



## Contributors

Adrian Glasspool  
Ali Kaviani  
Ceilia Cronin  
Christina Ttofa  
Ed Fyfe  
Katherine McNeil  
Liliana Dmitrovic  
Luke Miller  
Patrick Blunt  
Paul McGann  
Peter Stevenson  
Richard Lee  
Richard Reynolds  
Local residents and businesses of the  
Elephant & Castle

## Organisations

Biz Extra  
dialogue  
Elephant Amenity Network  
Elephant & Castle Urban Forest  
Heygate Residents Association  
involuntarymovement  
Lend Lease  
London Borough of Southwark  
Mobile Gardeners  
People's Republic of Southwark  
Soundings  
Southwark Chamber of Commerce  
Walworth Society

## Potential Partner Organisations

Connexions  
Goldsmiths College  
Kings College Health Partners  
London College of Communications  
Morley College  
Pullens Residents Associations  
South Bank University  
Southwark College  
Space Syntax  
Walworth Garden Farm  
Vision Trust

## Potential Third Sector Partners

Architecture for Humanity London  
BTCV  
Habitat for Humanity

Report collated by Katherine McNeil  
for the Elephant Amenity Network  
[elephantamenity.wordpress.com](http://elephantamenity.wordpress.com)

## Authorship of Images

Email applications for use of images and text should  
be addressed to [elephantamenity@gmail.com](mailto:elephantamenity@gmail.com)

Images on cover obtained from the Elephant &  
Castle Urban Foresters Facebook log, KM image  
library, Architecture for Humanity, London

**“Place yourself in the middle of the stream of power  
and wisdom which animates all whom it floats, and  
you are without effort impelled to truth, to right and a  
perfect contentment”**

**Ralph Waldo Emerson**

# Contents

## Executive Summary

### 1.0 Introduction

- 1.1 Purpose of the Report
- 1.2 Context of People and Place
- 1.3 Current Status on Interim Use
- 1.4 Vision
- 1.5 Benefits of Interim Use
- 1.6 Open Access

### 2.0 Assets

- 2.1 Existing Site Assets

### 3.0 Locations for Interim Use

- 3.1 Locations for Interim Use
- 3.2 Breaking Down Barriers
- 3.3 The New Park

### 4.0 Opportunities for Interim Use

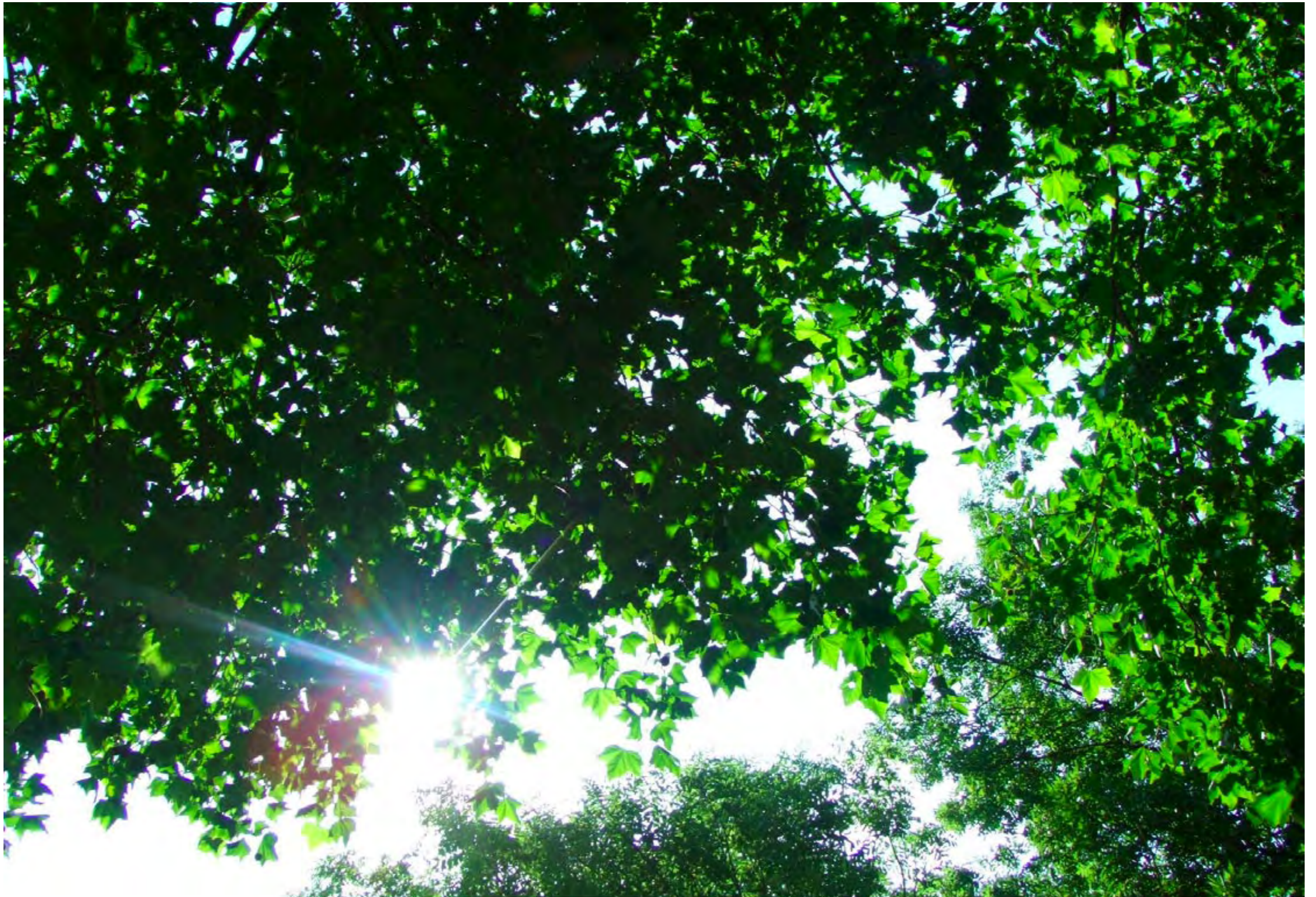
- 4.1 Growing and Gardening
- 4.2 Interim Accommodation
- 4.3 Health & Wellbeing
- 4.4 Learning & Training
- 4.5 Livelihood
- 4.6 Reuse & Making
- 4.7 Gathering

