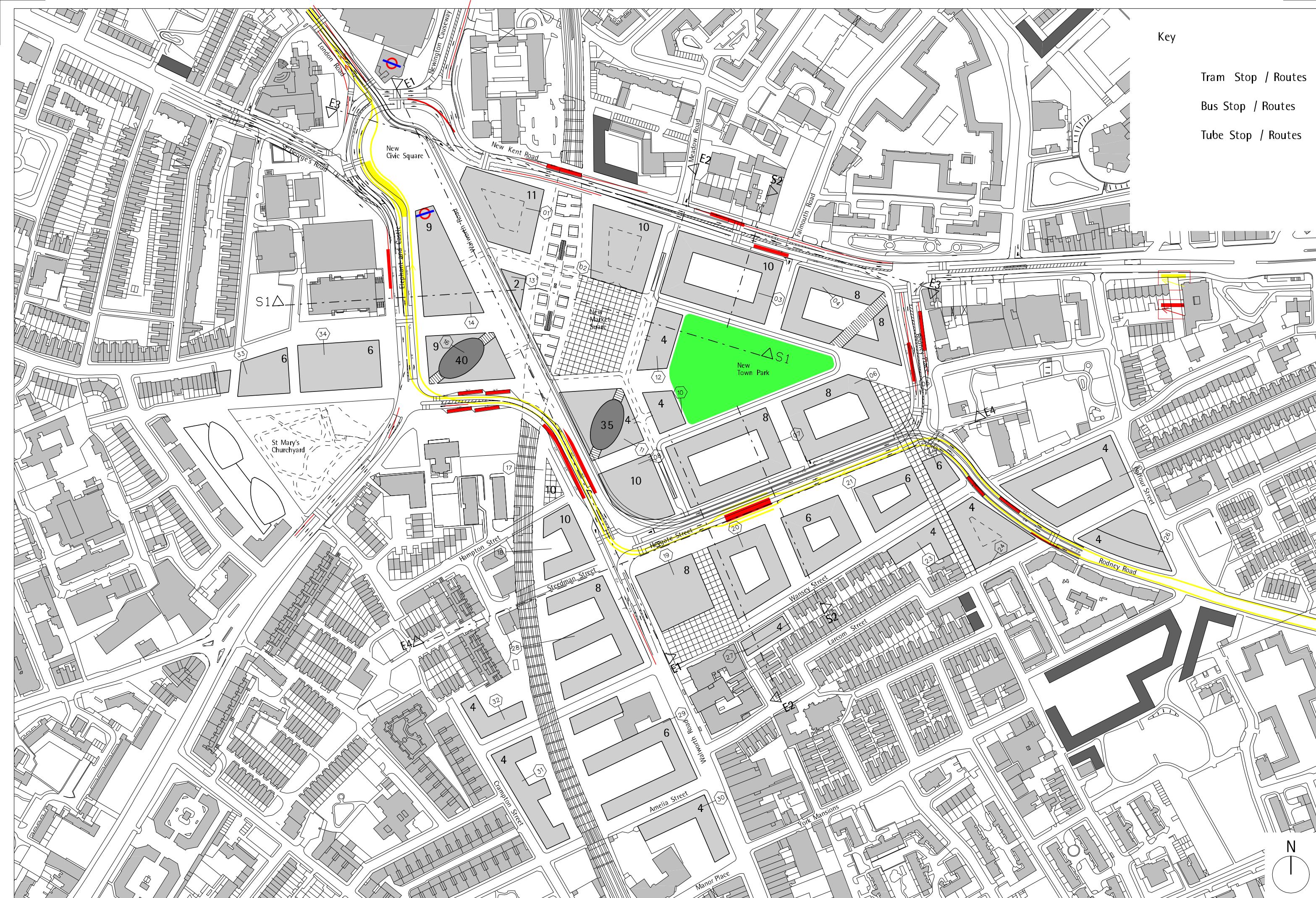


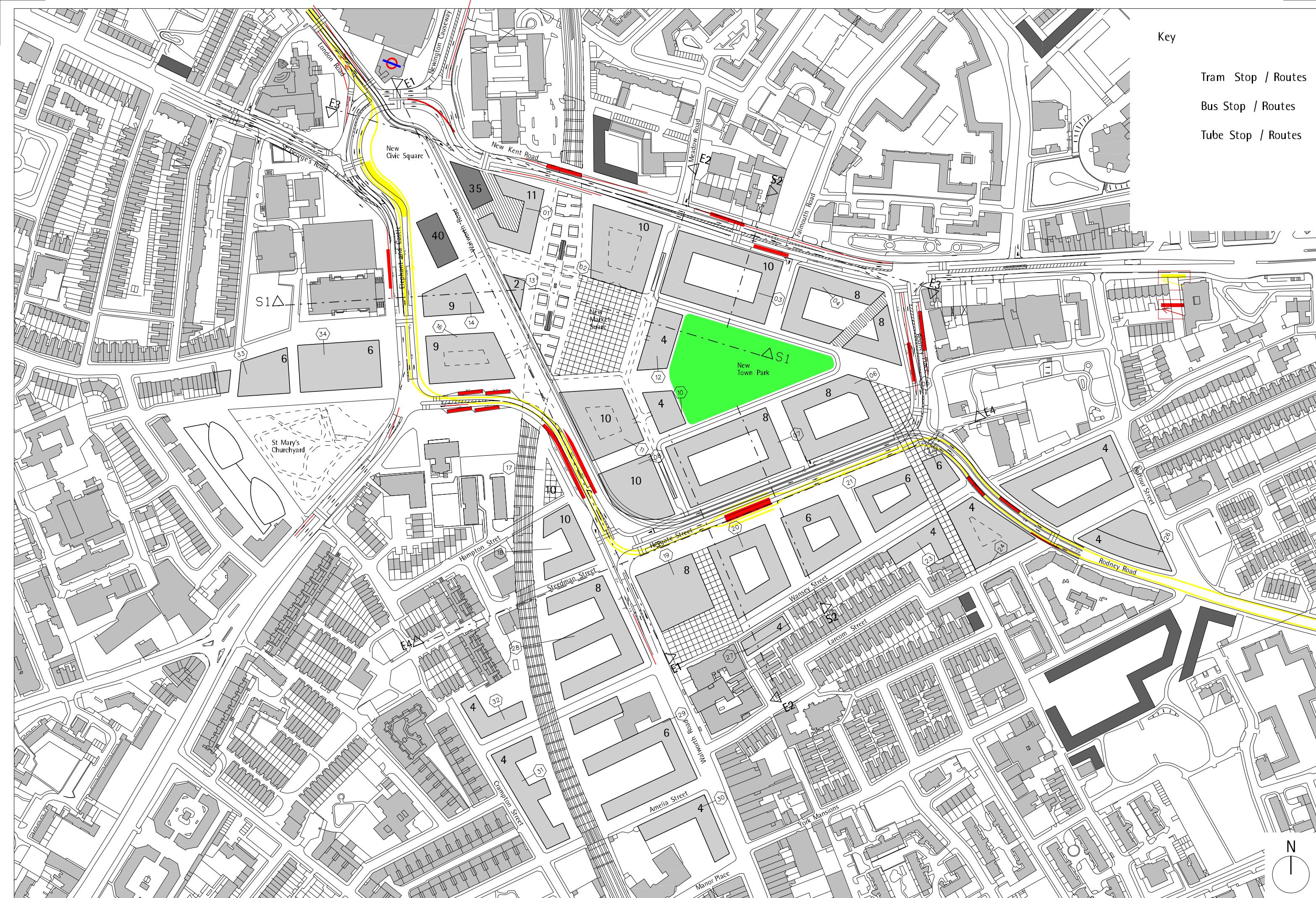
## Appendix 2

### Development Framework Options



A development framework for the  
**elephant & castle**





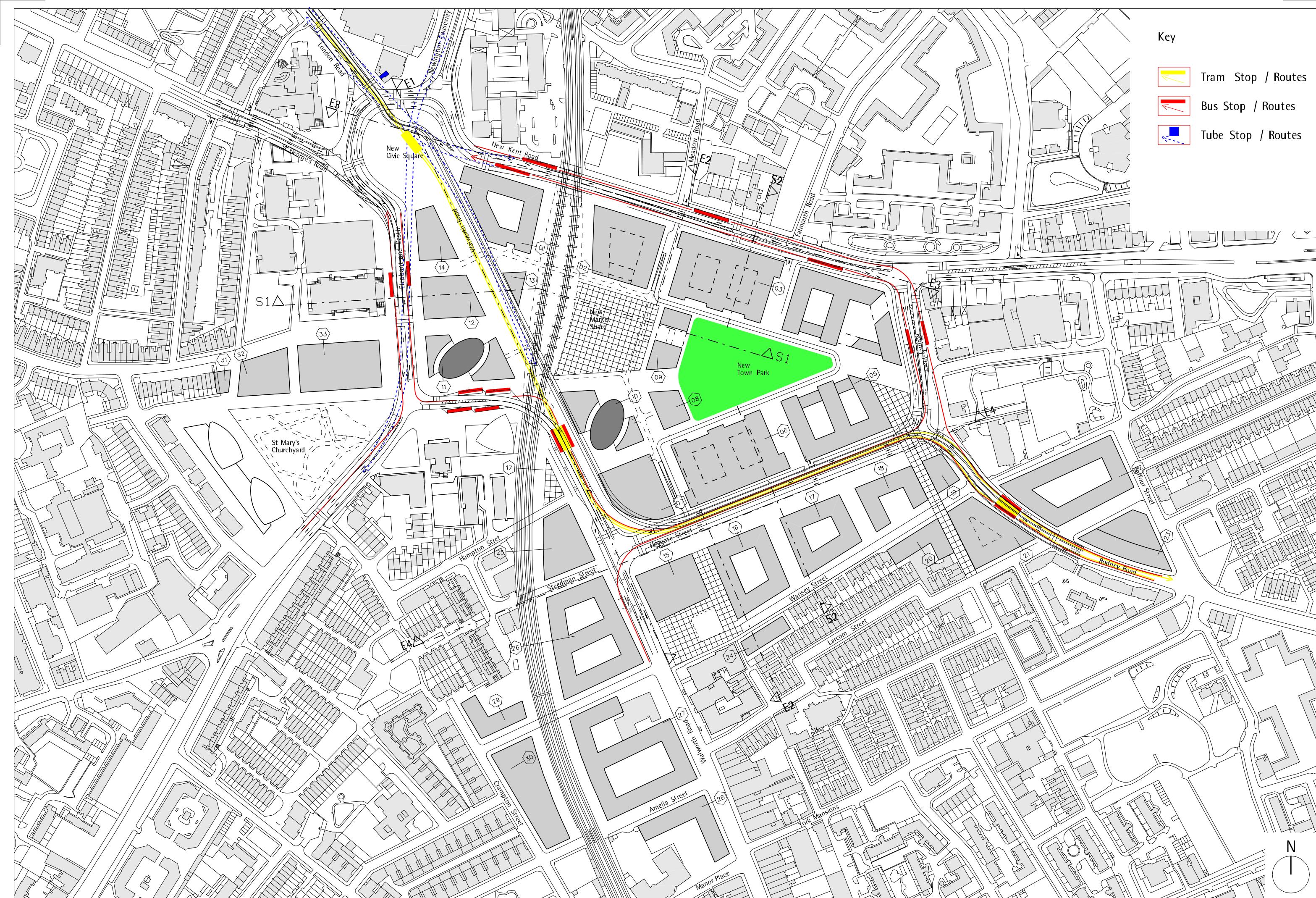
# Elephant Links

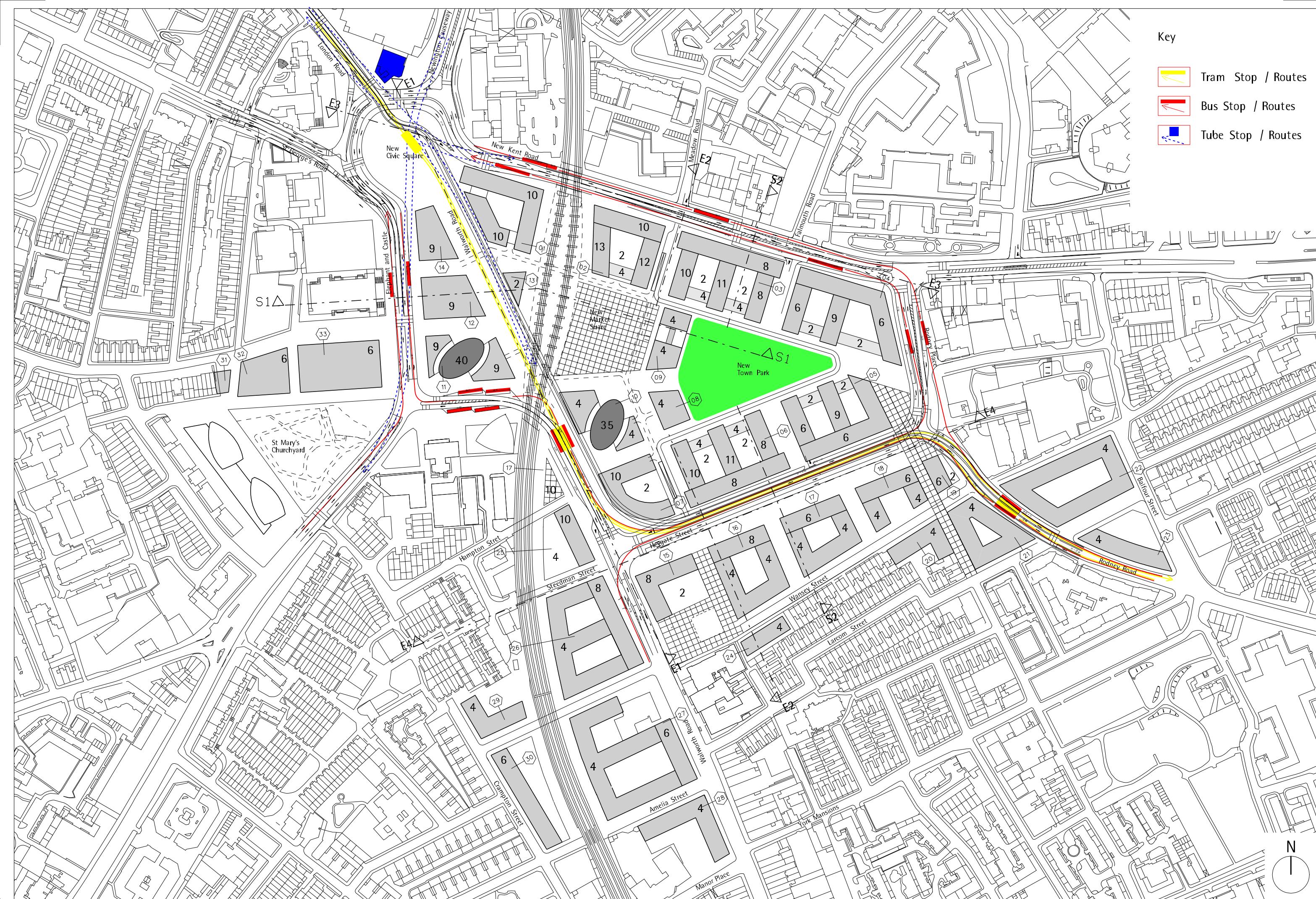
Ground & First Floor Plan Option 02 1:1000@A0

