

Elephant Park H1 Development

# Statement of Community Involvement

May 2021

Prepared by Icení Projects

# Application documents

**Affordable Workspace Strategy**

**Application Form and Ownership Certificate**

**Arboricultural Method Statement**

**Archaeological Desk-Based Assessment**

**Basement Impact Assessment**

**CIL Additional Information Form**

**Construction Environmental Management Plan**

**Daylight and Sunlight Report**

**Development Consultation Charter Engagement Summary**

**Draft Delivery and Servicing Management Plan**

**Design and Access Statement**

**Detailed Circular Economy Statement**

**Drainage Strategy**

**Energy Statement**

**Environmental Statement**

**Existing and Proposed Drawings**

**Fire Statement**

**Flood Risk Assessment**

**Health Impact Assessment**

**Marketing Strategy**

**Phase 1 Geo-Environmental Assessment**

**Planning Statement**

**Reconciliation and Comparison Statement**

 **Statement of Community Involvement**

**Sustainability Statement**

**Transport Assessment (inc. Travel Plan)**

**Television and Radio Reception Impact Assessment**

**Utilities and Infrastructure Statement**

**Whole Life-Cycle Carbon Assessment**

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# 1. EXECUTIVE SUMMARY

## 1.1. Overview

1.1.1. This Statement of Community Involvement provides a record of the pre-application public consultation for the H1 Development carried out between August 2020 and February 2021. It describes the consultation process and findings and provides recommendations for future engagement.

## 1.2. Consultation activities

1.2.1. The consultation process was developed to allow local residents, community stakeholders and local business groups the opportunity to engage with the proposal to inform key stages of design development.

1.2.2. The consultation process was undertaken in two stages:

- Initial Designs (August – December 2020)
- Proposed Designs (January – February 2021)

1.2.3. Due to the coronavirus pandemic and changing government guidance, the consultation strategy has had to react and adapt throughout, however, face-to-face engagement has been a priority whenever possible, as have measures for providing an alternative to online engagement for those who cannot access digital methods.

1.2.4. A range of different activities have taken place between August 2020 and February 2021. These are summarised below:

- Launch of an online Elephant Park wide consultation platform that has been visited 2,810 times between August 2020 and February 2021
- Two online public consultations focussing on the H1 Development, each held across a two-week period (four weeks in total) on the Elephant Park consultation platform
- The provision of consultation feedback forms, of which 194 have been received
- Wide ranging local publicity to raise awareness of the online platform and consultations including 12,000 paper flyers delivered door-to-door, e-flyers, emails to local resident management companies and adverts in The Southwark News
- Elephant Park resident face-to-face COVID secure pop-up consultation prior to restrictions changing
- Ten face-to-face COVID secure drop-in appointments prior to restrictions changing
- Seven online one-to-one appointments via video call
- Eight stakeholder briefings via video call

## 1.3. Key topics

1.3.1. The following topics were raised during consultation and engagement:

- The change of use from a residential-led development in the OPP to a commercial-led scheme
- How the design proposals respond to the Elephant Park Masterplan
- How to encourage community use of the publicly accessible ground floor lobby
- Exploring further public benefits the project could provide
- Height and massing
- References to local history and heritage
- The relationship to The Park, Castle Square and Walworth Road
- Construction logistics and minimising disturbance to residents
- The public realm and inclusion of planting and greenery
- The location of the entrance to the servicing yard on Deacon Street

- How the H1 Development might affect residential amenity (daylight/sunlight, privacy/overlooking and views) on West Grove, particularly Hurlock Heights, also referred to as Plot H2
- The type and size of businesses expected to occupy the commercial space

#### 1.4. Responding to Feedback

1.4.1. Consultation on the H1 Development should not be seen in isolation from the 10-year process of public consultation on the Elephant Park Masterplan and subsequent Reserved Matters Application.

1.4.2. This continued engagement has provided the project team with excellent knowledge of community priorities that were taken into account and influenced the design from the outset.

1.4.3. In particular, the proposals for the H1 Development have responded to feedback made at previous consultation events on the Elephant Park Masterplan and subsequent Reserved Matters Applications held over the past 10 years by proposing:

- No parking spaces for private vehicles other than two accessible parking spaces in the public realm on Deacon Street
- The need for all building servicing to be within the development plot
- Continuous active ground floor frontages
- Pedestrian priority for as much of the public realm as possible
- Connecting The Park with the building through façade line landscape and vertical landscaping to maximise the amount of greening on the Site
- References to local history and heritage
- Minimising the footprint of the building at ground level and/or increasing public access at ground level

1.4.4. The H1 Development project team have responded to feedback received during the Initial Designs stage of the online public consultation by proposing:

- Further vertical greening on the columns and redesigning the landscape at the façade line
- Removing the colonnade to introduce a curved ground floor façade reflective of the Victorian bay window shop fronts to gently define spaces for seating and create a stronger connection with The Park to encourage people to come into the lobby
- Introducing additional historical references inspired by local Victorian shop fronts such as flooring and lighting concepts, awnings and the proportions of the glazing facing Castle Square, Elephant Road and Sayer Street
- A commitment to the inclusion of free public WiFi, phone charging points and seating within the active lobby to encourage people to spend time in the publicly accessible ground floor space
- The publicly accessible ground floor lobby will be open every day of the week including weekends to encourage use by the public

1.4.5. The H1 Development project team have responded to feedback received during the Proposed Designs stage of the online public consultation by proposing:

- Subtle changes to the building's colour palette, including lighter shades to be used on the spandrel panel and aluminium façade fins to add further visual interest
- Increasing the areas of landscaping to strengthen the connection between the Park, Elephant Road and the publicly accessible ground floor lobby
- Providing planters at the base of the columns along Walworth Road to introduce vertical greening to the ground floor elevation
- The team are working with stakeholders to explore the potential of incorporating a health hub within H1 as an alternative public benefit

## 2. INTRODUCTION

### 2.1. Introduction to Planning Application

- 2.1.1. This Statement of Community Involvement has been prepared by Icenl on behalf of Lendlease (Elephant & Castle) Limited (“Lendlease”) to support an application for full planning permission (“the Application”) for the redevelopment of land comprising Plot H1 (“the Site”) within the Elephant Park Masterplan, Elephant and Castle, London, SE1 (“the Elephant Park Masterplan”). This standalone development proposal is referred to as “the H1 Development”.
- 2.1.2. Plot H1 currently forms Phase MP5b within the Outline Planning Permission (“OPP”) granted on 23 March 2013 for the Elephant Park Masterplan (LBS Ref: 12/AP/1092). Outline planning permission was granted under the OPP for development of Plot H1 for a mix of land uses, with matters of scale, appearance and landscaping reserved. The approved development on Plot H1 under the OPP is referred to as “the OPP Plot H1 Parameters”.
- 2.1.3. The Application for Plot H1 seeks full planning permission to develop an office-led building (Class E) on the Site. It is being sought through a standalone planning application because it takes a form which is not capable of being approved in detail through the submission of reserved matters pursuant to the OPP. However, the H1 Development has been designed with the intention that it is to be delivered alongside the adjacent plots that have been and are being delivered under the OPP and will complete the Elephant Park Masterplan. In addition to the Application for the H1 Development, a non-material amendment application will be submitted in parallel to amend the Reserved Matters Application (RMA) approval for Plot H2, alongside a revised RMA for the Park, in order to align the public realm proposals hereby submitted with those approved on the neighbouring plots. This is explained further in Section 3.
- 2.1.4. The Elephant and Castle Town Centre has evolved significantly over the past decade and the Application for Plot H1 has been prepared to respond to the emerging context. Additionally, the New Southwark Plan and London Plan set ambitious targets for increasing employment space in the Borough within the Elephant and Castle Opportunity Area. The establishment of a new landmark commercial building in this location will provide new employment and business opportunities for local people and add to the vibrant mix of land uses at Elephant Park and the new Town Centre.

### 2.2. Introduction to the Statement of Community Involvement

- 2.2.1. This Statement of Community Involvement provides a record of the pre-application public consultation for the H1 Development carried out between August 2020 and February 2021. It describes the consultation process and findings and provides recommendations for future engagement.

## 3. SITE AND SURROUNDINGS

This section provides details of the Elephant Park planning permissions and the Site in its existing context.

### 3.1. Elephant Park

3.1.1. Elephant Park is located in Elephant and Castle, within the administrative boundary of Southwark Council (“the Council”). The Masterplan occupies an area of 9.71 hectares, and is bounded by:

- New Kent Road (A201) to the north,
- Rodney Place and Rodney Road to the east,
- Wansey Street to the south; and
- Walworth Road (A215) and Elephant Road to the west.

3.1.2. Heygate Street bisects Elephant Park with junctions to Walworth Road to the west and Rodney Place and Rodney Road to the east.

### 3.2. The Outline Planning Permission

3.2.1. The Council granted two planning permissions for Elephant Park on 27 March 2013: the OPP and the Demolition Planning Permission (ref: 12/AP/3203).

3.2.2. In summary, the OPP granted consent for up to 254,400 sqm of residential floorspace, up to 16,750 sqm of retail floorspace, up to 5,000 sqm of business floorspace and up to 10,000 sqm of community, culture and leisure floorspace, alongside a new energy centre, a new park (“The Park”), and public realm.

3.2.3. The OPP reserved the detailed design elements of Elephant Park for future approval at the Reserved Matters stage but did establish a series of approved parameters and principles for the Development within three approved application documents: the Parameter Plans, the Development Specification and the Design Strategy Document (“DSD”), as well as being accompanied by a section 106 agreement that was entered into on the same date that the OPP was granted.

3.2.4. The OPP introduced five specific character areas within Elephant Park which were established to create a variety of experience and richness to the development: 1 - The Park; 2 - Walworth Road; 3- New Kent Road; 4- Walworth Local and 5- Rodney Neighbourhood. These are shown on Figure 1 below.



Figure 1 - Extract of character areas from the consolidated Design Strategy Document (Feb 2013)

- 3.2.5. Elephant Park was further sub-divided into 12 individual development plots (H1 to H7, H10, H11a, H11b, H12, and H13) plus a Pavilion to be located in the new park at the centre of the scheme (known as plot 'PAV1'), refer to Figure 2 below. The individual development plots comprise a mix of residential and/or other land uses and included varying heights and massing to fit into the specific character areas in which they are located and the surrounding urban context. In particular, the height and massing of all tall buildings within Elephant Park was informed by a townscape assessment that takes into account both local and strategic London views. The plots are delivered within five phases, which are defined on the Phasing Plan (the most recent version of which is provided in Figure 2 below).

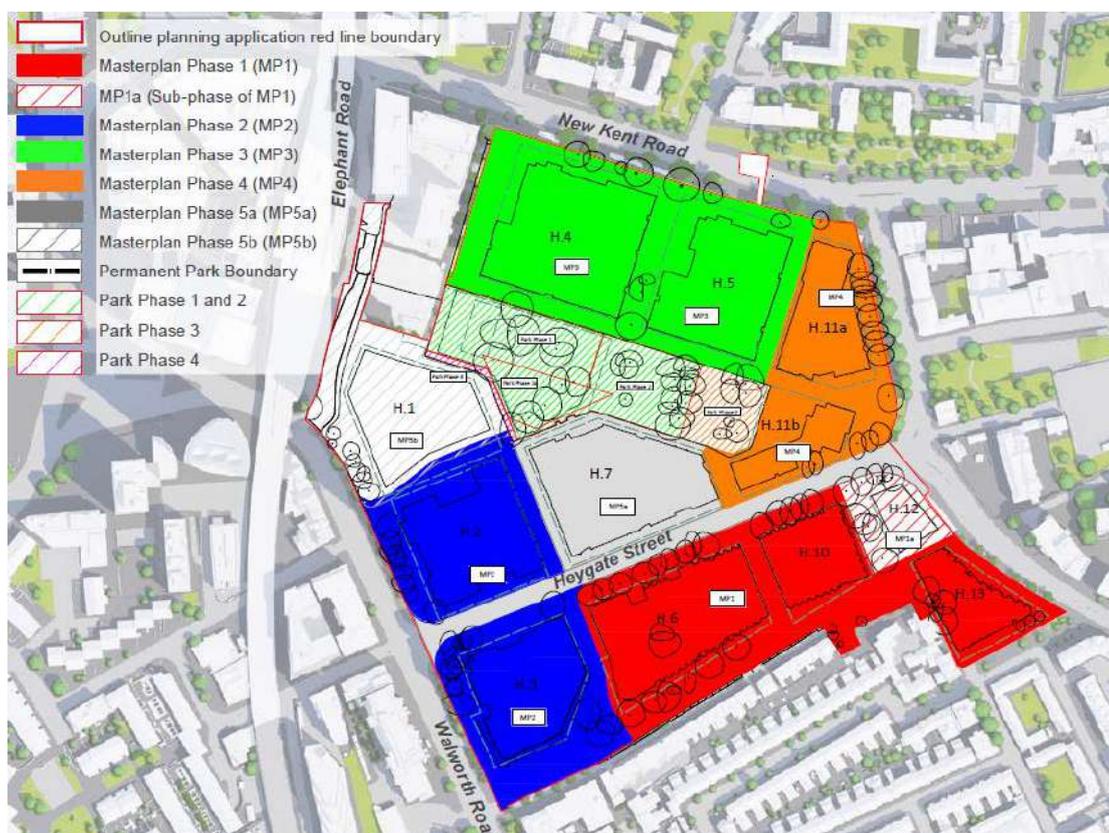


Figure 2 – Elephant Park phasing plan identifying the individual development plots