## 5.0 Logistics & Way Forward

- 5.1 Introduction
- 5.2 'Canopy' Organisation
- 5.3 Programme and Co Ordination
- 5.4 Legislative Context
- 5.5 Management of Interim Use Spaces
- 5.6 Existing Building Considerations
- 5.7 Land Ownership, Site Access, Handovers
- 5.8 Public Ownership
- 5.9 Efficient Decision Making Processes
- 5.10 Construction Access Route
- 5.11 Security and Safety
- 5.12 Next Stage and Way Forward

## Appendix

- Interim Use Proposal "Heygate Estate Community Gardening Site"  
Elephant Amenity Network, 2nd April 2011



# Executive Summary

Interim Use, is widely recognised as best practice to facilitate transformation through the process of change within major regeneration. It allows ideas to be explored and tested, a proto type for the future.

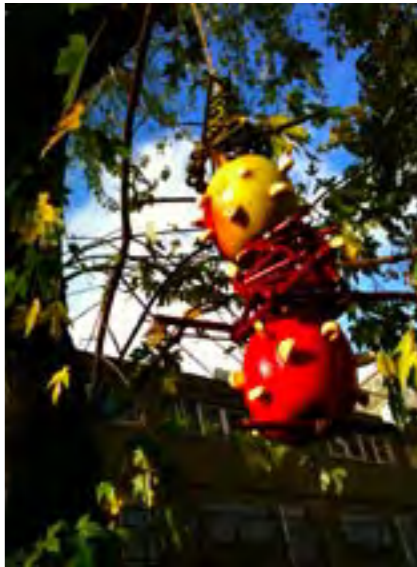
The seeds of activity within The Heygate Estate at the Elephant and Castle, over the last year, are evidence of the quiet and passionate response of local people to the legacy of the Urban Forest. This unique place in time between old and new, is enabling a natural recalibration drawing in new ideas, activities and initiatives. An evolution.

With this new space emerging, interim uses such as gardening, waste recycling, arts projects and events are talking place, a first glimpse of people-led regeneration. The community welcomes the commitment shown by the developer, Lend Lease, in Interim Use Initiatives. This shared interest will provide long term benefits for the quality of life and success of the new regeneration. The intrinsic key to unlock the potential is open accessibility, a window to the new neighbourhood.



Imagined by Annie Lennox and Paul McGann

active  
 a place of change unused chaos  
 explosion in a car boot sale melting pot  
 focal communal hub  
 empty  
 hub  
 fertile  
 ruins  
 development  
 unrealised possibility  
 energy  
 balancing the grey  
 successful  
 potential  
 community  
 contains  
 bad things like traffic in foreground  
 interest  
 isolated  
 social ground  
 great things hidden  
 good  
 most people who don't live here find it scary  
 open  
 well connected  
 global  
 diverse  
 green



Words which sum up attendees current image of the Elephant & Castle Area

Elephant Amenity Network Visioning Report June 2011

1: Introduction page 5

# 1.0 Introduction

## 1.1 Purpose of the Report

This Strategy Report is a gathering of ideas and observations made by local people on Interim Use within the Heygate Estate and collects thoughts from a broad range of perspectives.

The Report builds from the interactive Community Workshop in June, attended by over 100 people. It recognises that a broader outreach programme needs to be set in place and recommends that the Southwark / Lend Lease Regeneration Team give this appropriate consideration.

The Strategy is aimed at a wide audience and, on this basis, includes a significant amount of information. Please do make reference to the Contents page to assist navigation.

## 1.2 The Context of People and Place

The Elephant Castle is home for over 51,000 people, a rich and diverse patterns of communities, cultures and interests. For those of us who live here, we value our neighbourhoods and have a strong sense of belonging. The area has seen two significant changes in the last century. Firstly significant bomb damage in the Second World War, followed in the 1960s by new development of housing Estates and a divisive road network.

Our current times see a further significant wave of change through proposals for new developments and large scale regeneration. The Heygate Estate is home to 5 of the original 1200 households and has, over the last 2 years, seen a different kind of use emerging within this unique Urban Forest environment.

People intuitively recognise and are drawn to places which have positive qualities. The natural habitat of the site remains as a legacy of original housing plan. With the main residential community now moved on, the quiet open spaces within the site are now being appreciated and used by local people in a different way. Those local residents and people who walk through the site have built a positive energy of interest through campaigning to raise awareness of the unique qualities of the open spaces, routes and walkways generated by the trees themselves.

