

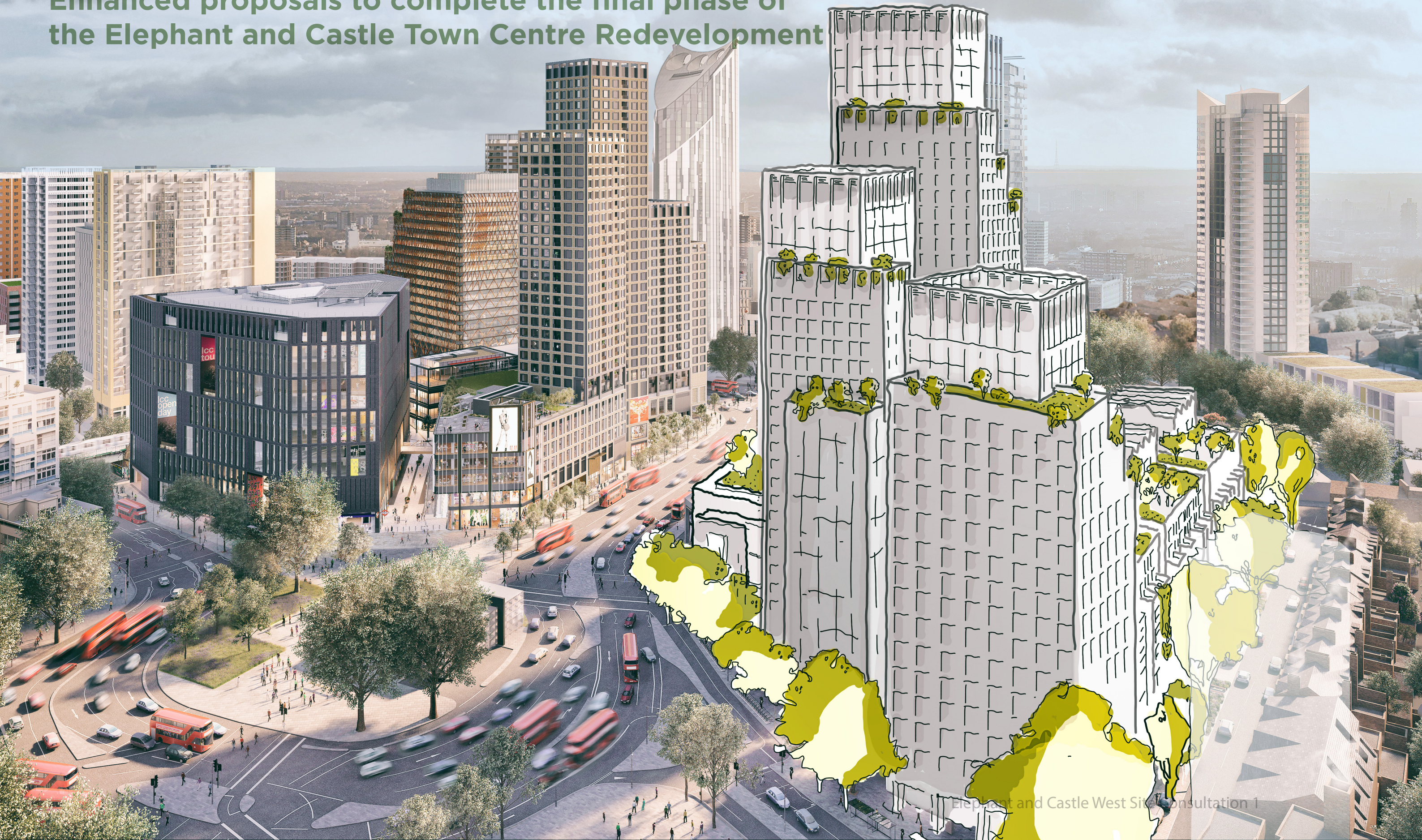


Elephant and Castle West Site

Initial consultation

Welcome

Enhanced proposals to complete the final phase of
the Elephant and Castle Town Centre Redevelopment



Who are we?

We create vibrant places for the benefit of all where people thrive together



getliving



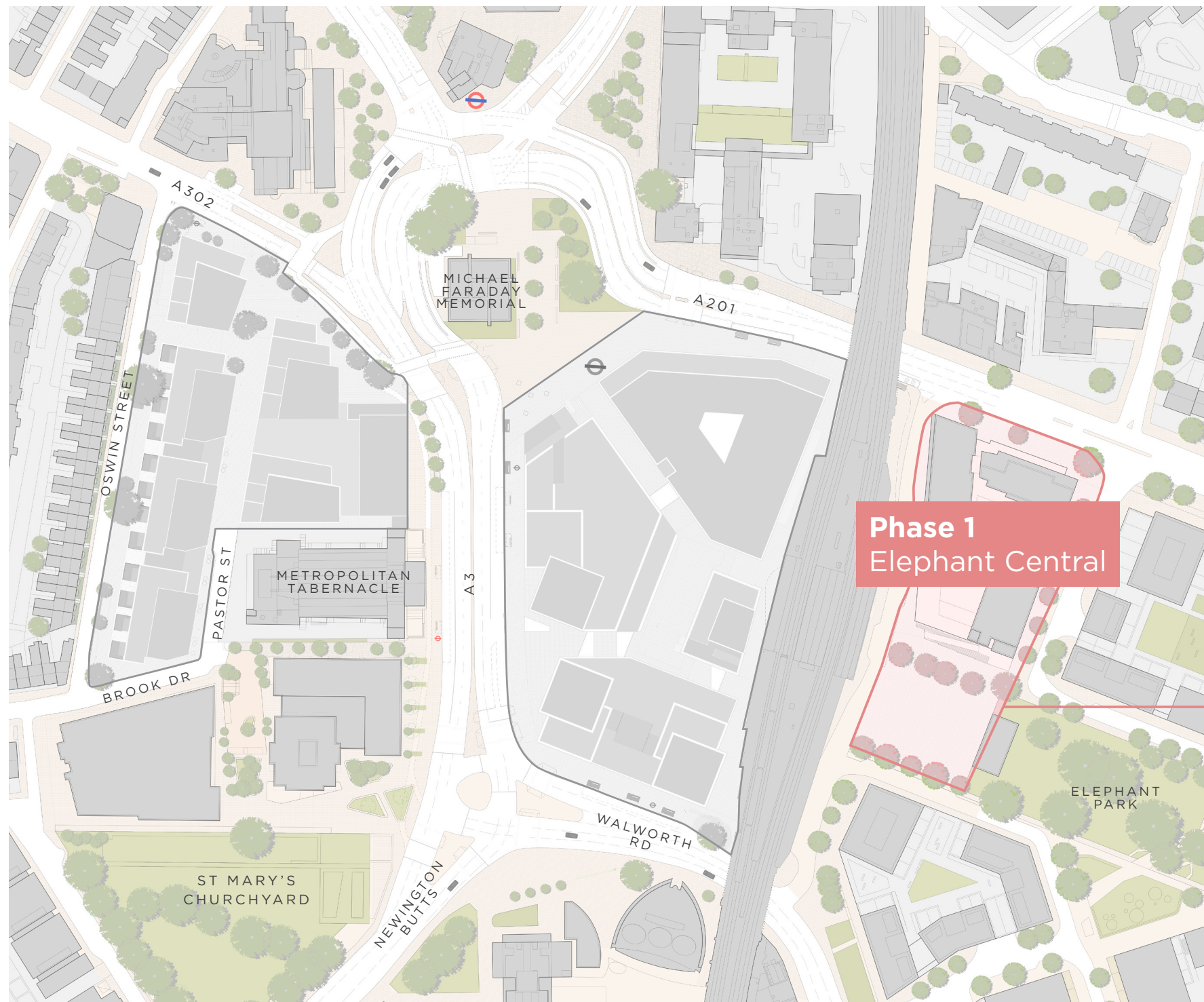
Who are we?



Get Living's Elephant Central and the new Elephant and Castle Town Centre currently under construction and due to open in 2026

The story so far

Elephant and Castle Town Centre will be a major new destination in the heart of London