Foster and Partners  
August 2003

Key

-  Tram Stop / Routes
-  Bus Stop / Routes
-  Tube Stop / Routes

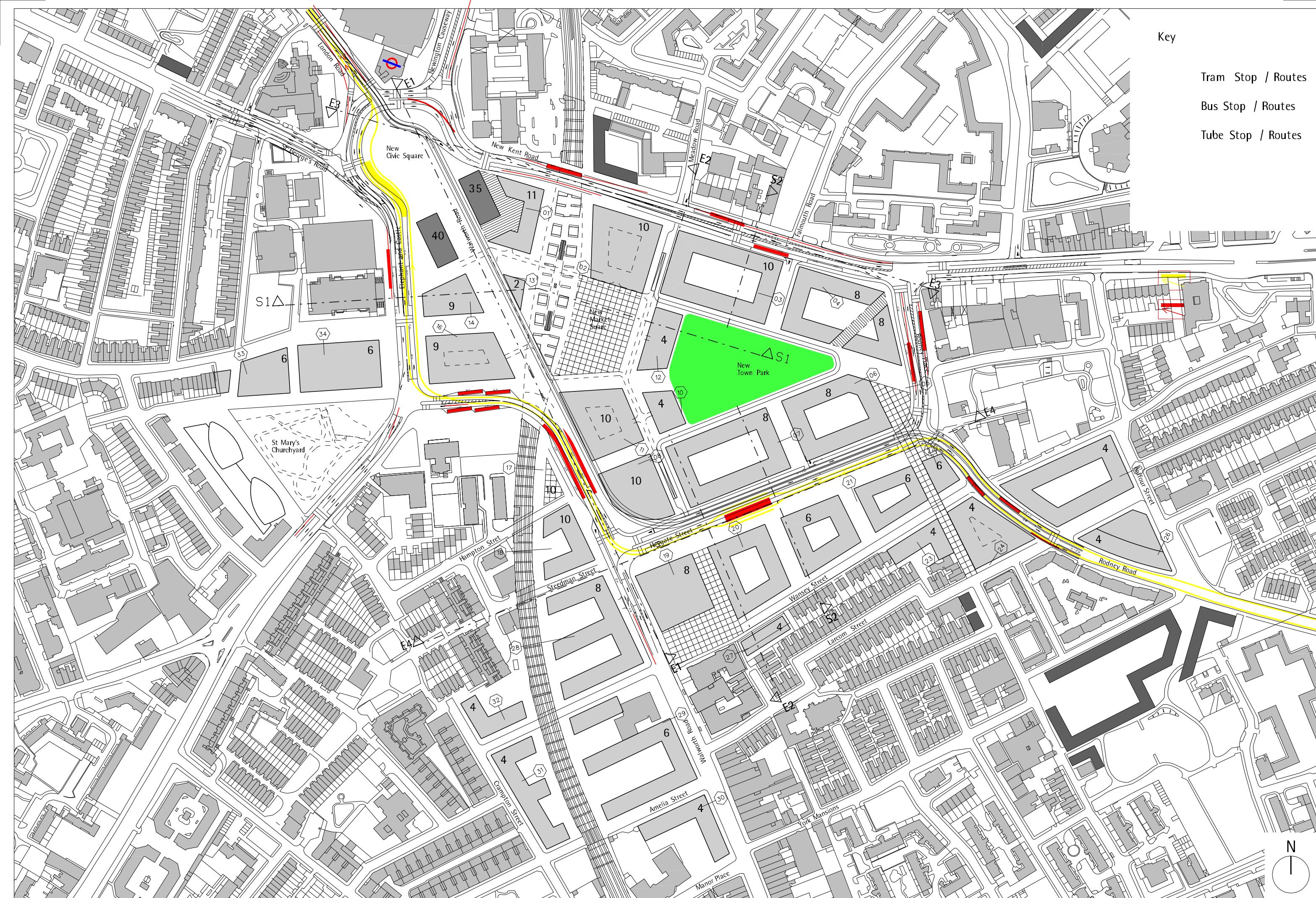




# Elephant Links

Upper Floor Plan Option 03 1:1000@A0

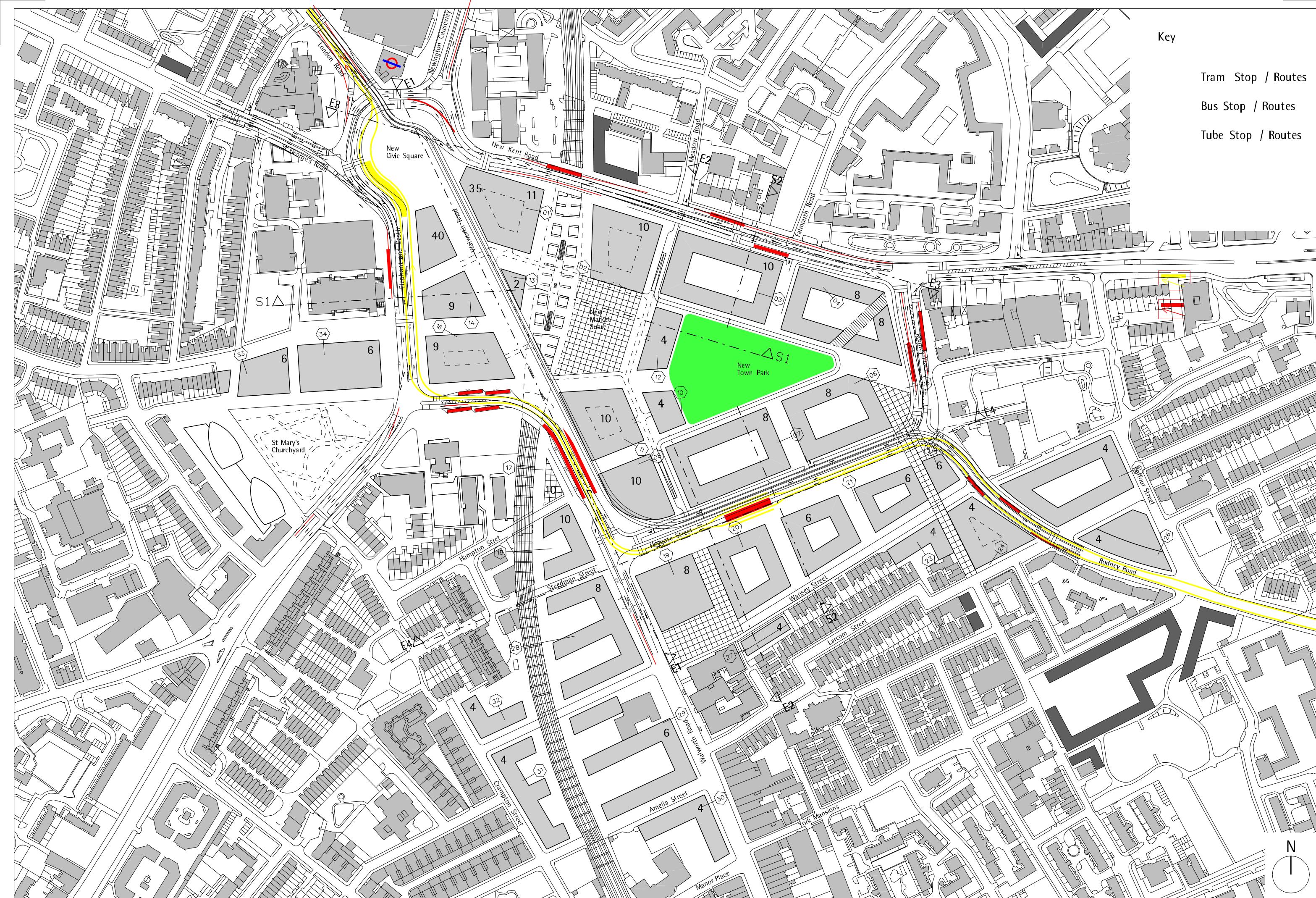
Foster and Partners  
October 2003

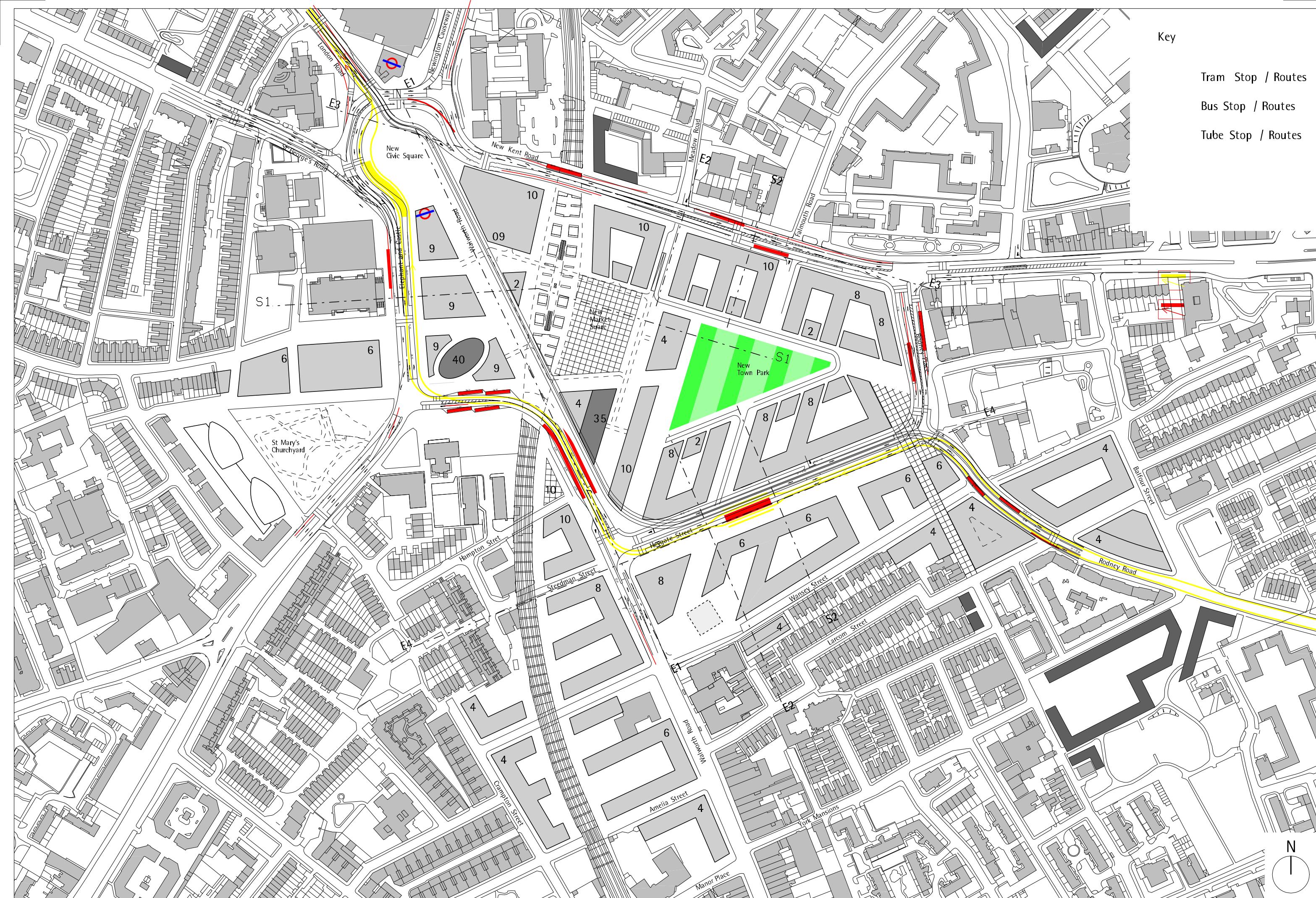


# Elephant Links

Ground & First Floor Plan Option 04 1:1000@A0

Foster and Partners  
August 2003

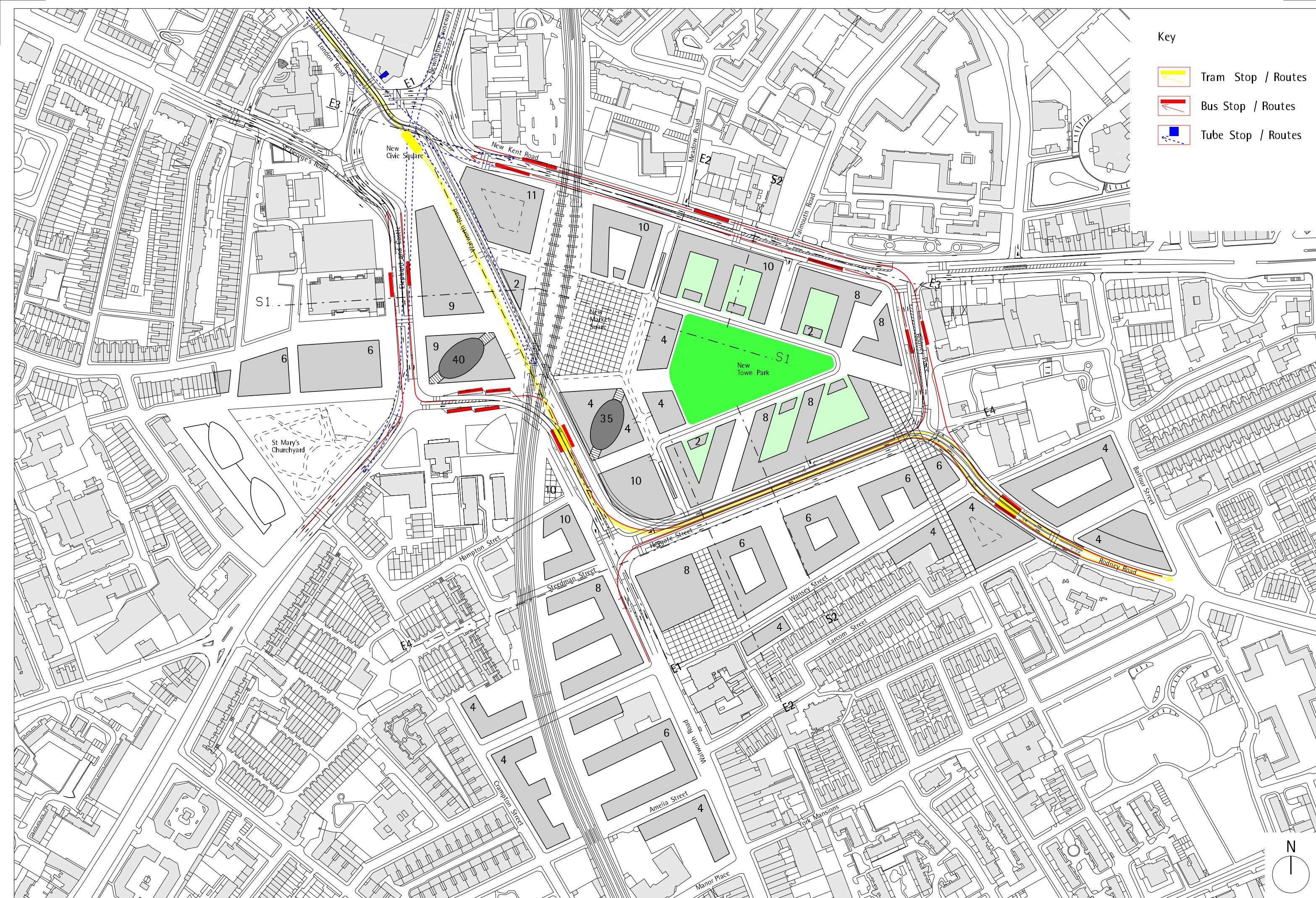




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Ground & First Floor Plan Option 06 1:1000 @A0