The proposals for Interim Use are now at a stage where activities and ways forward have been identified and form the body of this report. The activity and events have, so far, been made possible with limited funding. Activities have received support from Hollywood film fees which were reinvested within Forest Feasts and have been fortunate to receive a donation this month, from the General Electric donation of over 8000 plants from the living plant picture in Trafalgar Square. Imagine what can be achieved with the full support of London Borough of Southwark and Lend Lease.

Those involved appreciate that this is a long-term journey and are keen to ensure that the momentum, built up over the last year, is captured and generates the inspiration for the next stage.

## 1.3 Current Status on Interim Use

A number of activities and endeavours have been taking place within the site over the last year. These include gardening, nursery planting, walks, talks and social events. These can be described as intrinsic elements of community and a rebirth of this unique place. As an overview, the current uses and occupancies within the space include:

### Housing

A key aspect, the Heygate is home to the existing residents represented by the Heygate Residents Association

### Social Endeavours

Through the work of Crossway Church and organisations in the Rodney Place Club Building

### Education

Active gardening for local school children from Victory Park

A study space for students at Goldsmiths, London College of Communications and Schools of Architecture  
Forest School talks

### Health & Wellbeing

Food production, gardening, parkour, walking, running, amenity

### Livelihood

Through rental of space for film crews

Networking through connections at events and activities

### Community Events and Gatherings

Films, festivities, guided walks

### Making and Arts Projects

Artists' projects, Drawathons, Imaginative waste reuse

Discussions and Reports on Interim Use have been as follows:

- Elephant Amenity Network Interim Use Proposal "Heygate Estate Community Gardening Site" 2nd April 2011  
Included in full in the Appendix of this report

- Community Visioning Workshop June 2011

The Interim Use extracts are included in this Report. Website link to the whole report is [elephantamenity.wordpress.com/2011/06/24/visioning-workshop-report/](http://elephantamenity.wordpress.com/2011/06/24/visioning-workshop-report/)

- Soundings Liaison Group Introduction to Interim Use from Lend Lease 21st September 2011

An initial consultation meeting where Lend Lease made a short presentation

Details will be made available on the Developers website at

[www.elephantandcastle.org.uk/pages/consultation\\_dialogue/75/liason\\_groups.html](http://www.elephantandcastle.org.uk/pages/consultation_dialogue/75/liason_groups.html)

- Community Workshop November 2011

A workshop was held at Crossway Church.

Website link to the Notes will be made available on the Elephant Amenity Network website

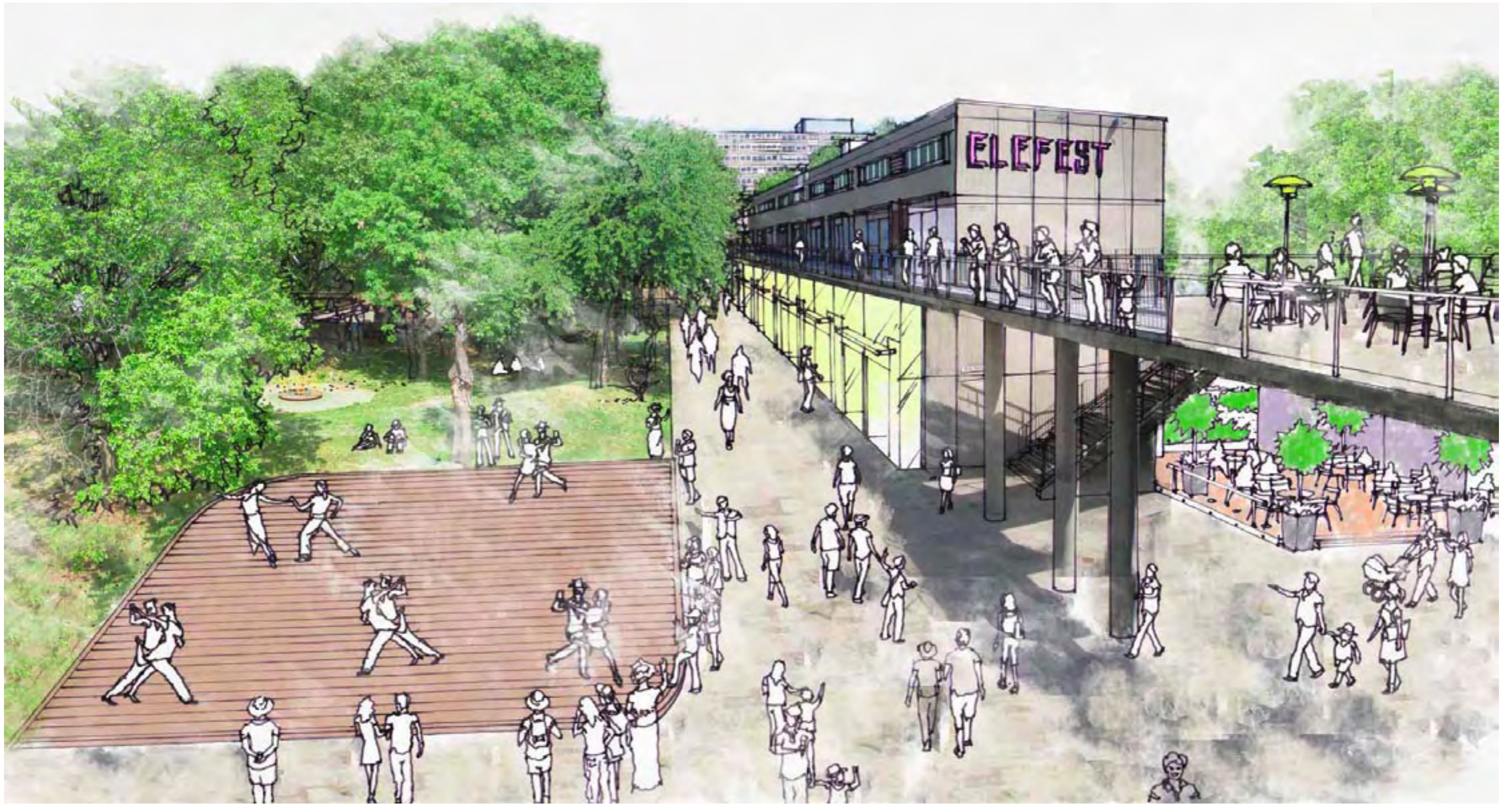
The outcome of this workshop is this Strategy Report.