Phase 1 : Elephant Central
Opened 2017



374 residential homes



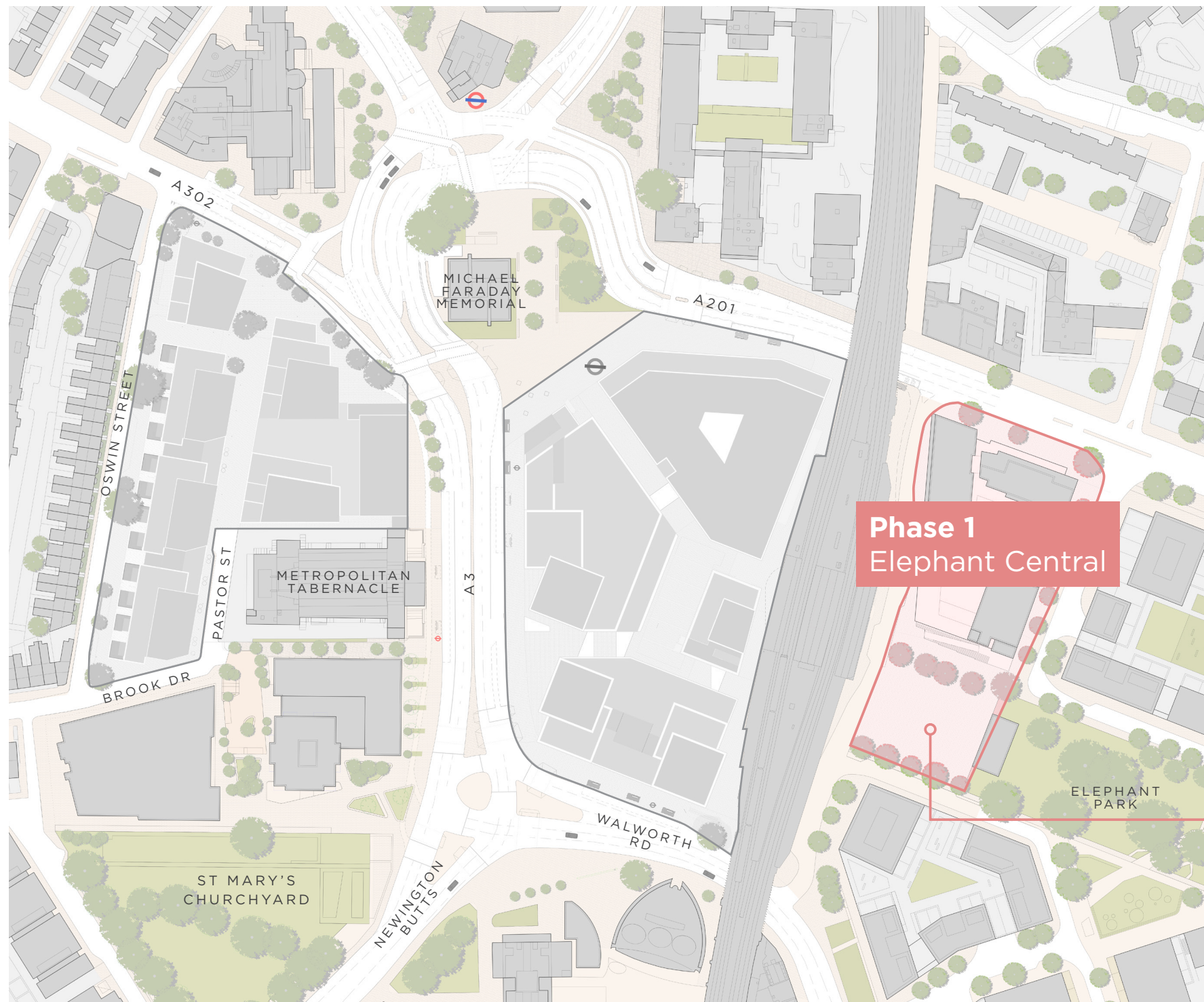
278 student homes



64,000ft² retail and leisure space
including Sainsburys and GymBox and
a variety of restaurants, cafes & shops

The story so far

Elephant and Castle Town Centre will be a major new destination in the heart of London



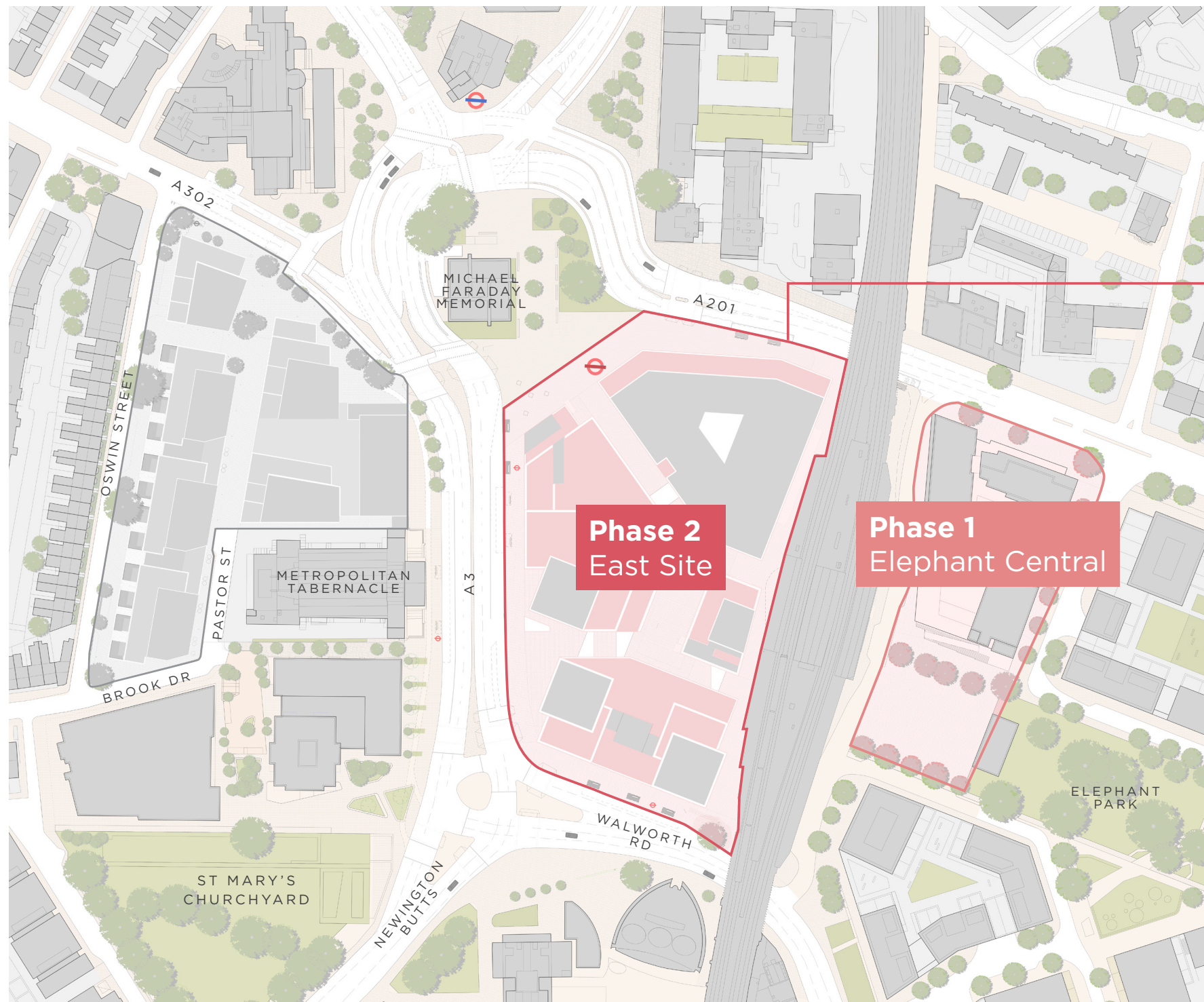
Castle Square
Opened 2020








21 retail units in Castle Square
Temporary Retail Facility

The story so far

Elephant and Castle Town Centre will be a major new destination in the heart of London

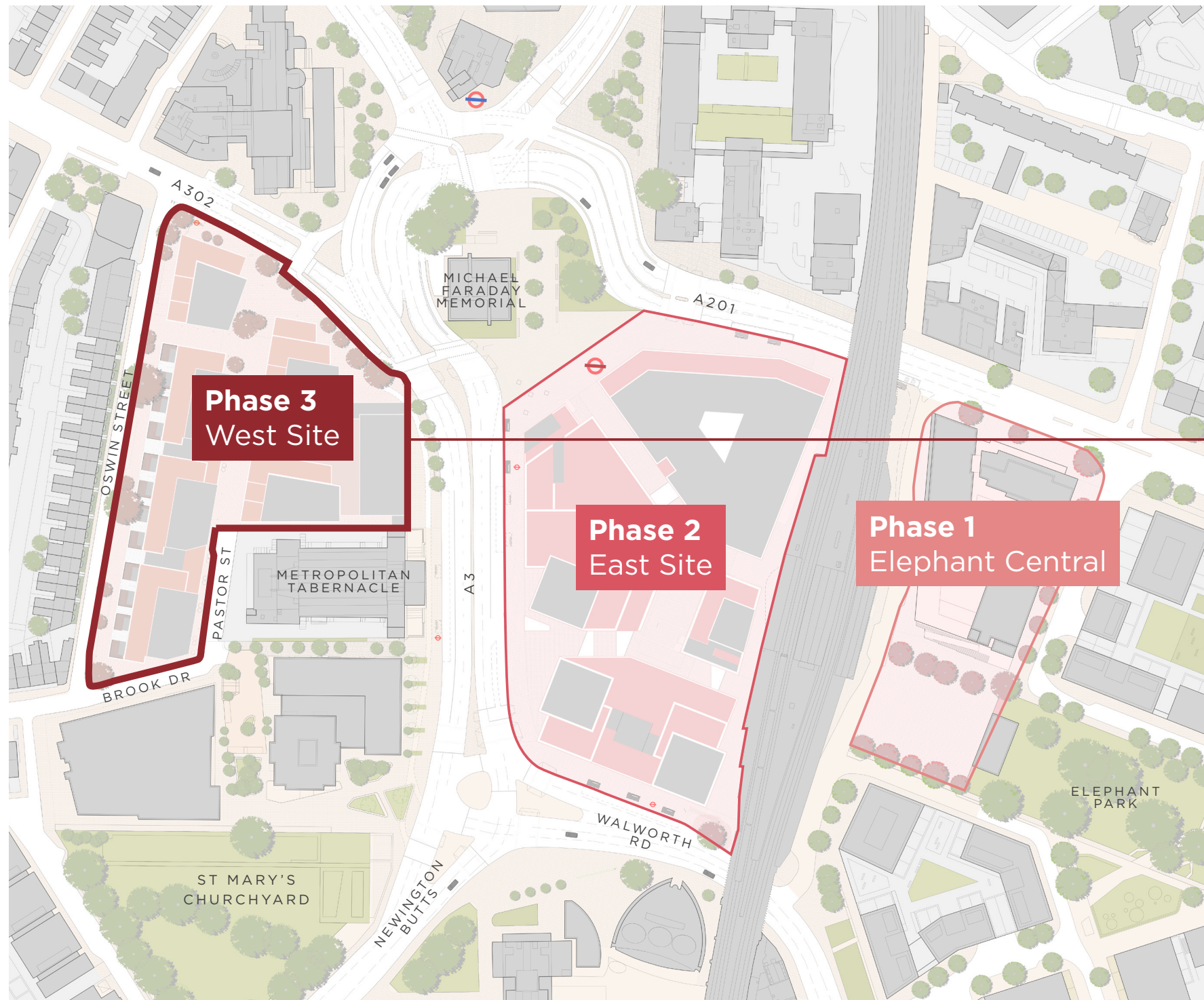


Phase 2 East Side To be completed in 2026

-  **485** residential homes including **172** affordable rent
-  **55,000ft²** workspace
-  **135,000ft²** shops, restaurants and leisure including multi-screen cinema
-  **New London Underground station entrance and ticket hall** for the Northern line, future proofed for Bakerloo line extension
-  **New university building** for London College of Communication, UAL for over 5,500 students and staff

The story so far

Elephant and Castle Town Centre will be a major new destination in the heart of London



Phase 3 West Side Site available from 2028



498 residential units including
165 affordable units



Three towers at 18, 22, 33 storeys, with
6 units per floor



Contextual mansion blocks referencing
the **historic urban grain** of Oswin Street



35,000ft² of shops and restaurants



500-person cultural venue

Development Team

Our trusted delivery partners

Development advisor

DELANCEY

Architect

Allies and Morrison

Planning consultant

DP9

Structural engineer

WSP

Building services engineer

HOARE LEA (H.)

