

A new park will be delivered as part of the Elephant Park regeneration.

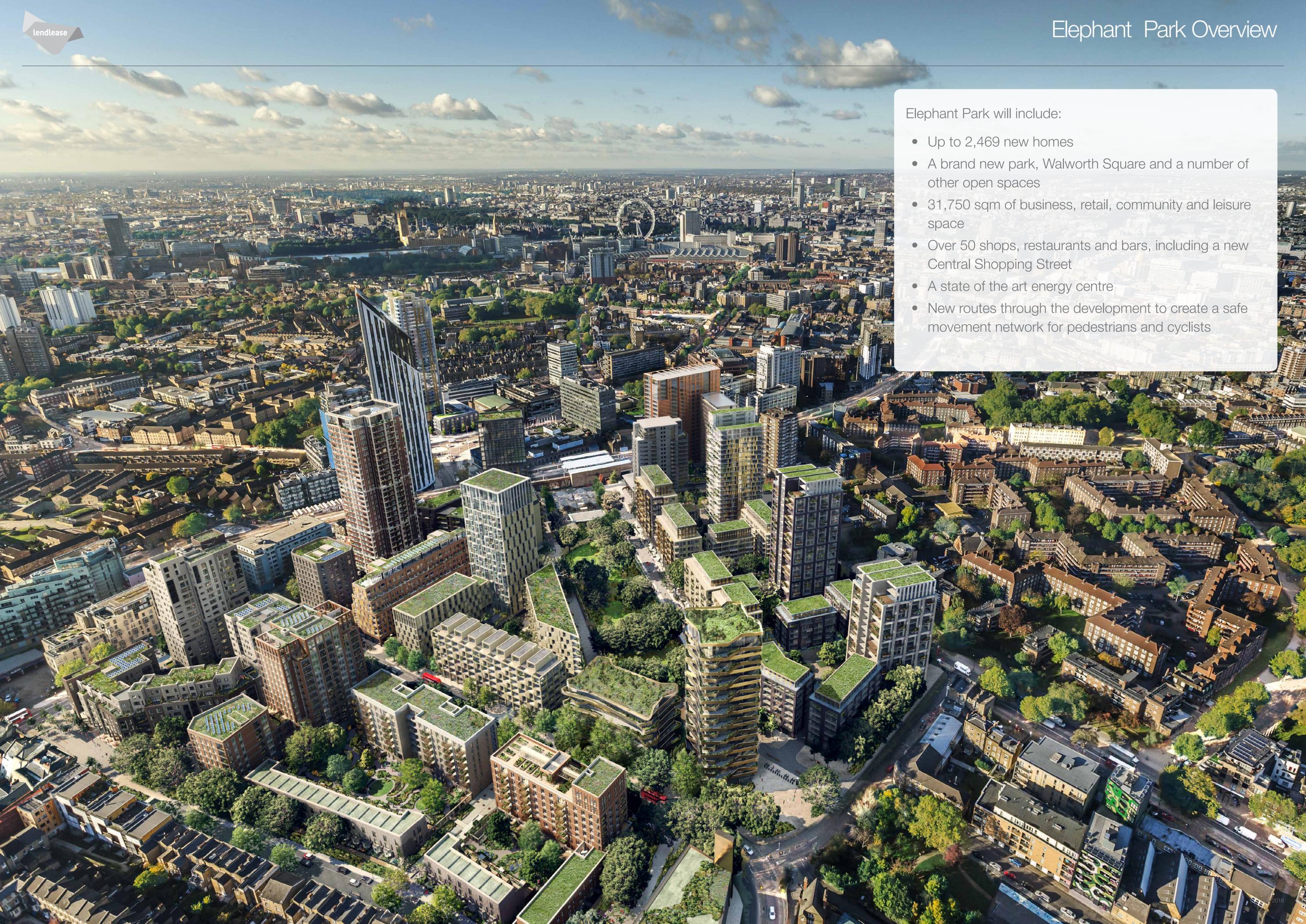
The exhibition boards presented here introduce the first phase of the new park that is scheduled to open in spring 2017 that has recently been submitted for planning approval.