This will be posted on the Elephant Amenity Network website

- Soundings Liaison Group Workshop on Interim Use on 24th November 2011

A meeting where 3 presentations from Southwark College, Creative Spaces and Mobile Gardeners were made.

Details will be made available on the Developers website





## 1.4 Vision

### Together, We are Building the Future

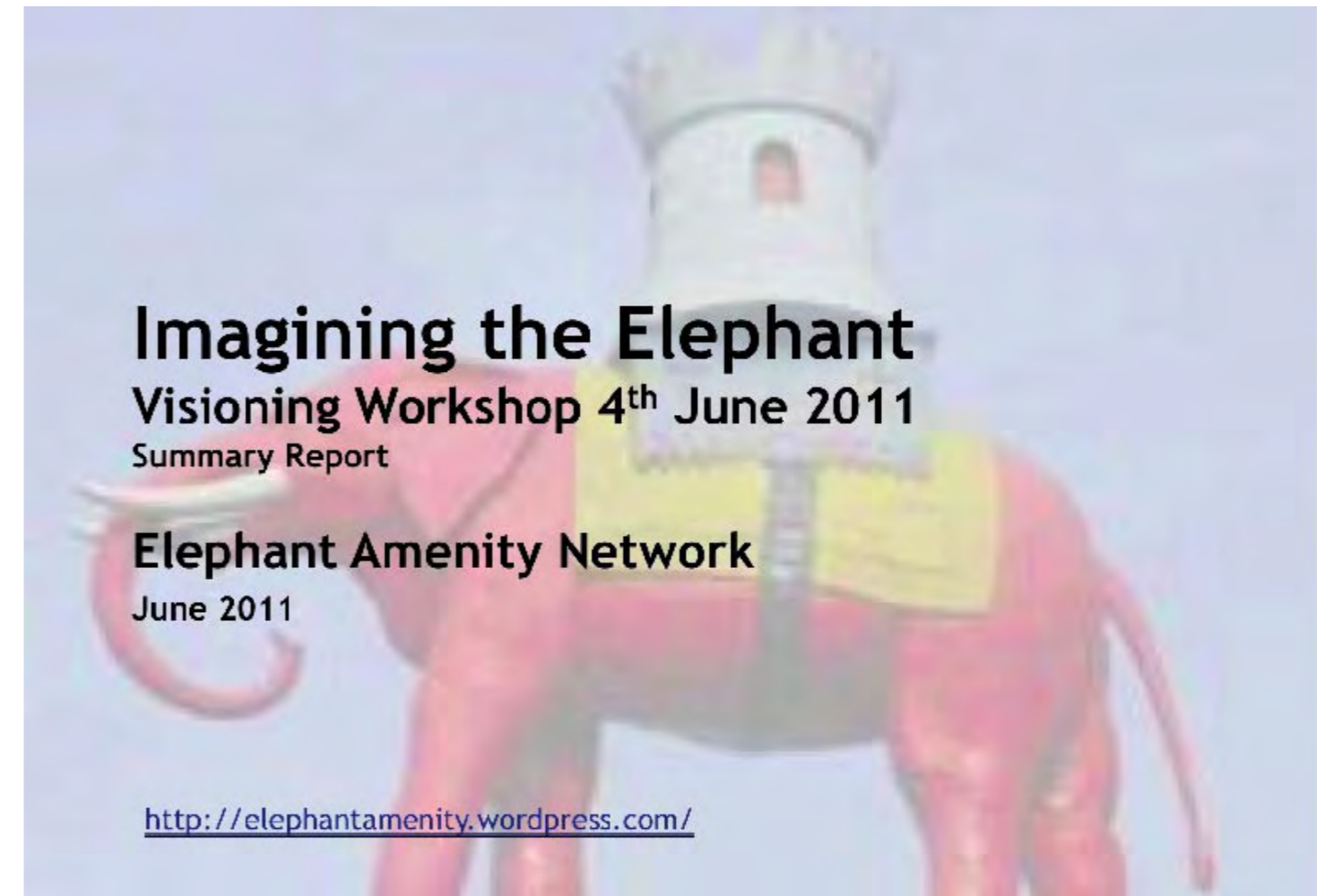
The June Visioning Day Event was set up by the Elephant Amenity Network (EAN).