Project and cost management

GT GARDINER
& THEOBALD

Why we are here

Investing in Elephant and Castle for the future



Regulatory updates

- Building Safety Act (all buildings over 18m to include a second stair and fire lift)



Changes to planning policy

- Planning policy review
- New Southwark Plan
- New London Plan



Sustainability

- Improved energy and sustainability strategy (moving away from fossil fuels to an all electric energy system)



Changed context

Changed context with:

- Elephant Park
- One the Elephant
- The East Site of the Town Centre
- Highpoint, 80 Newington Butts



Demand for accommodation

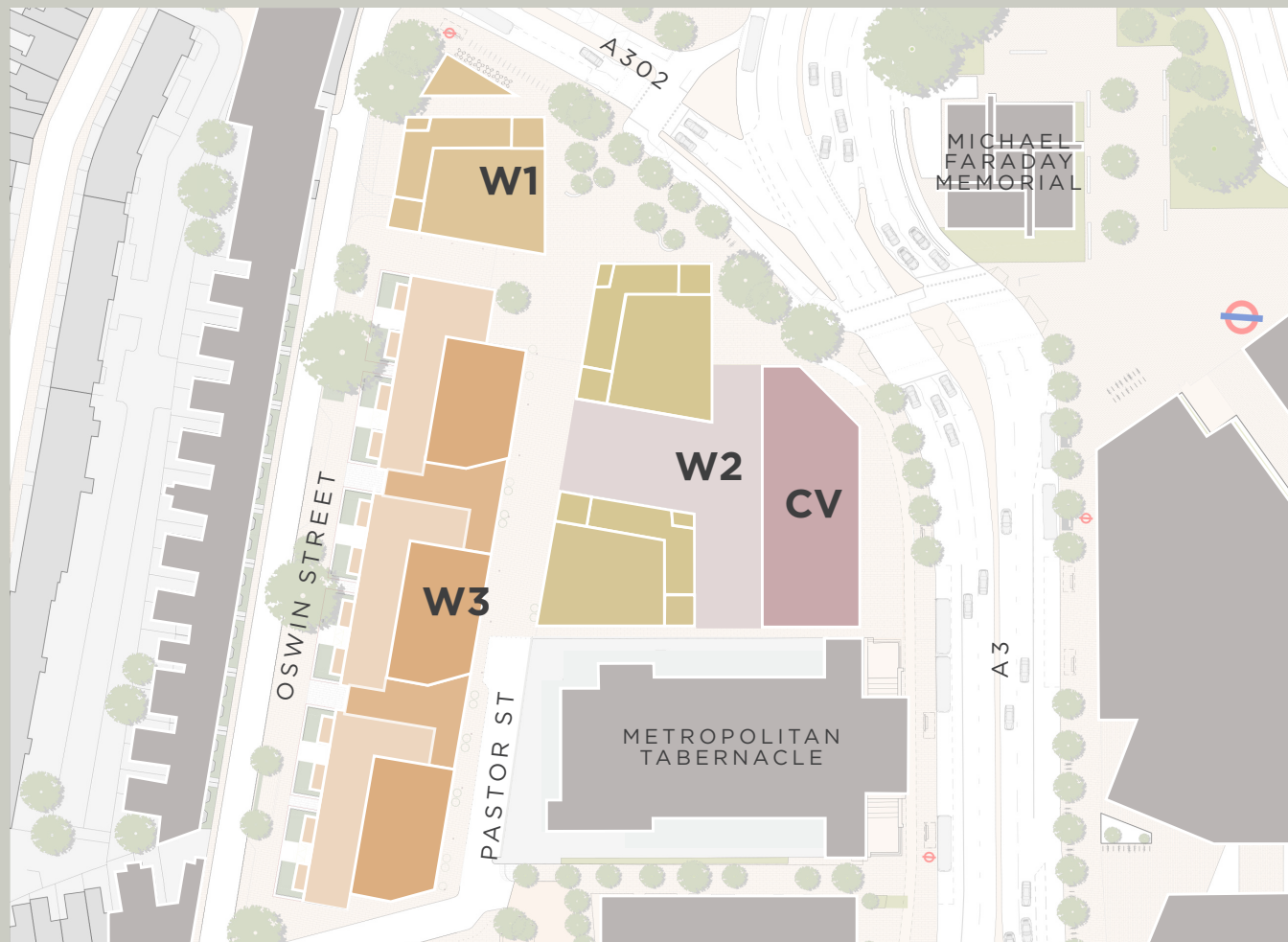
Growth in student demand close to:

- London College of Communication, UAL
- London South Bank University
- The University College of Osteopathy
- Guy's and St Thomas' teaching hospitals.

Our proposals

A better residential and visitor experience

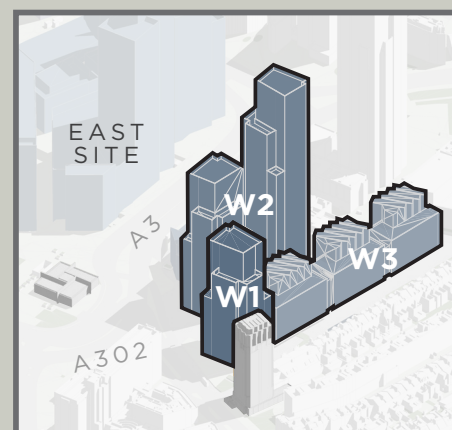
Consented scheme 2019



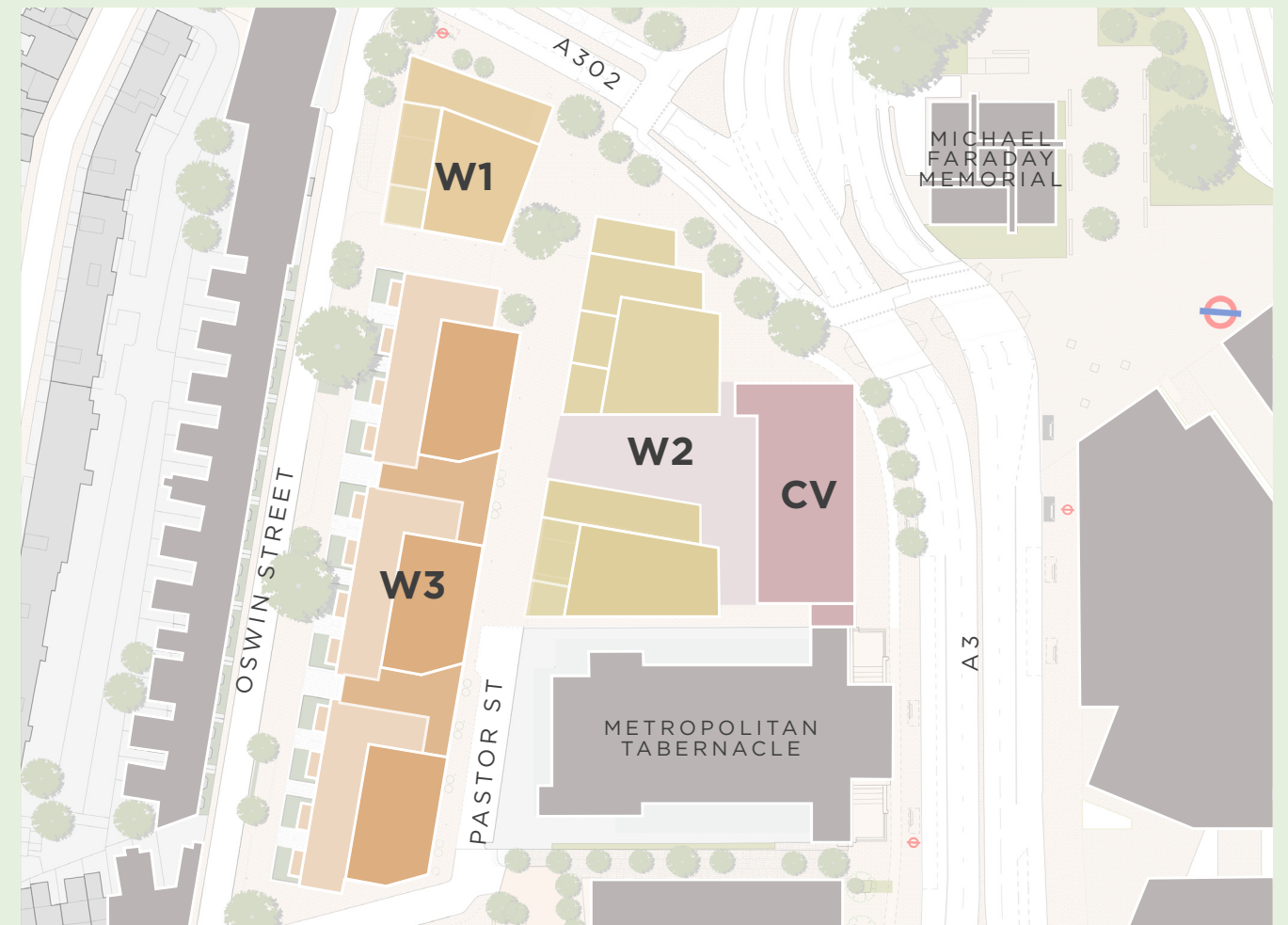
W1 Residential tower

W2 Two residential towers and combined ground level

W3 Mansion blocks



Current proposal July 2024



W1 Purpose Built Student Accommodation (PBSA)