We look forward to hearing your thoughts.

Photographs and video may be taken at this event. Please speak to a member of staff if you do not wish your image to be used.

Elephant Park will include:

- Up to 2,469 new homes
- A brand new park, Walworth Square and a number of other open spaces
- 31,750 sqm of business, retail, community and leisure space
- Over 50 shops, restaurants and bars, including a new Central Shopping Street
- A state of the art energy centre
- New routes through the development to create a safe movement network for pedestrians and cyclists



Introduction



Elephant Park Site Wide Illustrative Masterplan - showing illustrative landscape design for The Park

Lendlease is creating a new local park for everyone to enjoy as part of the Elephant Park regeneration. Outline Planning Permission was granted in January 2013 and sets out parameters for the whole Elephant Park development.

Elephant Park will include:

- Up to 2,469 new homes
- A new park
- 31,750 sqm of business, retail, community and leisure space
- Over 50 shops, restaurants and bars
- A state of the art energy centre
- New safe routes through the development

The Outline Planning Permission has determined a number of aspects of the new park including:

- The location of the park
- The minimum park area
- The integration of key clusters of existing mature trees
- Minimum and maximum parameters for a park pavilion and what it can be used for
- Design guidelines for the landscape approach, the planting strategy and water management
- The existing trees to be retained
- The provision of an interim park

A Reserved Matters Application for the detailed design of the new park will be submitted in the future.

This exhibition presents the Reserved Matters Application for The Park - Phase 1 (the interim park) that is due to open in spring 2017.

The Park - Phase 1 application was submitted in April 2016 and is with Southwark Council for determination.

Community involvement



Site visit at the Community workshop - October 2014



Space shaper questionnaire at the Community workshop - October 2014



PAG visit to the Dalston Eastern Curve Garden - January 2015



Living Walworth pop-up event - June 2015

We have developed a public consultation process for the park as part of the ongoing engagement strategy for the Elephant Park regeneration.

A Park Advisory Group (PAG) has been set up that includes three representatives from each of the following: the local community, Southwark Council and Lendlease. The PAG has been established to inform the design brief for the park and has met regularly since September 2014.

Eight Park Advisory Group meetings have taken place to date and two case study visits have been organised to the Dalston Eastern Curve Garden and the King's Cross regeneration.

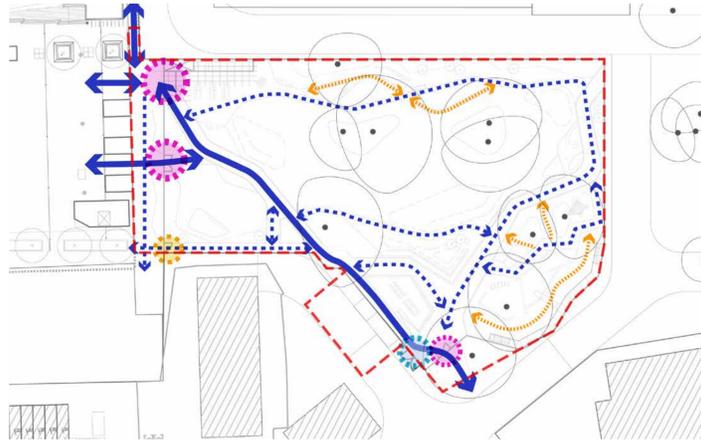
A wider community engagement strategy has been developed with the PAG and aims to involve as many local people in the consultation process as possible.

So far the following events have taken place:

- Eight meetings with local resident and community groups to provide an overview of the park, and to understand people's key aspirations for the space
- Three pop-up events in different locations to raise awareness of the new park being proposed
- A community workshop, attended by representatives from 14 community groups and included a visit to the site of the future location of park
- A public exhibition
- A workshop with local performing arts stakeholders

We will continue to involve the local community in design development and the creation of a programme of community events for the new park.