“The EAN has been in existence since March 2009, when a new ‘Elephant & Castle Regeneration Charter for Community Inclusion and a Better Quality of Life for All’ was launched by local people and businesses.”

The section relating to Interim Use is included on the following pages. The full report can be downloaded from the Elephant Amenity Network website

Over the last 6 months, a number of discussions and consultations have been taking place, through the consultation process. The recent Community Workshop, held on Saturday 12th November, identified some key aspects of the vision:

- Keeping the site alive through the process of change
- New activities
- A reflection and expression of the enthusiasm of local people
- A “centre for welfare and wellbeing” inspired by the work of Crossway Church
- The seeds of a Cultural Centre
- A test bed for innovation and long term sustainable development
- A Knowledge Neighbourhood



## Imagining the Elephant Visioning Workshop 4<sup>th</sup> June 2011 Summary Report

Elephant Amenity Network  
June 2011

<http://elephantamenity.wordpress.com/>

## Interim uses

### Outside space: Coordinating demolition with access is critical

Benefiting the community by increasing the “permeability” of the Heygate site is a key aim of the MAKE masterplan. By identifying a few of the important proposed new pedestrian and cycle routes, and prioritising them in the demolition and construction programme, interim uses can also be maximised across the site.



## Interim uses

### Summary

#### What is interim use?

- Making use of the abundant natural and built resources of the Heygate Estate site during the extended period (up to fifteen years) over which it is to be demolished and replaced with new development.
- Also called “meanwhile use”, interim use was recognised in a government initiative in 2009 and can bring benefits to all involved, Council, developer and community.
- In this case, it is also intended to provide a way of bringing forward in time some of the community benefits of regeneration.

#### Must do

- Act fast - need to have “in principle” agreements before outline planning application(s).
- Ensure the Elephant and Castle SPD planning policy document includes conditions for interim uses during consultation this year.
- Consider access and safety issues at all times in developing proposals.
- Consider buildings as well as natural resources
- Establish a physical presence - could be unit in shopping centre, building on estate etc. - to assist in sharing skills, ideas and publicity.
- Ensure that demolition and construction plans include appropriate access arrangements - across all potential sites within the area.
- Be savvy - consider why Southwark and Lend Lease should be interested in any proposal: there are lots of reasons - both policy-driven and commercial. Outline a short “business case” - which sets out why it is a good idea and why it helps Southwark Council, Lend Lease and the community.
- Think like a marketing person - identify target users and means of getting in touch with them.
- Think of interim use at all scales - from half hour walks to long big events.
- Identify potential sponsors.

#### Mustn't do

- Fencing off of the Heygate Estate site/no interim uses; A colossal and inexcusable waste of resources.

# Interim uses

## Objectives

### Main objectives of interim use

- Providing needed amenities and benefits immediately, not in 15 years.
- Improving the image of the Elephant: challenge the negative view that many people who don't know the area have of it.
- Improving social / community links and helping maintain continuity.
- Keep/regain feel of community throughout the disruptive process of re-housing and re-development.
- Providing a community hub.
- Health / welfare benefits to users.

*"The Elephant & Castle shopping centre is one of the few [shopping centres] that feels like it is part of the community - it is a very alive place and it is used by one of the most diverse communities in Europe. This is a place full of surprises and one that feels owned by the community. It's a great place, I really like it." (Royal Court Theatre artistic director Dominic Cooke referring to their performance programme at the shopping centre)*



### Ideas for interim use

- Allotments / container gardens
- Art events - develop cultural connections with South Bank Centre, ELEFEST (<http://www.elefest.org.uk/>)
- Use of some existing buildings as artists' studios
- Football space - replacing loss of Elephant Park
- Parkour/ free running activities
- Workspace and business Incubator units, art spaces
- "Alternative Olympics" - helping to put Southwark on the map for tourism etc during 2012
- Temporary pools - Olympic legacy?
- Elephant & Castle biennale
- Band practice spaces
- Immersive theatre
- "Secret" cinema
- Dance events / choreographic walks
- Tree canopy walks
- Architectural & urban walks/ cycle tours
- Bee keeping
- Horticultural therapy/ training (cf Gardeing Leave' at the Royal Chelsea Hospital ([www.gardeningleave.org/](http://www.gardeningleave.org/)) Open House / Open Garden weekends
- Lido (<http://southwarklido.wordpress.com/>)