W2 Revised residential towers and combined ground level

W3 Mansion blocks



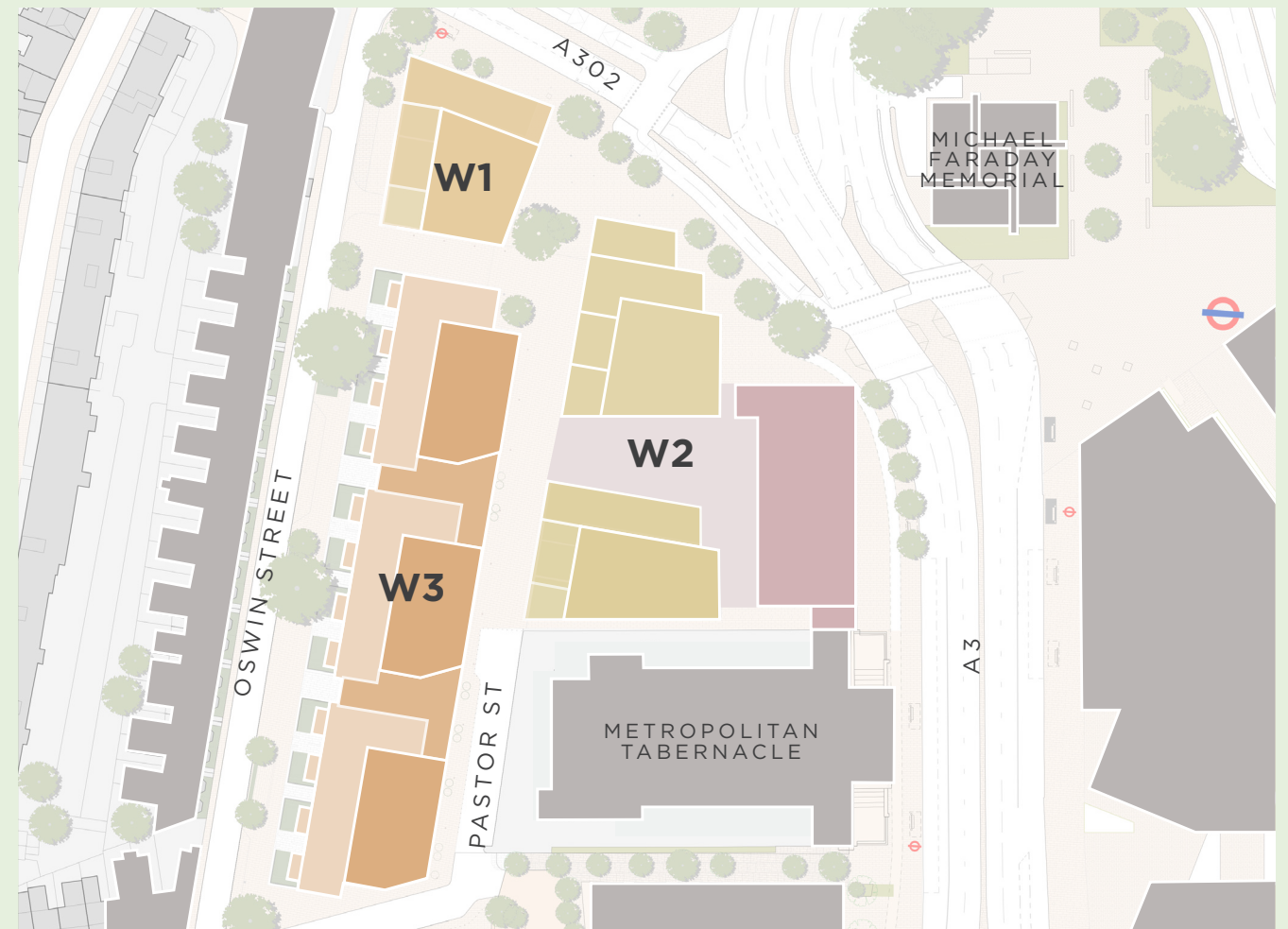
Our proposals

A better residential and visitor experience

High quality new homes

- In response to legislative changes we have redesigned our plans. This increases the plan footprint **increasing the number of flats per floor** from consented.
- All homes will be delivered across **Towers 2 and 3 and the 3 residential mansion blocks** on Oswin Street. This provides an opportunity for a new use for Tower 1.
- **Delivery of the 498 homes including 49 affordable rent and 116 social rent.**
- These homes will comprise a **mix of one, two and three bedroom homes**, creating a range of affordable homes for people and families.

Current proposal July 2024



W1 Purpose Built Student Accommodation (PBSA)

W2 Revised residential towers and combined ground level

W3 Mansion blocks



Our proposals

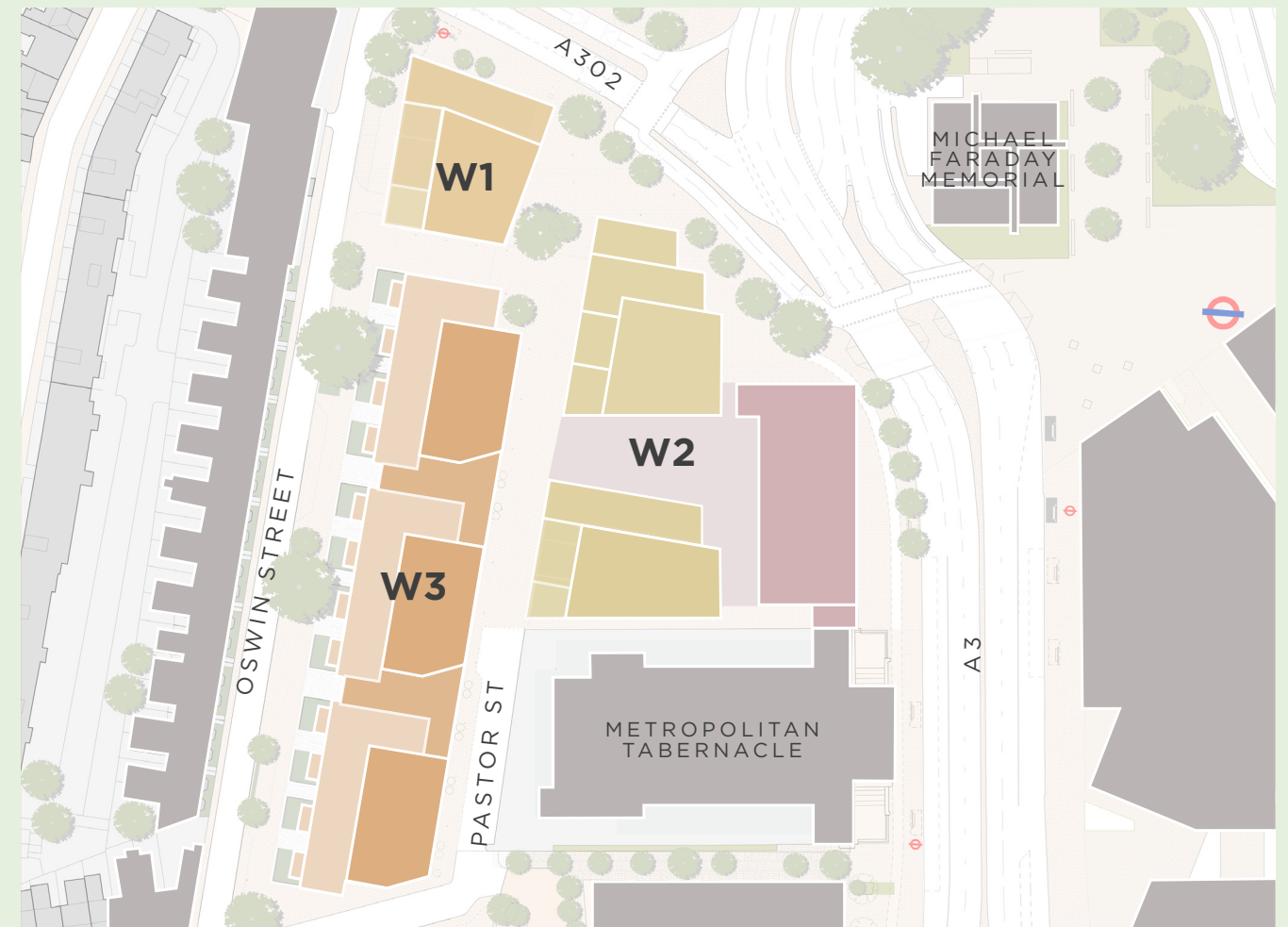
A better residential and visitor experience

Student accommodation

We plan to take this opportunity to add new student accommodation to the site of Tower 1, supporting local campuses and adding to the vibrant community

- There is a huge demand for student accommodation in London, with a **25% increase** in the student population in Southwark alone in the last ten years.
- **One third of students** in Southwark currently live in the wider private rented sector, while over half of our private units at Elephant Central are occupied by students.
- This provides a huge opportunity to increase capacity for students , **reducing pressure on the wider rental housing market in Southwark and** freeing up rental housing for young people and families across the borough.
- Tower 1 is being designed to accommodate circa 430 student rooms.