- 3.2.6. In addition to the built floorspace, the OPP provides significant areas of open space, including The Park, gateway spaces, pocket parks and new streets. Mature trees have been retained where possible and will be complemented with new landscape and new trees, which will ensure that there will be no net loss of trees on the Elephant Park site.
- 3.2.7. In March 2021, the Council approved a Detailed Phasing Plan for Elephant Park (Figure 2) setting out the current proposed sequence of construction works in respect of all phases and plots in the development. This Detailed Phasing Plan identified that Plot H1 would form part of the final phase MP5, sub-phase MP5b, of the Masterplan.
- 3.2.8. The Council approved the RMAs for the first phase of Elephant Park comprising Plots H6, H10 and H13 and associated public realm in February 2014. In December 2014, the Council approved the Reserved Matters Application for the second phase comprising Plots H2 and H3 and associated public realm. In October 2015, the Reserved Matters for the Energy Hub (Plot H12) and associated public realm were approved by the Council. RMAs for the third phase comprising Plot H4 and associated public realm, were approved by the Council in May 2017, and for Plot H5 and associated public realm in September 2017. RMAs for the fourth phase, comprising Plots H11a and H11b and associated public realm, were approved by the Council in September 2018. Most recently, the RMA for Plot H7 within Phase MP5a was approved by the Council in March 2020, and Reserved Matters for the Pavilion (Plot PAV1) were approved

in October 2020. Plot H1 is the only plot within the Masterplan that does not have Reserved Matters Approval.

- 3.2.9. In response to the increased employment targets of the Council and in the context of the evolving Town Centre, the H1 Development is being brought forward as an office, further enhancing the mixed use nature of the Elephant Park Masterplan. The H1 Development and the OPP have been designed to interface and co-exist to deliver the Elephant Park Masterplan, and it is the intention that H1 will be delivered alongside the development that has been constructed and/or approved under the OPP. The Application has been structured to interface with the OPP so that the OPP and the H1 Development can be developed out harmoniously and without either prejudicing the other. It is intended that a planning obligation will accompany the H1 Development and will secure that, upon commencement of the H1 Development, no further development will be undertaken pursuant to the OPP within the areas of the OPP that also benefit from the permission granted pursuant to the Application. In this way, it will be clear that the H1 Development supersedes the OPP in this area of the Elephant Park Masterplan. The H1 Development is brought forward without prejudice to the lawfulness, deliverability and acceptability of what has gone before under the OPP, and is capable of implementation alongside the OPP.
- 3.2.10. The Planning Statement submitted in support of the Application describes how this planning application has been structured in relation to the OPP. In order to explain the relationship between the H1 Development and the OPP more generally, a Reconciliation and Comparison Statement is included in Appendix 1. The Reconciliation and Comparison Statement provides a technical overview of the H1 Development in comparison with the OPP Plot H1 Parameters and a reconciliation of the Elephant Park Masterplan to show how the H1 Development and the composite RMA approvals for all other Plots granted under the OPP come together to provide a final reconciliation against the development controls of the OPP.

### 3.3. Plot H1

3.3.1. The Site is bounded by:

- Castle Square and Sayer Street to the north,
- Sayer Street, the Pavilion and The Park to the east,
- Walworth Road and Elephant Road to the west; and
- Deacon Street and Plot H2 to the south.

3.3.2. As shown in Figure 3 below, the Site is largely surrounded by other elements of Elephant Park and sits at the confluence of The Park and Walworth Road Character Areas, marking the westernmost plot within the Masterplan. The Site is largely vacant however, at present, it contains a temporary modular building providing staff welfare in relation to the ongoing construction of the Elephant Park Masterplan along with accommodating the meanwhile use of the Urban Farm, as consented by Southwark (20/AP/2612) in November 2020.

3.3.3. The land uses surrounding the Site, particularly within the Elephant Park Masterplan, are primarily residential in character with commercial uses at ground level. To the east of the Site is The Park, the main public open space within the Elephant Park Masterplan. The southern boundary is characterised by Plots H2 and H7 which comprise mixed residential and commercial land uses. The area to the north and west is more varied and is characterised by the commercial uses within Castle Square and along Walworth Road, one of the main arterial routes in the Borough. There are no designated heritage assets (Conservation Areas or Listed Buildings) in close proximity to the Site.

3.3.4. The Site is situated within close proximity to the significant transport infrastructure around Elephant and Castle, with the Underground Railway Station to the north-west, and mainline Railway Station on the west side of Elephant Road. Further details are provided in the Design and Access Statement, prepared by Acme, that accompanies the Application.



Figure 3 - Application Site boundary shown in red. OPP boundary line shown in blue.

## 4. DESCRIPTION OF DEVELOPMENT

This section describes what is being applied for in the Application for the H1 Development, explains why it is coming forward as a standalone planning application and how it relates to the Elephant Park Outline Planning Permission (OPP).

### 4.1. Description of Development

4.1.1. This section should be read in conjunction with the Design and Access Statement which is submitted in support of the Application and describes the principal components of the H1 Development.

4.1.2. This Application seeks full planning permission for the H1 Development. Specifically, the Application seeks approval for:

*'Redevelopment of the site to provide a building of ground plus 17-storeys (including a mezzanine floor) with basement and rooftop plant providing office floorspace (Class E) and areas of flexible floorspace for the following uses; office/retail/services/food and drink/medical or health floorspace (Class E), including ancillary cycle parking, accessible car parking, servicing, landscaping, public realm improvements and other associated works incidental to the development.'*

### 4.2. The Proposed Development

4.2.1. Working in partnership with Southwark Council, Lendlease is delivering a £2.5 billion regeneration programme on 28 acres of land in the centre of Elephant and Castle creating one of the capital's most exciting places to live, work and visit. The vision for Elephant Park is to breathe new life into this special part of Central London, building on Elephant and Castle's heritage to create thousands of high-quality new homes, jobs, business opportunities and green space for Londoners.

4.2.2. The H1 Development will contribute to this vision by delivering a vibrant, engaging development within Elephant Park which enhances the wider OPP. The vision for the Site is a direct response to its location, which will complement the transformation of Elephant and Castle Town Centre by providing local employment and business opportunities to the area.

4.2.3. The H1 Development comprises ground plus 17 storeys (including mezzanine) with a basement level and rooftop plant, extending to a maximum height of 85.730 m AOD (including rooftop plant). The building will serve as a key focal point within Elephant Park and along Walworth Road, with the tallest element situated adjacent to the railway line and stepping down towards the neighbouring residential buildings.

4.2.4. The Application proposes 63,599 sqm (GIA) of floorspace, comprising 49,351 sqm (GIA) of offices, 8,681 sqm (GIA) of flexible of floorspace at ground floor, mezzanine and first floor level suitable for office, retail, food and drink, medical and health uses, alongside 5,566 sqm of shared plant, servicing and cycle parking facilities. All proposed uses fall within Use Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended). A full breakdown of the proposed floorspace is provided in Table 3.1.

Table 3.1: Total Development

| Land Use (All Class E)                         | Floor Level    | NIA (sqm)     | GIA (sqm)     | GEA (sqm)     |
|--|----------------|---------------|---------------|---------------|
| Offices  | 02 - 16        | 40,783        | 49,351        | 49,565        |
| Offices / Medical & Health                     | Mezzanine - 01 | 4,300         | 6,728         | 6,795         |
| Offices / Retail / Services / Medical & Health | GF             | 259           | 264           | 277           |
| Offices / Retail / Services / F&B              | GF             | 1,683         | 1,689         | 1,728         |
| BOH (loading bay, plant, cycle facilities)     | GF             | -             | 1,486         | 1,722         |
| Lift Overrun & Two Plant Levels                | Roof           | -             | 190           | 222           |
| Cycle Parking and EOT Facilities               | Basement       | -             | 1,209         | 1,376         |
| Plant and Core                                 | Basement       | -             | 2,681         | 2,938         |
| <b>Total</b>                                   | <b>All</b>     | <b>47,025</b> | <b>63,599</b> | <b>64,624</b> |

4.2.5. The H1 Development proposes to provide 10% (GIA equivalent) of the proposed office floorspace in the H1 Development as affordable workspace. Because the 'active lobby' at ground floor level has the potential to be delivered either as office space or retail space, there is a range in the potential amount of office floorspace that could be delivered by the development – ranging from 45,342 to 47,025 sqm NIA. This equates to a requirement of between 4,534 and 4,702 sqm NIA of affordable workspace. The H1 Development proposes to meet this requirement through the following areas:

- 260 sqm NIA located within H1 on Walworth Road;
- 830 sqm NIA located within H1 at mezzanine level;
- 2,625 sqm NIA located within H1 on the upper floors;
- 836 sqm NIA located within the ground floor of Plot H11a; and
- Up to 150 sqm NIA located within the ground floor active lobby within H1, if that space is used for offices.

4.2.6. Net Internal Areas (NIA) are used throughout the application documents when referring to affordable workspace because this is the best way to clearly reflect the portion of net lettable area within the building. It does reflect a proportionate Gross Internal Area (GIA) through the ancillary spaces (cycle parking, showers, plant, storage, lobby space, lift cores etc) that would also be covered by the affordable provisions. The majority of the proposed affordable workspace will be provided within the H1 Development itself, with 836 sqm (NIA) of the proposed affordable workspace offer delivered at ground floor level of Plot H11a of the Elephant Park Masterplan, which is currently under construction. The specification will meet all regulatory standards for offices, designed to be flexible and adaptable, suitable for a range of small businesses to meet current local demand.

4.2.7. As an alternative to the proposed affordable workspace, there is also a possibility that a new health hub to serve the local area could be provided within the H1 Development. The need for the health hub is existing, and is not generated by the H1 Development, however the Council has identified the H1 Development as a potentially suitable location. The provision of a health hub is anticipated to be subject to confirmation from the Council that it would provide sufficient public benefit equal to or greater than the need to provide the affordable workspace policy requirement on the site, and that in accepting the health hub as an alternative public benefit, there is no financial gain to the Applicant. In order to accommodate this potential, medical and health uses are sought alongside office use for 6,992 sqm (GIA) within the mezzanine and first floors of the building, as set out in Table 3.1 above. Whilst planning permission is being sought for the possibility of the health hub within the H1 Development, it remains an alternative to the affordable workspace and if its provision is not supported by the Council, it will not be progressed.

- 4.2.8. A key ambition of the H1 Development is to be open and accessible, evident through the provision of an extensive, publicly accessible ground floor space serving both future office occupants and the wider public. The ground floor frontages will reflect the hierarchy of the adjacent streets and routes, with the frontages along Sayer Street North and Walworth Road providing the main active frontages. This will enhance the surrounding streetscape and the relationship between the H1 Development and The Park, whilst also helping to strengthen the relationship between Elephant and Castle Town Centre and Walworth. The main office entrance is situated along the north elevation fronting Sayer Street North as it turns to meet Elephant Road, ensuring maximum visibility and accessibility for workers and visitors accessing the building from Elephant and Castle Railway and Underground Stations (through the viaduct archway pedestrian routes being delivered as part of Delancey's Elephant and Castle Town Centre development).
- 4.2.9. The proposed building will be complemented by the enhancement of the surrounding public realm being delivered as part of the OPP, including Sayer Street North, which will be a pedestrian priority route and cycle route, along with improvements to Deacon Street and completion of the Elephant Road and Walworth Road landscape. The H1 Development public realm proposals have been developed in response to the key landscape Character Areas identified in the OPP, which define Elephant Park. The stepped approach to the massing facilitates the provision of external amenity space serving the office accommodation in the form of roof terraces, which will also allow for a strong visual connection between The Park and the building, whilst responding positively to the Site's prominent position on Walworth Road.
- 4.2.10. All servicing will be carried out from an internal loading dock, accessed from Deacon Street, with vehicles both entering and exiting Deacon Street from Walworth Road. The development will be car free other than allocated accessible spaces located on Deacon Street. Long stay cycle parking is proposed within the basement of the H1 Development, accessed from Walworth Road with further short stay cycle parking in the surrounding public realm.

## 5. CONSULTATION PROCESS

This section provides an overview of the consultation and engagement process for the H1 Development.