Photo © Reem Akh

# Interim uses

## Ideas for temporary use of buildings: Wansey St case study

Imagined by Godson Egbo

# Interim uses

## Ideas for temporary use of existing buildings

- A range of possible interim uses of the maisonette block on Wansey street before demolition were discussed as a case study of an idea with potential for wider application to other buildings across the site during the demolition process. The maisonettes comprise three bedrooms, a living room and a bathroom, with ground floor garden area.
- This will require Southwark's policy of destruction prior to "making secure" to be changed, but even if this has been implemented, the length of time over which the regeneration is programmed makes this worth considering. Possible uses identified include:
  - **Small business and artists' studio "clusters."** Uses could be for artists' studios (clustering three or four fine artists together for example), or as small business clusters, with one maisonette forming a suite of offices. The buildings allow flexibility for expansion and growth for developing businesses. A good successful example of this is in Hannibal House and the shopping centre where basic rental opportunities are provided for small businesses - a model transferable to Wansey St. This has obvious advantages for providing temporary homes for displaced businesses, while the shopping centre is upgraded or replaced. Income, using the current example of rates for a small office in Hannibal House, could be £375/month, multiplied by rooms (at, say, a lower rate of £200/month) could bring up to £20,000 per month for the Wansey St maisonette block. Current finance constraints mean Southwark must examine this opportunity.
  - **Art space.** Minor modifications to the ground floor of the maisonettes could create gallery rooms. External space could be used for temporary pavilions or for a sculpture court to display work made in the studios (cf Bold Tendencies project in Peckham.)
  - **Community art project:** continuing the Studio at the Elephant idea (run by Rebecca Davies and Eva Sajovic) into the Heygate Estate area which engages local people in a non-political way about the changes brought by regeneration.
  - **Supermarket/café** occupying the ground floor of one or more maisonettes, perhaps selling produce grown on site.
  - **Ground floor retail** by modifying the ground floor layouts, something we understand the developer is investigating.
  - **Educational/vocational training space** connecting with Southwark Community College to provide live, on-site training for trainee plumbers, decorators, electricians and other trades which will be in great demand throughout the regeneration period.

# Interim uses

## Other issues raised

### Demographics

- Young people tend to be most attuned to the modernist aesthetic / architecture and thus interested.
- Large student community and few venues or places to go without leaving area.
- Gardening appeals to huge range of people across cultures and ages.
- Empty buildings offer huge potential to attract artistic/creative people to the area - who may then stay.

### Good examples

- Cineroleum - derelict petrol station in Clerkenwell used as a cinema (<http://www.cineroleum.co.uk/>)
- Urban physic garden (Union St) ([www.physicgarden.org.uk/](http://www.physicgarden.org.uk/))
- Union St Orchard ([www.unionstreetorchard.org.uk/](http://www.unionstreetorchard.org.uk/))
- Seizure (Harper Road) by Roger Hiorns (<http://www.artangel.org.uk/projects/2008/seizure>)
- Growing communities in Hackney ([www.growingcommunities.org/](http://www.growingcommunities.org/))
- Studio at the Elephant at the Shopping Centre (<http://studioattheelephant.blogspot.com/>)
- Royal Court at the Shopping Centre (<http://www.london-se1.co.uk/news/view/4326>)
- Transformation of buildings: <http://www.afrikamuseum.nl/blog/inspiration/modernistic-buildings-transformed>

### Practicalities

- Interim use needs recognition in the forthcoming Elephant & Castle SPD.
- Interim uses can range from a half hour talk to an activity lasting years.
- Helpful to set up some form of organisation to assist in enabling activities (but not defining them!)
- Note differences in obligations of council versus private land owners in terms of sanctioning interim uses.
- Potential precedent: of 2011 street party arrangements.

### People to get in touch with

- Punchdrunk theatre company (<http://www.punchdrunk.org.uk/>)
- Youmehumtrain (<http://humbumtrain.co.uk/>)
- Latin American Workers Association
- Jordans Cereals
- Southwark Childrens' Services and Events teams
- Southwark Community College
- Nike
- Red Bull
- London Association of Bee Keepers
- And many more....



Photo © Reem Akh

the heart of the Elephant & Castle Urban Forest

Map



1 Crossways Forest Garden	15 Kitchen Garden
2 Walworth Woods	16 Branden Bridge
3 Meadow Row Gateway	17 The Great Forest Walk
4 Falmouth Rd Gateway	18 Victory Park
5 Harper Road	19 Victory Park Gateway
6 Cuddington Copse	20 Wansey Street Gdn
7 Chearsley Copse	21 Balfour St. Green Corridor
8 Allotments Phase 1	22 Nursery Row Gateway
9 Allotments Phase 2	23 tfl cycle hire
10 Allotments Phase 3	24 Bus stop
11 Forest Screen 1	25 Sweet Chestnut slopes
12 Nicksy Clarke Cottage	26 The Six old men
13 Lloyd Honeyghan House	27 The Peace Gardens
14 Great Silver Maple	

illustration by rebecca.davies.blogspot.com

### 1.5 Benefits of Interim Use

Interim Use is recognised as best practice for long term regeneration. In essence, utilising existing resources, harnessing energies of the community and unlocking the real potential of neighbourhoods.

Benefits include:

- Environment
- Community
- Facilitating long term transformation
- Testing and prototyping new uses and partnerships
- Establishing economic models for future income generation and neighbourhood sustainability

“How do we move from a public service model that focuses on providing for peoples’ needs to one that embraces their strengths and liberates their skills, ideas, energy and drive?”

A key step is to move from single function public services to places for integrated neighbourhood delivery.”

The Bromley by Bow Centre  
A Platform for Neighborhood Well-Being  
Case Study in the Compendium for the Civic Economy

The examples included on this page provide a set of references for investigation to build an appropriate and contextually connected plan for the Elephant & Castle Regeneration.