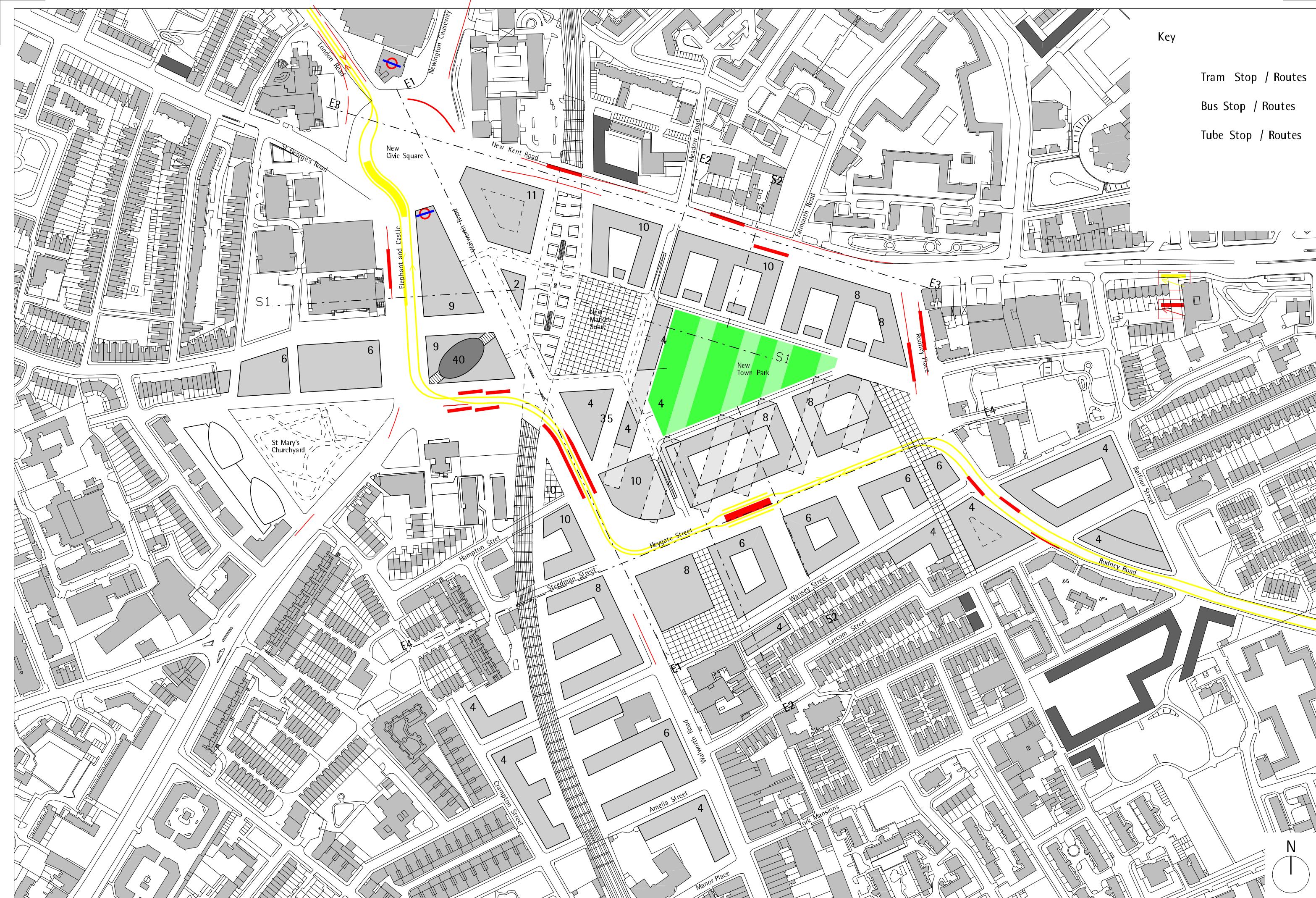
Foster and Partners  
August 2003



# Elephant Links

Ground & First Floor Plan Option 06 1:1000 @ A0

Foster and Partners  
August 2003



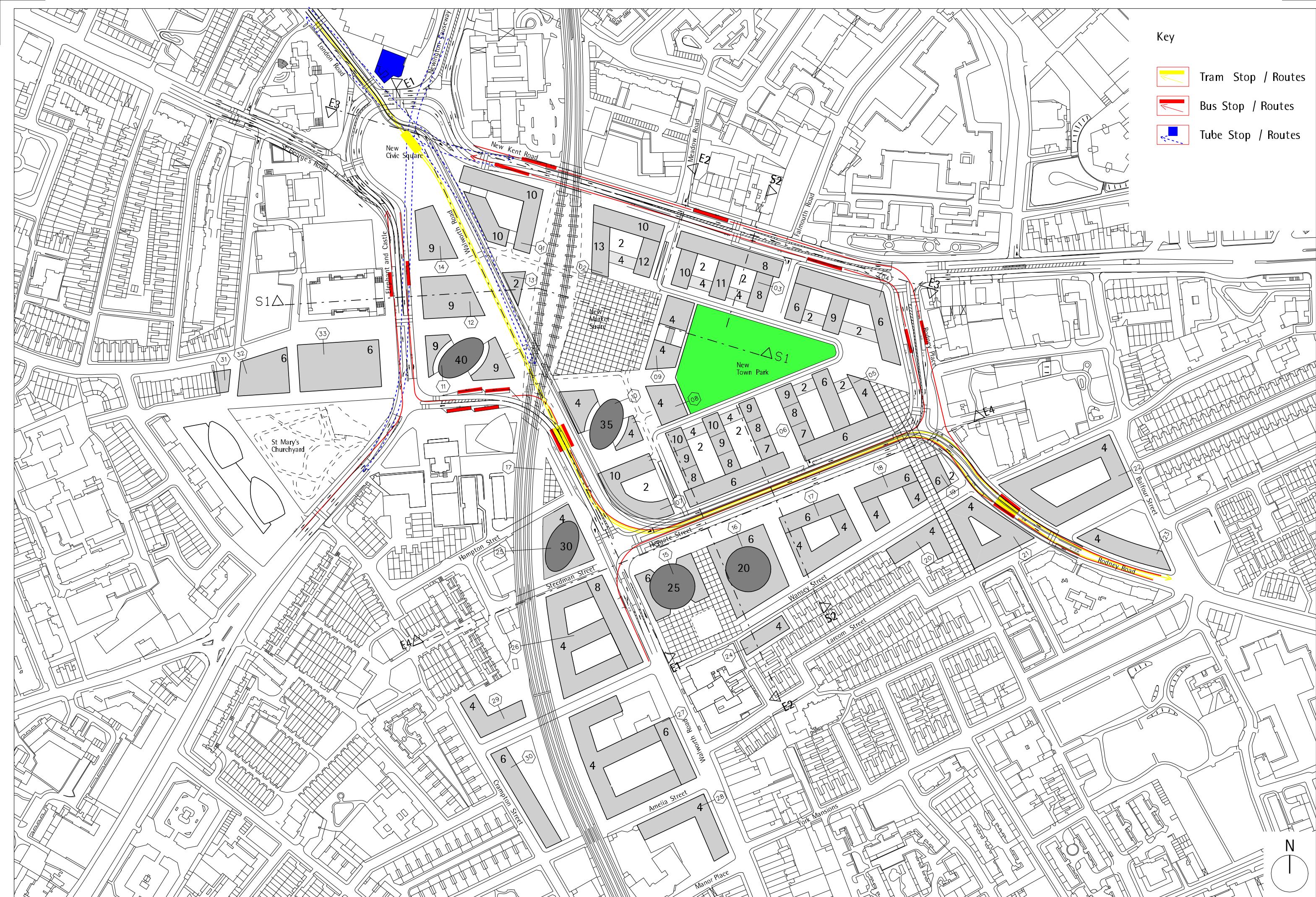
# Elephant Links

Ground & First Floor Plan Option 07 1:1000@A0

Foster and Partners  
August 2003

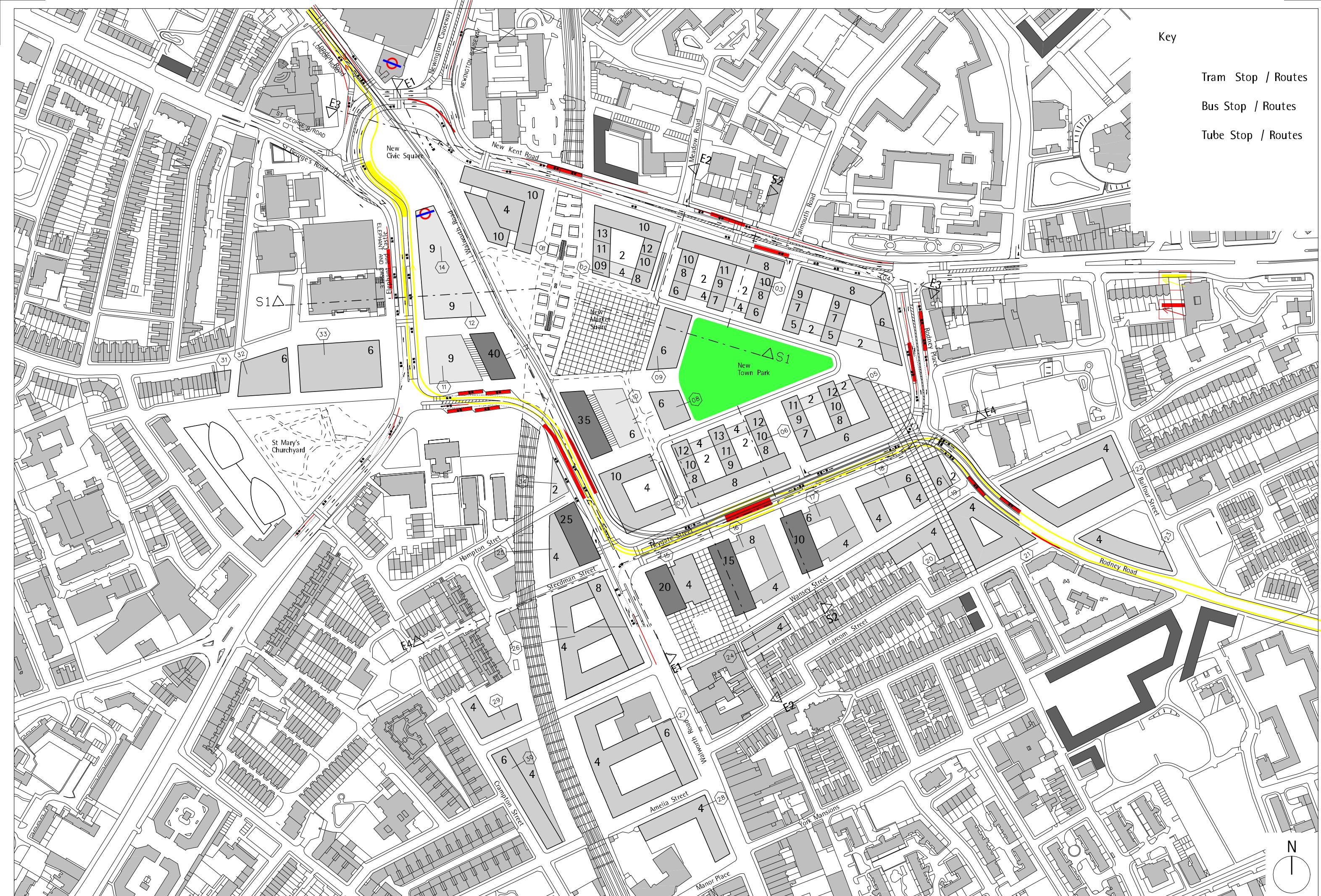
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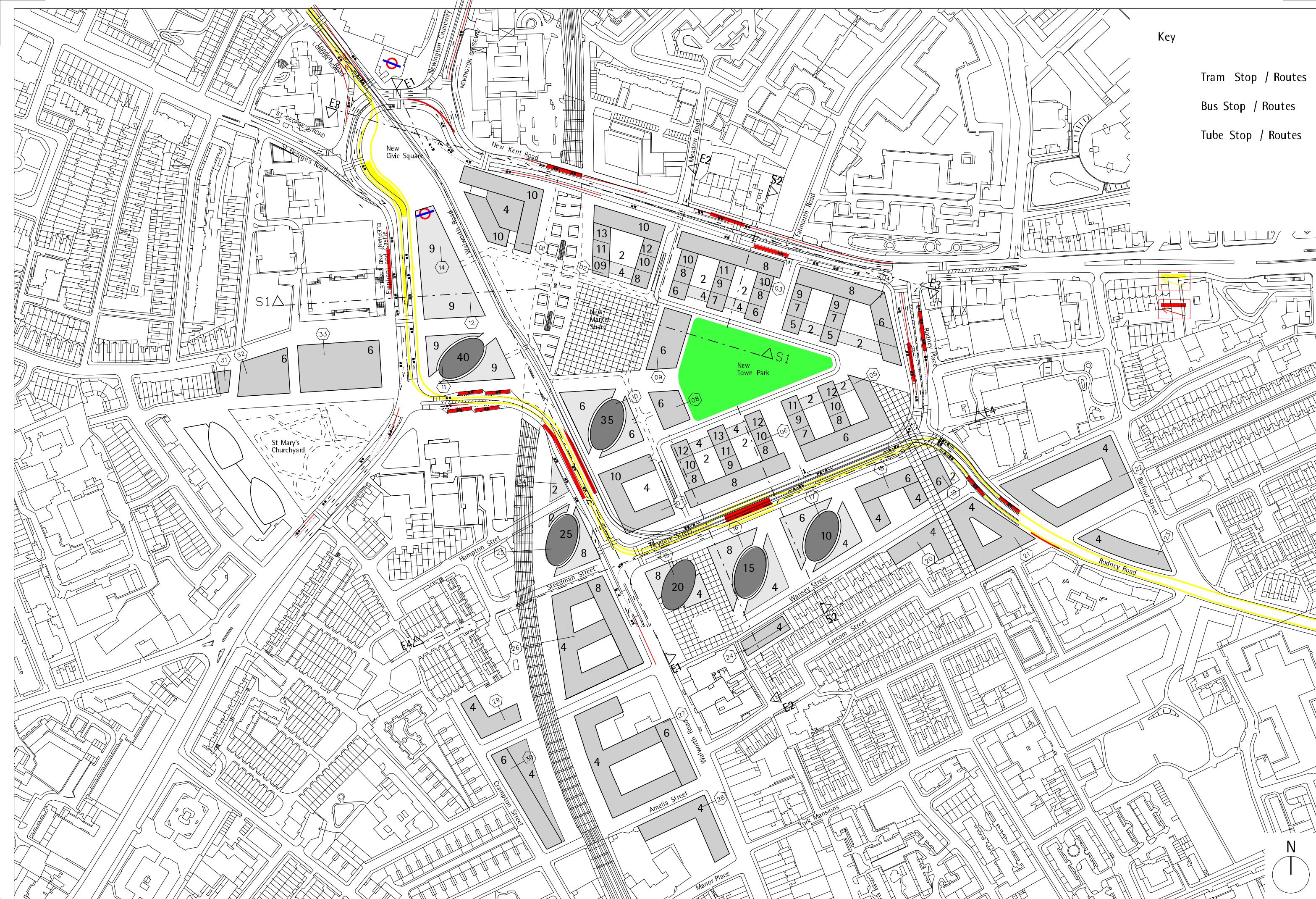
-  Tram Stop / Routes
-  Bus Stop / Routes
-  Tube Stop / Routes