### 5.1. Introduction

- 5.1.1. The consultation process was developed to allow local residents, community stakeholders and local business groups the opportunity to engage with the proposal to inform key stages of design development.
- 5.1.2. Due to the coronavirus pandemic and changing government guidance, the consultation strategy has had to react and adapt throughout, however, face-to-face engagement has been a priority whenever possible, as have measures for providing an alternative to online engagement for those who cannot access digital methods.
- 5.1.3. Public consultation on the H1 Development began in summer 2020, after the first pandemic lockdown but with social-distancing and work from home guidance in place. Further restrictions were imposed over the following six months including the 'rule of six', the tier system, the November partial lockdown and full national lockdown from January 2021 through to March 2021.
- 5.1.4. Due to the uncertainty of further restrictions being imposed, the decision was taken in August 2020 to launch a dedicated online consultation platform for Elephant Park using Common Place – a well-regarded platform used by many private developers and local authorities, including the London Borough of Southwark. Consultation prior to the pandemic had been a subsection of the Elephant Park website. The new platform can be found at [www.elephantpark.commonplace.is](http://www.elephantpark.commonplace.is).
- 5.1.5. The platform was launched and advertised in August 2020 to establish a strong user group for the website and the H1 Development consultation should coronavirus restrictions prevent face-to-face communications. The platform displayed a range of dedicated sections including general information on the evolution of Elephant Park, Retail, Construction, The Park & Pavilion, Streets & Spaces (the public realm), Community Benefits, Sustainability, The Team and Contact Information. A section on the H1 Development was added ahead of the first public consultation in October 2020.
- 5.1.6. Wide ranging local publicity raised awareness of the online platform in August and September 2020. This publicity included 12,000 paper flyers delivered to addresses in the Elephant & Castle Opportunity Area, e-flyers sent to community / business stakeholder groups and local resident management companies, promotion via Elephant Park social media channels, quarter page adverts in Southwark News and promotion by Common Place to registered users of nearby consultations they had or were undertaking.
- 5.1.7. The online platform has 171 people registered to receive updates via email and has attracted 2,810 visitors between August 2020 and February 2021.
- 5.1.8. The first public consultation on the H1 Development was from 1 October to 18 October 2020. This online public consultation was advertised during the first few days of this period by 12,000 paper flyers delivered to addresses in the Elephant & Castle Opportunity Area, e-flyers sent to community / business stakeholder groups and local resident management companies, promotion via Elephant Park social media channels, quarter page adverts in Southwark News and email updates to registered users on the online platform.

- 5.1.9. Consultation activities during October 2021 included updates to Elephant Park resident groups, pop-up consultation in the West Grove (Plot H2) residential foyer on Deacon Street (directly opposite the H1 Development Site), and by appointment face-to-face COVID secure drop-ins.
- 5.1.10. A second online public consultation ran between 22 January and 7 February 2021 to present the design proposals for the building and surrounding public realm which were informed by feedback from the initial public consultation exercises.
- 5.1.11. The second online public consultation was advertised by 12,000 paper flyers delivered to addresses in the Elephant & Castle Opportunity Area, e-flyers sent to community and business stakeholder groups as well as local resident management companies, quarter page adverts in Southwark News, A2 posters displayed on site hoardings around Elephant Park, promotion via Elephant Park social media channels and email updates to registered users on the online platform.
- 5.1.12. A telephone number and postal address was included on all digital and paper communications to provide alternative methods to contact the engagement team and provide feedback. It was also advertised that paper copies of all H1 Development consultation material were available on request.
- 5.1.13. Due to lockdown restrictions, supporting engagement activities were limited to video calls using Zoom and included appointment booked one-to-one meetings for the general public and community stakeholder meetings.
- 5.1.14. The consultation strategy and process has been discussed with Southwark Council members and officers, as required by the Council's Development Consultation Charter. It is worth noting that the charter has not been updated to reflect the current restrictions resulting from the pandemic, however, we believe the process that has been delivered is in line with the expectations and aims of this document.

## 5.2. Key Community Stakeholders

- 5.2.1. A local community stakeholder mapping exercise was carried out prior to commencing the pre-application consultation. This desktop survey, as well as the local knowledge accrued over the past ten years of consultation on the project, helped to identify a number of community groups to engage. These groups included:
- Elephant Park residents
  - The Walworth Society
  - Southwark Cyclists
  - Southwark Business Forum
  - London South Bank University
  - London College of Communication
  - The Elephant & Castle Partnership
  - Southwark Living Streets
  - Southwark Chamber of Commerce

### Elephant Park residents

- 5.2.2. Elephant Park residents, including the associated development of Trafalgar Place, have created three forums for engagement; one each for Trafalgar Place, South Gardens and West Grove. These resident groups meet regularly and are attended by representatives from Elephant Park and Lendlease who provide updates on management, construction and progress across the Elephant Park Masterplan.
- 5.2.3. Elephant Park resident groups have been meeting online during the public consultation period for the H1 Development.

- 5.2.4. Representatives from Lendlease have attended meetings organised by all three groups in September 2020 and December 2020/January 2021 to introduce the public consultation on the H1 Development.

#### **The Walworth Society**

- 5.2.5. The Walworth Society was established in December 2011 to campaign for the protection and preservation of the area's architectural heritage, be a voice for local people, and help protect and improve the area's green and open spaces.
- 5.2.6. The Walworth Society has been involved in the public consultation for Elephant Park since its creation and was invited to take part in the process for the H1 Development as a key community stakeholder interested in the built environment.
- 5.2.7. The Walworth Society has kindly circulated e-flyers for the launch of the online consultation platform and public consultation to its database.
- 5.2.8. Key members of the Walworth Society were met at the face-to-face COVID secure drop-in consultation in October 2020.
- 5.2.9. Members from Lendlease and the design team met with The Walworth Society via Zoom on 8 January 2021 to present the emerging design proposals for feedback.

#### **Southwark Cyclists**

- 5.2.10. Southwark Cyclists campaign on all cycling issues in the borough, run events, cycle socially, carry out research, and support London Cycling Campaign's work. They have been interested in Elephant Park and the opportunities it presents for cyclists since design development on the Elephant Park Masterplan began. They are regularly engaged regarding the ongoing construction works and how this might impact on the local cycle network.
- 5.2.11. The project team met with Southwark Cyclists on 1 February 2021 to provide an Elephant Park Masterplan update and to introduce the design proposals for the H1 Development.

#### **Southwark Living Streets**

- 5.2.12. Southwark Living Streets is the Southwark branch of the national charity Living Streets that campaigns to create better streets and public spaces for people on foot. It meets monthly.
- 5.2.13. Southwark Living Streets has participated in the public consultation for the Elephant Park Masterplan for the past ten years.
- 5.2.14. The project team met with representatives of Southwark Living Streets on 18 February 2021 to provide an Elephant Park public realm update and introduce the design proposals for the H1 Development, particularly how the building interacts with the surrounding public realm.

#### **Southwark Business Forum**

- 5.2.15. Southwark Business Forum was briefed on the scope of the Application for the H1 Development via email and invited to view and comment on the online public consultation material for the H1 Development. Southwark Business Forum has also helped advertise the online public consultations via email to their members.

#### **London South Bank University**

- 5.2.16. London South Bank University was briefed on the scope of the application via video call and invited to view and comment on the online public consultation material for the H1 Development.

### London College of Communications

- 5.2.17. London College of Communications was briefed on the scope of the application via video call and invited to view and comment on the online public consultation material for the H1 Development.

### The Elephant & Castle Partnership

- 5.2.18. The Elephant & Castle Partnership is a group of public and private organisations active in the Elephant & Castle area who are interested in the regeneration of the area. The group was briefed on the scope of the application via email and invited to view and comment on the online public consultation material for the H1 Development. The Elephant & Castle Partnership also helped advertise the online public consultation via a post on its website.

### Southwark Chamber of Commerce

- 5.2.19. Southwark Chamber of Commerce has helped to advertise the online Elephant Park Common Place website via an advert in their Autumn 2020 magazine to members.

## 5.3. Public Consultations

- 5.3.1. Two online public consultations (please refer to sections 5.1.8 and 5.1.11) have been held during the pre-application stage via the Elephant Park Common Place website ([www.elephantpark.commonplace.is/](http://www.elephantpark.commonplace.is/)). A further online exhibition is planned to coincide with the Council's statutory consultation period for the planning application.
- 5.3.2. Both public consultations were advertised with event flyers distributed to over 12,000 homes and business addresses in the Elephant & Castle Opportunity Area.
- 5.3.3. A2 posters advertising the consultation were displayed on the Site hoarding between 29 January and 7 February 2021 at the temporary meadow located at the H1 Development site and on Elephant Road. A quarter page advert was also placed in the Southwark News.
- 5.3.4. A dedicated section of the online platform was established for the H1 Development and presented a PDF document (on the page and for download) on the emerging design proposals and a structured feedback form.
- 5.3.5. Both online consultations in October 2020 and January/February 2021 were held over a two-week period to ensure people had time to review the materials and provide their feedback.

### One-to-one appointments

- 5.3.6. One-to-one appointments were offered as a part of both online public consultations to give people the opportunity to speak to the project team about the plans for the H1 Development.
- 5.3.7. The sessions for the first consultation were appointment booked, COVID secure face-to-face meetings and held in the retail unit at 8b Sayer Street. This venue was chosen for its proximity to the Site and immediate neighbours, and its accessibility.
- 5.3.8. The one-to-one sessions for the second consultation were appointment booked online meetings using Zoom.

## 6. INITIAL DESIGNS PUBLIC CONSULTATION

This section provides a record of the first online public consultation and the feedback received.

### 6.1. Consultation Overview

- 6.1.1. The online public consultation for the Initial Designs ran from 1 October to 18 October 2020.
- 6.1.2. A PDF document presented key information about the design proposals on the online platform with a structured feedback form to record comments.
- 6.1.3. The consultation information presented the proposed change of use from a residential led development (as envisaged in the Elephant Park Masterplan) to a commercial led development with ground floor retail. It also outlined key design approaches, initial thoughts on the building form and mass, historic references, the public ground floor and the design team.
- 6.1.4. The titles of each page in the PDF consultation pack were:
  - Completing the vision
  - Community benefits
  - The Park
  - The Park Pavilion
  - Streets & spaces
  - New homes
  - Jobs & skills
  - Construction update
  - Completing the story
  - Changing workspace
  - Making connections
  - Activity and life
  - A day in the lobby
  - A sustainable place
  - Designing for work
  - A part of the Park
  - Local inspiration
  - ACME Architects
- 6.1.5. A copy of the consultation document can be found in Appendix 2 of this report.
- 6.1.6. There were 984 visits to the Elephant Park Common Place website during the consultation between 1 October to 18 October 2020
- 6.1.7. A total of 113 feedback forms were received during this period.

### 6.2. Feedback form findings

- 6.2.1. The responses that were received are summarised below.

#### Multiple choice questions

##### What do you think are the most important aspects to consider for an office building?

110 of the 113 respondents answered this question. Respondents were able to choose from and up to 8 options.

- Integrating planting and greenery into the working environment - 77 responses
- A focus on wellbeing for people working, such as access to outdoor space - 76 responses
- A variety of places people can work, including shared spaces in the foyer - 57 responses
- Secure cycle parking for people working in the building - 47 responses

- Showers and facilities to support people's active travel to the building? (Cycling / running / etc.) - 42 responses
- Pop-up events in the ground floor foyer - 25 responses
- A programme of activities to promote healthy lifestyles - 21 responses
- Other - 2 responses

#### What would attract you into the ground floor foyer and encourage you to spend time there?

All 113 respondents answered this question. Respondents were able to choose from and up to 7 options.

- Somewhere to eat and drink - 88 responses
- Somewhere to work with charging points and free WiFi - 74 responses
- Plants and greenery - 68 responses
- A programme of pop-up community exhibitions and events - 54 responses
- Places to sit and relax - 48 responses
- An informal reception area and light touch security - 31 responses
- Other - 1 response

#### Free text questions

- 6.2.2. The following provides an overview of the main topics raised in response to the free text questions.
- 6.2.3. When answering free text questions, respondents often include several points or topics in their response. To accurately understand feedback, we record each individual point as a separate comment related to the theme or topic. This means the total number of comments often exceeds the number of respondents.
- 6.2.4. Topics that were raised in 4% or less of the responses have not been included in the summary due to their low number, and as a result not all totals will equal the total number of individual pieces of feedback for each question.

#### What do you think is the biggest challenge to attracting people who don't work in the building to use the public facilities it has on offer?

- 6.2.5. 106 of the 113 respondents answered this question.
- 6.2.6. Within the 106 responses there were 142 individual pieces of feedback.
- 37 responses on the need for the space to feel welcoming so that people feel comfortable spending time there
  - 31 responses about the need for people to know that they can access the space and what facilities are on offer
  - 15 responses mentioned a need for a food and beverage offer that encourages people to use the space
  - 13 responses highlighted the need for facilities like phone charging points, public WiFi, public toilets, seating and tables to encourage people to spend time in the publicly accessible spaces
  - 9 responses felt it crucial that the space is open to all
  - 6 responses were related to the design proposals mentioning the need to consider accessibility, permeability and a feeling of openness inside of the building

#### Let us know any other comments you have on the emerging design proposals

- 6.2.7. 99 of the 113 respondents answered this question.
- 6.2.8. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative'. to help understand the overall sentiment of each answer. Comments were categorised based

on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

6.2.9. 59 responses were neutral, 23 responses were positive and 17 responses negative.

