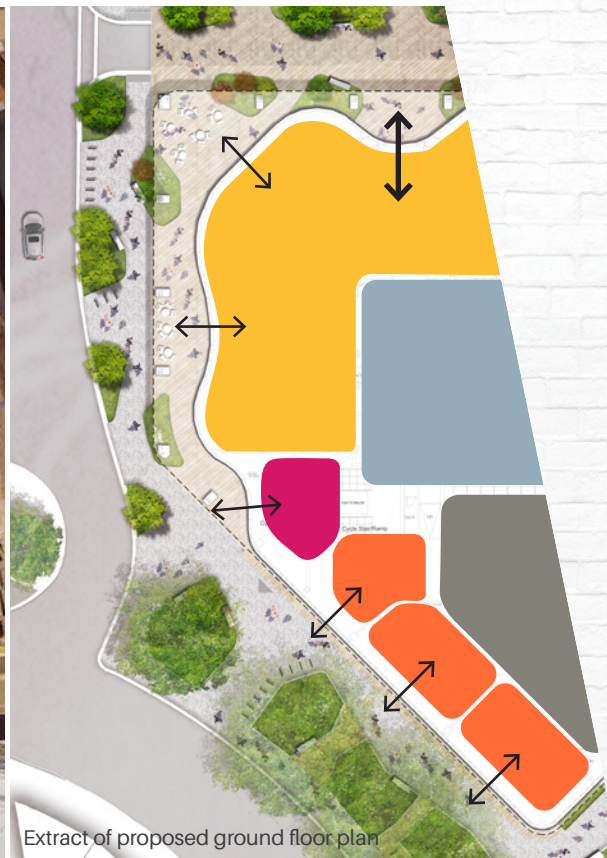
The area's historic Victorian shop fronts used panes of glass of a proportion the architects have replicated in the glazed street level facade on Plot H1.

The glazing facing Castle Square, Elephant Road and Sayer Street includes flowing, curved, abstracted 'bay windows' that move in and out of the colonnade that surround this part of the ground floor (see plan below).

The artists' impression (bottom left) shows the connection to Castle Square with the new Park Pavilion in the distance.



Artists' impression of ground floor glazing on Castle Square



Extract of proposed ground floor plan

### Key to plan

- Public lobby and retail
- Retail / affordable workspace
- Circulation core
- Entrance to secure cycle parking
- Servicing

Sketches (top) taken from the Walworth Road Historic Area Assessment

# Deacon Street

## A key connection

Deacon Street will provide a key route from Walworth Road to the new park, a front garden to the residents' lobby for West Grove and provides access to servicing for Plot H1.

The landscaping and highways design proposals for this street are significantly greener and more pedestrian focused than envisaged in the original Elephant Park masterplan.

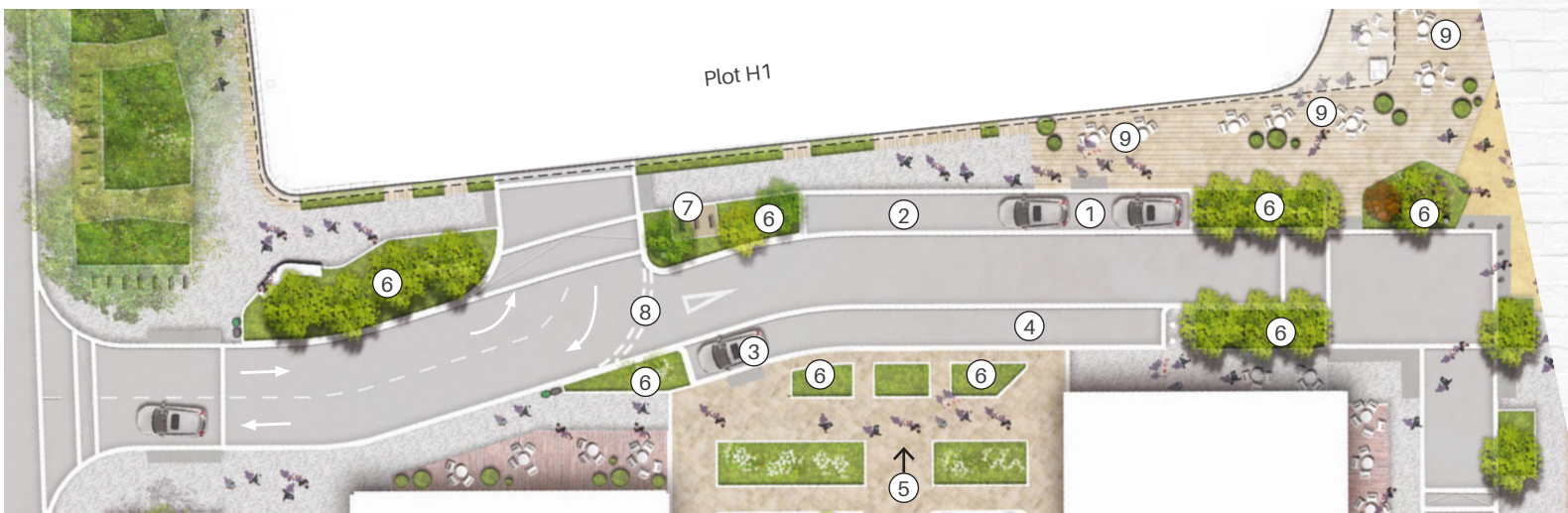
Care has been taken to minimise the number of vehicles needing to access Deacon Street and the space they have available to them whilst providing drop-off bays for residents.

