



“Elephant and Castle has historically served as a meeting point where people came to socialise, shop and be entertained. Our plans for a new town centre will give the Elephant back its heart and soul and create a place where people want to be and want to visit. Most importantly, it’s a plan that has local residents right at its heart so it will ensure a better environment for everyone who lives and works in the area. The plan is ambitious but by working with you we can make it happen”.

Cllr. Catherine Bowman, Executive Member for Regeneration and Economic Development, Southwark Council

Elephant and Castle regeneration gets green light

Southwark Council is delighted to announce that the long-awaited regeneration of Elephant and Castle is happening.

The Framework for Development – a masterplan for the regeneration of this 170 acre site – was adopted on February 19th by our Executive Committee. This plan was finalised following an extensive public consultation in which 80% of respondents supported the plans.

The framework outlines a plan that aims to put the heart back into the Elephant and Castle. The plan was developed in partnership with a professional team including Foster and Partners Architects, Tibbalds Planning and Urban Design, Gehl Architects and Space Syntax, urban space analysts.

We can now begin to seek formal expressions of interest from developers capable of delivering the plan’s vision for a new town centre serving Southwark, South London and beyond. We also hope to recruit housing association partners within the next few months that can begin constructing some of the early housing sites by the end of 2004.

How can I find out more about the regeneration and see the Framework for Development?

We would encourage you to visit our website at www.elephantandcastle.org.uk. You can also submit queries via elephantinfo@southwark.gov.uk or phone the project team on 020 7525 4922. We will be having a range of exhibitions and events over 2004 that will enable you to come and see the plans and talk to council staff personally. Check our website and newsletters for details. All contact details are listed on the back page.

Character areas in the new Elephant and Castle

There will be six new character areas in the renewed Elephant and Castle. We will provide an in-depth focus on each of these in forthcoming editions:



The Civic Square

The new civic space will be located in the historic heart of Elephant and Castle, where the Northern roundabout is situated today. Its scale and location will mean it will not only be a new square for Southwark but also a new square for London.



Walworth Rd

The extension of Walworth Road forming a continuous high street through to what is today the northern roundabout will provide a link to the historic heart of Elephant and Castle.



Railway arches and market square

The station will be completely redesigned and the arches are likely to be used for shops, cafes and other activity. The market square will accommodate an open market during the day and can be used for gatherings or performances in the evening.



The town park

The new town park will become the focus of a new residential quarter. It will have pedestrian paths and leisure facilities.



Heygate Boulevard

Heygate Street will become a striking 40 metre wide tree lined boulevard, incorporating cars, buses, cycle tracks, generous pavements and the new London Tram.



St Mary’s Churchyard

The quality of the park will be dramatically improved and will become a centre of a range of new uses and activities.

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What is happening at Elephant and Castle?

The council has produced a masterplan, called the Framework for Development, which has been adopted as formal planning guidance for Elephant and Castle. The plan gives a coherent structure to the development and outlines how it will be managed over the course of time.

Unlike the attempted previous scheme, this is not a developer-led plan. This time we have got it right by creating the plan ourselves after consultation with you - the residents, businesses and organisations in the area.

We will now seek a development partner who wants to be part of turning our vision into reality. In this way we can ensure that local residents are right at the heart of the plans and that the long-term sustainable growth of Elephant and Castle is ensured.

In many ways Elephant and Castle will be going 'back to the future' by realigning Walworth Road to its previous route as a major high street. However the new Elephant and Castle will have many more exciting features including 5,300 new and replacement homes, 75,000m² of retail space for existing and new traders, five new open spaces, two tram routes, a market square, landmark buildings, a City Academy for Southwark and a civic heart for south central London.



How long will the redevelopment take?

We anticipate that a redevelopment of this scale and complexity will take about 10-15 years. The main milestones are listed below (dates are approximate only):

March 2004

- Public launch of adopted Framework and announcement of the council's intention to commence both housing and commercial procurement processes.
- Start detailed design work for the removal of southern roundabout and closure of pedestrian subways at Elephant and Castle south.

April/May 2004

- Launch development proposals for demonstration housing scheme at Wansey Street.

June 2004

- Start formal housing procurement exercise under European Union Directive procedures.

September 2004

- Start formal development partner procurement.

2005

- Start southern roundabout works, and commence working arrangements with selected development partner(s).

End of March 2005

- Complete housing partner selection process
- Commence development on Wansey Street leading to first occupation before end of 2005

Mid to late 2006

- Start construction of early housing sites.

2006 - 2011

- Phased demolition of the Heygate Estate with residents being moved into brand new Housing Association homes as they become ready.

2005 - 2010

- Develop the southern most part of the regeneration area including the enhanced extension of Walworth Road, Heygate Boulevard and St Mary's Churchyard

2010 at earliest

- Demolish the Shopping Centre

2010 - 2013

- Construct the Civic Square and start of development on the Heygate footprint

2013 onwards

- Complete of the city park and market square on the Heygate footprint
- Construct the northern part of the Walworth Road leading to the Civic Square
- Develop the new transport interchange



How is the regeneration being funded and managed?

The regeneration plan has been developed by Southwark council in partnership with a range of leading architects and urban planners. The council is the major land owner at Elephant and Castle and will be releasing sites to Housing Associations, homebuilders and developers, to build the new homes, shops and public facilities. This is a large and ambitious scheme and the council intends to set-up long-term partnerships to ensure that the buildings, new streets and public spaces achieve the very high standards set out in the plan.

Framework for Development, for Elephant and Castle