6.2.10. Within the 99 responses there were 132 individual pieces of feedback.

- 18 responses welcomed the greenery and planting included as a part of the proposals
- 17 responses focussed on height and massing with the majority sharing concerns around the perceived excessive nature. A few comments positively responded to the height
- 14 of the responses were not applicable with people answering 'nothing' or asking technical questions about accessing the proposals on the website
- 13 of the responses shared standalone positive comments welcoming the proposals
- 11 of the responses commented, mostly very positively, on the design of the building with people welcoming stepping down towards The Park. Some responses commented on the need for the architectural design to be of high quality.
- 7 responses suggested that roof top uses, such as a bar, workspace or garden for residents be included as a part of the proposals
- 6 responses felt that providing affordable housing would be a more appropriate use for the site than the proposed office space
- 5 responses mentioned a need for greater consideration of the design in relation to other buildings on the Site and surrounding Elephant Park

### 6.3. Pop-up consultation

6.3.1. A pop-up consultation in the residential foyer of West Grove on Deacon Street, opposite the Site, was held on 1 October between 4pm and 7pm.

6.3.2. The event included hard copies of the PDF consultation pack printed at A2 and a printed QR code to direct people to the online feedback form directly on their mobile phone.

6.3.3. Approximately 30 residents were engaged at the event discussing the following topics:

- The change of use to commercial
- The proposals for the publicly accessible ground floor
- Measures to encourage public to use the ground floor
- How the H1 Development connects visually to The Park
- How bringing additional daytime activity would support local retail
- Updates on construction, the Park Pavilion, new retail, and the Sayer Street meanwhile use
- Height and massing

### 6.4. One-to-one appointments

6.4.1. One-to-one appointments were offered as a part of the public consultations to give people the opportunity to speak to the project team about the plans for the H1 Development.

6.4.2. The appointments were face-to-face and held in the retail unit at 8b Sayer Street. This venue was chosen for its proximity to the Site and immediate neighbours, and its accessibility.

6.4.3. A total of 10 appointments were held across 6 October 2020 and 8 October 2020.

6.4.4. During the sessions the project team talked attendees through the design proposals and answered any questions.

6.4.5. The following records the key discussion points or comments made during the one-to-one appointments:

- The change of use to commercial
- How the design proposals responded to the Elephant Park Masterplan
- Encouraging use of the publicly accessible ground floor

- Height and massing
- References to local history and heritage
- The impact on views and residential amenity for residents of West Grove
- The relationship to The Park, Castle Square and Walworth Road
- General updates on construction and the Park Pavilion

## 7. PROPOSED DESIGNS PUBLIC CONSULTATION

This section provides a record of the second stage online public consultation for the H1 Development and the feedback received.

### 7.1. Consultation overview

- 7.1.1. The online public consultation for the Proposed Designs ran from 22 January to 7 February 2021.
- 7.1.2. A document presenting information on the design proposals was published on the Elephant Park Common Place website alongside a structured feedback form to record comments.
- 7.1.3. The consultation document reintroduced the team and the H1 Development and presented the design proposals for the building and surrounding public realm. The titles of each page are listed below:
  - Introduction
  - A missing link
  - October feedback
  - The evolving context (part 1)
  - The evolving context (part 2)
  - Building façade
  - Colour and motion
  - Streetscape
  - Awnings
  - Glazing
  - Deacon Street
  - Park Plaza
  - The Park
  - A seamless transition between inside and out
  - A public place
- 7.1.4. A copy of the exhibition boards can be found in Appendix 3 of this report.
- 7.1.5. There were 1,411 visits to the Elephant Park Common Place website during the consultation between 22 January and 7 February 2021.
- 7.1.6. A total of 81 feedback forms were received during this period.

### 7.2. Feedback form findings

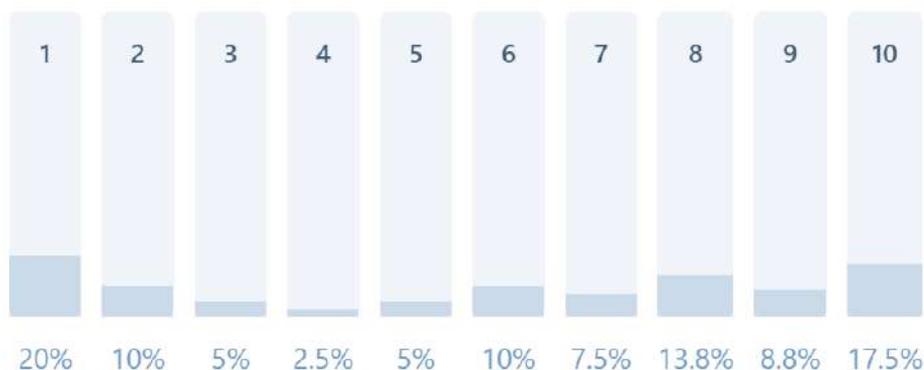
#### Opinion scale questions

- 7.2.1. Respondents were asked to rate how they felt about the overall design of the building, references to local heritage, the publicly accessible ground floor lobby and the public realm and landscaping proposals out of 10, with 10 meaning very satisfied. The ratings received for each of these aspects are outlined below.

#### Thinking about the overall design of the building, how do you feel about our proposals for the H1 Development? (with 10 meaning very satisfied)

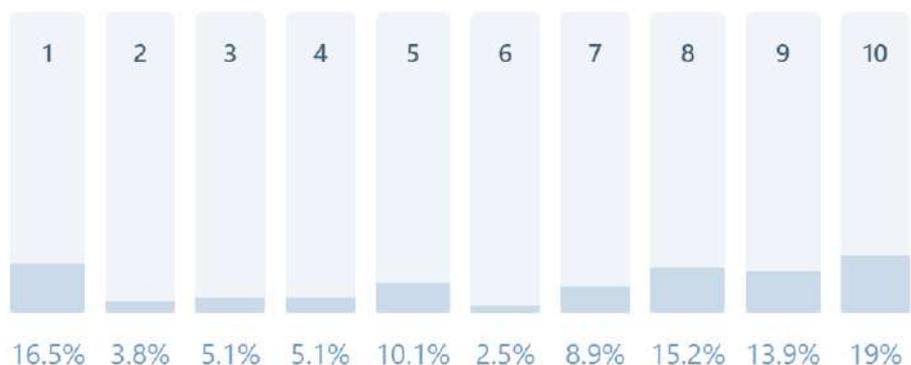
- 80 of the 81 respondents answered this question. The average rating was 6/10.
- 32 people were satisfied, rating their feelings towards the overall design as an 8,9 or 10. 14 people selected 10 meaning very satisfied.

- 28 people were less satisfied, rating their feelings towards the overall design as an 1,2 or 3. 16 people selected 1 meaning very unsatisfied.



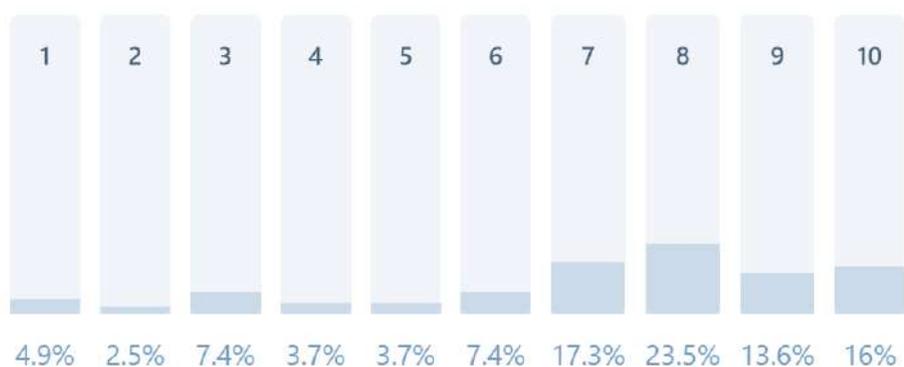
**How do you feel about the references to local heritage in our design proposals? (with 10 meaning very satisfied)**

- 79 of the 81 respondents answered this question. The average rating was 6/10.
- 38 people were satisfied, rating their feelings towards the references to local heritage as an 8,9 or 10. 15 people selected 10 meaning very satisfied.
- 20 people were less satisfied, rating their feelings towards the references to local heritage as a 1,2 or 3. 13 people selected 1 meaning very unsatisfied.



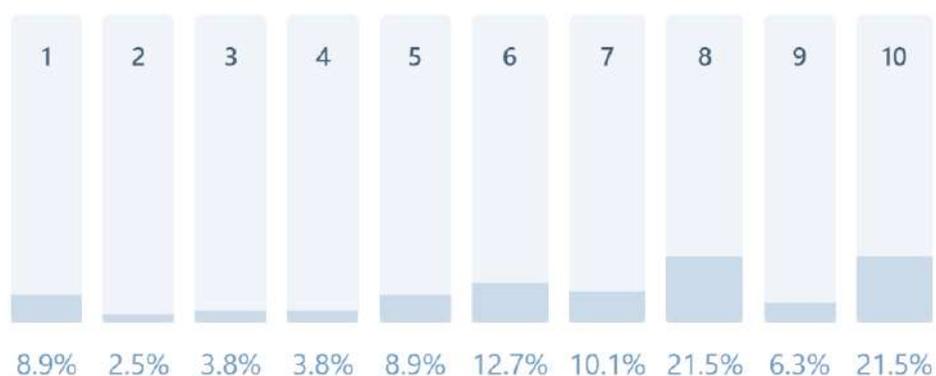
**How do you feel about our proposals for the public realm and landscaping around the building? (with 10 meaning very satisfied)**

- All 81 respondents answered this question. The average rating was 7/10.
- 43 people were satisfied, rating their feelings towards the public realm and landscaping as an 8,9 or 10. 13 people selected 10 meaning very satisfied.
- 12 people were less satisfied, rating their feelings towards the public realm and landscaping as a 1,2 or 3. 4 people selected 1 meaning very unsatisfied.



**How do you feel about our proposals for the publicly accessible ground floor lobby? (with 10 meaning very satisfied)**

- 79 of the 81 respondents answered this question. The average rating was 7/10.
- 39 people were satisfied, rating their feelings towards the publicly accessible ground floor lobby as an 8,9 or 10. 17 people selected 10 meaning very satisfied.
- 12 people were less satisfied, rating their feelings towards the publicly accessible ground floor lobby as an 1,2 or 3. 7 people selected 1 meaning very unsatisfied.



**Free text questions**

- 7.2.2. The following provides an overview of the main topics raised in response to the free text questions.
- 7.2.3. When answering free text questions, respondents often include several points or topics in their response. To accurately understand feedback, we record each individual point as a separate comment related to the theme or topic. This means the total number of comments often exceeds the number of respondents.
- 7.2.4. Topics that were raised in 4% or less of the responses have not been included in the summary due to their low number, and as a result not all totals will equal the total number of individual pieces of feedback for each question.

**What do you like about the overall design of the building?**

- 7.2.5. 78 of the 81 respondents answered this question.
- 7.2.6. The responses have been read, analysed and categorised as ‘positive’, ‘neutral’ or ‘negative’. to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.7. 51 responses were positive, 16 responses were negative and 11 responses neutral.

7.2.8. Within the 78 responses there were 137 individual pieces of feedback.

- 29 responses welcomed the inclusion of greenery and the landscaping proposals.
- 28 responses focussed on the architectural look and feel with many respondents noting that they liked the 'bold' and 'modern' look of the building.
- 15 responses raised the height and massing of the building. Some respondents liked the height and massing whilst the majority wanted to see a reduction in height and size.
- 11 responses welcomed the proposals for the terraces. People liked the inclusion of greenery and the stepping down towards The Park.
- 9 responses welcomed the proposed colour palette of the building.
- 7 responses mentioned the choice of materials. Comments focussed on the aluminium fins. Some respondents were happy with the choice of material whilst others disliked the finish.
- 8 responses welcomed the references to local buildings and history as a part of the design proposals.
- 6 responses focussed on the relationship of the building with The Park.
- 6 responses liked the amount of public space proposed, including the public lobby.

#### What could be improved about the overall design of the building?

7.2.9. 73 of the 81 respondents answered this question.

7.2.10. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.11. 34 responses were neutral, 30 responses were negative and 9 responses positive.

