

London Borough of Southwark
(Elephant & Castle No.1)

Compulsory Purchase Order
2012

CPO Evidence presentation

5th February 2013

Introduction

1. The Heygate Estate

2. The design proposal

The Heygate Estate

Heygate Estate construction

- 1974 post-war reconstruction
- Housing clearance and bomb damage
- Mono-tenure development



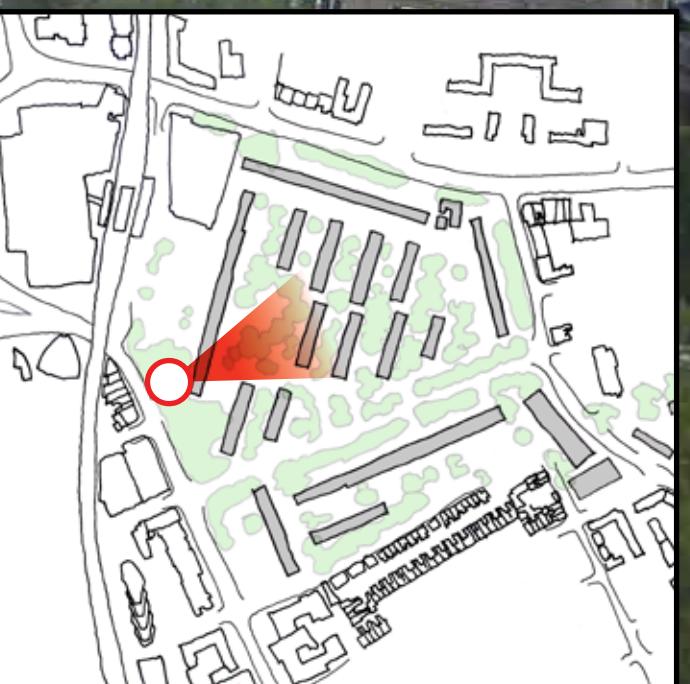
1970s design focussed on the car



- Dominance of the car
- Pedestrians on elevated walkways

The estate creating barriers

- Creating a “fortress”
- Poor connections to the neighbouring areas



With no activity at street level



- Forcing pedestrians to high level
- Blank frontages with no active uses