Key

- Tram Stop / Routes
- Bus Stop / Routes
- Tube Stop / Routes

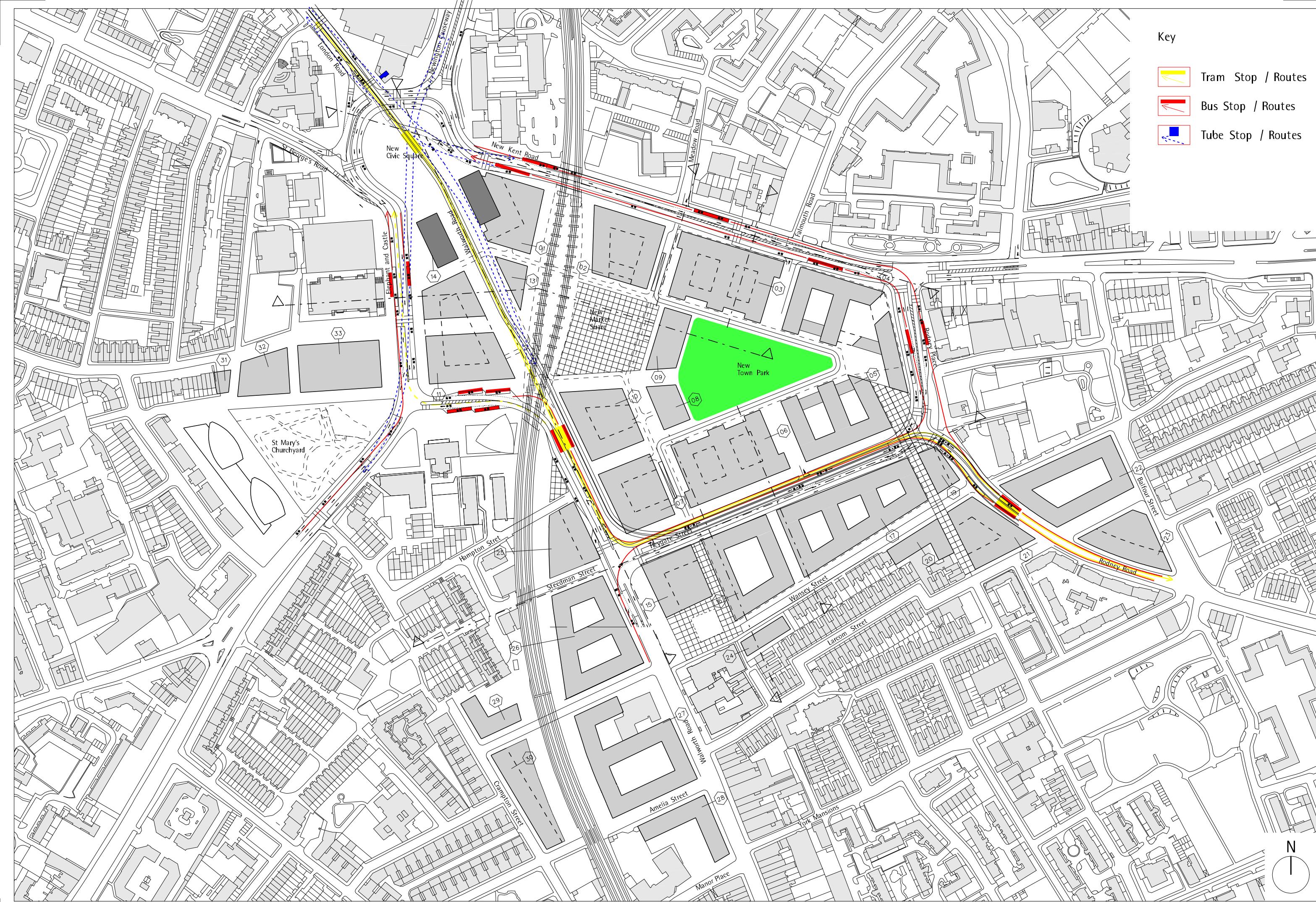


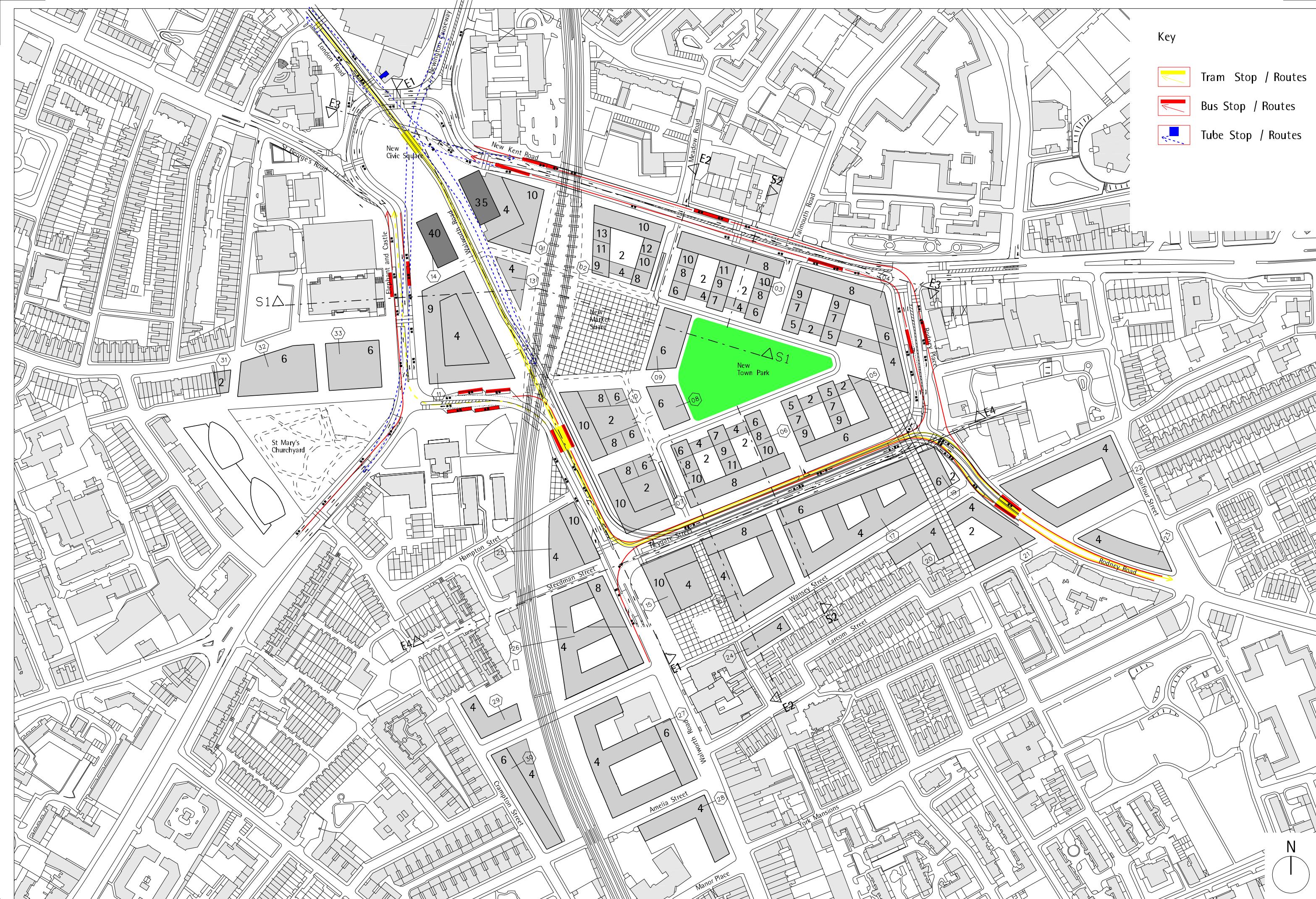


# Elephant Links

Upper Floor Plan Option 10 1:1000@A0

Foster and Partners  
October 2003

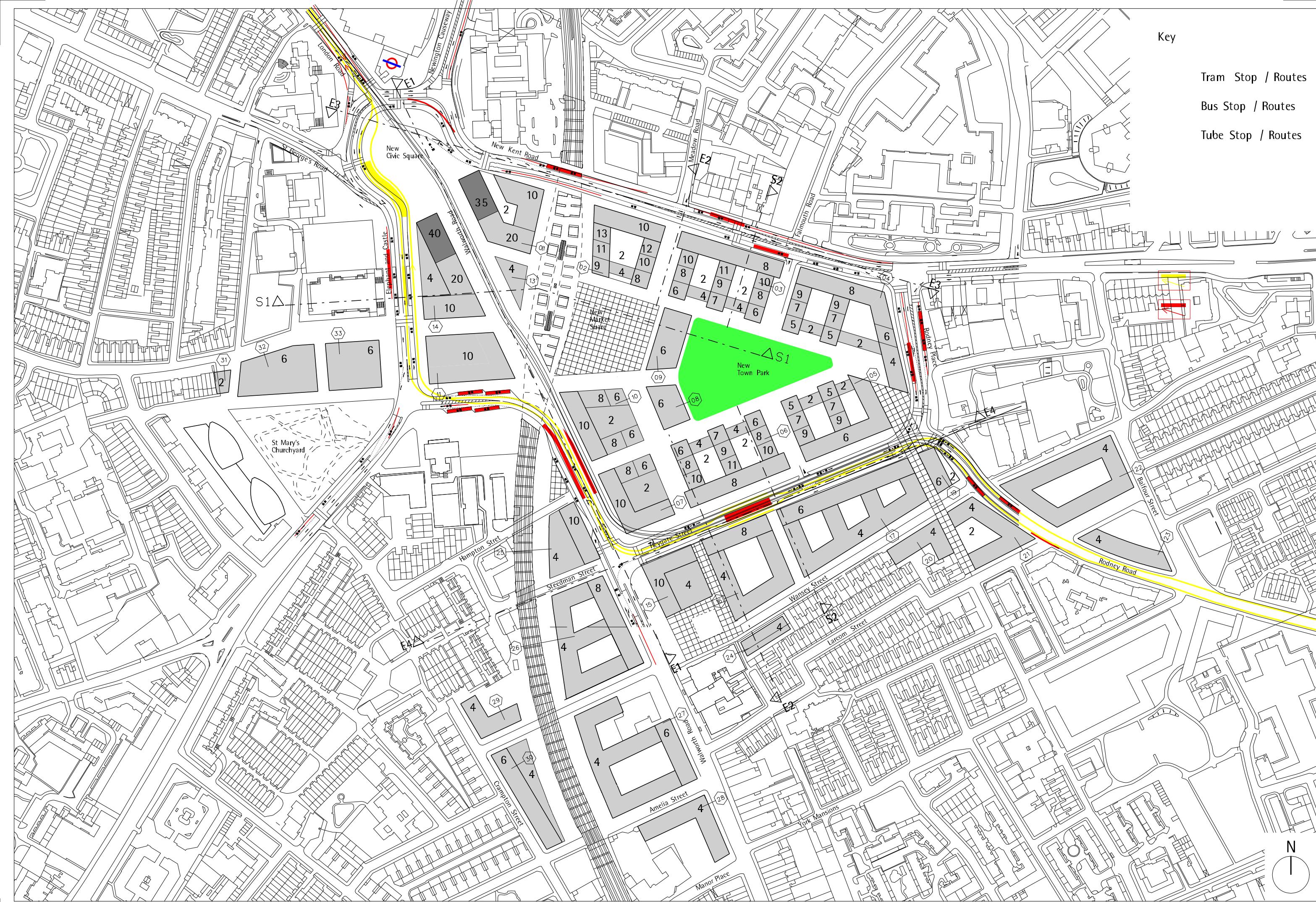


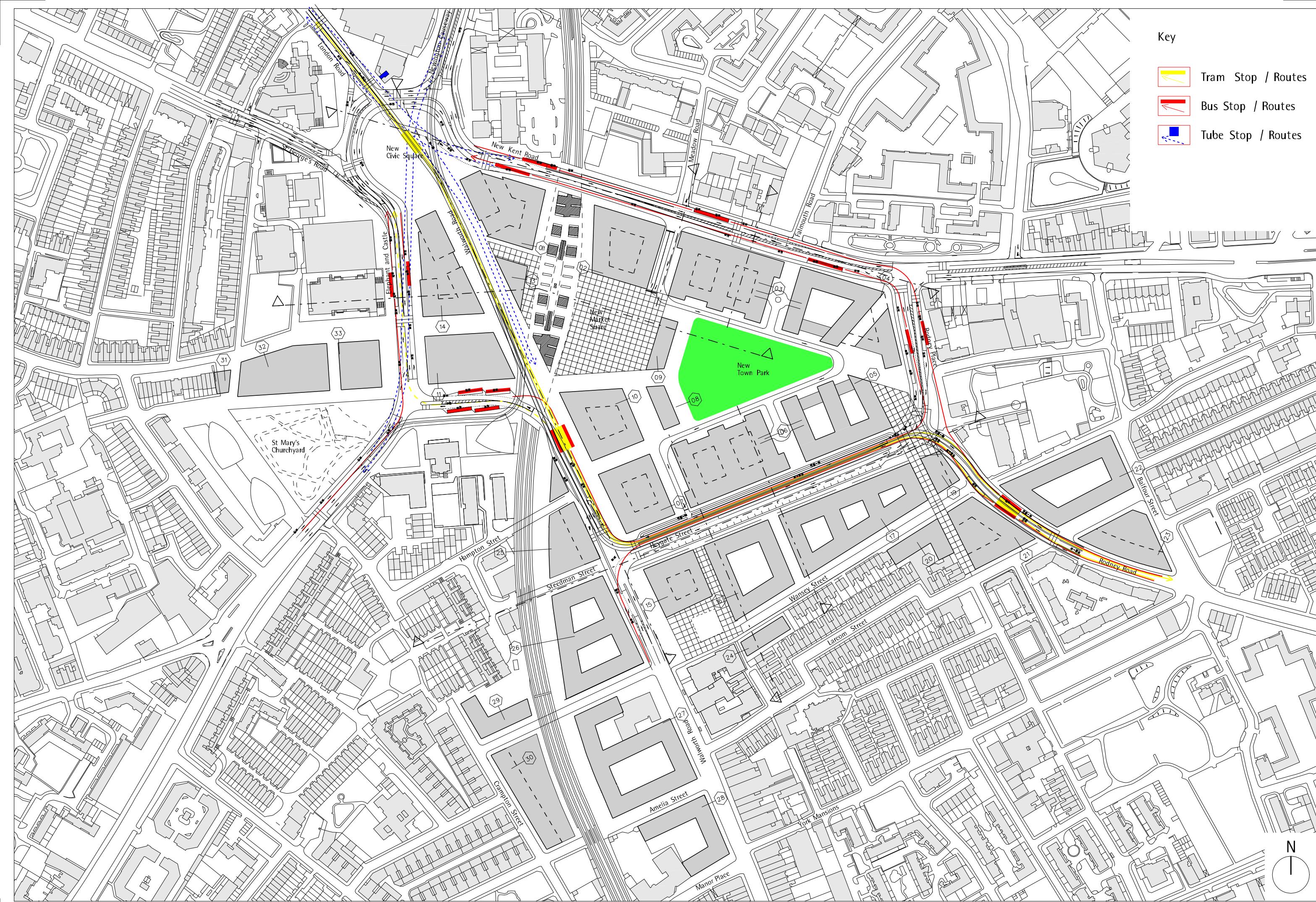


# Elephant Links

Upper Floor Plan Option 11 1:1000 @ A0

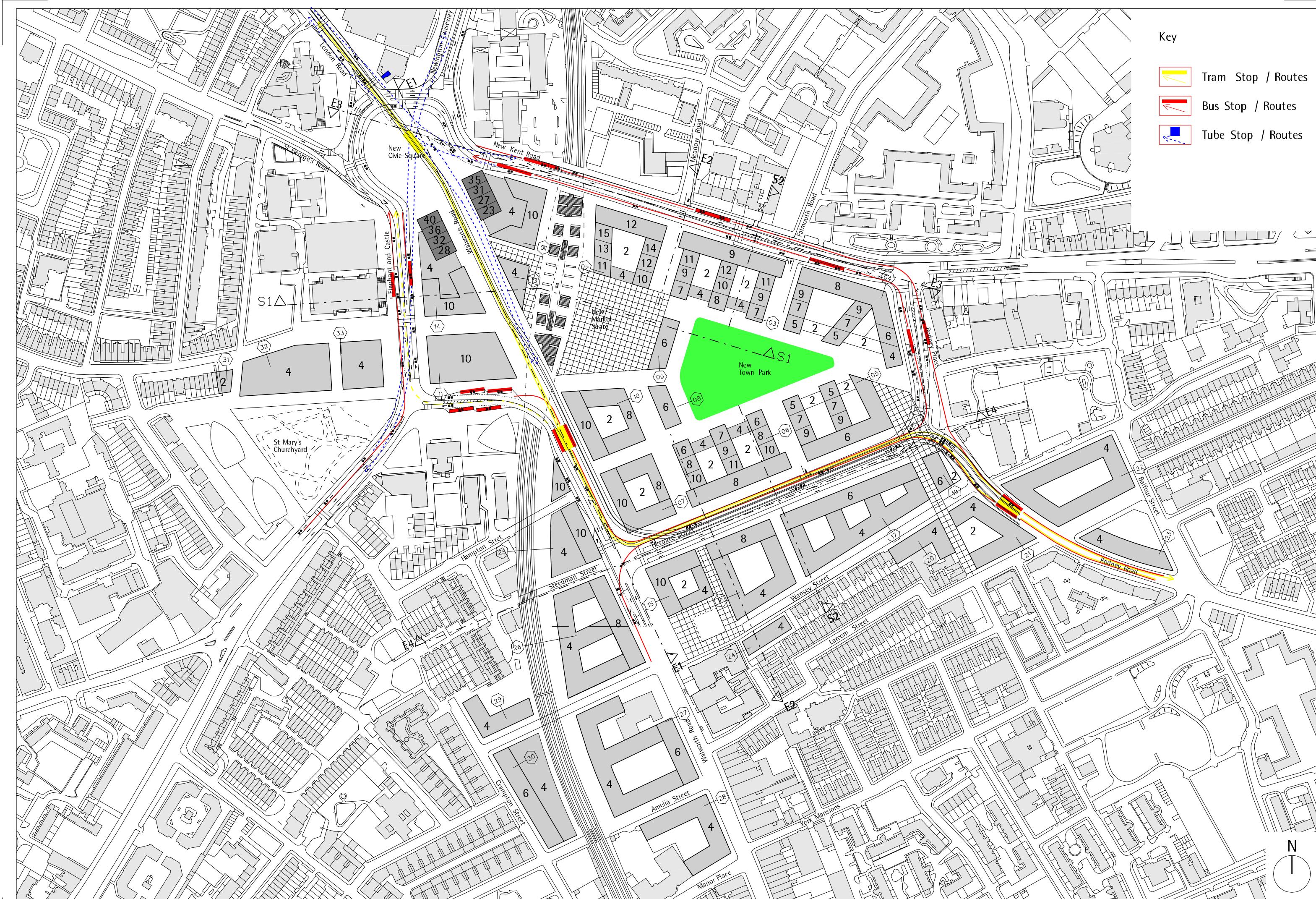
Foster and Partners  
October 2003

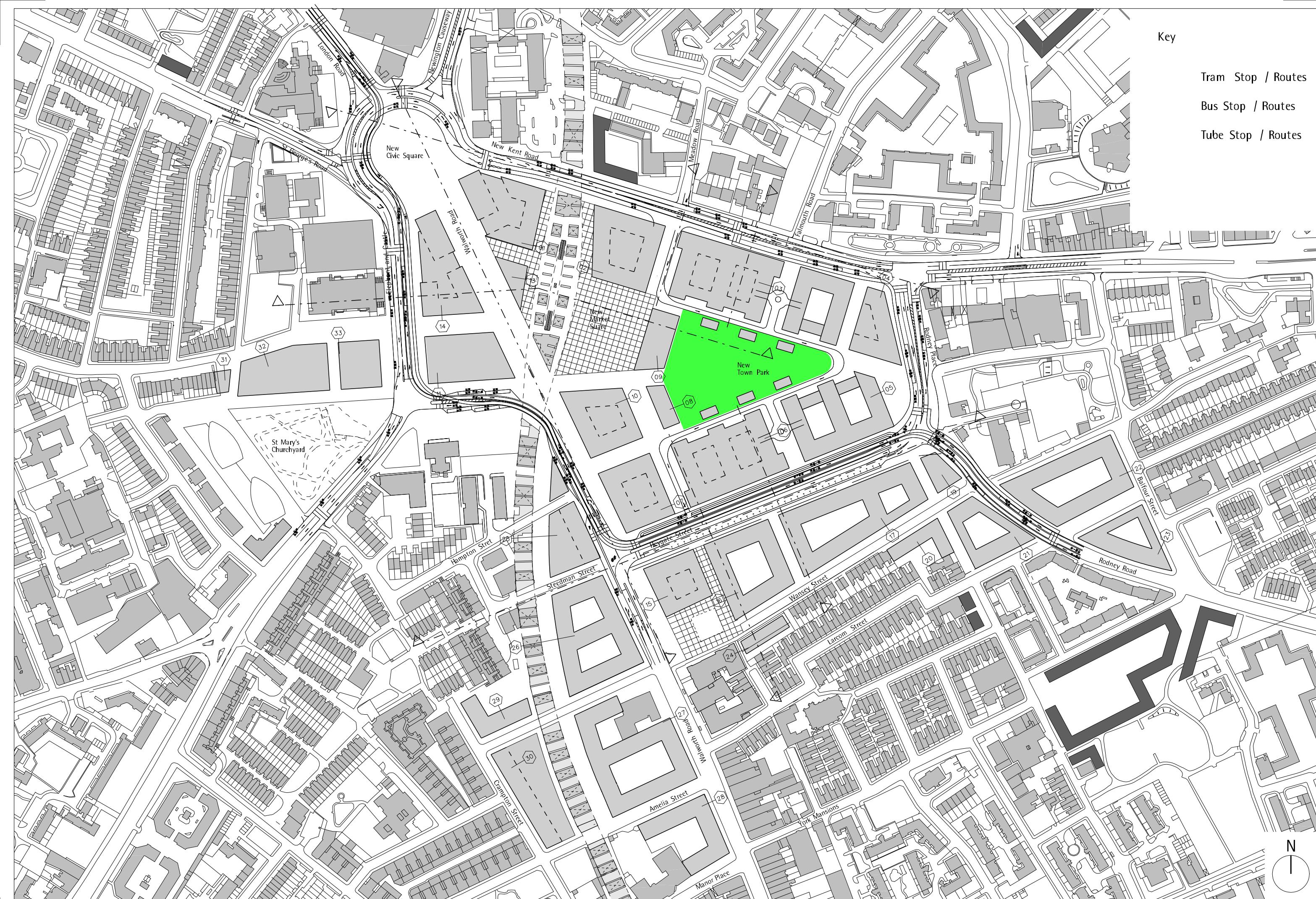




Key

-  Tram Stop / Routes
-  Bus Stop / Routes
-  Tube Stop / Routes



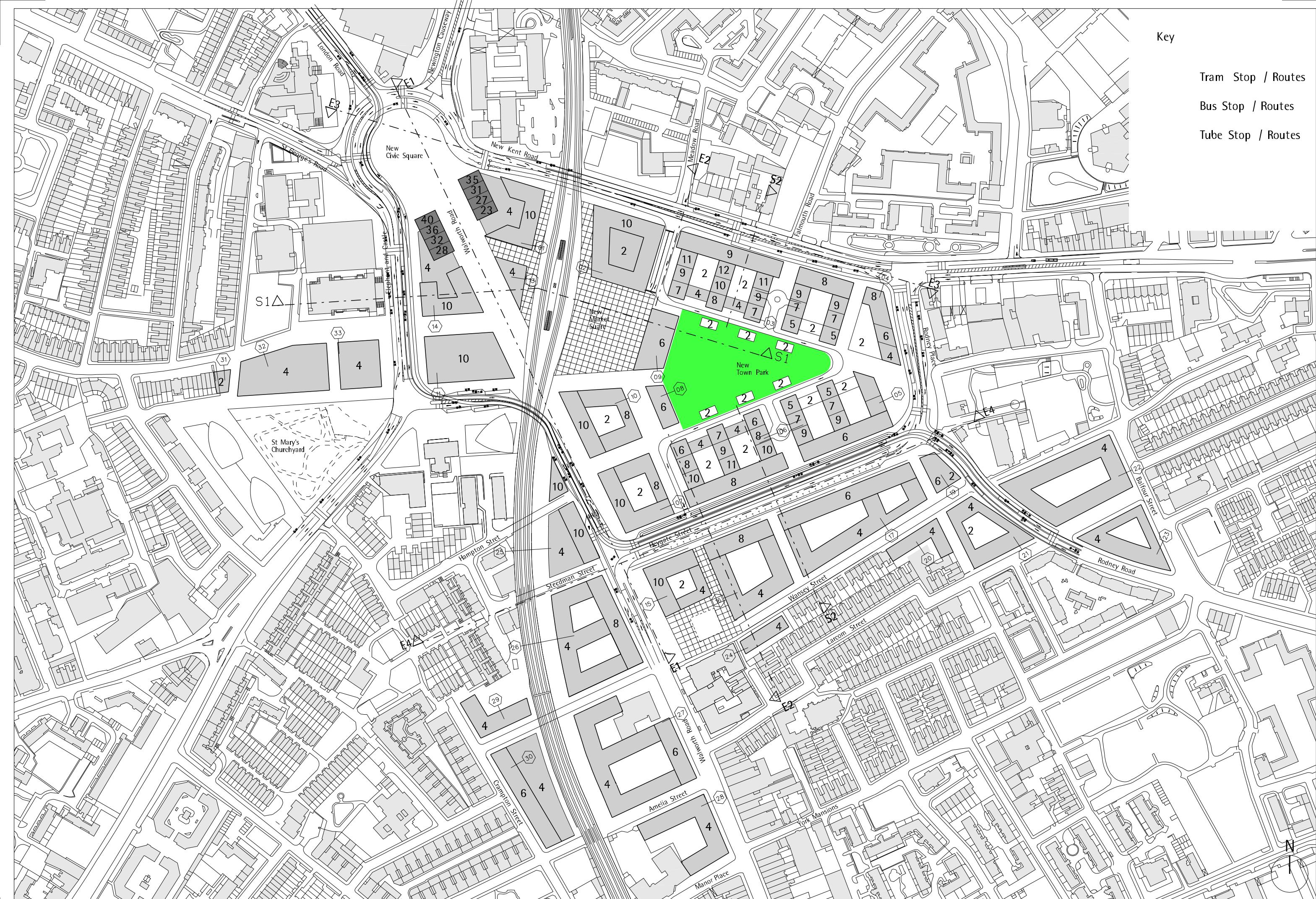


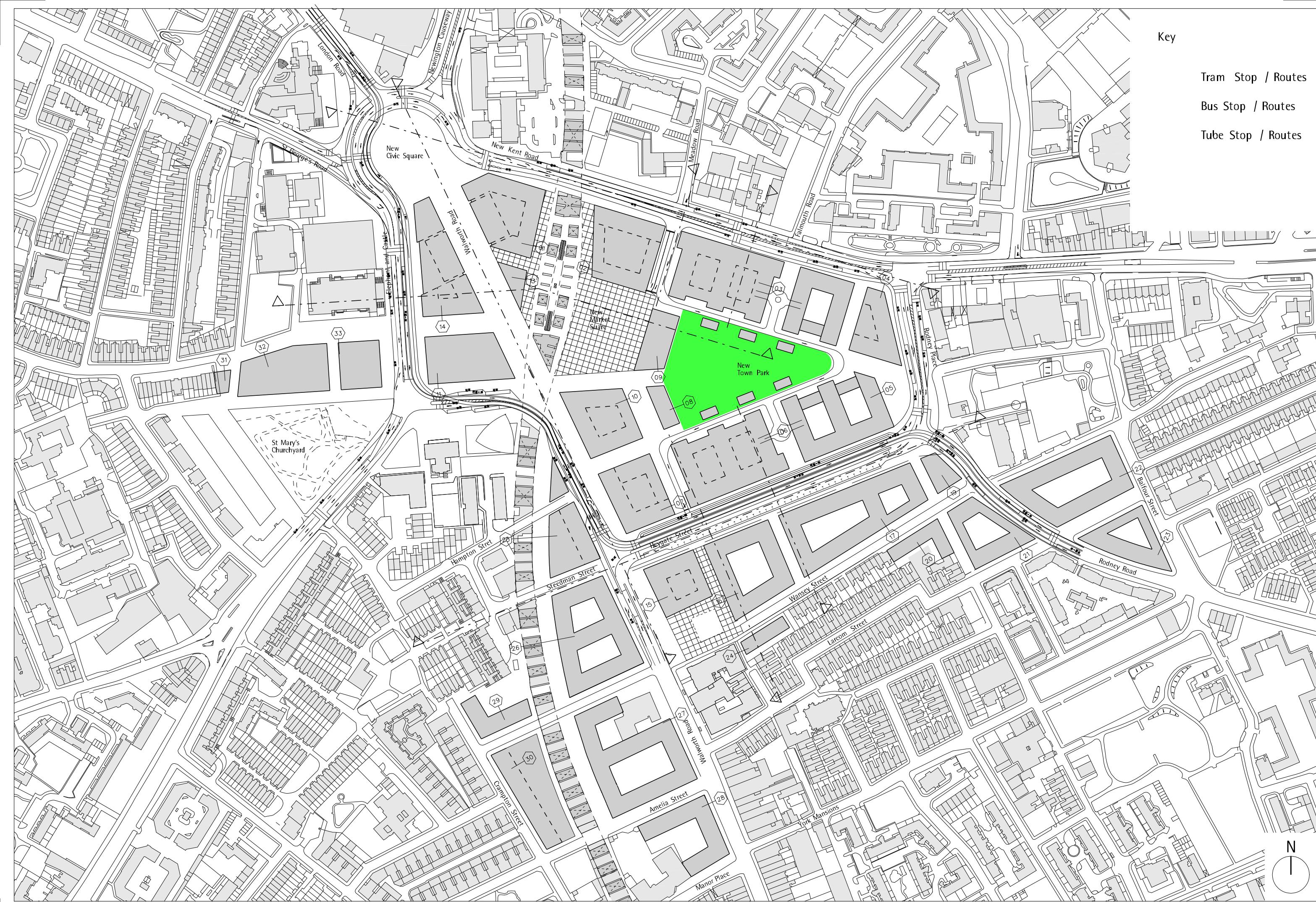
Key

Tram Stop / Routes

Bus Stop / Routes

Tube Stop / Routes





Key

Tram Stop / Routes

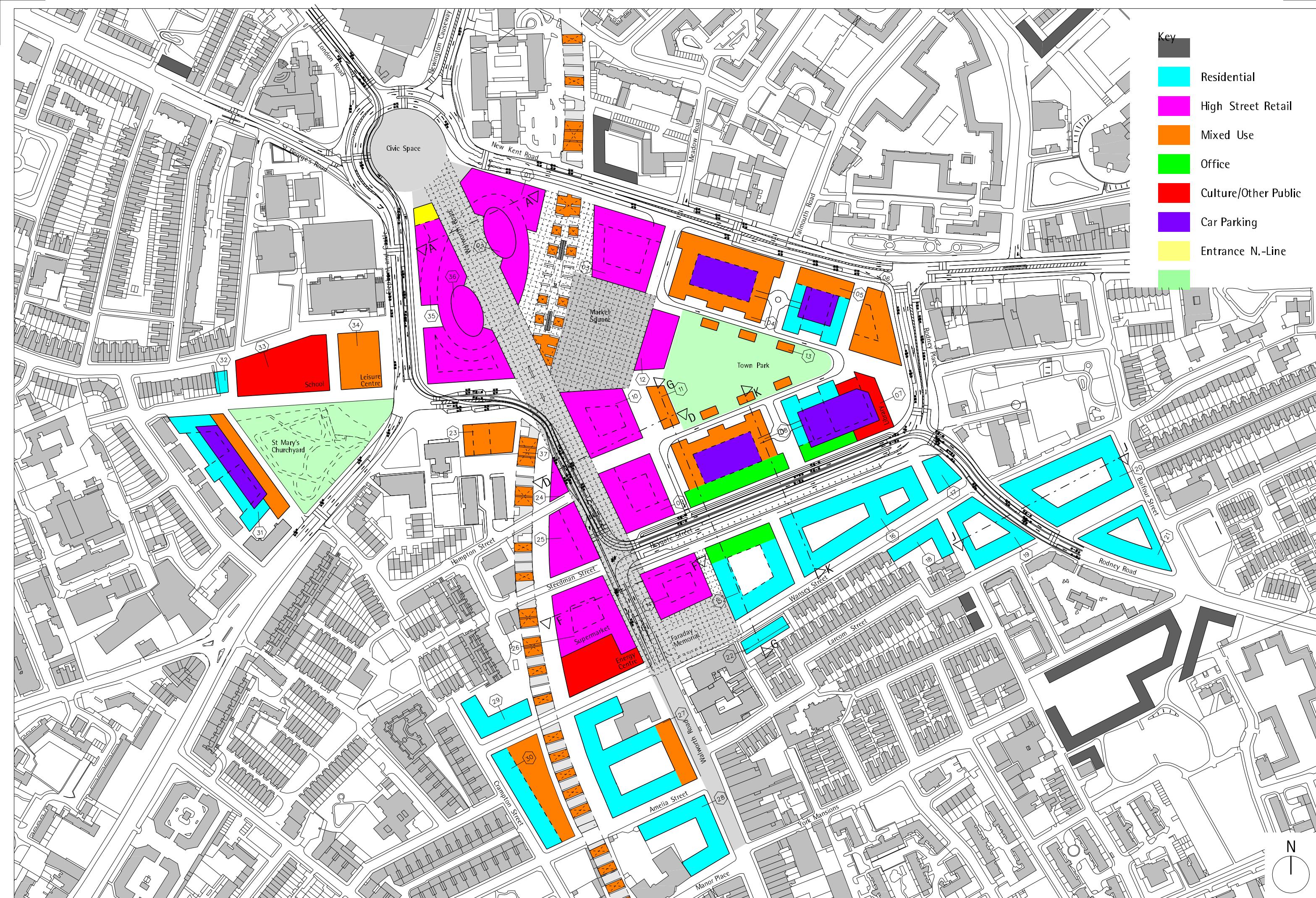
Bus Stop / Routes