7.2.12. Within the 73 responses there were 130 individual pieces of feedback.

- 32 responses requested changes to the height and massing of the building.
- 12 responses commented on the architectural look and feel of the building.
- 9 responses stated that nothing could be improved about the overall design of the building.
- 9 responses highlighted a need for the proposals fit in with the character of the local area including other Elephant Park buildings.
- 7 responses suggested more greenery and planting be included on and around the building.
- 7 responses focussed on the relationship of the building with The Park, mostly raising concerns around the impact on daylight.
- 6 responses commented on the relationship of the H1 Development with other Elephant Park buildings. Most responses focused on the perceived impact to homes in Hurlock Heights, also referred to as Plot H2.
- 6 responses highlighted the proposed change of use from a residential-led development in the OPP to a commercial-led scheme
- 6 responses mentioned a need to improve the look and feel of Deacon Street including appearance of the proposed service yard.
- 5 responses felt that the warm colour palette of the building could be improved.

#### What do you like about the references to local heritage?

7.2.13. 68 of the 81 respondents answered this question.

7.2.14. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.15. 36 responses were positive, 16 responses were negative and 16 responses neutral.

7.2.16. Within the 68 responses there were 97 individual pieces of feedback.

- 14 responses noted that the design references were in keeping with the local area and its history.
- 13 responses highlighted that they liked the references to local shopfronts including the inspiration drawn from the awnings, tiles and lanterns.
- 13 responses felt that more could be done to reference local heritage through the design proposals.
- 12 responses welcomed the proposed colour palette.
- 11 responses liked the inspiration drawn from Michael Faraday behind the patterning of the facade of the H1 Development.
- 11 of the responses shared standalone positive comments welcoming the references to local heritage.
- 6 responses viewed the overall design of the building as more important than referencing local heritage.
- 5 responses emphasised the importance referencing local heritage in the proposals.

#### What could be improved about the references to local heritage?

7.2.17. 60 of the 81 respondents answered this question.

7.2.18. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.19. 32 responses were neutral, 17 responses were negative and 11 responses positive.

7.2.20. Within the 60 responses there were 62 individual pieces of feedback.

- 13 responses stated that nothing could be improved about the references to local heritage.
- 10 responses felt that more could be done to reference local heritage.
- 9 responses stated that the references to local heritage felt too conceptual.
- 9 responses suggested that the proposals include interpretive panels that share information on the design references to local history.
- 6 responses viewed the overall design of the building as more important than referencing local heritage.
- 5 responses focussed on the height and massing of the building as out of context with the local area.

#### What do you like about the public realm and landscaping around the building?

7.2.21. 74 of the 81 respondents answered this question.

7.2.22. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.23. 49 responses were positive, 15 responses were neutral and 10 responses were negative.

7.2.24. Within the 74 responses there were 114 individual pieces of feedback.

- 32 responses mentioned that they liked the greenery and planting on and around the building.
- 18 responses made general positive comments on the public realm and the landscaping like 'it looks nice' or 'good'.
- 7 responses liked the relationship of the public realm with The Park.
- 7 responses liked the accessibility of the public realm.

- 6 responses raised retaining the temporary meadow located at the site of the H1 Development.
- 6 responses felt it essential that the design of the public realm is welcoming.
- 5 responses focused on the amenities on offer. Most people liked the inclusion of seating and bike storage, but some comments highlighted a need for more facilities to encourage people to use the public realm.

#### What could be improved about the public realm and landscaping around the building?

7.2.25. 69 of the 81 respondents answered this question.

7.2.26. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.27. 50 responses were neutral, 16 responses were negative and 3 responses positive.

7.2.28. Within the 69 responses there were 84 individual pieces of feedback

- 16 responses highlighted a need for more greenery and planting to be included as a part of the proposals.
- 14 responses wanted to see more open space included as a part of the proposals. Many comments suggested decreasing the footprint of the building and increasing the amount of public realm.
- 9 responses highlighted the need for more facilities like seating and cycle storage to encourage people to use the public realm.
- 5 responses raised retaining the temporary meadow located at the site of the H1 Development.
- 5 responses commented on the choice of planting, mostly suggesting species to use.

#### What do you like about the publicly accessible ground floor lobby?

7.2.29. 65 of the 81 respondents answered this question.

7.2.30. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.31. 42 responses were positive, 15 responses were neutral and 8 responses were negative.

7.2.32. Within the 65 responses there were 72 individual pieces of feedback.

- 16 responses liked that the ground floor lobby is publicly accessible.
- 12 responses shared standalone positive comments welcoming the proposals for the ground floor lobby.
- 10 responses commented on the welcoming feel of the proposals. Whilst some felt that people would not feel comfortable using the space the majority of the comments liked how inviting the design proposals appeared.
- 8 response welcomed the size of the lobby commenting on how open and spacious it appeared.
- 6 responses were unsure of the need or demand for office space locally.

### What could be improved about the publicly accessible ground floor lobby?

7.2.33. 62 of the 81 respondents answered this question.

7.2.34. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.35. 43 responses were neutral, 12 responses were negative and 7 responses positive.

7.2.36. Within the 62 responses there were 66 individual pieces of feedback.

- 13 responses were unsure or stated nothing could be improved about the publicly accessible ground floor.
- 8 responses highlighted the need for the space to feel welcoming so that people feel comfortable spending time there.
- 7 responses suggested various uses for the lobby.
- 7 responses were not applicable with people answering 'n/a' or '.' to the question.
- 6 responses commented on the commercial offer of the lobby highlighting the need for a café, restaurant and independent retailers.
- 5 responses were related to the design of the lobby notably the need for good daylight.
- 5 responses were unsure of the need or demand for office space locally.

### Please let us know if you have any further comments about the proposals

7.2.37. 60 of the 81 respondents answered this question.

7.2.38. The responses have been read, analysed and categorised as 'positive', 'neutral' or 'negative' to help understand the overall sentiment of each answer. Comments were categorised based on polarity i.e. use of positive, negative and neutral language as well as feelings and emotions i.e. expressions of happiness.

7.2.39. 24 responses were neutral, 24 responses were negative and 12 responses positive.

7.2.40. Within the 60 responses there were 102 individual pieces of feedback.

- 19 responses raised the height and massing of the building. Some respondents agreed with the height and massing whilst others wanted to see changes to the height and distribution of mass.
- 9 responses were not applicable with people answering 'no' or 'nothing' to the question.
- 8 responses made general negative comments about the overall proposals.
- 7 of the responses shared standalone positive comments welcoming the proposals.
- 7 responses raised concerns around any loss of light to The Park and neighbouring residential buildings.
- 6 responses highlighted the need to consider any impact on neighbouring Elephant Park buildings.
- 6 responses made suggestions around the retail and food and beverage offer.
- 6 responses highlighted the proposed changes to the OPP Plot H1 Parameters.
- 5 responses were unsure of the need or demand for office space locally.

## 7.3. One-to-one appointments

7.3.1. One-to-one appointments were offered as a part the online public consultations to give people the opportunity to speak to the project team about the proposals for the H1 Development.

7.3.2. The online one-to-one appointments were advertised on the dedicated the H1 Development section of the online platform. Appointment slots were offered across a range of dates to ensure people had plenty of choice. Seven appointments were held in total on the following dates:

- 26 January 2021
- 27 January 2021
- 29 January 2021
- 3 February 2021

7.3.3. The online meetings were for 30 minutes and had an open agenda. Most people booking the appointments had already viewed the consultation material and had clear topics of discussion.

7.3.4. These included:

- Timescales for delivery and completion of the H1 Development
- The change of use from residential to commercial led
- The benefits of additional footfall created by the jobs provided on the H1 Development
- Construction logistics and minimising disturbance to residents
- The location of the entrance to the servicing yard on Deacon Street
- The type and character of ground floor uses and how this might benefit local residents
- How feedback has informed design development
- The change in height and mass when compared to the OPP Plot H1 Parameters
- How the H1 Development might affect residential amenity (daylight/sunlight, privacy/overlooking and views) on West Grove, particularly Hurlock Heights.
- The type and size of businesses expected to occupy the commercial space
- Affordable workspace / retail
- Maintenance of the public realm and greenery and service charge contributions from office occupiers
- The increased demand office workers might have for The Park and how this space will be maintained
- The height and mass of the proposed building
- The location of the main entrance for the commercial floorspace and secure cycling facilities
- The local historic references and how these have been incorporated into the design proposals
- How The Park 'meets' the ground floor of the H1 Development
- The removal of vehicular traffic on The Park and Castle Square sides of the building
- Ways to encourage the general public into the ground floor of the H1 Development

## 8. KEY STAKEHOLDER MEETINGS

This section provides a record of the key stakeholder meetings

### 8.1. Elephant Park residents

8.1.1. The following topics and/or discussion points were raised by Elephant Park residents in relation to the H1 Development:

- The H1 Development timescales
- The benefits of the change of use from residential to commercial led development on the H1 Development

### 8.2. The Walworth Society

8.2.1. The following topics and/or discussion points were raised by the representatives of The Walworth Society at meetings in October 2020 and January 2021 in relation to the H1 Development:

- Concern about the height and massing of the proposed building, particularly its relationship to Walworth Road
- The architectural look and feel
- Responding to local heritage and the historic significance of the location of the H1 Development
- The opportunity to support existing retail and business on Walworth Road
- Maximising benefits for local people
- How to encourage community use of the publicly accessible ground floor lobby
- Exploring further public benefits the project could provide
- The challenges of making a truly publicly accessible ground floor and the psychological barriers to overcome
- The expected lifespan of the building
- Opportunities to make Elephant Road and Deacon Street pedestrian priority
- The importance of Deacon Street as a link to The Park from Walworth Road and for this to be clearly signalled
- The relationship of the H1 Development to West Grove
- A comparison of the proposed development of the H1 Development with the OPP Plot H1 Parameters
- The loss of private open space at podium level
- The need for the planting on terraces to be maintained in the long term
- How the ground floor of the H1 Development integrates with its surroundings: The Park, Castle Square and Elephant Road in particular

### 8.3. Southwark Cyclists

8.3.1. The following topics and/or discussion points were raised by Southwark Cyclists in relation to the H1 Development:

- The proposed signed route along Sayer Street, around the H1 Development and onto Elephant Road
- The location of crossing points on New Kent Road
- Secure cycling facilities within the H1 Development and the need to accommodate non-standard cycles
- Visitor cycle stands in the public realm surrounding the H1 Development
- Signage for temporary cycle routes around Elephant Park during the construction phases
- Methods for communicating changes to temporary cycle routes

## 8.4. London South Bank University

8.4.1. The following topics and/or discussion points were raised by London Southbank University in relation to the H1 Development:

- Employment and skills partnership opportunities such as apprenticeships for Southwark residents
- Enterprise offer available at the university and opportunities to engage with Elephant Park businesses
- Potential for a Business Improvement District (BID) within Elephant & Castle given the increase in business infrastructure being proposed
- Affordable workspace proposal for the H1 Development given the incubator spaces in operation within the university campus

## 8.5. London College of Communication

8.5.1. The following topics and/or discussion points were raised by the London College of Communication in relation to the H1 Development:

- Potential for a BID within Elephant & Castle given the increase in business infrastructure being proposed
- Opportunities for partnership with corporate occupiers
- Exhibition and showcase opportunities for students within the lobby

## 8.6. Southwark Living Streets

8.6.1. The following topics and/or discussion points were raised by Southwark Living Streets in relation to the H1 Development:

- Positive comments related to the public realm already delivered in Elephant Park
- The need to maximise landscaping over hard paving wherever possible, particularly to contrast with Castle Square
- Dissuading vehicles from using Sayer Street and Deacon Street as a way to avoid the junction between Walworth Road and Heygate Street
- Maintaining the footway material across the service yard entrance on Deacon Street
- Consider the pedestrian flows along Walworth Road and how they cross at the junction with Deacon Street
- Consider the management of delivery vehicles

## 8.7. Southwark Business Forum

8.7.1. Southwark Business Forum had no comments relevant to the H1 development planning application.

## 8.8. The Elephant & Castle Partnership

8.8.1. The Elephant & Castle Partnership had no comments relevant to the H1 Development planning application.

## 8.9. Southwark Chamber of Commerce

8.9.1. The Southwark Chamber of Commerce had no comments relevant to the H1 Development planning application.

## 9. SUMMARY OF KEY TOPICS AND THE DESIGN TEAM RESPONSE

This section outlines the key topics raised during the public consultation and at key stakeholder meetings and describes how the design team has responded.

### 9.1. Pre public consultation

9.1.1. Consultation on the H1 Development should not be seen in isolation from the 10-year process of public consultation on the Elephant Park Masterplan and subsequent Reserved Matters Application.

9.1.2. This continued engagement has provided the project team with excellent knowledge of community priorities that were taken into account and influenced the design from the outset.