Future Communities  
[www.futurecommunities.net](http://www.futurecommunities.net)



Deptford Project, Cathedral Developments  
[www.thedepfordproject.com](http://www.thedepfordproject.com)



Compendium for Civic Economy  
Publication Partners: NESTA, CAGE, 00:/  
[www.nesta.org.uk/assets/features/compendium\\_for\\_the\\_civic\\_economy](http://www.nesta.org.uk/assets/features/compendium_for_the_civic_economy)



Igloo Sustainable Property Investment  
[www.igloo.uk.net](http://www.igloo.uk.net)



Groundwork  
[www.groundwork.org.uk](http://www.groundwork.org.uk)



Meanwhile Manual  
[www.meanwhile.org.uk/news/meanwhile-intermediary-handbook](http://www.meanwhile.org.uk/news/meanwhile-intermediary-handbook)

## 1.6 Open Access

Interim Use and Open Access to regeneration sites go hand in hand.

All parties are invited to share the vision and work together to find solutions tailored to the local context: community, landowner, developer and new partners. An opportunity to lead the way with a new inspired approach.

An outline process for maintaining open and public access includes:

- Adopting a forward looking strategy and goals, setting high aspirations for all parties

- Identifying locations within the site where interim use can happen

- Identifying similar examples of positive regeneration and partnering with organisations who have achieved this on similar sites

- Maintaining and enhancing a human presence within the site to encourage a new movement through and build upon the activities currently happening

- Revealing positives and challenges within a shared forum to find solutions

The Interim use is a real opportunity to develop a sustainable and inclusive regeneration and set an international benchmark for development.

Initial discussions have taken place with the London Borough of Southwark Regeneration Team and were positively received.

Opportunities for pocket funding from innovative investors exist. These may be start up projects and 'tasters' for manufacturers to prototype and test ideas.

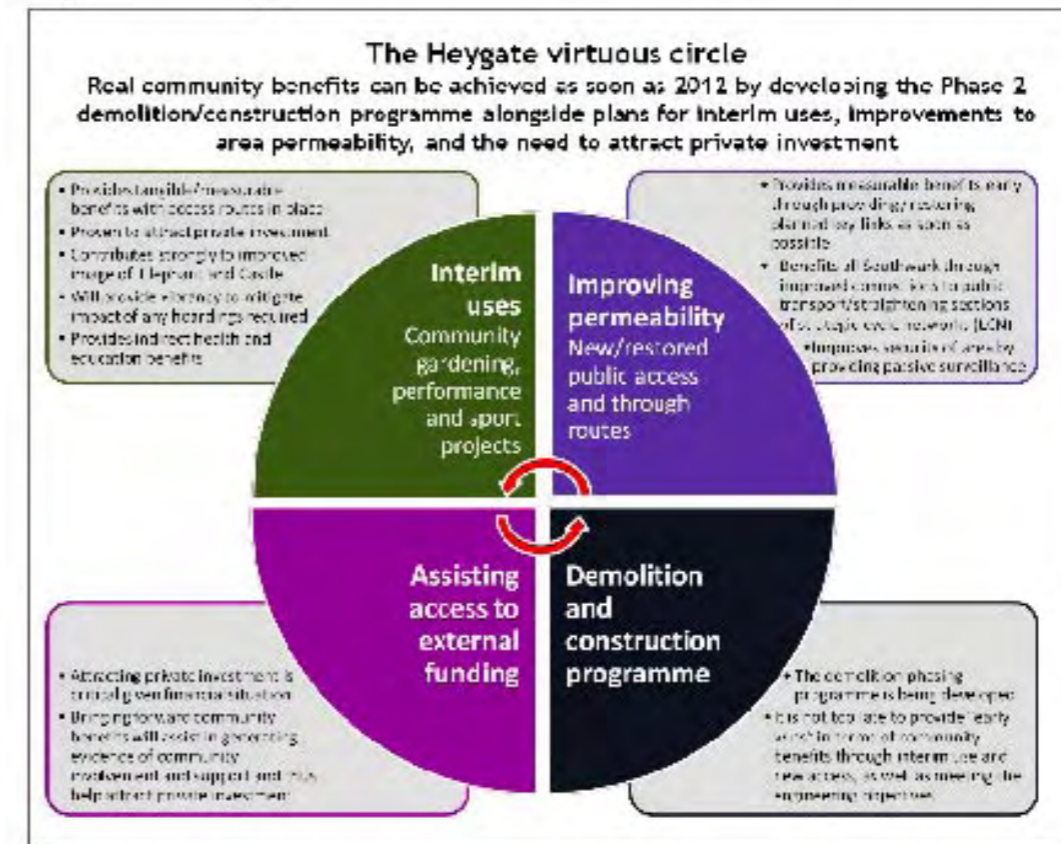
Potential locations for interim use are described in the following sections of this report, with a close relationship with the masterplan principles, an inspiration for the new emerging community.



Inspiration: The High Line, New York  
[www.thehighline.org/](http://www.thehighline.org/)  
 A redundant space comes alive and regenerates a neighbourhood



Early Interim Use in Action  
 The Allotments



The Heygate Virtuous Circle  
 image: Luke Miller



Consideration of pedestrian and cycle links during demolition can open up the area for interim use and bring early benefits  
 image: Luke Miller