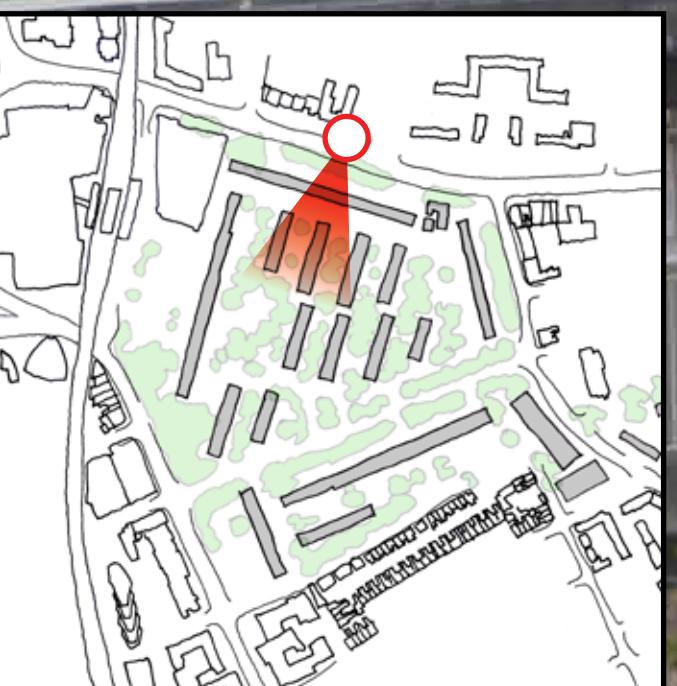
No access through the site

- No permeability at the edges
- Blank non-active elevations

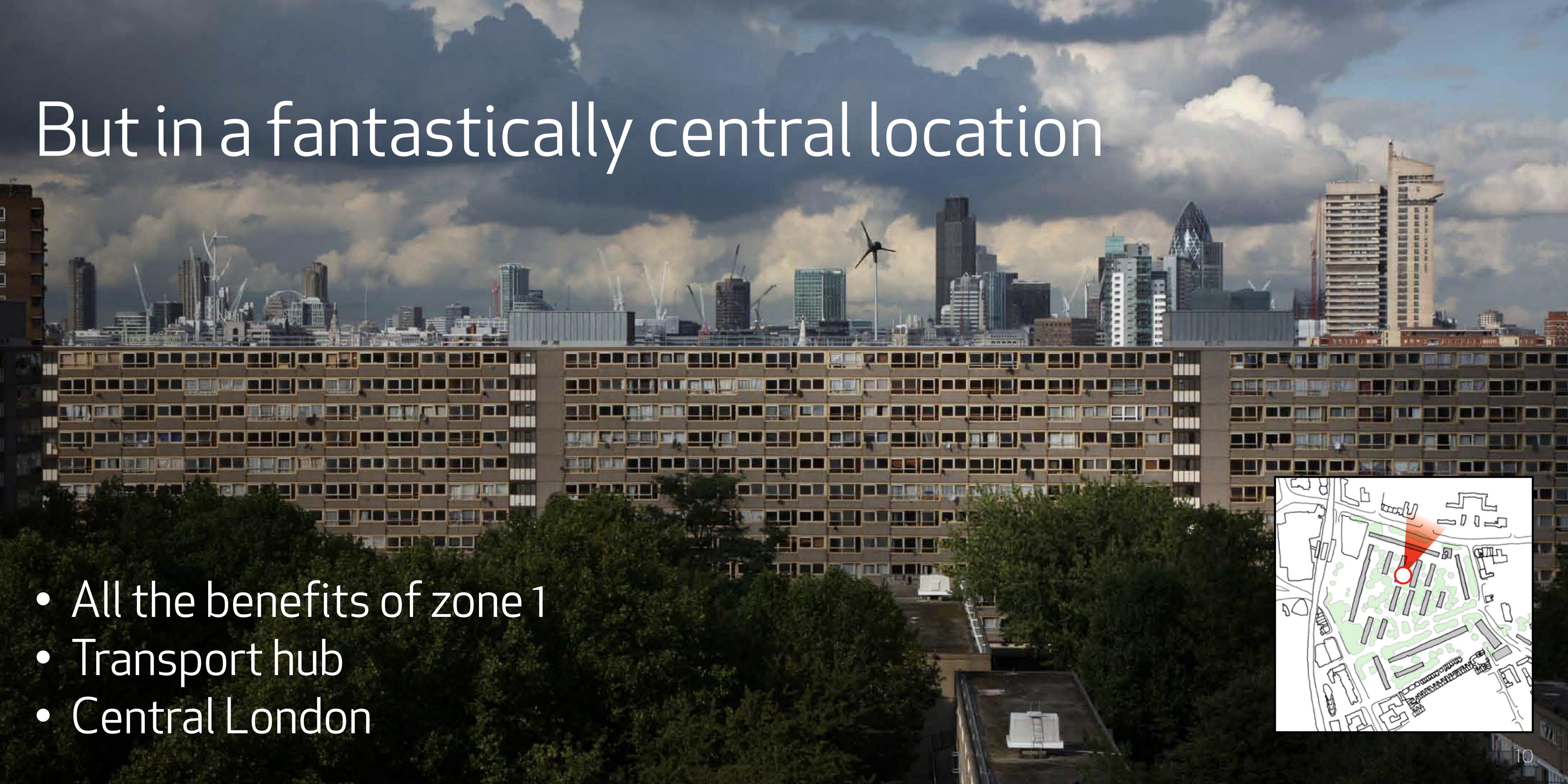


Creating an unwelcoming environment

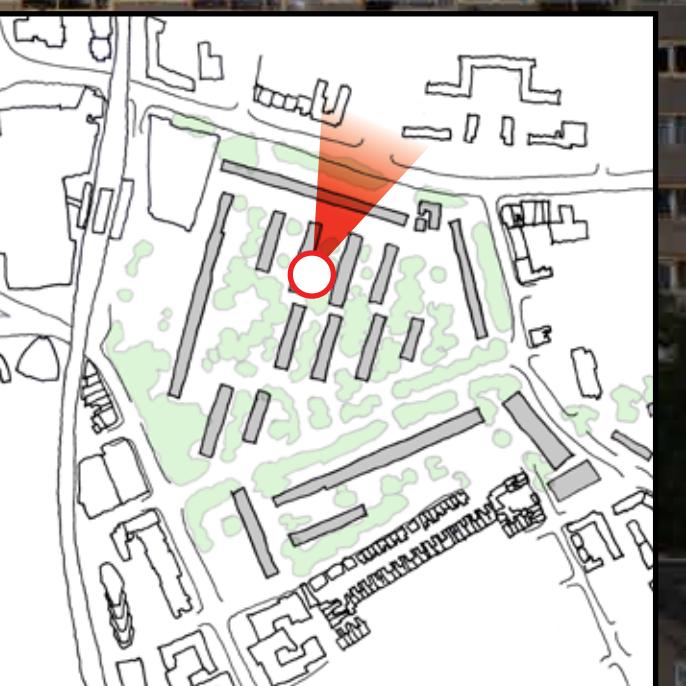
- Unsafe and poorly maintained
- Failed housing model and building fabric
- Negative perception of place



But in a fantastically central location



- All the benefits of zone 1
- Transport hub
- Central London



A photograph showing a dense canopy of mature London Plane trees. The trees have thick, dark brown trunks and branches, with large, green, serrated leaves. The sky is visible through the gaps in the canopy.