9.1.3. In particular, the proposals for the H1 Development have responded to feedback made at previous consultation events by proposing:

- No parking spaces for private vehicles other than two accessible parking spaces in the public realm on Deacon Street
- The need for all building servicing to be within the H1 Development
- Continuous active ground floor frontages
- Pedestrian priority for as much of the public realm as possible
- Connecting The Park with the building through façade line landscape and vertical landscaping to maximise the amount of greening on the Site
- References to local history and heritage
- Minimising the footprint of the building at ground level and/or increasing public access at ground level

### 9.2. Response to Initial Designs feedback (October)

9.2.1. The H1 Development project team have responded to feedback received during the Initial Designs stage of the online public consultation by proposing:

- Further vertical greening on the columns and redesigning the landscape at the façade line
- Removing the colonnade to introduce a curved ground floor façade reflective of the Victorian bay window shop fronts to gently define spaces for seating and create a stronger connection with The Park to encourage people to come into the lobby
- Introducing additional historical references inspired by local Victorian shop fronts such as flooring and lighting concepts, awnings and the proportions of the glazing facing Castle Square, Elephant Road and Sayer Street
- The inclusion of free public WiFi, phone charging points and seating to encourage people to spend time in the publicly accessible ground floor lobby
- The publicly accessible ground floor lobby will be open every day of the week including weekends to encourage use by the public

### 9.3. Response to Proposed Design Feedback (February)

9.3.1. The H1 Development project team have responded to feedback received during the Proposed Designs stage of the online public consultation by proposing:

- Subtle changes to the building's colour palette, including lighter shades to be used on the spandrel panel and aluminium façade fins to add further visual interest
- Increasing the areas of landscaping to strengthen the connection between the Park, Elephant Road and the publicly accessible ground floor lobby
- Providing planters at the base of the columns along Walworth Road to introduce vertical greening to the ground floor elevation

- The team are working with stakeholders to explore the potential of incorporating a health hub within H1 as an alternative public benefit

## 10. NEXT STEPS AND RECOMMENDATIONS

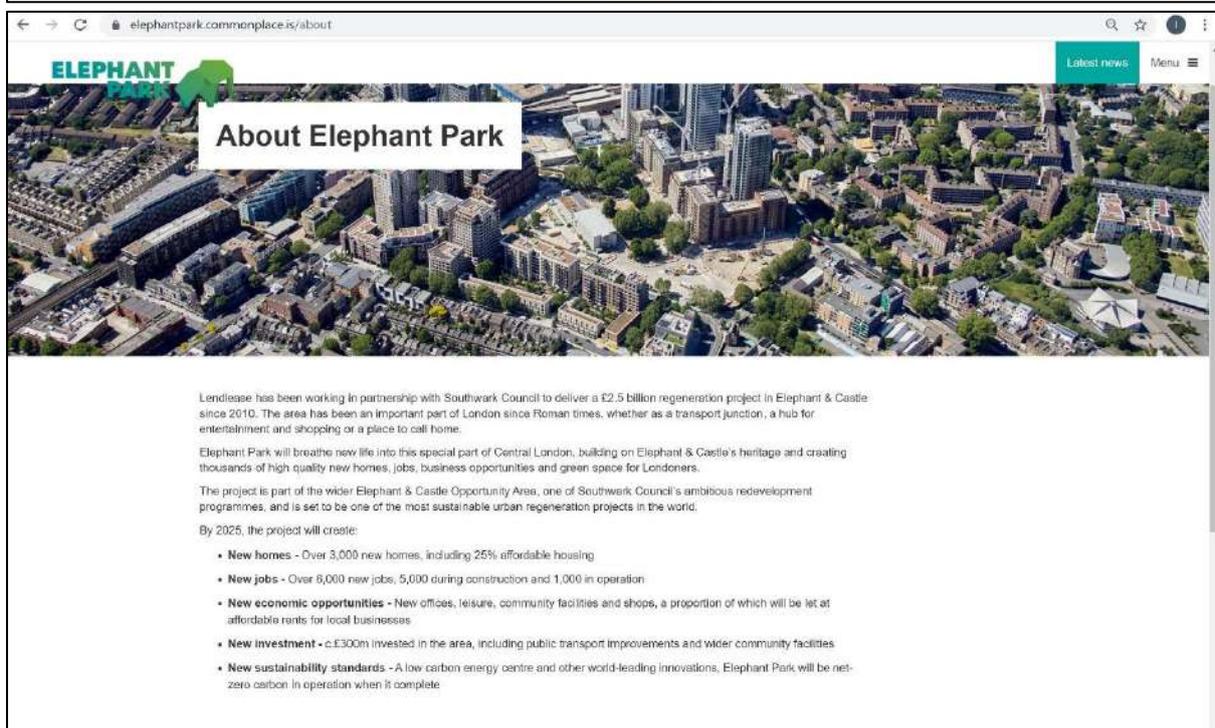
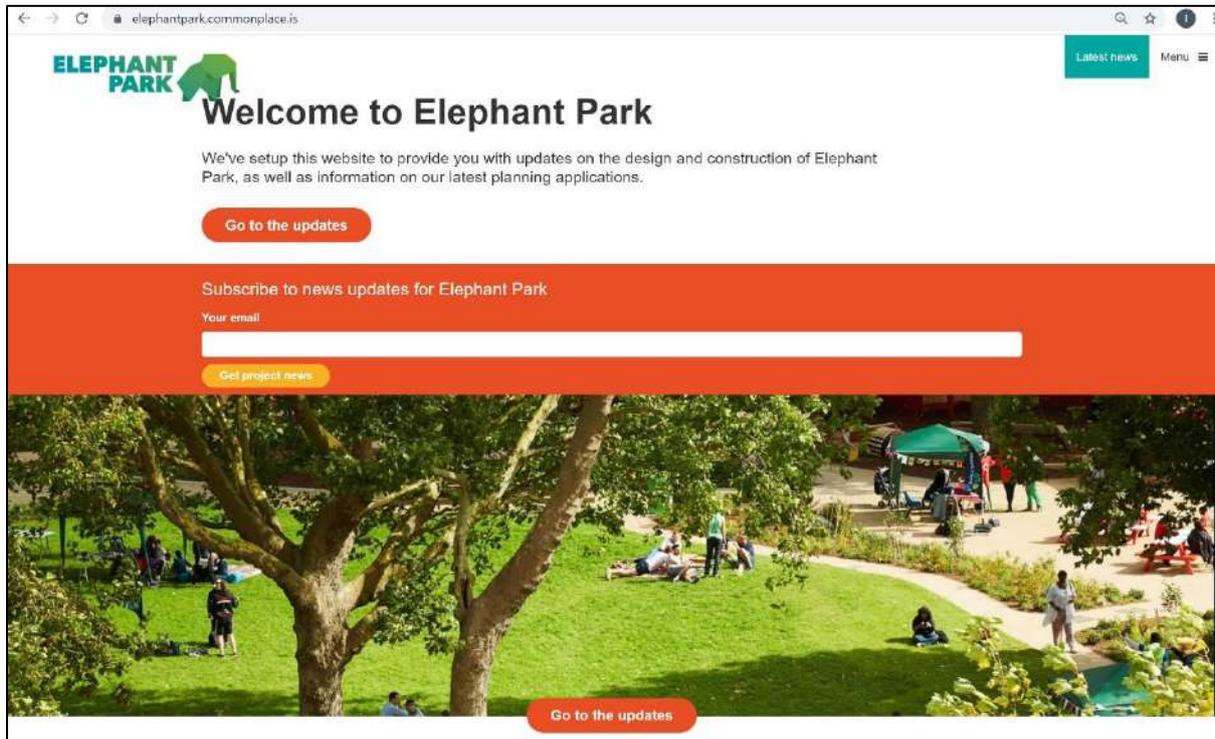
10.1.1. The following are the recommendations for the next steps for continuing the consultation on the H1 Development proposals:

- Host a post-submission public exhibition – online using the Elephant Park Common Place Platform and in-person, if possible whilst adhering to COVID restrictions - to coincide with the Council's statutory consultation on the Application. Residents will have the opportunity to discuss the proposals in detail and ask any questions before responding to the statutory consultation, should they wish to.
- Continue to provide regular project and planning updates to key community stakeholder groups
- Continue to provide regular project and planning updates to neighbouring residents
- Continue to work with stakeholders on the potential inclusion of a heath hub as part of the H1 Development

# APPENDIX

# APPENDIX 1 – SCREENSHOTS OF ONLINE CONSULTATION PLATFORM

(HTTPS://ELEPHANTPARK.COMMONPLACE.IS/)



**ELEPHANT PARK** Latest news Menu

### Project news and updates

#### Our next phase is now open for second round of public consultation

Posted on Jan 22nd 2021 by Iain Smith  
View post and share

We have now launched the second round of public consultation for our next phase at Elephant Park.

This phase is called Plot H1 and is located on the corner of Walworth Road and Elephant Road. In October, we introduced some early plans for this plot and gathered some initial feedback from the community. Since then, we have been working to respond to this feedback as we further progress the design of the building.

We are now excited to be in a position to share these updated proposals with you. If you would like to get involved and provide feedback on our plans, you can find out more by clicking here.

If you'd like speak to us, we are also providing the opportunity for members of the community to book an online appointment. To book one of these appointments, you can visit the booking page by clicking here.

As always, for any other information about the project you can contact us by phone or email. Find our contact information here.

[Share on Facebook](#) [Share on Twitter](#)

#### Get project news

Do you want to receive an email when news items are posted?

Your email

[Get project news](#)

#### Our next development plot is now open for public consultation

Posted on Oct 2nd 2020 by Iain Smith  
View post and share

This week at Elephant Park, we have started public consultation on our final development plot.

This is called Plot H1 and is located on the corner of Walworth Road and Elephant Road.

If you want to get involved and provide your feedback, you can find out more about our early proposals for this plot by visiting this page.

If you'd like speak to us in person, we will also be providing the opportunity for members of the community to book an appointment to speak to us face-to-face. These appointments will be from the 6-8 October and you can secure one on our booking page by clicking here.

As always, for any other information about the project you can contact us by phone or email. Find our contact

**ELEPHANT PARK** Latest news Menu

## Welcome to Elephant Park

We have now started public consultation on the final development plot at Elephant Park. This is called Plot H1 and you can find more information about our early plans for this plot by clicking on the tile below. You can also provide your feedback on our proposals.

There is then a whole host of other information about the project below. We'll be uploading more information onto this page over the coming months so please register your details so that you receive a notification whenever we do.

|  |  |   |
|--|--|---|
| <h4>Plot H1 (Public Consultation Phase 2)</h4> <p>View our latest design proposals for Plot H1, the final development plot of Elephant Park.</p> <p><a href="#">View details</a></p> | <h4>Contact us</h4> <p>Please find details here of how to contact us, including our 24-hour community phone line.</p> <p><a href="#">View details</a></p>                  | <h4>About Elephant Park</h4> <p>Learn more about the vision for Elephant Park and what the project is set to deliver.</p> <p><a href="#">View details</a></p> |
| <h4>Evolving our retail plans</h4> <p>The high street is constantly evolving across the UK, and so are our retail plans for Elephant Park. Find out more here.</p>                   | <h4>Construction update</h4> <p>Find out about the construction progress we have made to date, what is coming up in the future, and how we are keeping the site Covid-</p> | <h4>The park &amp; pavilion</h4> <p>A new, improved and larger park is on its way later this year. Find out about these plans here.</p>                       |

<https://elephantpark.commonplace.is>

**ELEPHANT PARK** Page 9 of 9 Latest news Menu

### Plot H1 (Public Consultation Phase 2)

We have now launched our second round of public consultation for our next phase at Elephant Park.

This phase is called Plot H1 and is located on the corner of Waiworth Road and Elephant Road. In October, we introduced some early ideas for this plot and gathered some initial feedback from the community. Since then, we have been working to respond to this feedback as we further progress the design of the building.

You can scroll through the PDF document below to find out more about these proposals. If you'd then like to provide any feedback on our plans or speak to us in person, you'll find more information about how you can do so further down the page.

As always, for any other information about the project you can contact us by phone or email. Find our contact information here.

If you have any problems viewing the below PDF then please download the file here.



Page 1 of 16, January 2021

#### 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 everyone 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.

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### Contact us

Please find information below on the different ways you can make contact with the Elephant Park team, including opportunities to book appointments to speak to us as part of our next public consultation.



# APPENDIX 2 – OCTOBER 2020 CONSULTATION MATERIAL



Milba's impression of Elephant Park from above with a superseded design for Plot H1

Page 1 of 18, October 2020

## 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, cafes, 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.



Page 2 of 18, October 2020



## 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 1,600 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

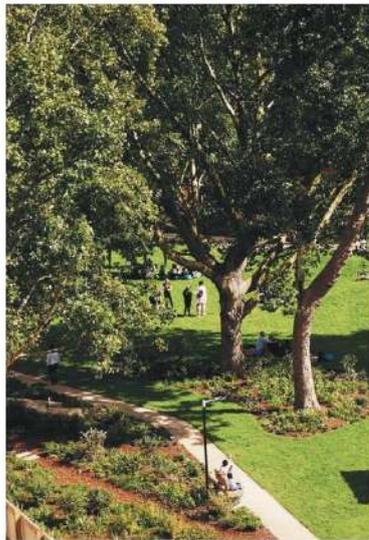
**Business support** - Business mentoring service for local businesses, at no cost

**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





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## 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



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## 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.