Landscape strategies

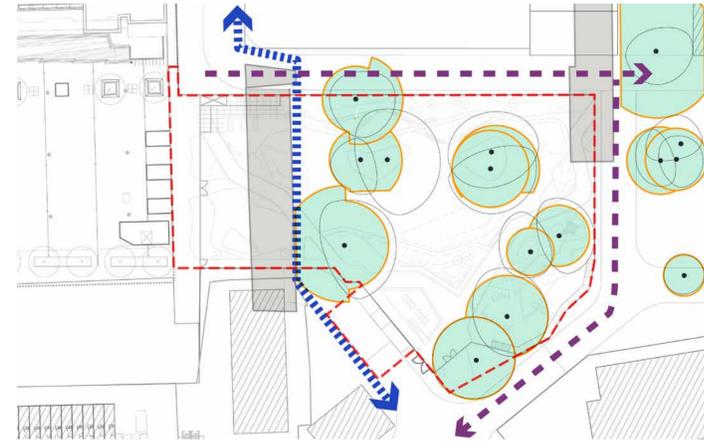


Access and circulation

The Park - Phase 1 is enclosed by a hoarding and a fence along Castle Square.

The first entrance will open in Spring 2017 from Castle Square allowing a pedestrian movement from the west and the north (alongside Elephant One).

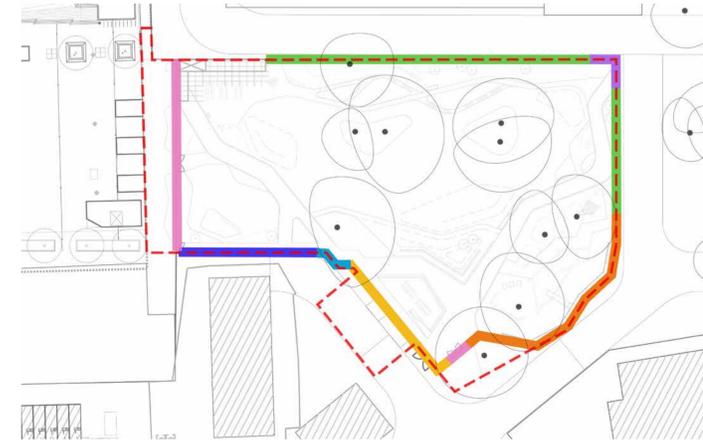
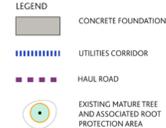
Approximately one year after opening, a second entrance may open to the south connecting into the newly built Central Shopping Street subject to the ability to provide a safe access through the construction site.



Existing trees and site constraints

The ten large existing trees within The Park - Phase 1 boundary will be protected in accordance with arboricultural and British Standard guidance.

The Park - Phase 1 has a number of constraints including concrete foundations, underground utilities, and a haul road for construction vehicles.

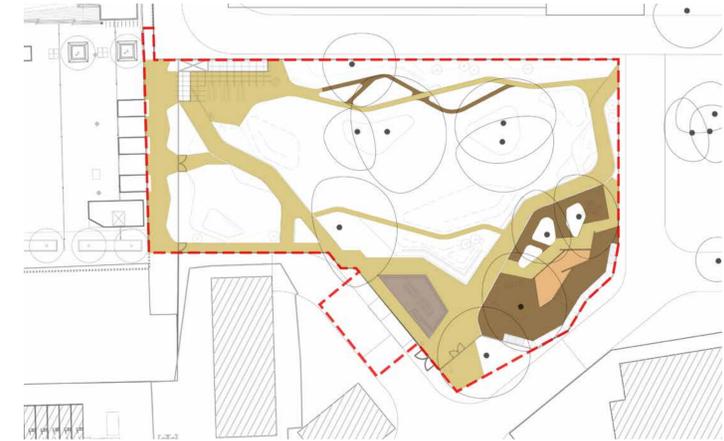


Indicative hoarding strategy

The Phase 1 Park will be enclosed on all sides by a hoarding that will protect people from the surrounding construction activity.