With valuable existing trees

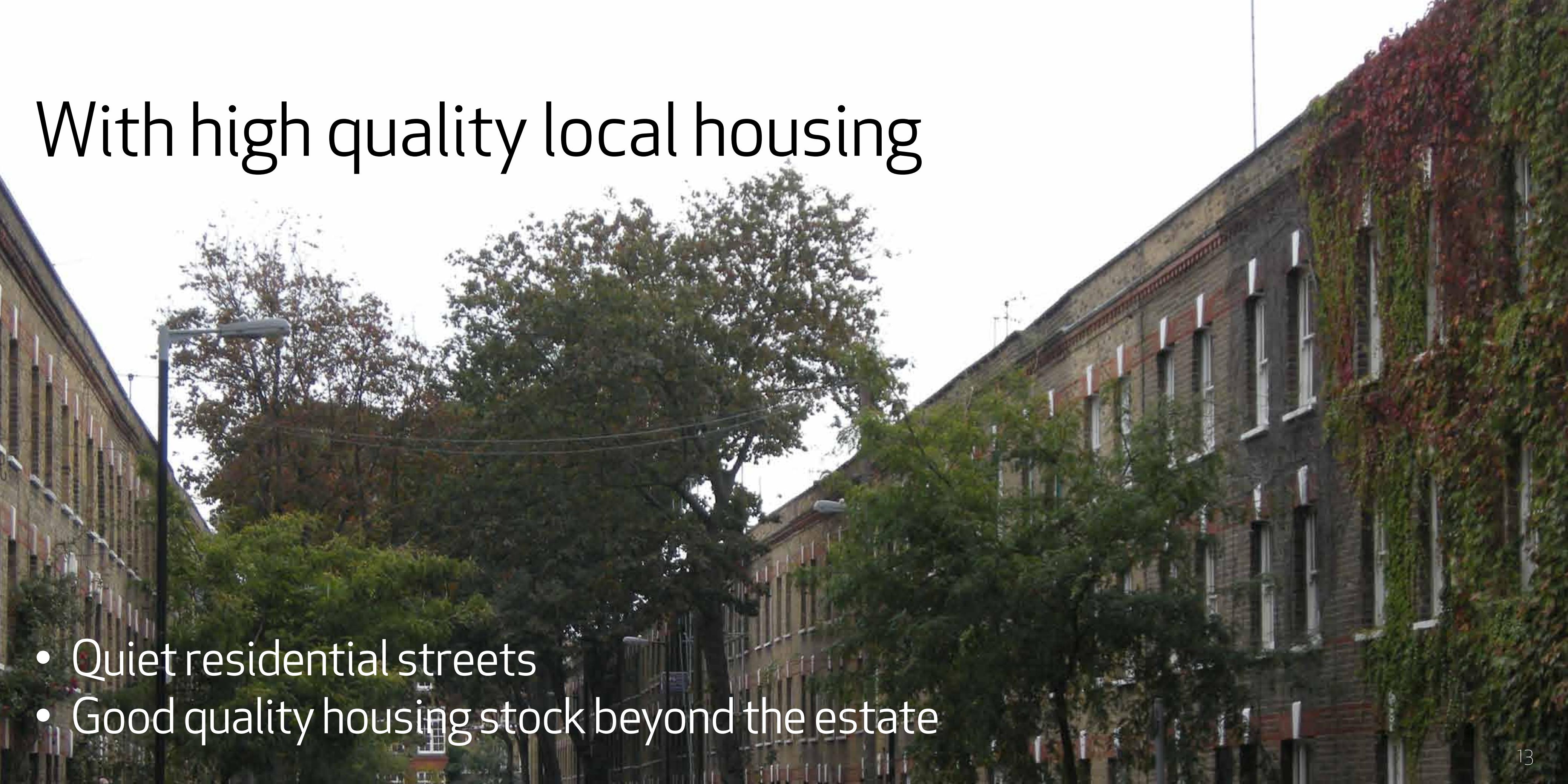
- Unique urban landscape (406 existing trees)
- Mature London Planes

In a context of cultural richness and diversity

- Rich and varied local community
- Range of existing facilities and surviving historic buildings
- Unique area of London - distinctive local identity



With high quality local housing



- Quiet residential streets
- Good quality housing stock beyond the estate

The design proposal

The aim is to re-establish Elephant & Castle as a
flourishing urban quarter by ...