Tube Stop / Routes

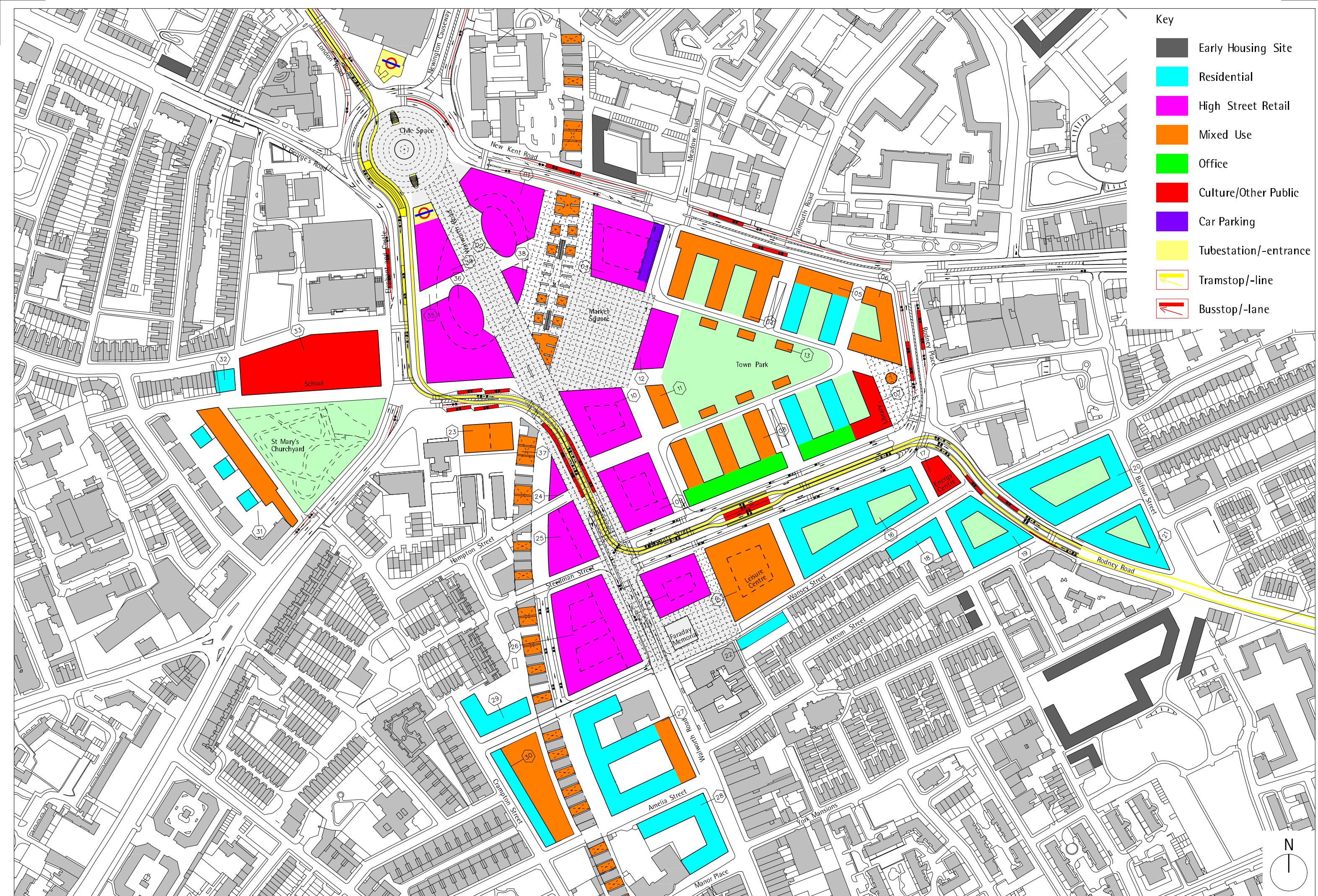


## Option 16 Land Uses

Block No.	Ground	Landuse	GFAm2	Block No.	Upper	GFAm2
1	High Street Retail	6,800		1	High Str. Ret./Res.	3,400
2	High Street Retail	2,000		2	Residential	33,000
3	High Street Retail	7,200		3	Residential	16,600
4	Mixed Use/Car Parking	6,600	3,000	4	Residential	23,200
5	Mix. Use/Resi./Car P.	1,600	2,400	5	Residential	10,800
6	Mixed Use	3,800		6	Residential	5,900
7	Resi./Library/Car P.	3,000	2,000	7	Resi./Library	9,800
8	Mix. Use/Office/Car P.	1,800	2,800	8	Residential	15,300
9	High Street Retail	5,600		9	Residential	12,300
10	High Street Retail	5,800		10	Residential	13,600
11	Mixed Use	1,200		11	Residential	2,400
12	High Street Retail	2,600		12	Residential	5,200
13	Mixed Use (total Pavillions)	700		13	x	