The hoarding will be animated on the inside with different themes of graphics.

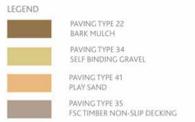
The paths within The Park - Phase 1 form a circular route around the periphery of the park, so will naturally provide a route to discover and experience the hoarding designs.



Hardworks strategy

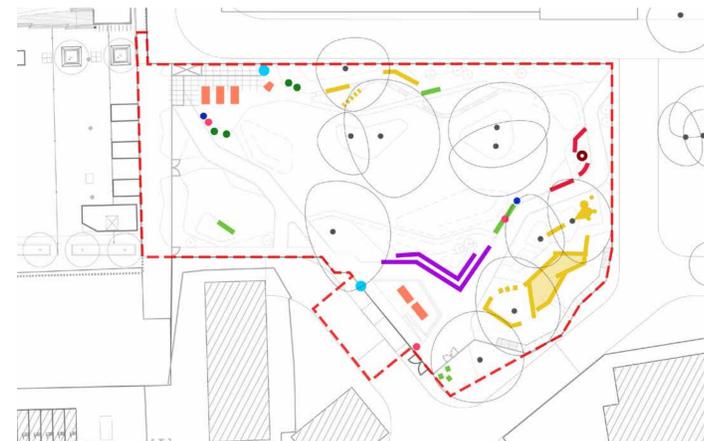
The hard surfaces are limited in The Park - Phase 1 to primary and secondary paths.

These will be formed with self binding gravel and bark mulch are preferred to create a temporary and loose feel to these spaces.



Lighting Strategy

The lighting strategy focuses using The Park - Phase 1 as a test bed for different types of lighting for use in the final completed park. This includes photoluminescent boulders, catenary lighting and spotlighting.



Furniture strategy

Where possible the furniture and play within The Park - Phase 1 reflects that of the Park so will be retained in the future permanent state.

Where this is not an option, the furniture and play elements have a more temporary character and with drawing on the surrounding context some elements picking up the 'construction' themed aesthetic.



Ecological measures

Wildlife within The Park - Phase 1 will be encouraged through the careful selection of plant species to create suitable habitats as well as providing bird and bat boxes, and bug hotels/log piles.

Birds species likely to breed in The Park - Phase 1 include house sparrows, blue tits, great tits and robins, whilst it is also likely that common and soprano pipistrelle bats will make their home in Elephant Park.



Softworks strategy

There is an opportunity to use The Park - Phase 1 as a test bed for planting typologies and evolve the final planting mix for the park to suit the varying condition of existing, trees, rain gardens and landform.

Planting types include meadow, perennials and shrub planting.



Illustrative plan and phasing



The Park - Phase 1 is predominantly a green open space accessible by all during the day. It will be a space that can close at night like a traditional London Park but could also be managed for planned events at certain times of the year.

During this phase, the park will be surrounded on three sides by intense construction activity and it is important that The Park - Phase 1 feels welcoming, safe, and calm. It will integrate the large existing trees retained on site.

To complement this green space and to bring activity and use into The Park - Phase 1, three facilities will be built within the park. These will include:

- A temporary viewing platform to welcome visitors from Castle Square
- A flexible event and educational space provided for use as an outdoor stage
- A Play Walk area with a mixture of play challenges



The Park - Phase 1 aerial view

Phase 1

The first phase of the park includes the construction of western half of the Park adjacent to Castle Square. This will deliver 0.42 Ha of open space and will open Spring 2017.

A temporary pavilion and viewing platform are included in this phase.

A public access south to the Central Shopping Street will be created if safe access through the construction site can be provided.