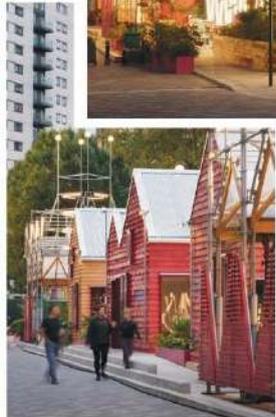
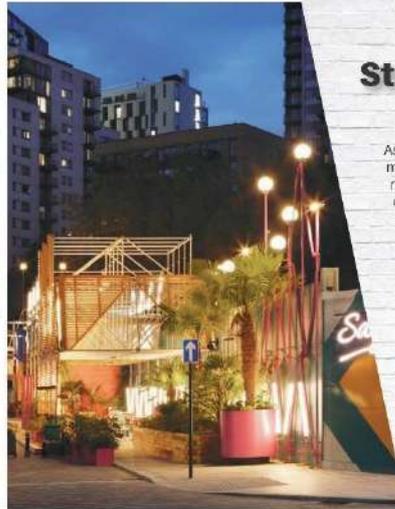
Nestled within existing mature trees, the Pavilion will complement, enrich and enhance the experience of the new park throughout the day and across the seasons.

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.





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## 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 now park and other public spaces, such as Watworth 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.

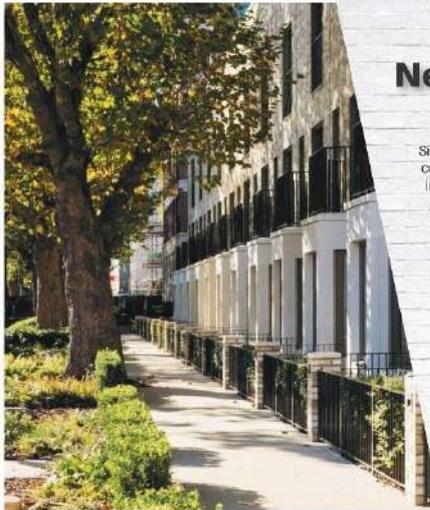
Running from the new Watworth Square up into the park, Sayer Street is a great place to relax and unwind with friends and family.

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?



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## New homes

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

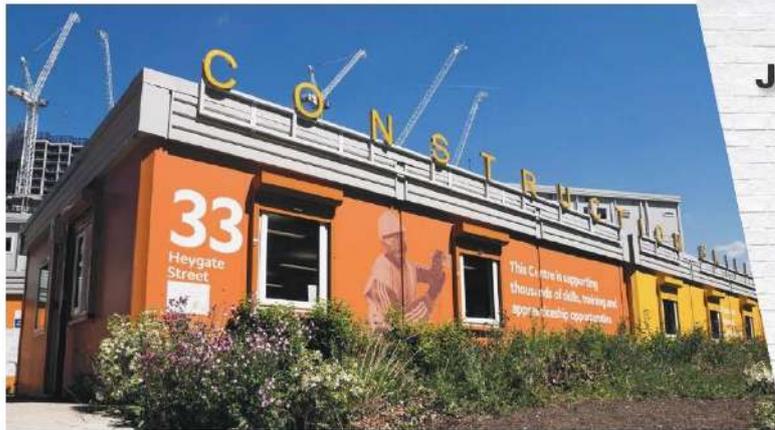
Our early phases of homes have been consistently recognised for their design and have won a number of prestigious industry awards, including Trafalgar Place being shortlisted for the UK's biggest architectural award, the 2016 Stirling Prize.

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.





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## 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, cafes, 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.



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## 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.

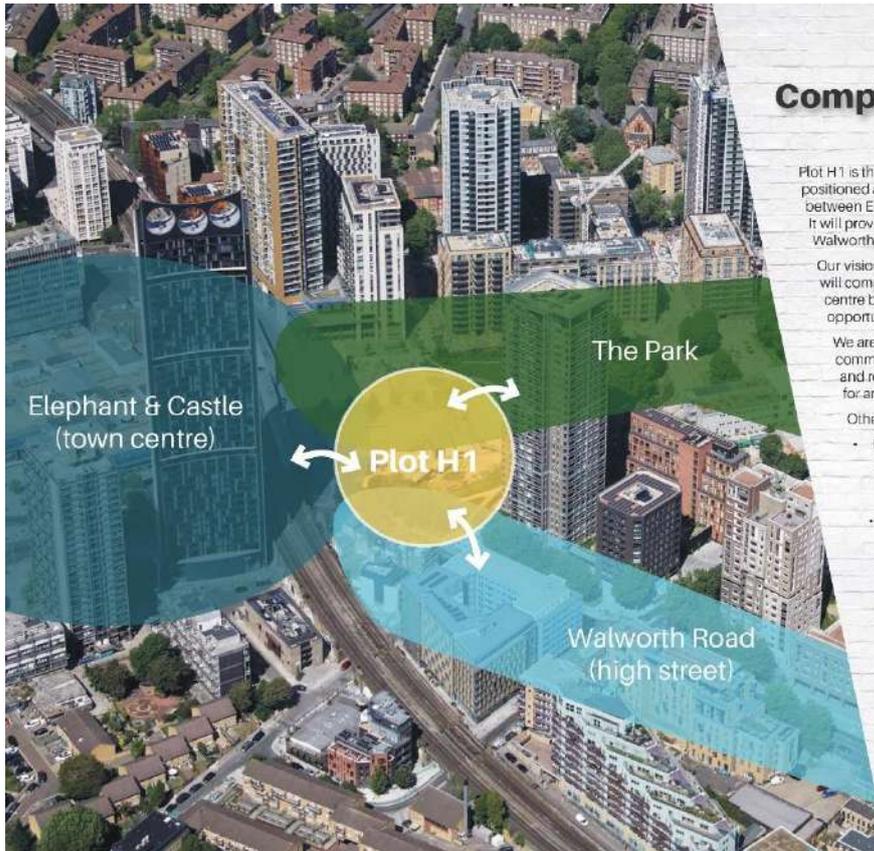
Looking ahead, we are excited to be nearing completion of the next phase of homes, MP3, providing another 829 homes including 166 affordable homes, as well as a new retail street (Ash Avenue) and improvements to New Kent Road.

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



## 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



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## 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

**ELEPHANT PARK**

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## 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.

**ELEPHANT PARK**



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## 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.



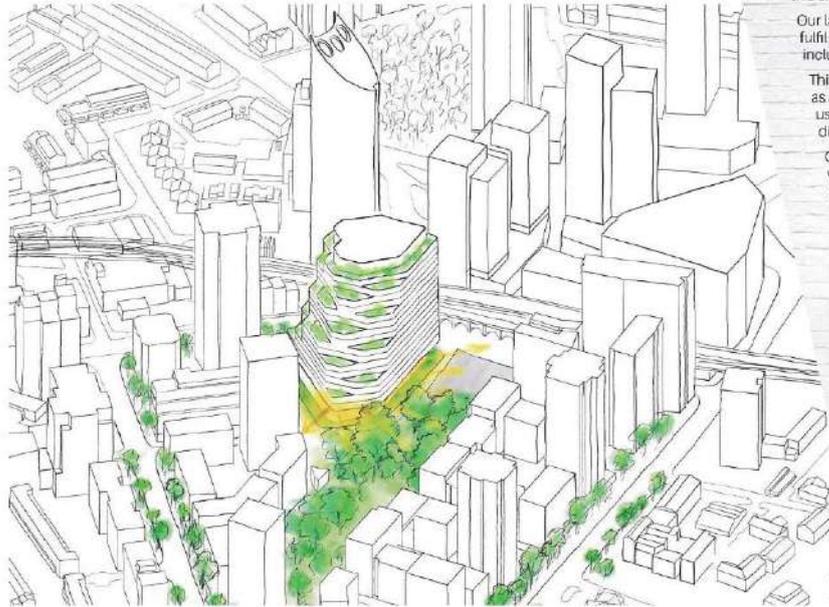
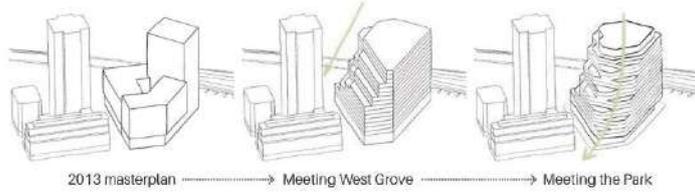
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## A sustainable place

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





## 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



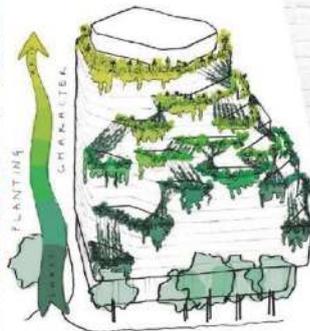
Our aim is to connect Plot H1 to the Park through integrating planting over and within the building.

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.

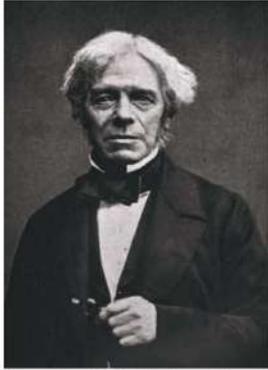
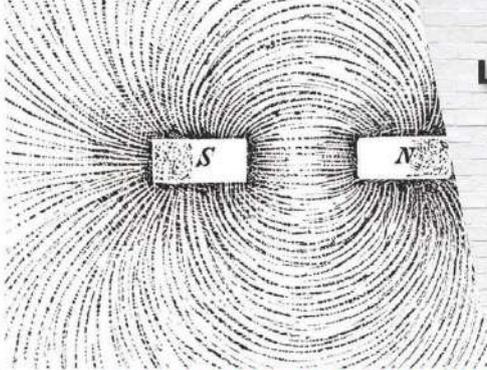
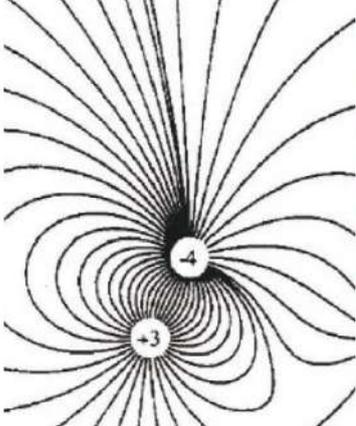
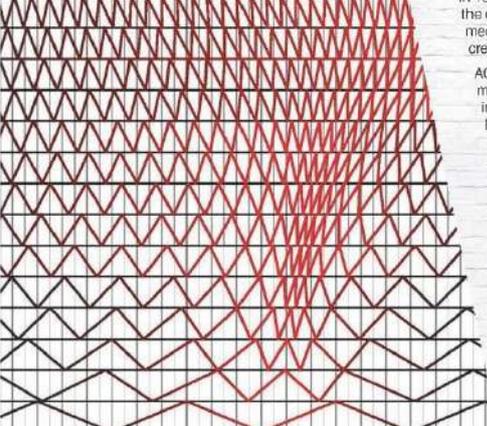
Terraces on the building's façades provide breakout space for people working within and a human scale to the building's exterior.

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.



Page 17 of 18, October 2020

## 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.

**ELEPHANT PARK** 

Page 18 of 18, October 2020















## 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 East 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.

[www.acme.ac](http://www.acme.ac)

**ELEPHANT PARK** 

# APPENDIX 3 – JANUARY 2021 CONSULTATION MATERIAL



Page 1 of 15, January 2021

## 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.

**ELEPHANT PARK** 

Image of the Elephant Park temporary meadow, currently located on Plot H1



Page 2 of 15, January 2021

## 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.

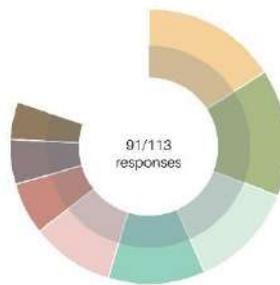
Plot H1 will provide 16 storeys plus a mezzanine level of new collaborative workspace with a focus on health and wellbeing. The new office space will bring additional footfall to the area, particularly in the daytime, which will further support the growth of the local economy and shops and businesses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

**ELEPHANT PARK** 



**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

**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.



**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.

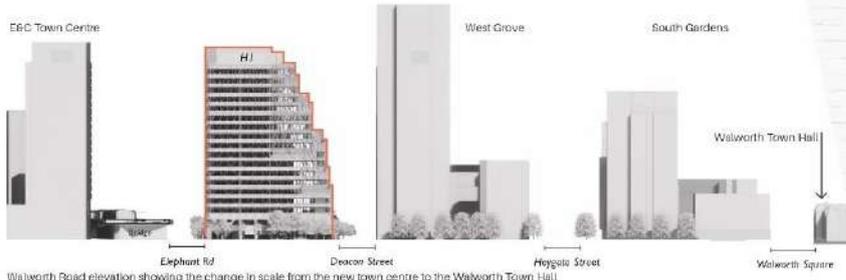
And further change is now planned for the future, in particular with the Elephant & Castle Town Centre development, where demolition is currently underway.

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.