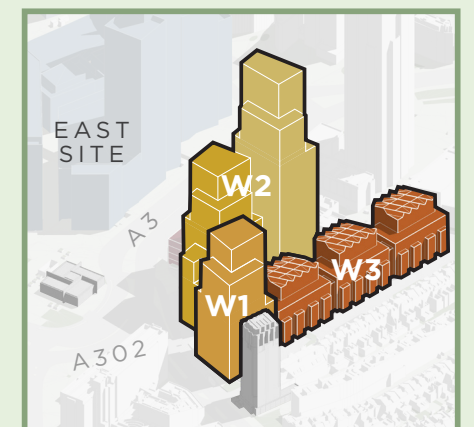
Current proposal July 2024



W1 Purpose Built Student Accommodation (PBSA)

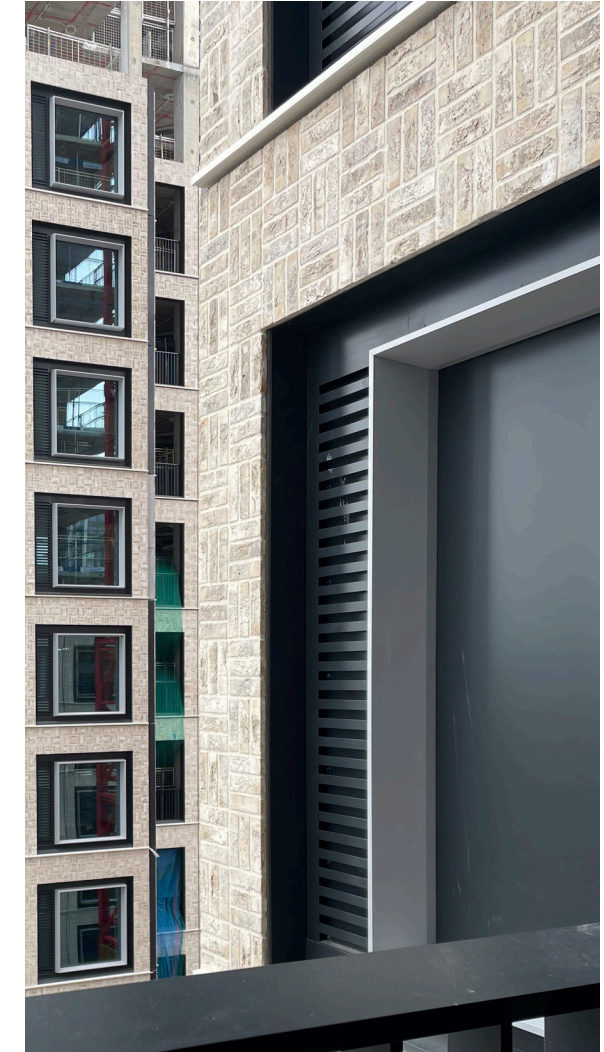
W2 Revised residential towers and combined ground level

W3 Mansion blocks



Our proposals

Designing in context

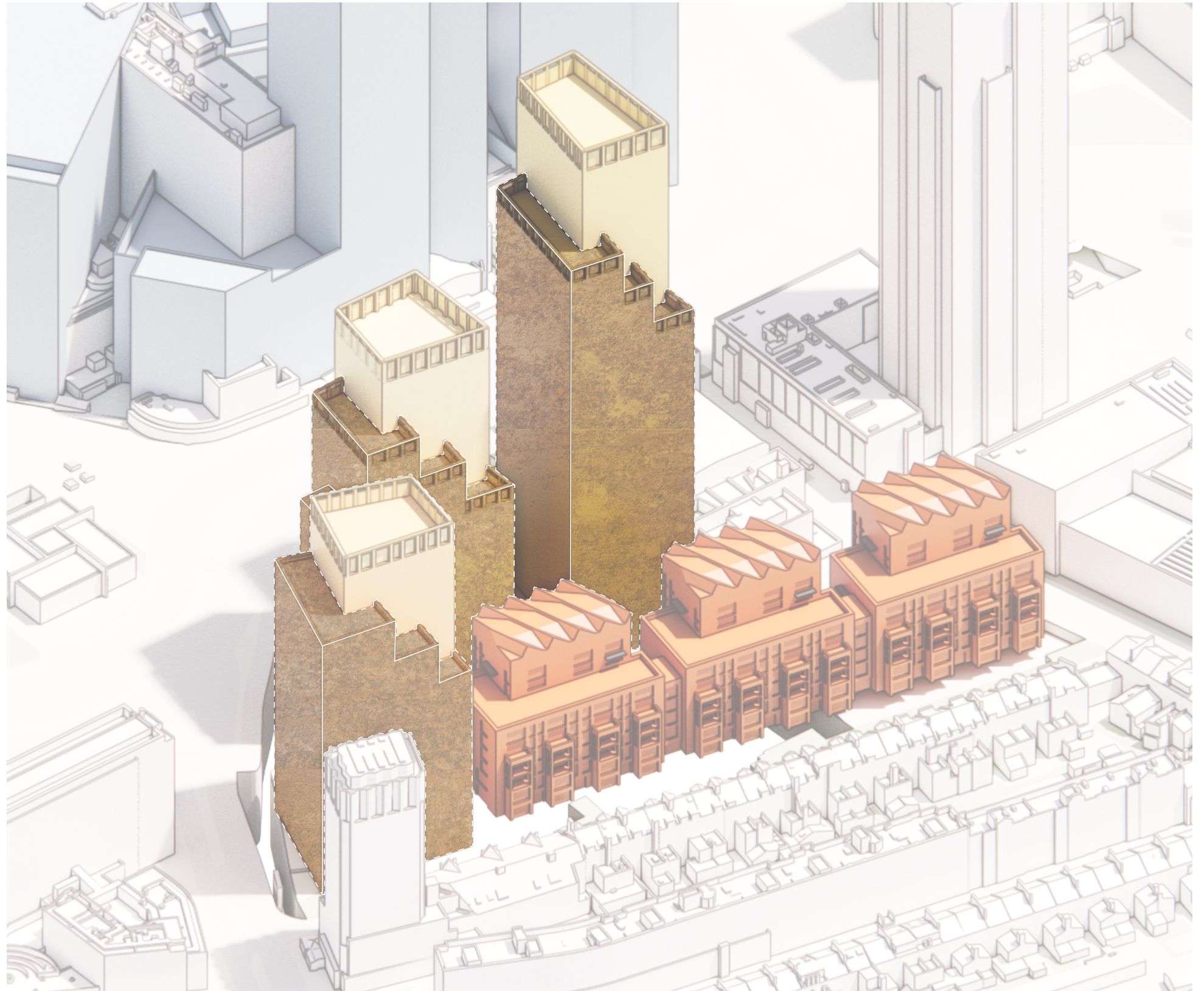
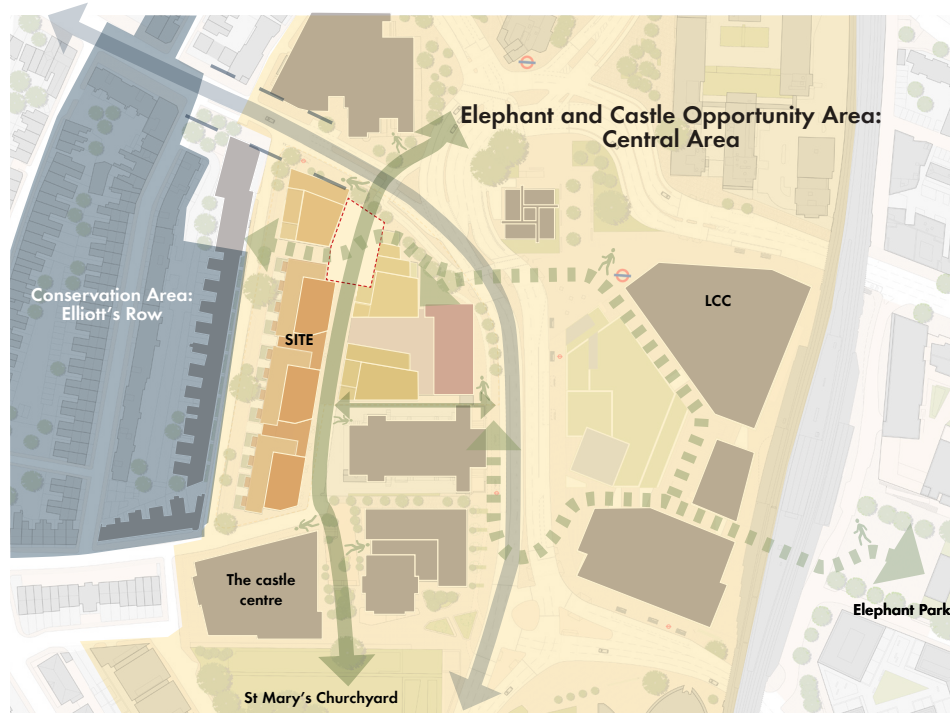
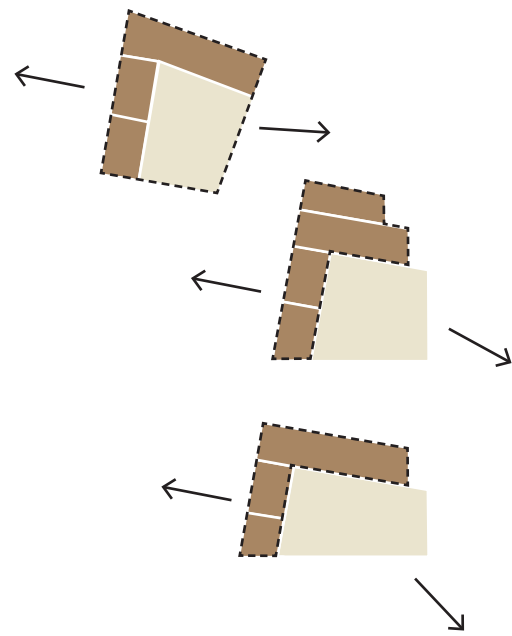


Conservation Area

Opportunity Area

Our proposals

Design strategy



Our proposals

Typical floor

- Target to deliver same number of homes, including affordable.
- New compact PBSA tower extends diversity of offer.
- All plots updated to meet current regulations and planning policy.
- Cultural building re-uses part of UAL:LCC workshop block structure.
- Creation of a new public square as a destination.