Deacon Street is proposed to be two-way at Walworth Road so access to Plot H1 can be provided without impacting on the more pedestrian focused environment adjacent to the residential lobby for West Grove and Sayer Street (see plan at the bottom of this page).

Vehicular traffic is limited to only emergency access on the park and Castle Square frontages of Plot H1, the same as on Ash Avenue.



Artists' impression looking at Plot H1 from outside of the West Grove lobby



### Key to plan

- ① H1 disabled parking bays (2no.)
- ② H1 drop-off zone
- ③ West Grove disabled parking bay
- ④ West Grove loading bay
- ⑤ Key view from West Grove lobby
- ⑥ New trees and planting
- ⑦ Visitor cycle stands
- ⑧ Transition from one-way to two-way road
- ⑨ Retail spill out with moveable planters to define the area

# Park Plaza

## A gateway into the new park

Park Plaza is envisaged as the gateway to the park, at the intersection of Sayer Street, the Park Pavilion and Plot H1. It is designed as a place for people to gather, be entertained, work, sit, relax or just pass through.

The design of H1 has responded to the scale of Park Plaza by continuing the stepped terraces seen on Walworth Road down towards the park.

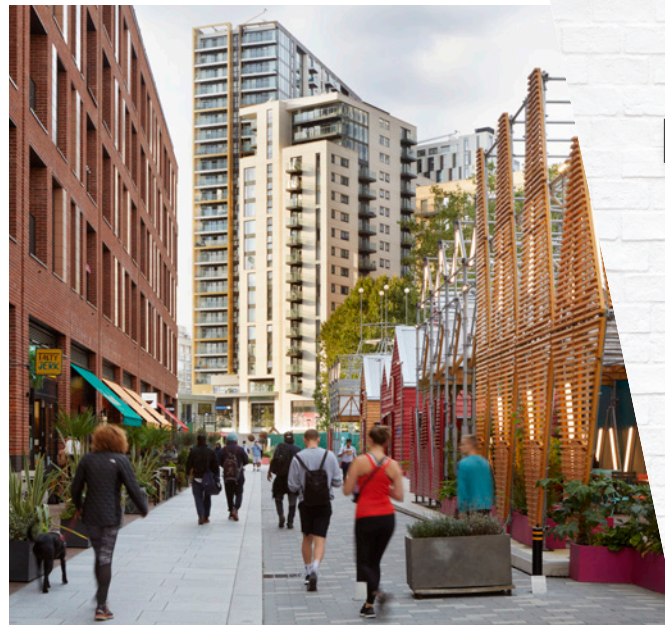
Active public ground floor uses such as cafés, bars and restaurants will continue the character of Sayer Street, help serve park users and encourage people into the lobby throughout the day.

In response to comments in the first consultation, the internal lobby and the pedestrianised street is to be more strongly connected, allowing for shelter, easier access to and from the park, plus significantly more greening.

The landscaping design at this corner will establish a series of 'landscaped zones', creating a clear separation between Plot H1 and the park.



Artists' impression of the Park Pavilion, currently under construction



Sayer Street looking towards the park



Artists' impression from Sayer Street looking across the park



Extract of proposed ground floor plan

### Key to plan

- Public lobby and retail
- ① New trees with planting
- ② Planting
- ③ Sun loungers
- ④ Benches with backs and armrests
- ⑤ Retail spill out space
- ⑥ Moveable planters to define spill out space
- ⑦ Wayfinding totem

# The Park



Artists' impression of Plot H1 from the park with the Park Pavilion to the left and Elephant & Castle rail station entrance to the right



## Extending the park

The first consultation confirmed the importance of greenery in establishing a strong connection between the building and park. As a result, the design has evolved further by increasing the planting at the base of H1 to soften the building line, extend the park towards Elephant Road and down Deacon Street.

In addition, the terraces on Plot H1 will be planted, which when combined with climbing plants at the base of the building will give the impression of the park extending over the facade.

The green terraces provide access to outdoor space for people working within Plot H1 providing a range of health and wellbeing benefits.

The planting will also provide an element of screening and privacy.



Planting precedents

# A seamless transition between inside and out

## Floor tiles

Inspired by Victorian floor and wall tiles, our architects are developing floor tile patterns that make reference to the local heritage.

The floor finish will, like the building's facade, give a sense of movement with changing density of tiles and colour.