14	High Street Retail	4,400		14	Residential	8,200
15	Resi./Office	4,000	1,800	15	Residential	11,200
16	Residential	8,600		16	Residential	3,200
17	Residential	1,200		17	Residential	2,400
18	Residential	1,800		18	Residential	1,800
19	Residential	3,600		19	Residential	7,200
20	Residential	7,000		20	Residential	14,000
21	Residential	3,400		21	Residential	6,800
22	Residential	1,000		22	Residential	1,000
23	Mixed Use	3,600		23	Residential	11,200
24	High Street Retail	600		24	Residential	2,400
25	Energy Centre/ High Str. Ret.	2,200	1,600	25	Energy Centre/Resi.	2,200
26	Supermarket	10,600		26	Residential	15,200
27	Mixed Use/Resi.	1,800	6,800	27	Residential	10,400
28	Residential	4,000		28	Residential	4,000
29	Residential	2,200		29	Residential	2,200
30	Mixed Use/Residential	3,800	3,000	30	Mix. Use/Resi.	3,800
31	Mix. Use/Resi./Car P.	2,400	2,800	31	Residential	30,600
32	Residential	400		32	x	
33	School	7,000		33	School	7,000
34	Leisure Centre	3,600		34	Leisure Centre	3,600
35	High Str. Ret/N-Line Entrance	11,800	600	35	High Str. Ret./Res.	5,900
36	High Street Retail	2,000		36	Residential	38,000
37	Railway Arches (as shown)	4,800		37	x	
<b>Totals</b>						
	Total Residential	415,600				
	Total High Street Retail	72,300				
	Total Culture/Other Public	21,300				
	Total Office	4,600				
	Total Mixed Use	43,100				
	Total Car Parking	14,600				
	Total Area Land Uses	<b>571.500</b>				
	Total Area Master Plan (Ha)	23				
	Total Residential units	4,156				
	Residential Density (Units/Ha)	180				
	Total Resi. @ Town Park	78,000				
	Total Area @ Town Park (Ha)	5				
	Total Resi. Units @ Town Park	780				
	Resi. Density @ T. P. (Units/Ha)	156				