1. Removing the barriers ...

- Taking the blocks away and opening
the site



2. Re-establishing connections ...



- Linking with the context
- Re-establishing the urban grain

3. Creating focus ...

- Defining a central destination
- Retaining trees and creating a park at the heart of the scheme

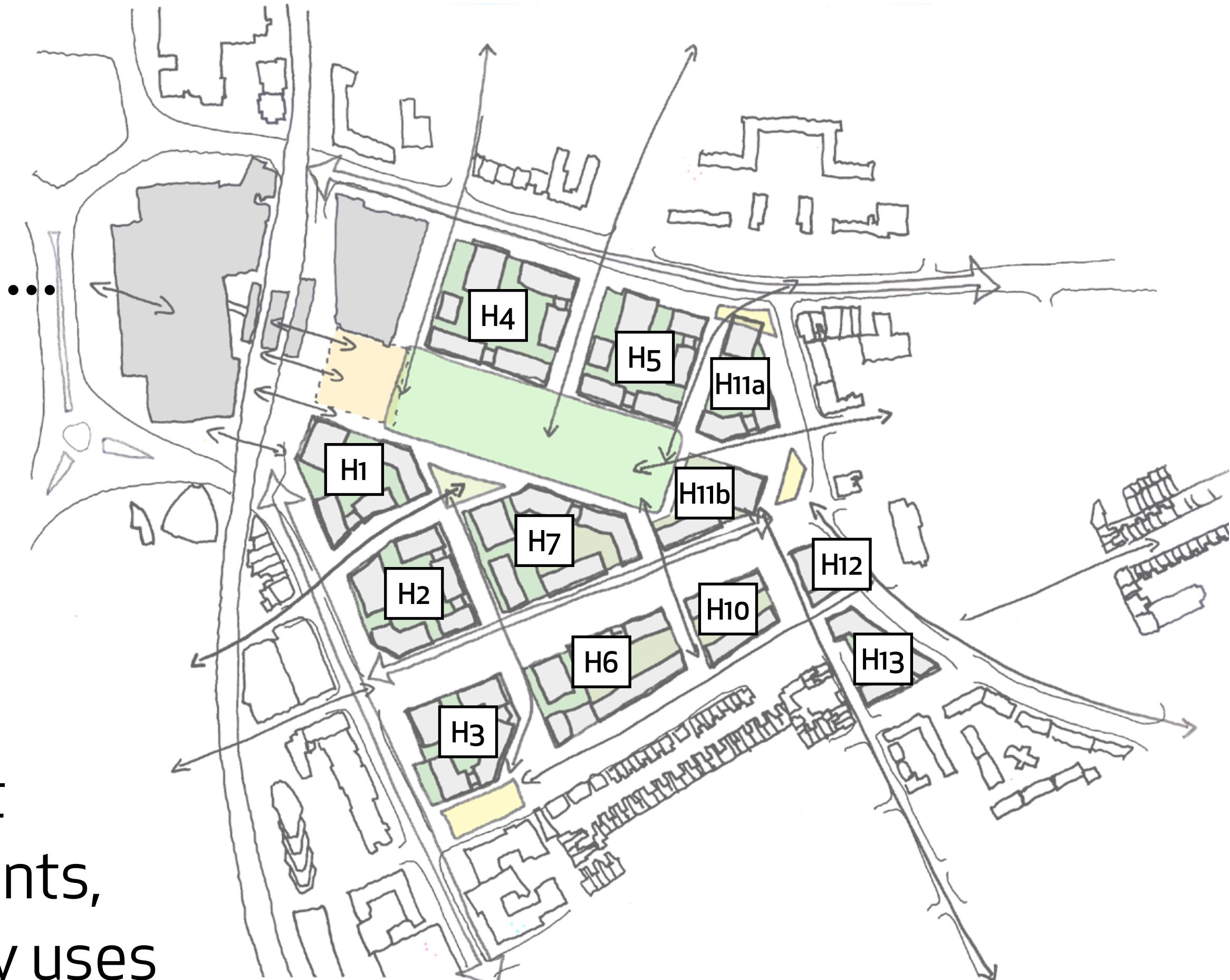


4. Defining streets and spaces ...

- Creating a variety of linked spaces
- Creating a variety of street characters
- Creating well-proportioned plots