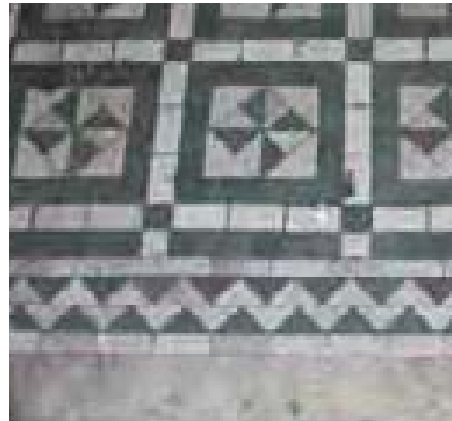
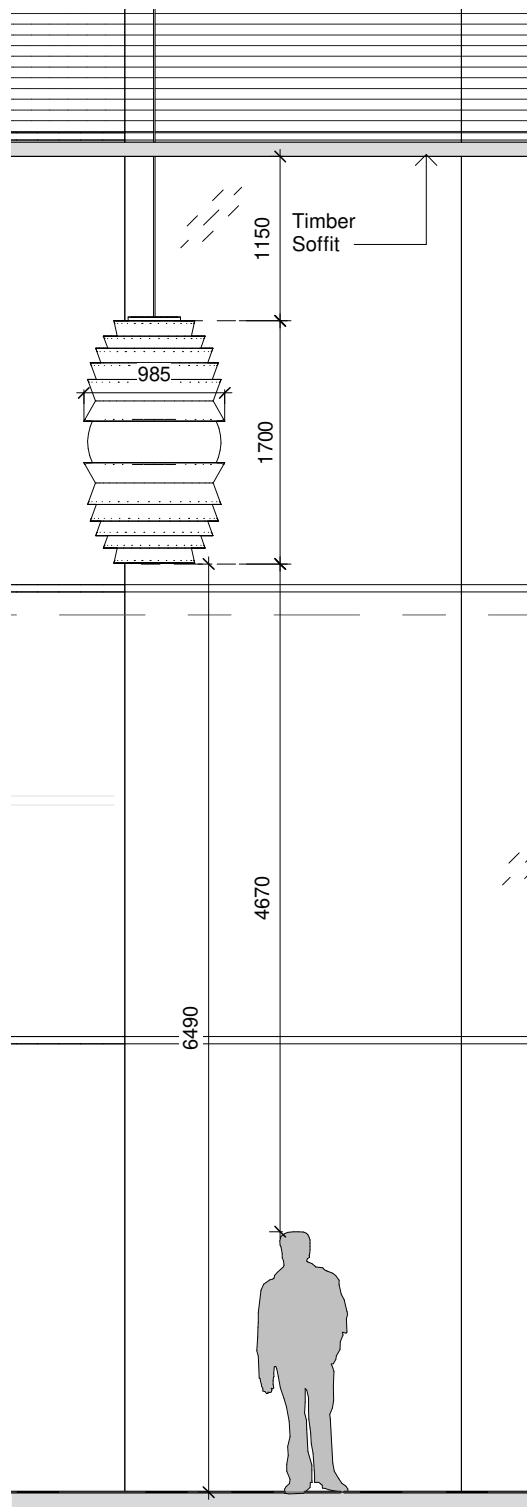
The floor finish will extend out into the public realm, softening the threshold between inside and out and welcoming people into the public lobby space.

## Lanterns

Inspired by Faraday's work on lighthouses and the complex lens used to focus artificial light so it could be seen from afar, our architects are working to develop lanterns for the lobby and covered external areas wrapping the building.

These lanterns reference Victorian shop lanterns that provided lighting for the shop front and footway (top left photograph).

Suspended below the high ceilings, the lanterns will bring a human scale to the lobby and covered external areas, further blurring the boundary between inside and outside space.



# A public place

## A public lobby that welcomes everyone

The ground floor lobby and retail area (yellow) of Plot H1 will be publicly accessible and provide a range of places for people to sit and relax, or work, as well as places to eat and drink.

The previous design of the building envisaged a singular, consistent colonnade wrapping the building from Elephant Road to Sayer Street. We have amended this in response to consultation feedback so that the facade line curves to meet the public realm and creates sheltered outdoor spaces.

New and existing trees will work with ground level planting to green the public realm.

Climbing plants and planting on the terraces of the building will give the impression of the park extending up and over Plot H1.

### Key to plan

- |                                    |                                  |
|------------------------------------|----------------------------------|
| ① Existing trees with new planting | Public lobby and retail          |
| ② New tree planting                | Retail / affordable workspace    |
| ③ Retail spill out                 | Circulation core                 |
| ④ Cycle stands                     | Entrance to secure cycle parking |
| ⑤ Disabled parking bay             | Servicing                        |
| ⑥ Drop-off                         |                                  |
| ⑦ Service entrance                 |                                  |
| ⑧ Colonnade                        |                                  |