Our proposals

Typical floors



TOWER 1



TOWER 2



TOWER 3



**MANSION BLOCK
(CENTRAL SECTION)**

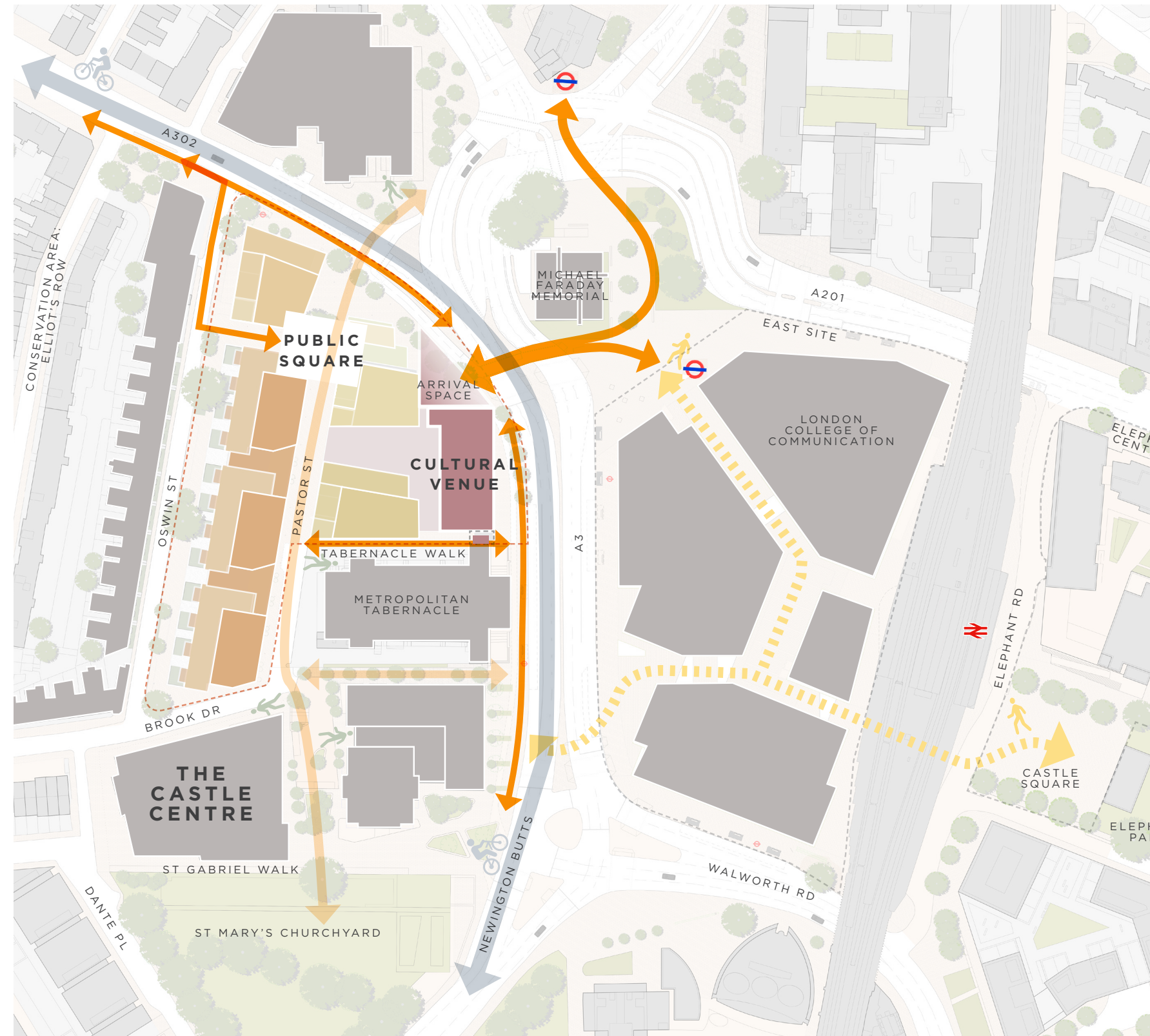
Our proposals

Places and spaces for all to enjoy

Public realm

The spaces between buildings are important and we want to make these **safe, green, engaging and accessible**.

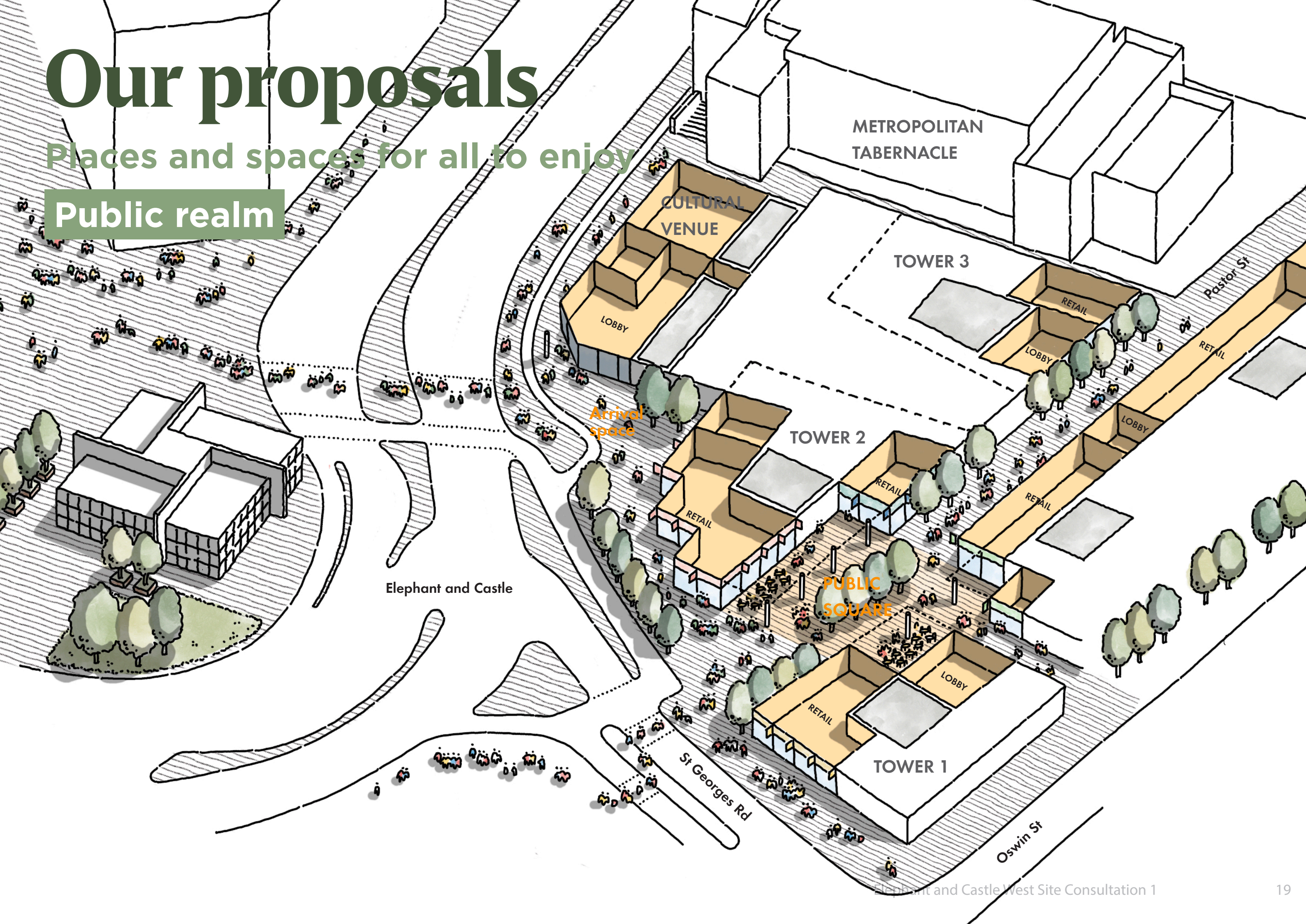
- A **new Public Square** that the **local community can meet and host events in**.
- A new pedestrian link connecting to Pastor Street at the heart of the site.
- An arrival space in front of the new Cultural Venue, where people can collect before events.