5. Establishing a new urban quarter ...



- Delivering a mixed use district
- Providing new shops, restaurants, offices, homes and community uses

Heygate proposals

Key

- CPO Boundaries
- ☒ CPO Plots

- Proposals overview and wider regeneration context
- CPO order land
- Crossway Church location



Proposal features



Crossway Church



- Disruption of important N-S connection to the park
 - Interference with plots H5 and H11a
 - Impact on plot massing

Land uses

- Up to 2,469 new homes
- 60 new shops - 10% with affordable rents
- 16 cafes and restaurants
- Business space for approximately 300 new workers
- Leisure space or a gym
- Community and cultural space
- 616 car parking spaces 240 of which mobility impaired
- 3,136 cycle parking spaces
- An approximate development GEA of 217,000 sqm.

Illustrative ground floor plan:



Proposal typology

- Courtyard model
- Defined street edges
- Good sunlight / daylight
- Variety of building scales and residential offer
- Clearly defined routes and spaces
- Active ground floor uses



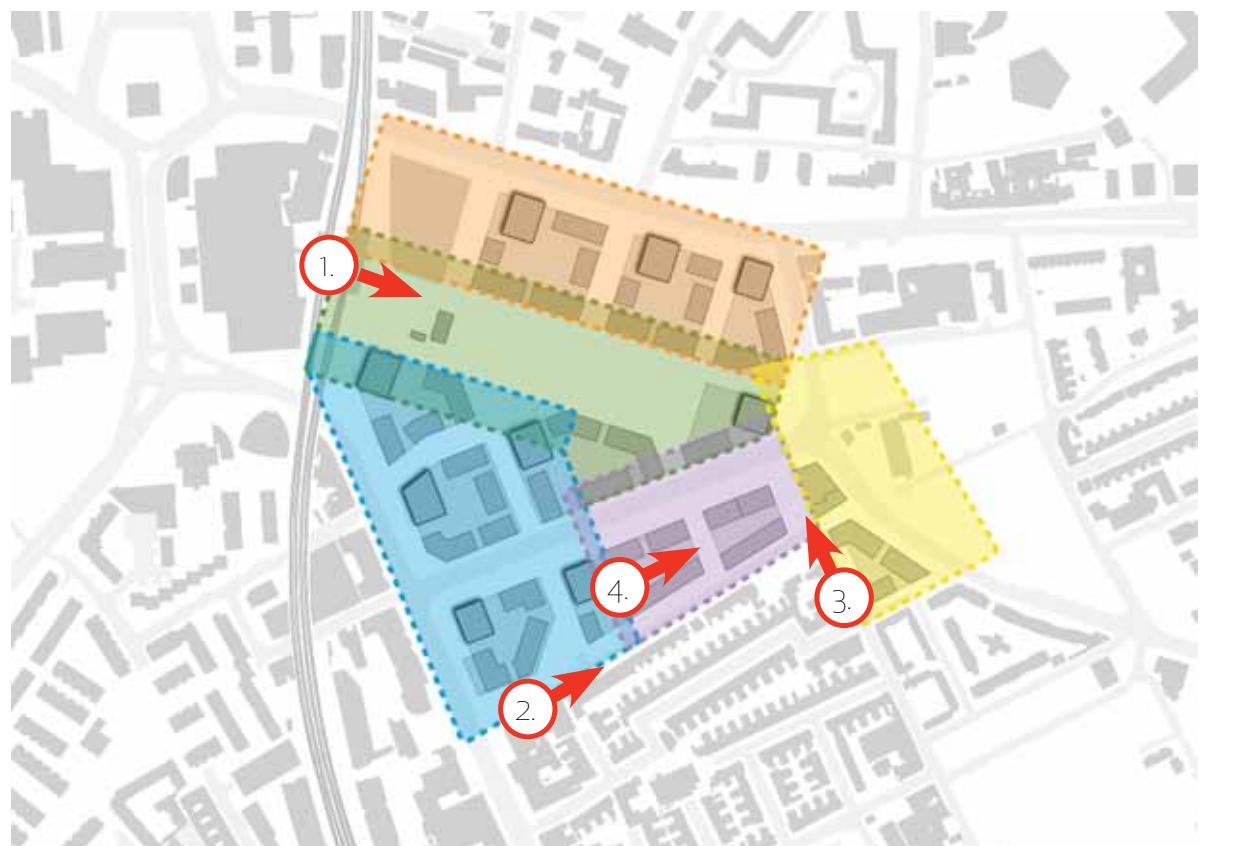
Tall buildings

- Tall building opportunities
- Primary approaches and key landmarks
- Articulation of the skyline
- Local residential cluster
- Delivery of regeneration
- Expansion of the public realm