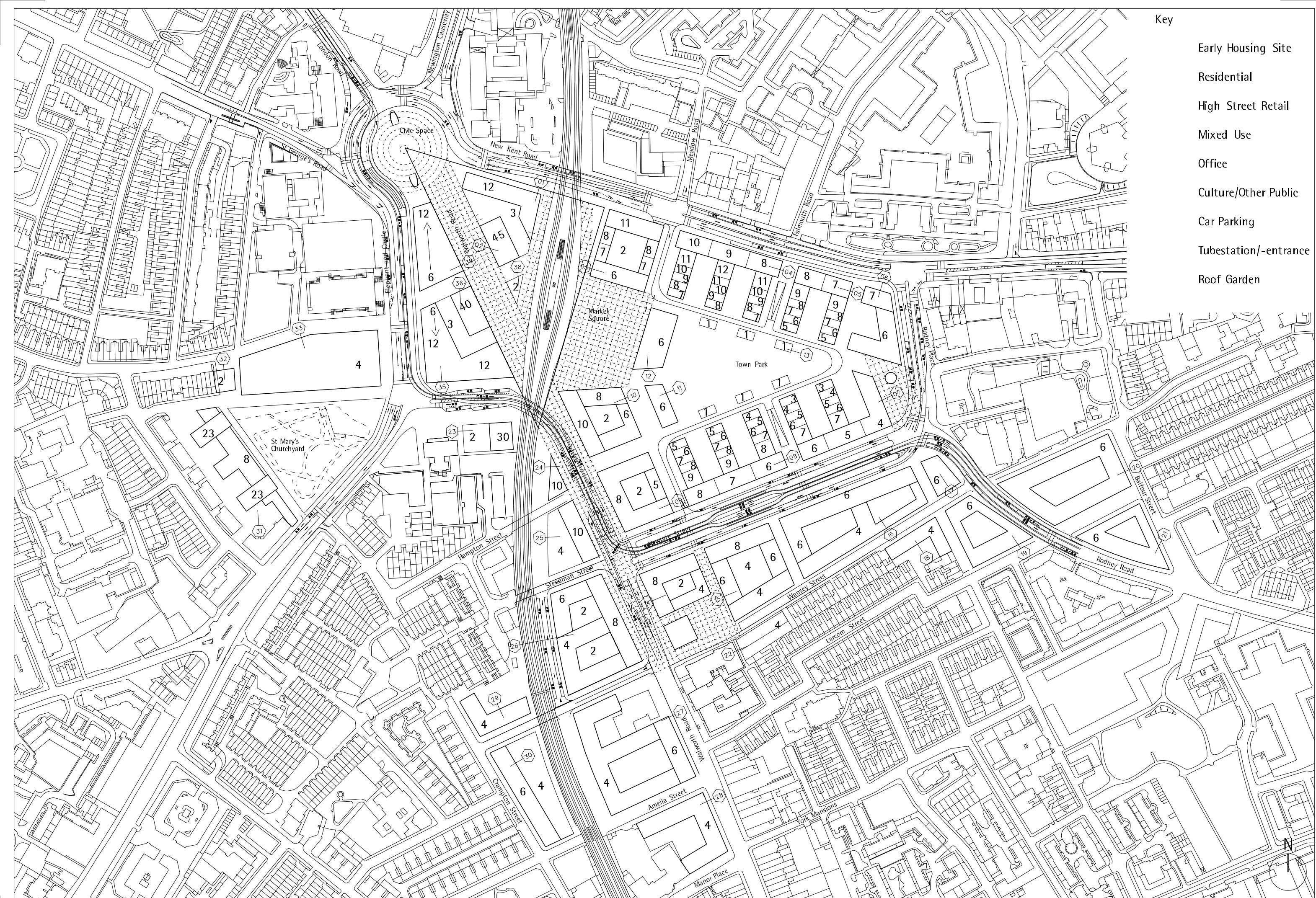


- Key
- Early Housing Site
  - Residential
  - High Street Retail
  - Mixed Use
  - Office
  - Culture/Other Public
  - Car Parking
  - Tubestation/-entrance
  - Roof Garden



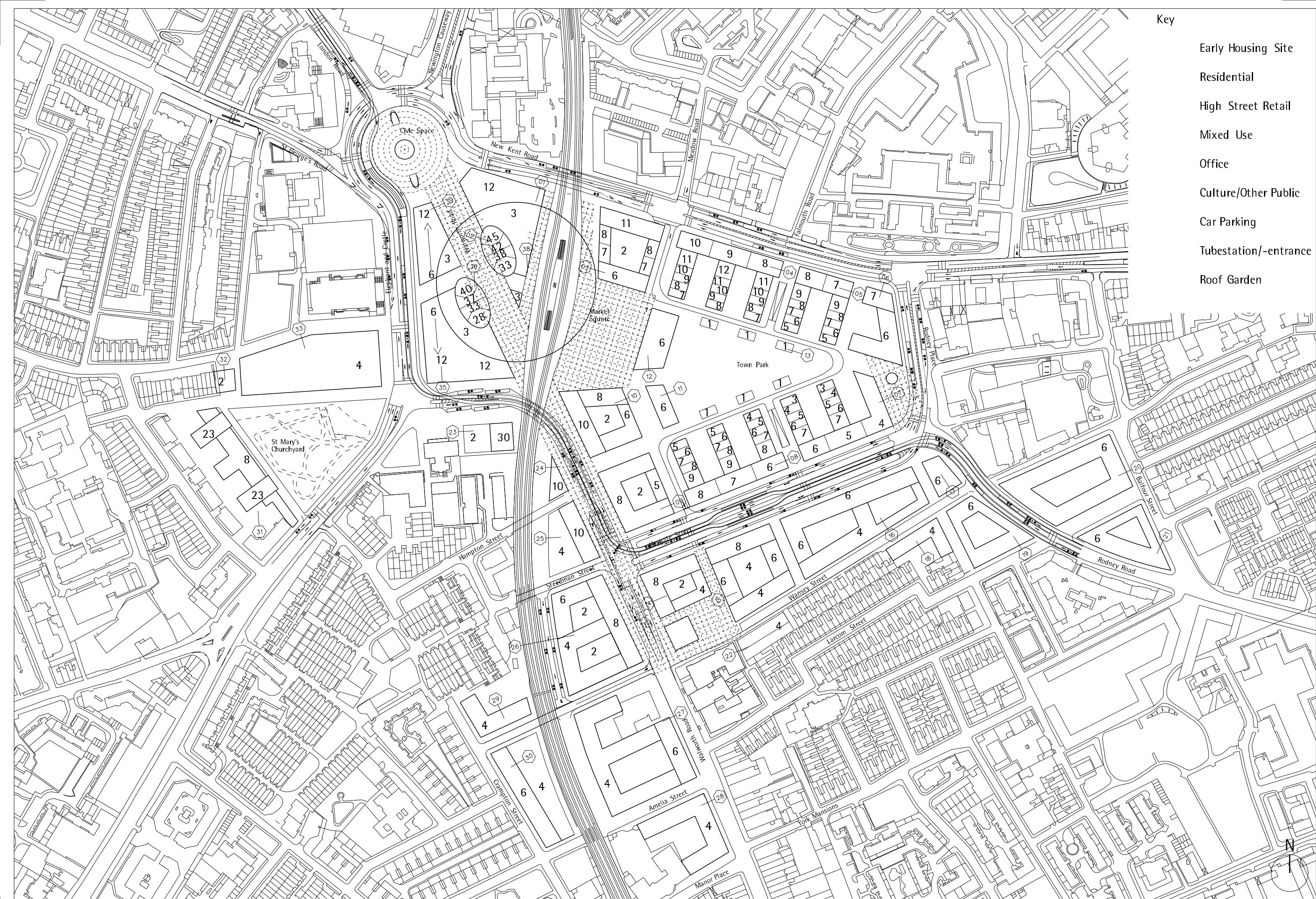
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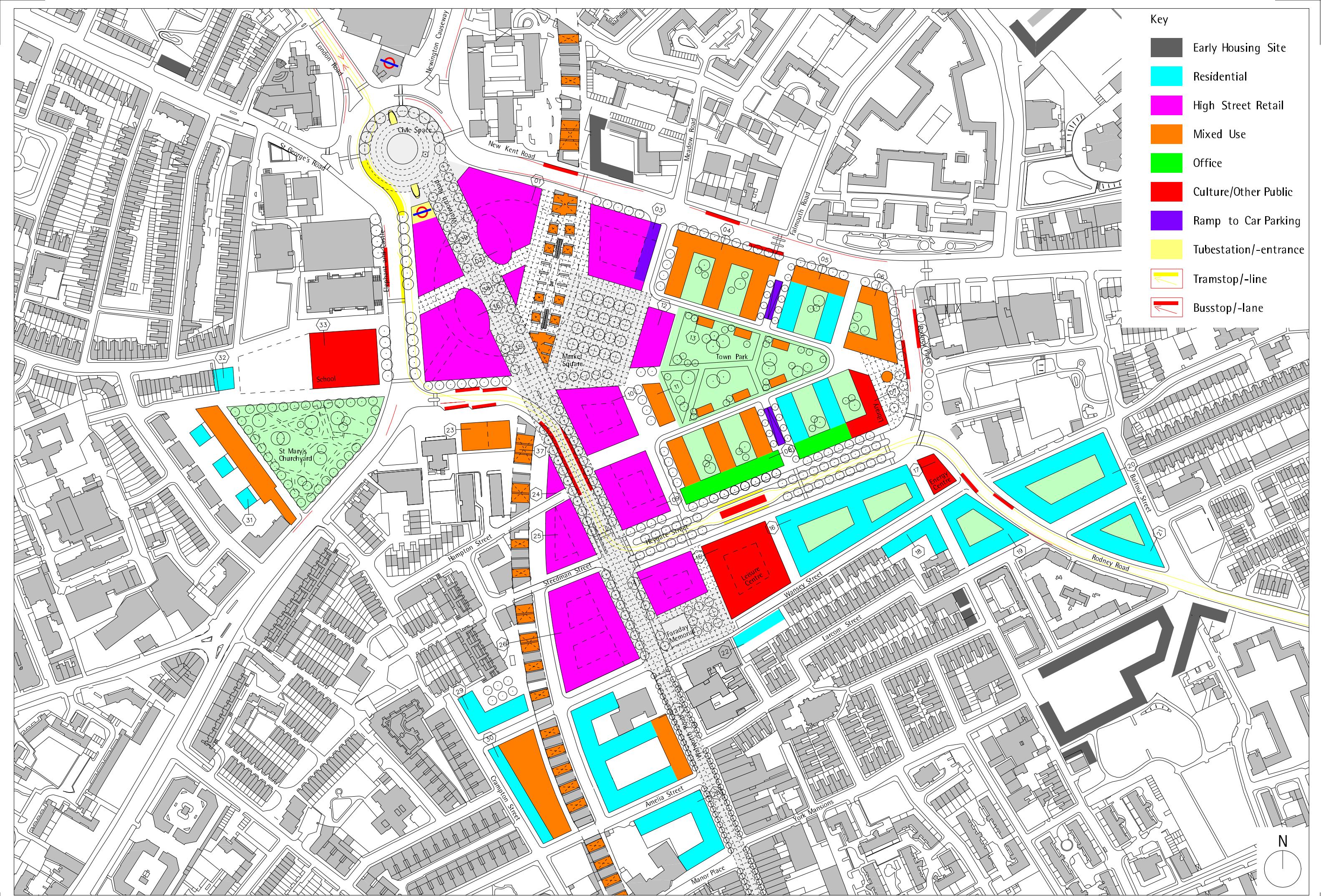
- Early Housing Site
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- Roof Garden



Key

- Early Housing Site
- Residential
- High Street Retail
- Mixed Use
- Office
- Culture/Other Public
- Car Parking
- Tubestation/-entrance
- Roof Garden





- Key
- [Grey Box] Early Housing Site
  - [Cyan Box] Residential
  - [Magenta Box] High Street Retail
  - [Orange Box] Mixed Use
  - [Green Box] Office
  - [Red Box] Culture/Other Public
  - [Purple Box] Ramp to Car Parking
  - [Yellow Box] Tubestation/-entrance
  - [Light Green Box] Roof Garden



- Key
- [Grey Box] Early Housing Site
  - [Cyan Box] Residential
  - [Magenta Box] High Street Retail
  - [Orange Box] Mixed Use
  - [Green Box] Office
  - [Red Box] Culture/Other Public
  - [Purple Box] Ramp to Car Parking
  - [Yellow Box] Tubestation/-entrance
  - [Light Green Box] Roof Garden