Our proposals

Places and spaces for all to enjoy

Public realm



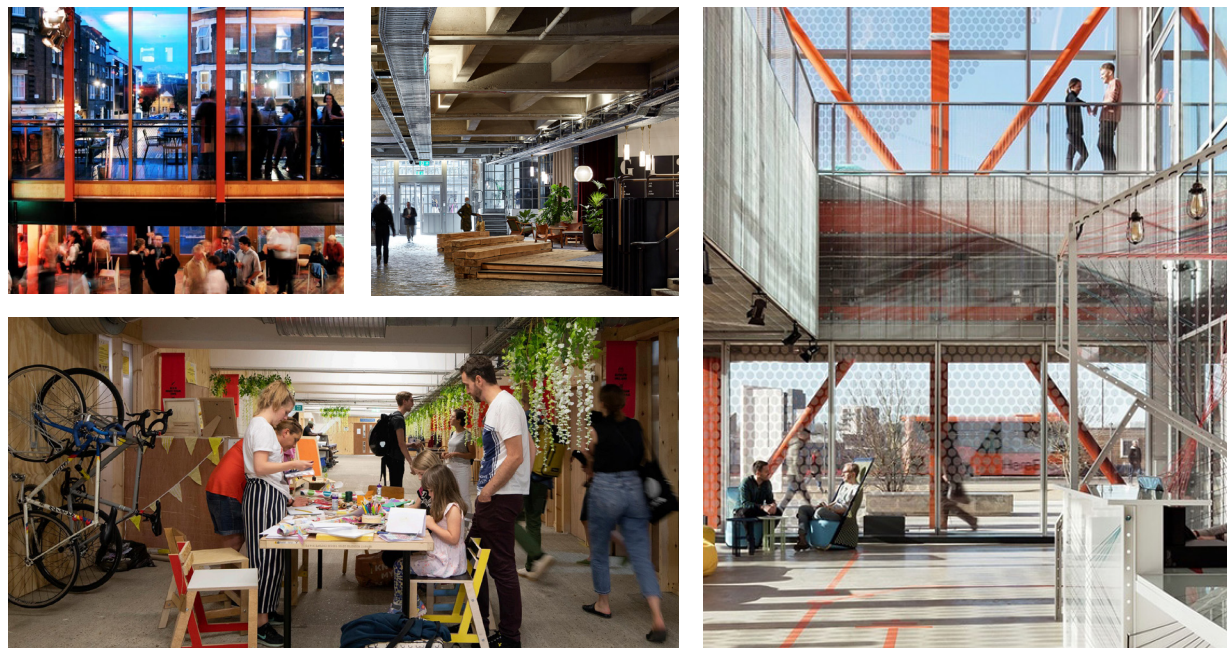
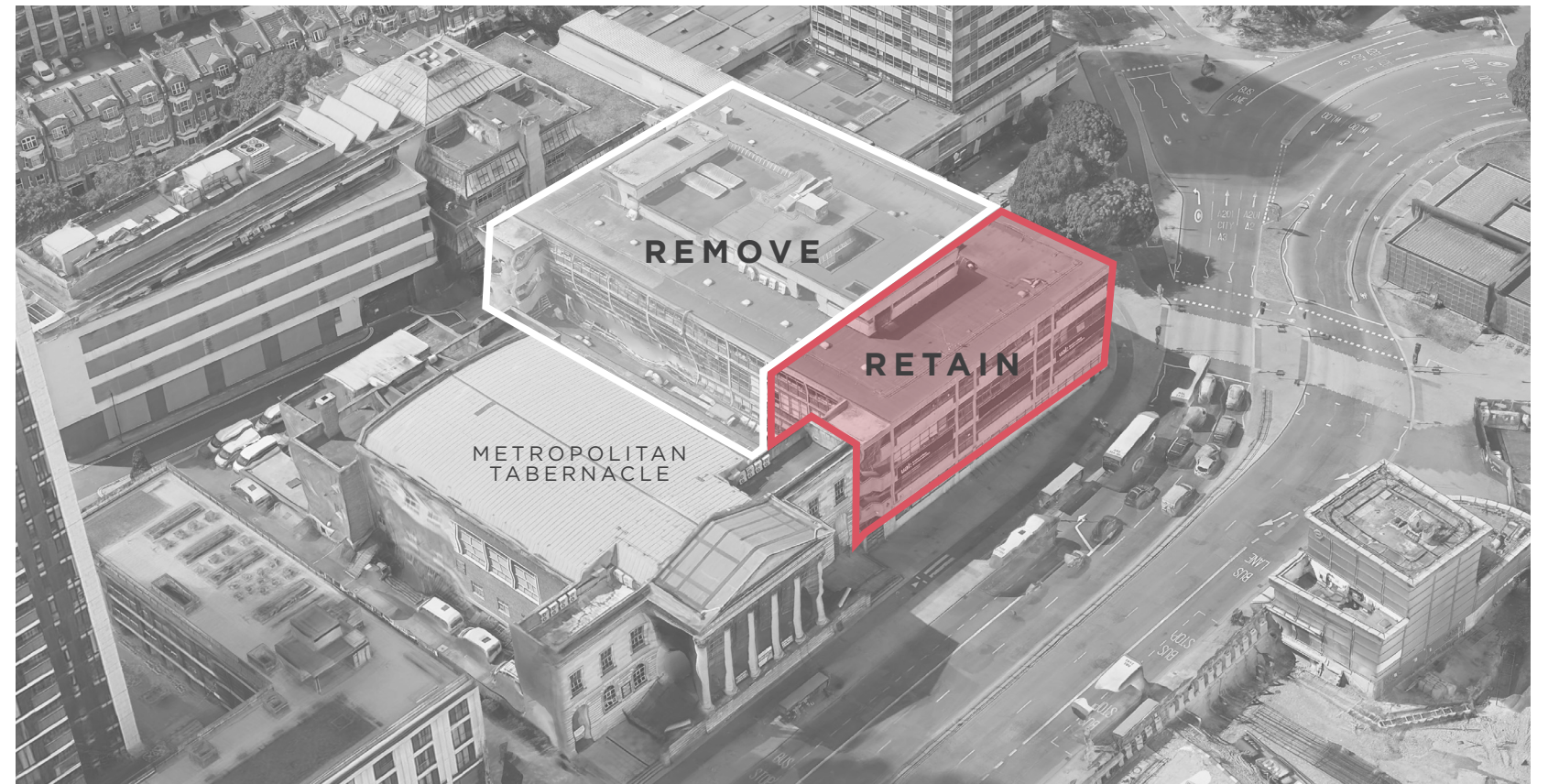
Our proposals

Places and spaces for all to enjoy

Cultural venue

Elephant and Castle has a rich and unique culture and heritage that we are incredibly proud of.

- Celebrating the connection with **culture, arts and learning**.
- **Retaining and reusing** part of the existing LCC building, whilst **minimising environmental impact**.
- Creating a series of flexible spaces that work within the retained building.



Our proposals

What is A Cultural Venue?

Places and spaces for all to enjoy

Cultural venue

Defining The Brief

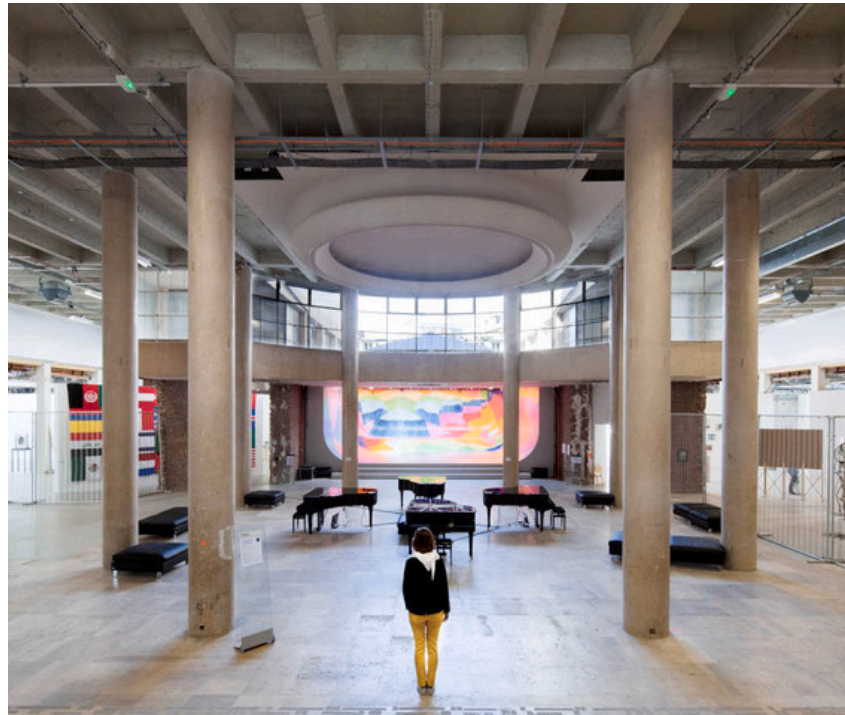
- A place where the **community can gather** to engage in a variety of cultural **activities, events, and experiences**.
- A venue that serves as a hub for **artistic** expression, community bonding, and the celebration of **local heritage**.
- Examples include theaters, art galleries, museums, community centers, libraries, performance spaces, and cultural festivals.
- Spaces that play a crucial role in **enriching the social fabric**, providing **opportunities** for people to **connect** and appreciate **diverse forms** of culture and expression.



Our proposals

Places and spaces for all to enjoy

Precedent spaces



Palais de Tokio, Paris - Retained Structure, large scale



Young Vic, London - Retained Structure, multipurpose



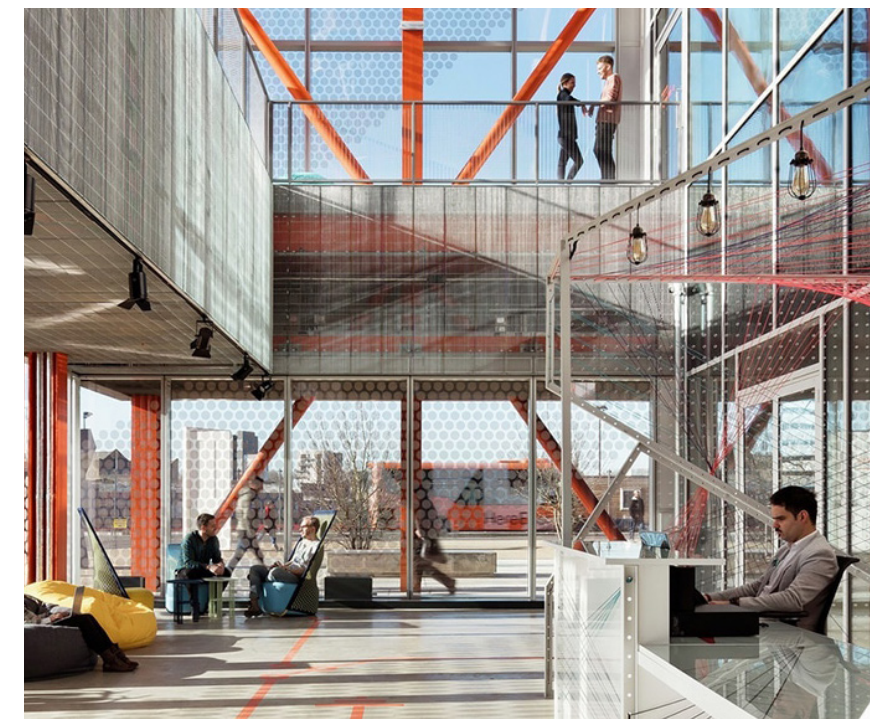
Mare Street Market London - Multi use hub



Tea Building London - Industrial Character, internal 'street'