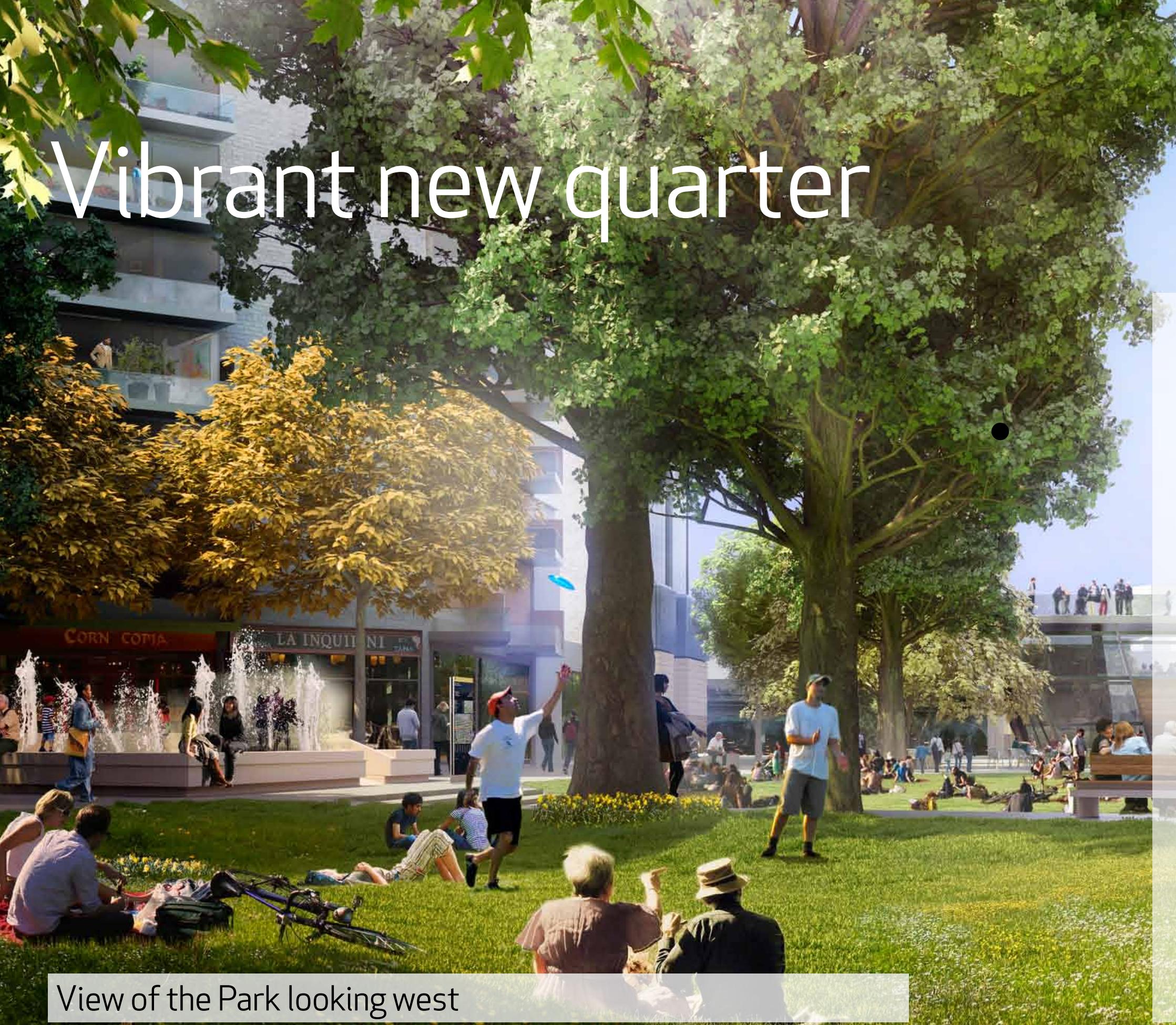


Character areas

- New Kent Road
- The Park
- Walworth Road
- Rodney Neighbourhood
- Walworth Local



Vibrant new quarter



View of the Park looking west

- To accommodate **between 2,300 and 2469 new homes**, retail opportunities, and a mix of business, leisure and community uses.
- To maximise the number of trees retained (no net loss) and providing a **new public park**.