Phase 2

The second phase includes the removal of the temporary pavilion, the construction of the northern rain gardens and the creation of the northern entrance to the park (2a). These works will coincide with the completion of Plot H4 - the plot immediately north of the park.

The final works for Phase 2 (2b) involve the construction of southern entrance to Castle Square.



Phase 3

The third phase of the park includes the construction of the eastern end of the Park (3a). These works will coincide with the completion of plot H5 - immediately to the north of the eastern end of the park.

Other Phase 3 works (3b) include the conversion of the western end of park to provide a park pavilion, rain gardens, play area and a dry river bed. The main play area will not be open to the public during Phase 3b however natural play will be provided with Phase 3a in the interim.



The Park

The entire park will be open to the public once all phases are complete in around 2023.



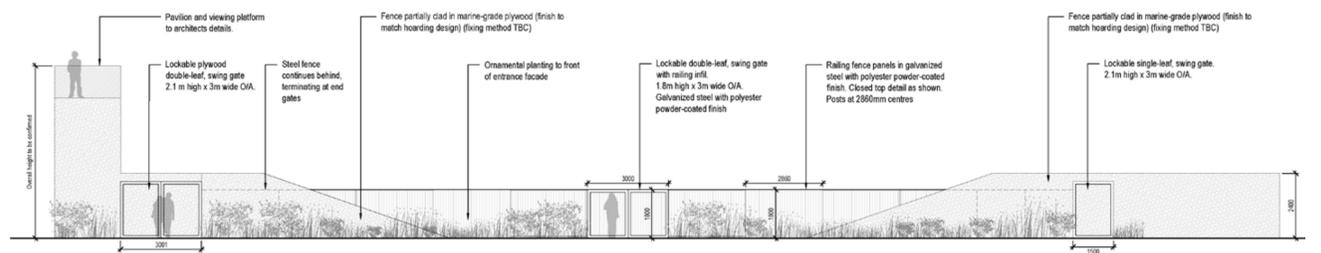
Entrances



Sketch of the western entrance to the Park - Phase 1 from Castle Square



Location Plan



Elevation - Western Entrance into The Park - Phase 1

The Park - Phase 1 will be an accessible, inviting green space. The entrances will celebrate the arrival of The Park - Phase 1 in the Elephant and Castle area.

The fence system will create a visually permeable edge along Castle Square (to the west) and at the end of Central Shopping Street (to the south). Gaps between uprights allow the 'green' to visually and physically permeate into Castle Square.

Two entrances will be cut out in the fence, one for the Viewing Platform and one directly accessing the green park. A third entrance will be created to link up with Central Shopping Street and Artworks.



Precedent images for the fencing and entrances

Play Walk



Location Plan

This is the location for the future permanent play which is envisaged to contain equipment such as ropes, swings and climbing structures.

The Park - Phase 1 will provide a temporary play facility that will use the hoardings to create a multi-level play experience including climbing walls, slides, ropes and ladders as well as balancing blocks amongst the existing trees.

The final designs for the play walk structure will be submitted for approval under a condition attached to this reserved matters application. However, the current illustrative designs are included to give an indication of the future design and use.



Tubular slide



Climbing surfaces including climbing wall, ropes and ladders



'Cutouts' / Lower walkway



Sand pit



Balancing elements using tyres and baulk timber



Flexible event space



Illustrative sketch of a temporary event



Location plan



Stage



Screen

The Park - Phase 1 will provide the local schools and community with spaces for education, performance, meetings and local events. This will be provided by an outdoor stage combined audience seating.

It will be located on the footprint of the future Park Pavilion and include a raised stage, space for temporary screens, timber stepped amphitheatre and earthwork to create more seating.

The final designs for the event and educational space will be submitted for approval under a condition attached to this reserved matters application. However, these illustrative designs are included to give an indication of the future design and use.



Green amphitheatre using landform and baulk timber edges



Space for movable seating