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

## 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.

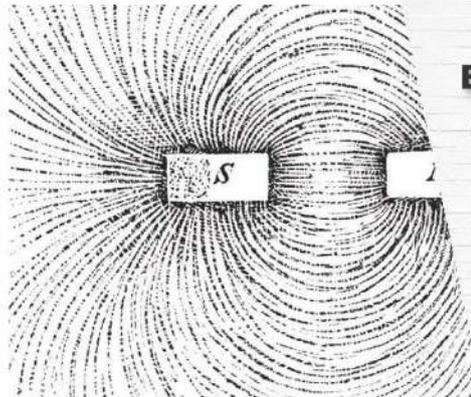
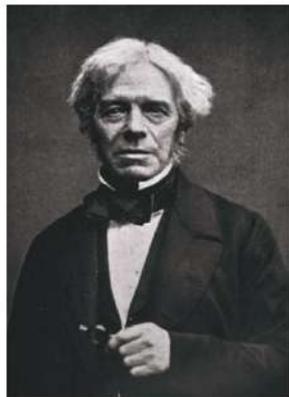
Walworth Road also works to balance the mix of building typologies from the three and four storey Victorian buildings further south to taller buildings at Elephant & Castle.

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.



## 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.

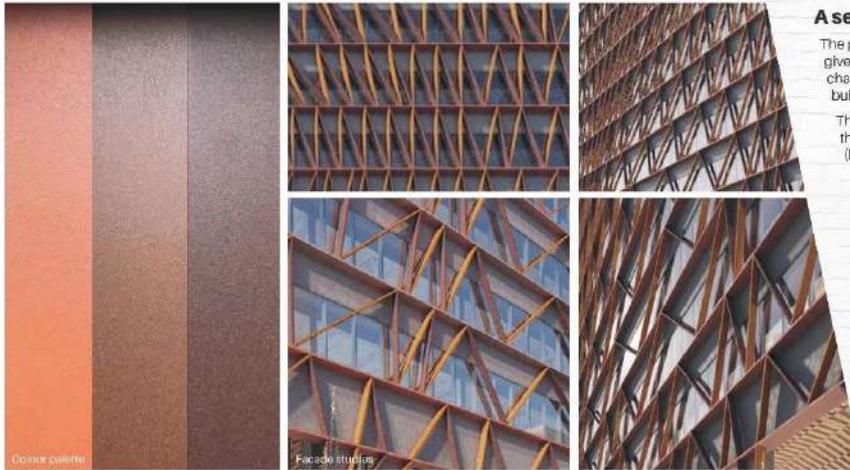
82 to 96 Walworth Road, directly opposite Plot H1, use a palette of warm red hues in their brick façades.

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.



Artists' Impression of Plot H1 terraces at the corner of Walworth Road and Dacon Street



Landscaping precedents

## Streetscape

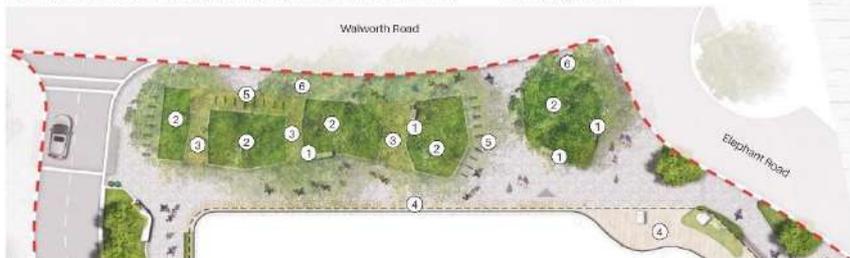
### A generously planted public realm

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.



#### Key to plan

- ① Respoke 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





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

## 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.

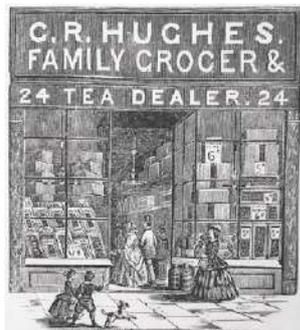
Awnings to Sayer Street, Walworth Road and Elephant Road will provide the same function and experience for the active ground floor of Plot H1.

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

#### Key to plan

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

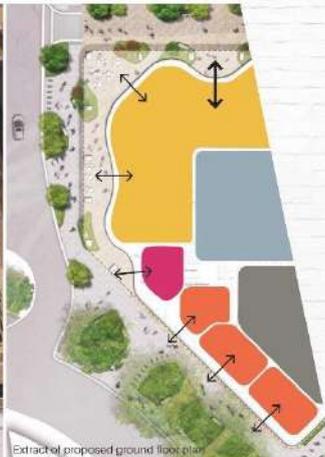
Sketches (top) taken from the Walworth Road Historic Area Assessment



Example of local historic shop fronts



Artists' impression of ground floor glazing on Castle Square



Extract of proposed ground floor plan

## 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.

#### 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





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

## 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.



#### 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



Artists' impression of the Park Pavilion, currently under construction



Sayer Street looking towards the park

## 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 cafes, 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 from Sayer Street looking towards the park



#### 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



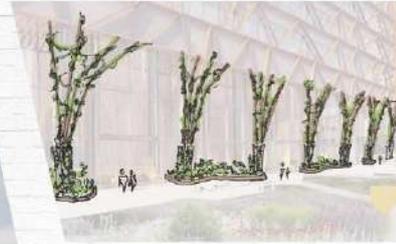


Artists' impression of Plot H1 from the park with the Park Pavilion to the left and Elephant & Castella rail station entrance to the right



Planting precedents

## The Park



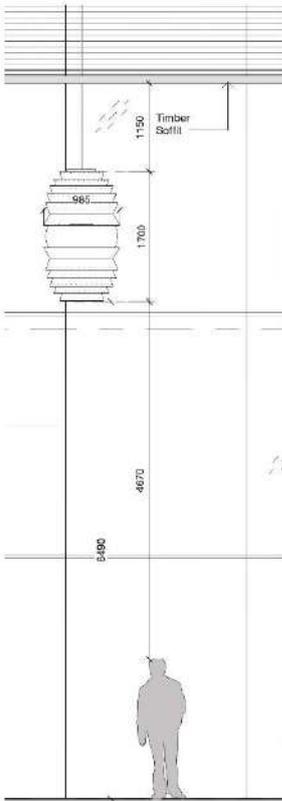
### Extending the park

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.



## 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.



Page 15 of 15, January 2021

## 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.

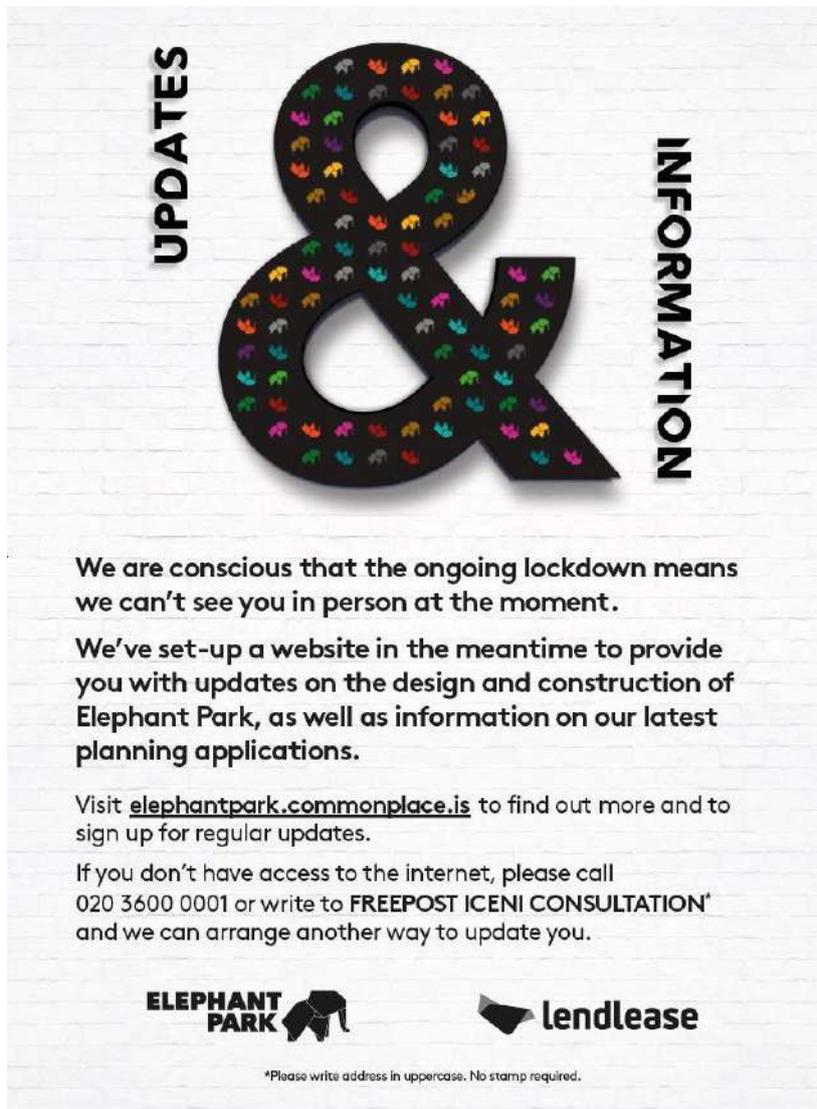
New and existing trees will work with ground level planting to green the public realm.

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

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>① Existing trees with new planting</li> <li>② New tree planting</li> <li>③ Retail spill out</li> <li>④ Cycle stands</li> <li>⑤ Disabled parking bay</li> <li>⑥ Drop-off</li> <li>⑦ Service entrances</li> <li>⑧ Colonnade</li> </ul> | <ul style="list-style-type: none"> <li>Public lobby and retail</li> <li>Retail / affordable workspace</li> <li>Circulation core</li> <li>Entrance to secure cycle parking</li> <li>Servicing</li> </ul> |
|---|---|

## APPENDIX 4 – FLYERS



**UPDATES**

**INFORMATION**

We are conscious that the ongoing lockdown means we can't see you in person at the moment.

We've set-up a website in the meantime to provide you with updates on the design and construction of Elephant Park, as well as information on our latest planning applications.

Visit [elephantpark.commonplace.is](http://elephantpark.commonplace.is) to find out more and to sign up for regular updates.

If you don't have access to the internet, please call 020 3600 0001 or write to **FREEPOST ICENI CONSULTATION\*** and we can arrange another way to update you.

**ELEPHANT PARK** 

 **lendlease**

\*Please write address in uppercase. No stamp required.

*August 2020 flyer*

**CONSULTATION**

**UPDATES**

We would like to invite you to take part in our next round of consultation for our final phase at Elephant Park.

This phase is called Plot H1 and is located on the corner of Walworth Road and Elephant Road.

To find out more about our proposals for this plot, please visit the below website where you can find more information and comment on our plans.

<https://elephantpark.commonplace.is>

We will also be providing the opportunity in the week commencing 5th October for members of the community to book an appointment and speak to us about this final phase in person. These appointments will be managed strictly in line with the government's COVID-secure guidelines.

If you'd like to book an appointment please also visit the above website, where you'll find all the information you need.

For any other information about Elephant Park contact us at:

☎ 020 3600 0001

✉ [ele-ask@lendlease.com](mailto:ele-ask@lendlease.com)

**ELEPHANT PARK** 

 **lendlease**

October 2020 flyer

**CONSULTATION** **&** **UPDATES**

We would like to invite you to take part in our second round of consultation for our next phase at Elephant Park.

This phase is called Plot H1 and is located on the corner of Walworth Road and Elephant Road.

In October, we introduced some early plans for this plot and gathered some initial feedback from the community. Since then, we have been working to respond to this feedback as we further progress the design of the building.

We are now in a position to share our updated proposals. To find out more and comment on our plans, please visit:

[www.elephantpark.commonplace.is](http://www.elephantpark.commonplace.is)

You will also find details of how you can book an online or phone appointment with us if you would like to talk through the proposals.

If you don't have access to the internet, please call using the below phone number or write to us using the FREEPOST address, and we can arrange another way to update you.

 020 3600 0001       **FREEPOST ICENI CONSULTATION**  
(Please write the address in uppercase.  
No stamp required.)

 [ele-ask@lendlease.com](mailto:ele-ask@lendlease.com)

**ELEPHANT PARK**       

January 2021 flyer

## APPENDIX 5 – JANUARY 2021 POSTER



**CONSULTATION**

**UPDATES**

To view and comment on the latest proposals for Elephant Park's next phase, Plot H1, visit:

**[www.elephantpark.commonplace.is](http://www.elephantpark.commonplace.is)**

If you don't have access to the internet, please call using the below phone number or write to us using the FREEPOST address, and we can arrange another way to update you.

 **020 3600 0001**

 **[ele-ask@lendlease.com](mailto:ele-ask@lendlease.com)**

**FREEPOST ICENI CONSULTATION**  
(Please write the address in uppercase. No stamp required.)

**ELEPHANT PARK** 

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