New homes and park

Aerial view looking east across the Park

- Proposals include at least **4.5ha** of new publicly accessible realm, including the largest new public park in Central London for 70 years.
- New development will house up to **4,155 new residents**.
- Min. **25%** affordable housing.

Mixture of uses



View looking north on the Central Shopping Street

- Accounts for over **60%** of the residential units identified for the Elephant and Castle Opportunity Area.
- Accounts for almost **50%** of the proposed retail and leisure floorspace.

Regeneration



- Will generate in the region of **1,080 jobs** during construction and up to **1,255 jobs** in the completed development.
- New residents and employees have the potential to contribute up to **£37.6m** annually to the local area.

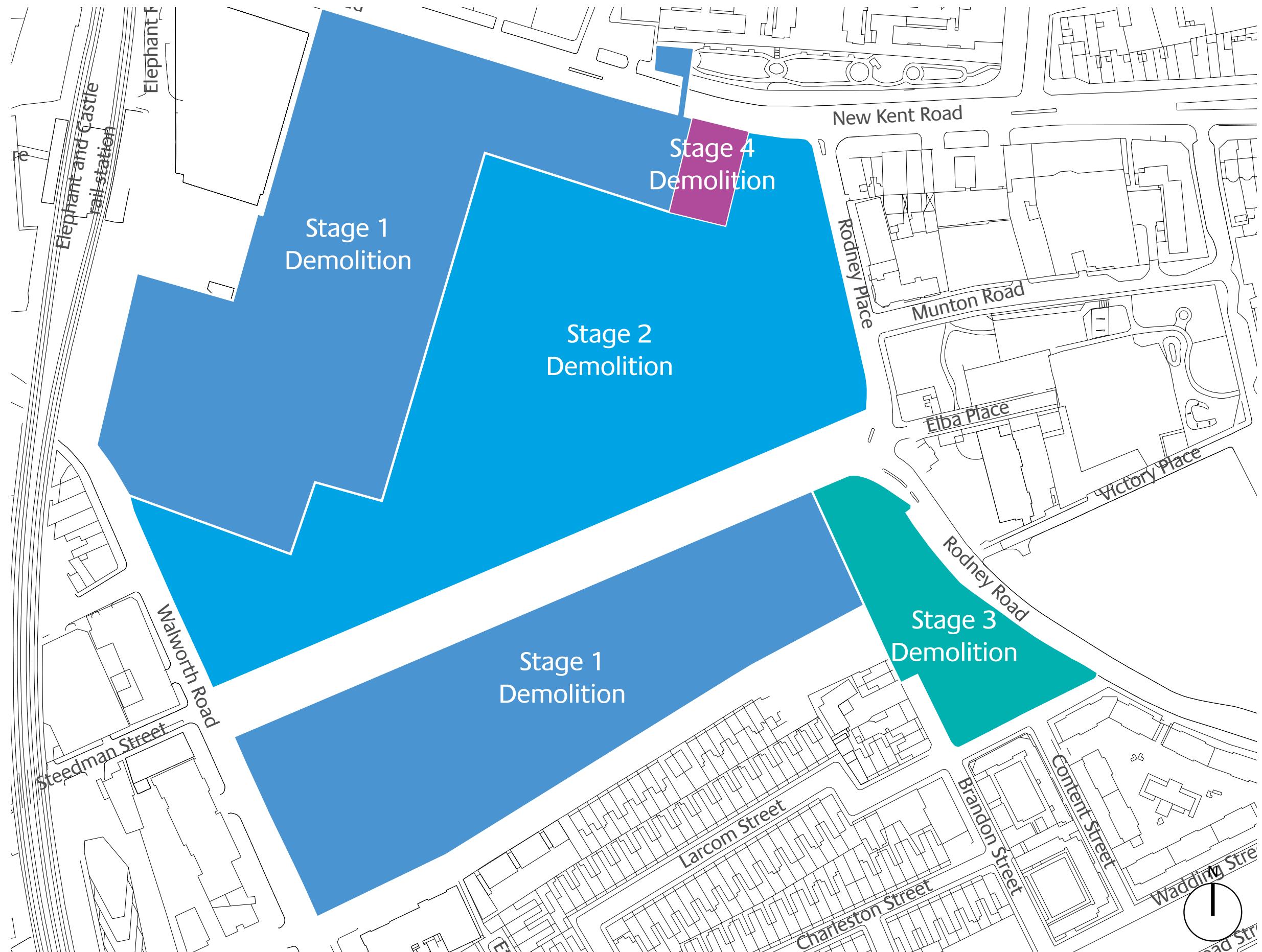
Community uses



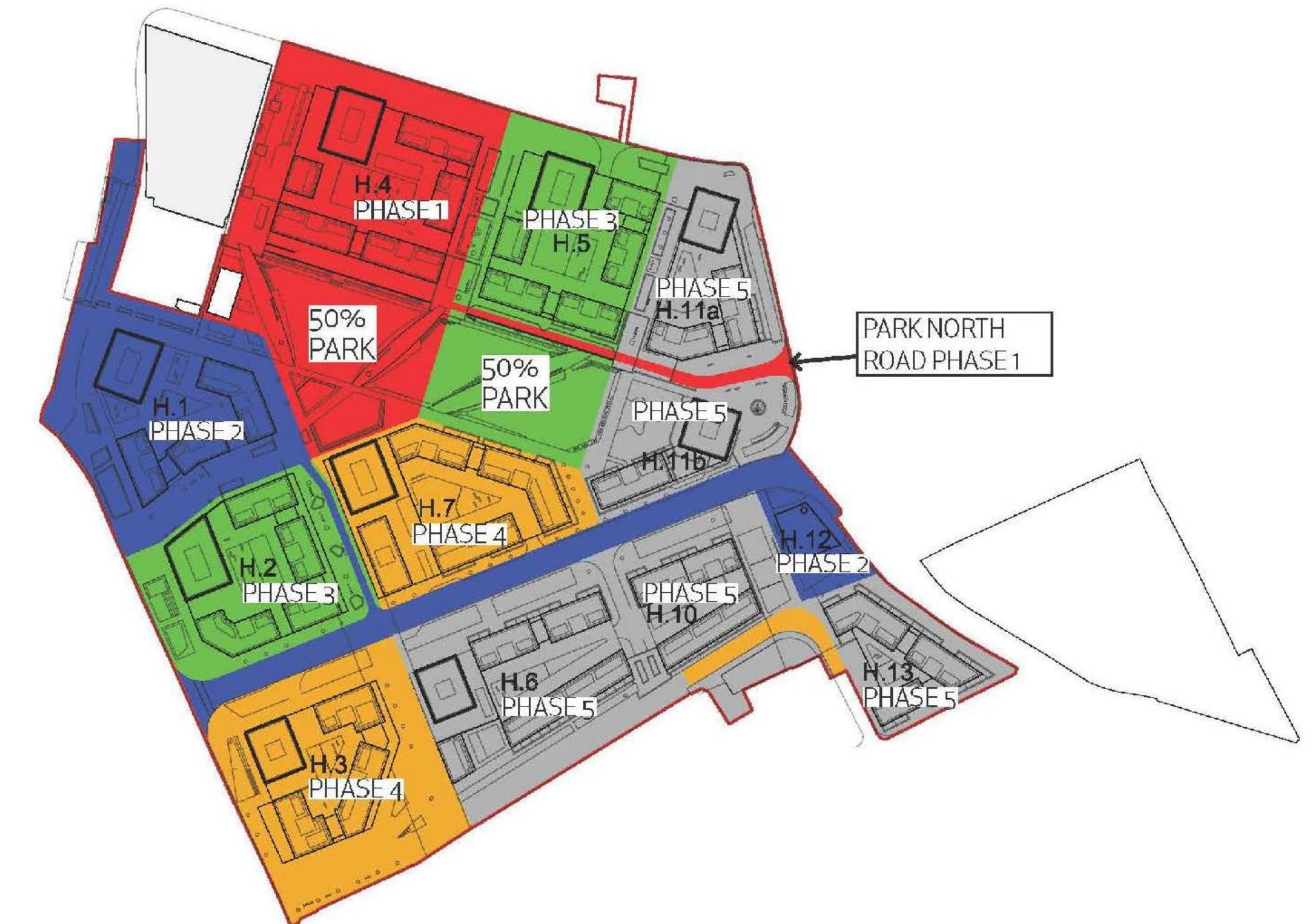
View of Walworth Square

- Include new community uses, a new District Heating System and a significant financial contribution to **strategic transport improvements**
- Include significant financial contributions to **upgrade local education facilities.**

Demolition



Indicative phasing



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Outline planning application boundary

The Heygate Estate today



Completion - 2025



Recently consented

One The Elephant (St Mary's Residential), Squire & Partners, 284 homes, 37 storeys and adjacent leisure centre redevelopment, John McAslan