Peckham Levels London - Creative spaces and thresholds

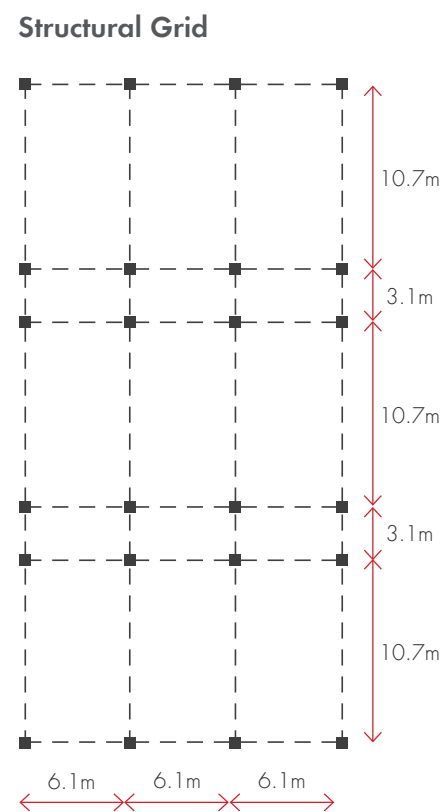


Here East London - Repurposed structure, workshop spaces

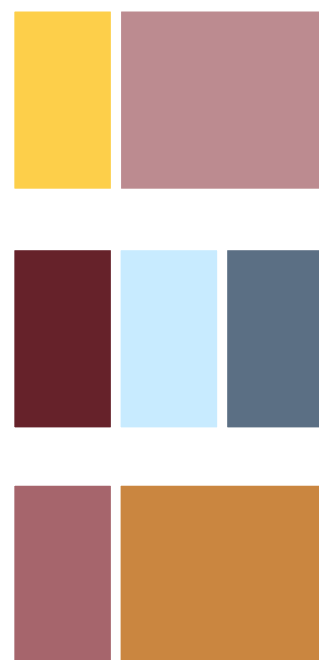
Our proposals

Places and spaces for all to enjoy

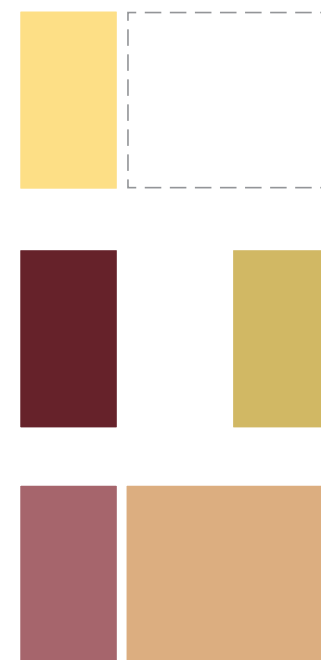
Cultural venue



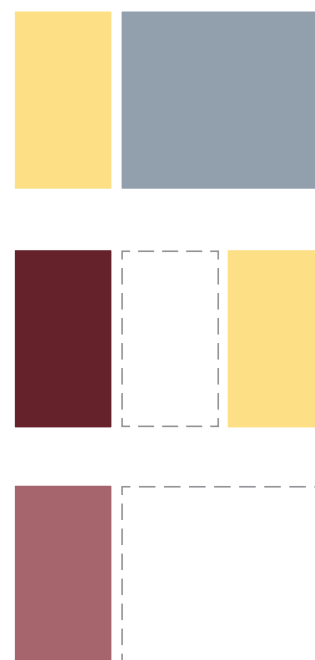
Ground Floor



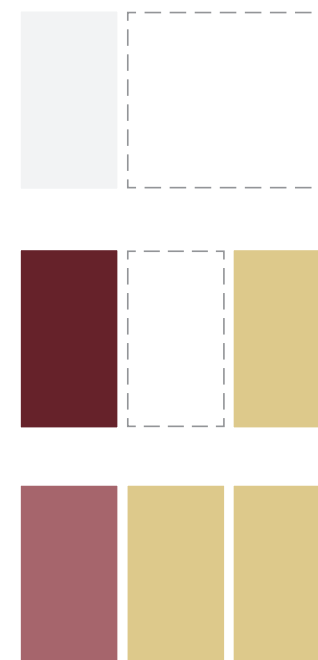
First Floor



Second Floor



Third Floor



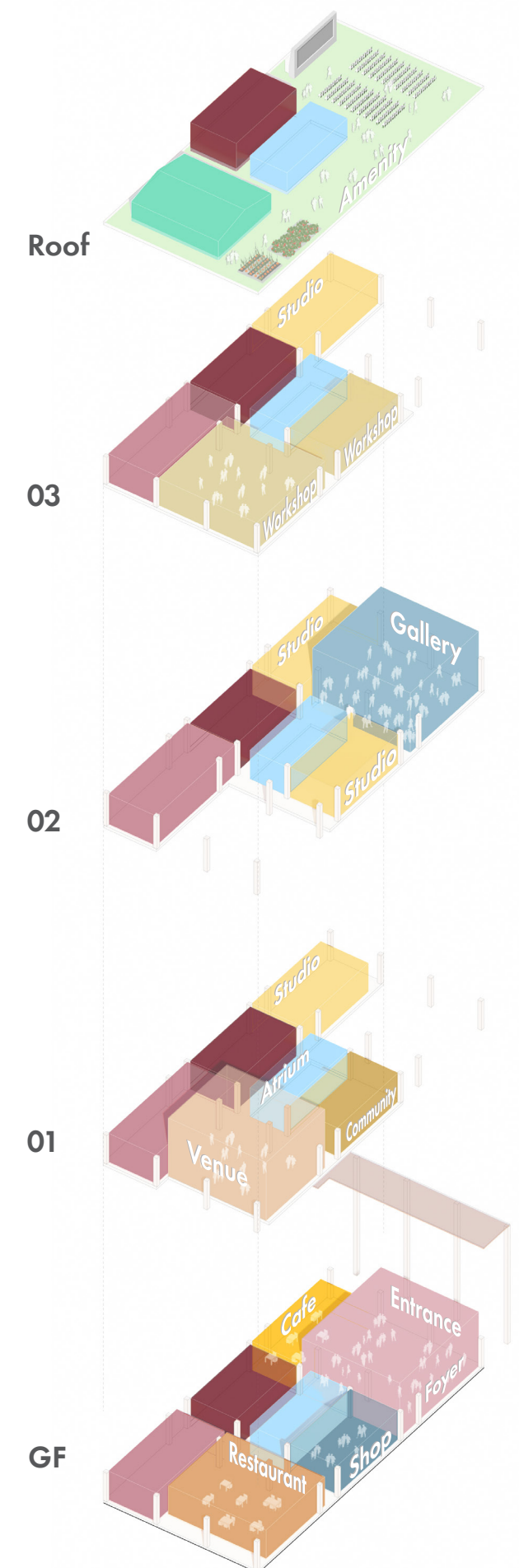
Core
Servicing
Main Entrance
Atrium

Venue
Gallery / Exhibition
Fashion Studio
Workshop

Workspace
Communal Facilities
Restaurant/Bar
Shop

Cafe

Indicative building organisation



Our proposals

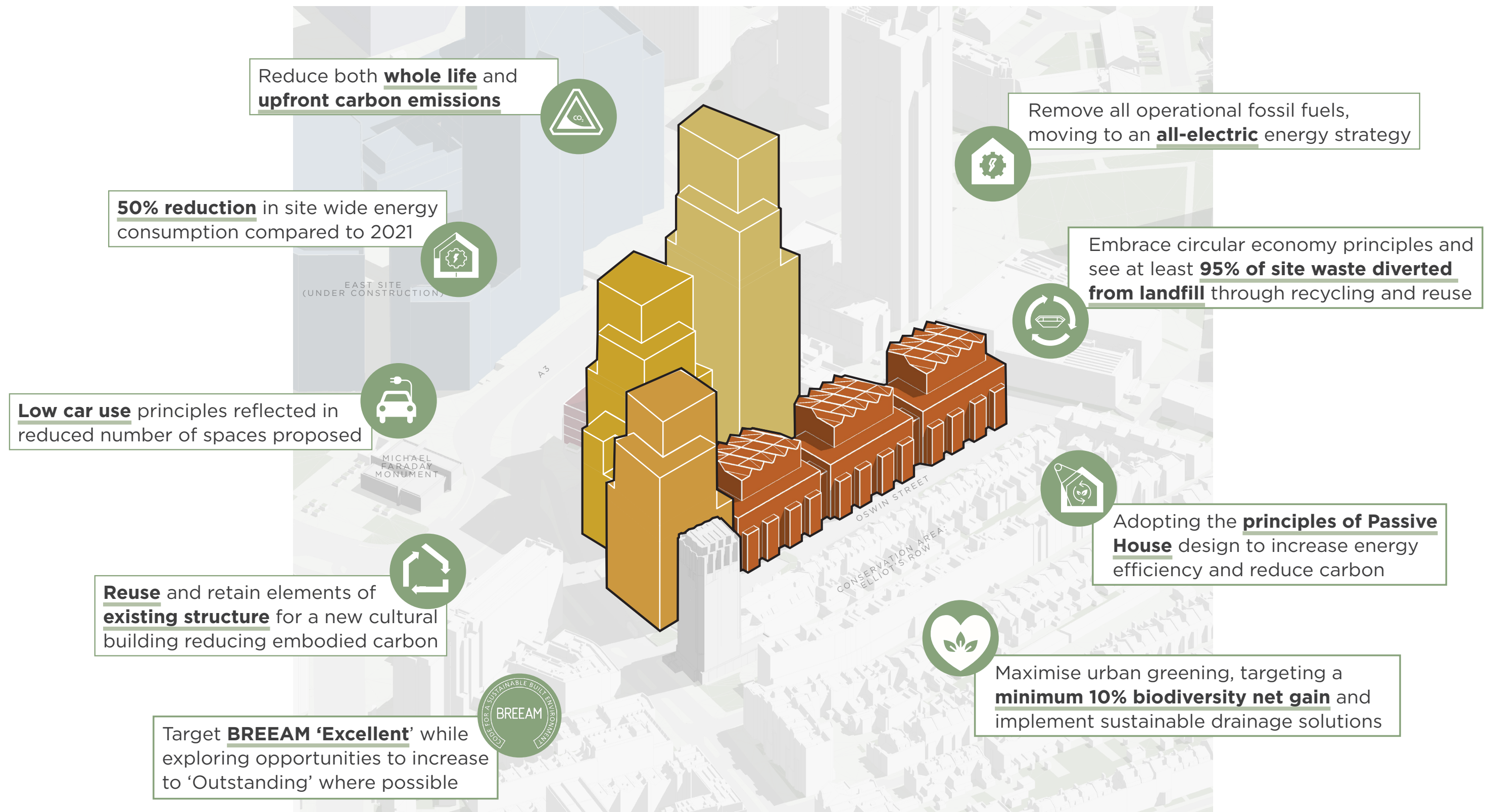
Places and spaces for all to enjoy

Cultural venue



Our proposals

Sustainability is at the heart of our updated proposals



Key benefits



Delivery of **498** new homes including **49 affordable rent** and **116 social rent** (as consented)



Improvements to the public realm with a **new public square** at the north of the extended Pastor Street



Flexible cultural venue for diverse range of uses



Significant improvements in sustainability and **reduction in carbon** with move to all electric energy strategy



Reduce pressure on the local private rented market by providing new student residential units

We are excited by our proposals for the West Site and believe that they will help to create a more sustainable and dynamic community in Elephant and



Next steps