## Open Places are Alive



Forest Visitors



Autumn Maintenance 2011



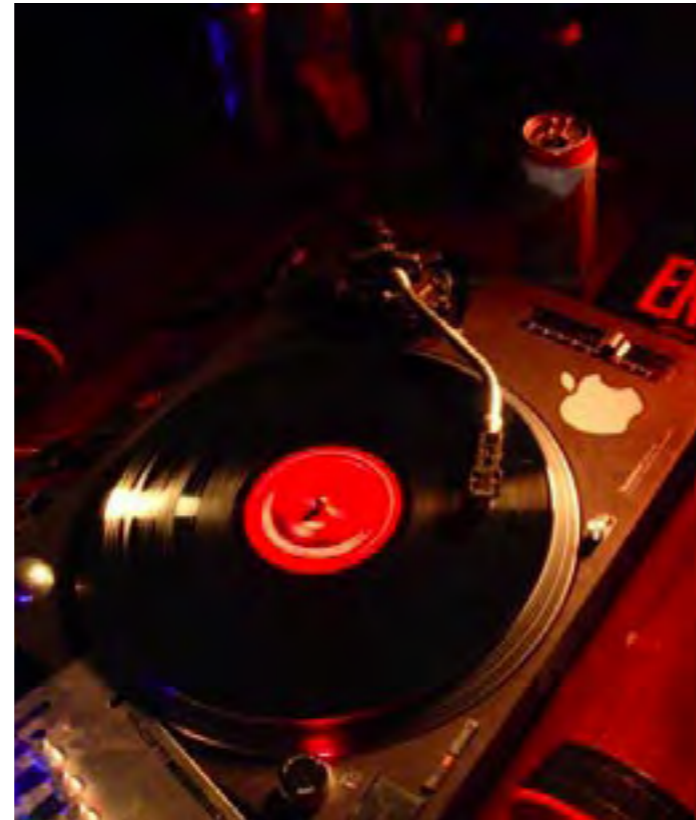
Maintenance Team 2011



Poetry Reading



Interim Use: Step by Step



Decks



Artist Installation on the Heygate



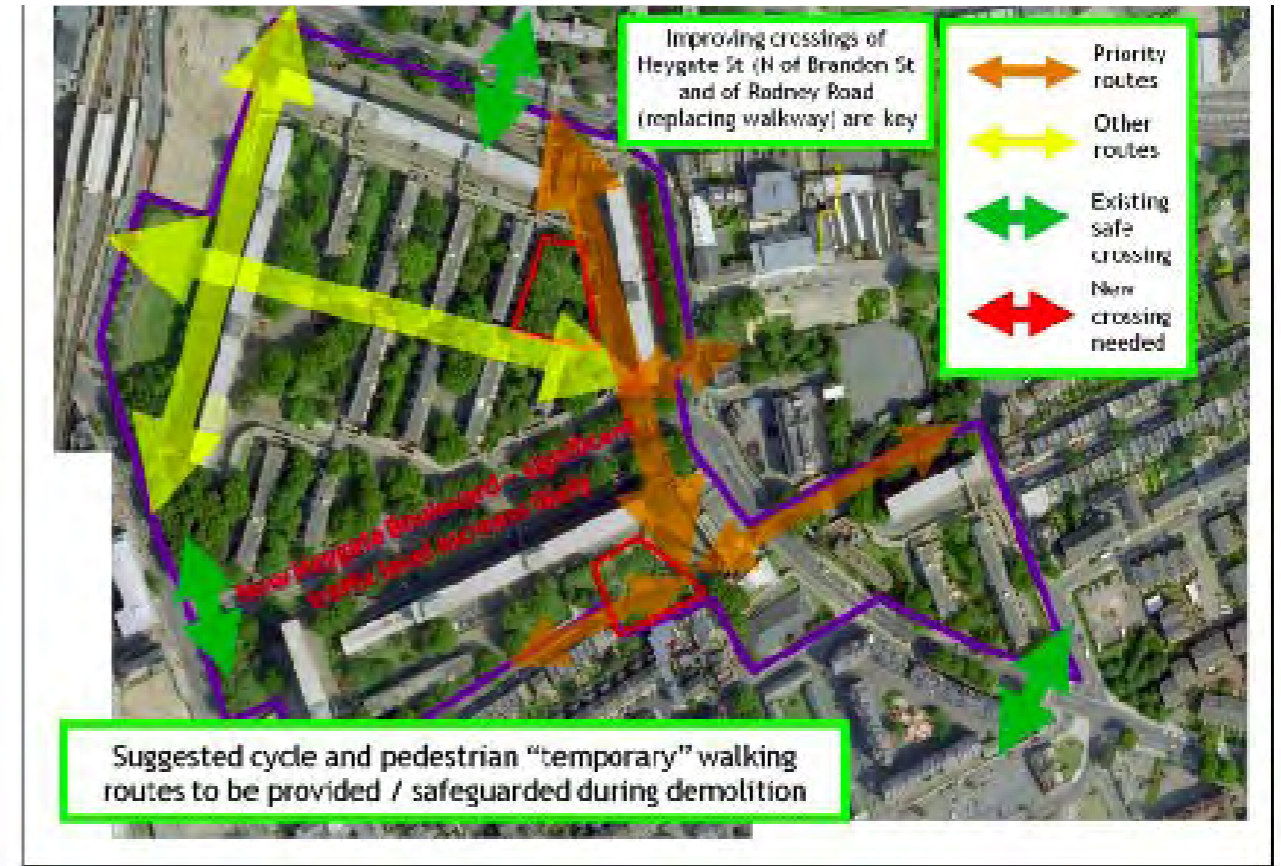
Forest Feast



Forest Visitor



Potential: New Markets



Potential Site Access Routes and Proposals to be safeguarded during the demolition process  
image: Luke Miller



Reuse Drawer: Growing



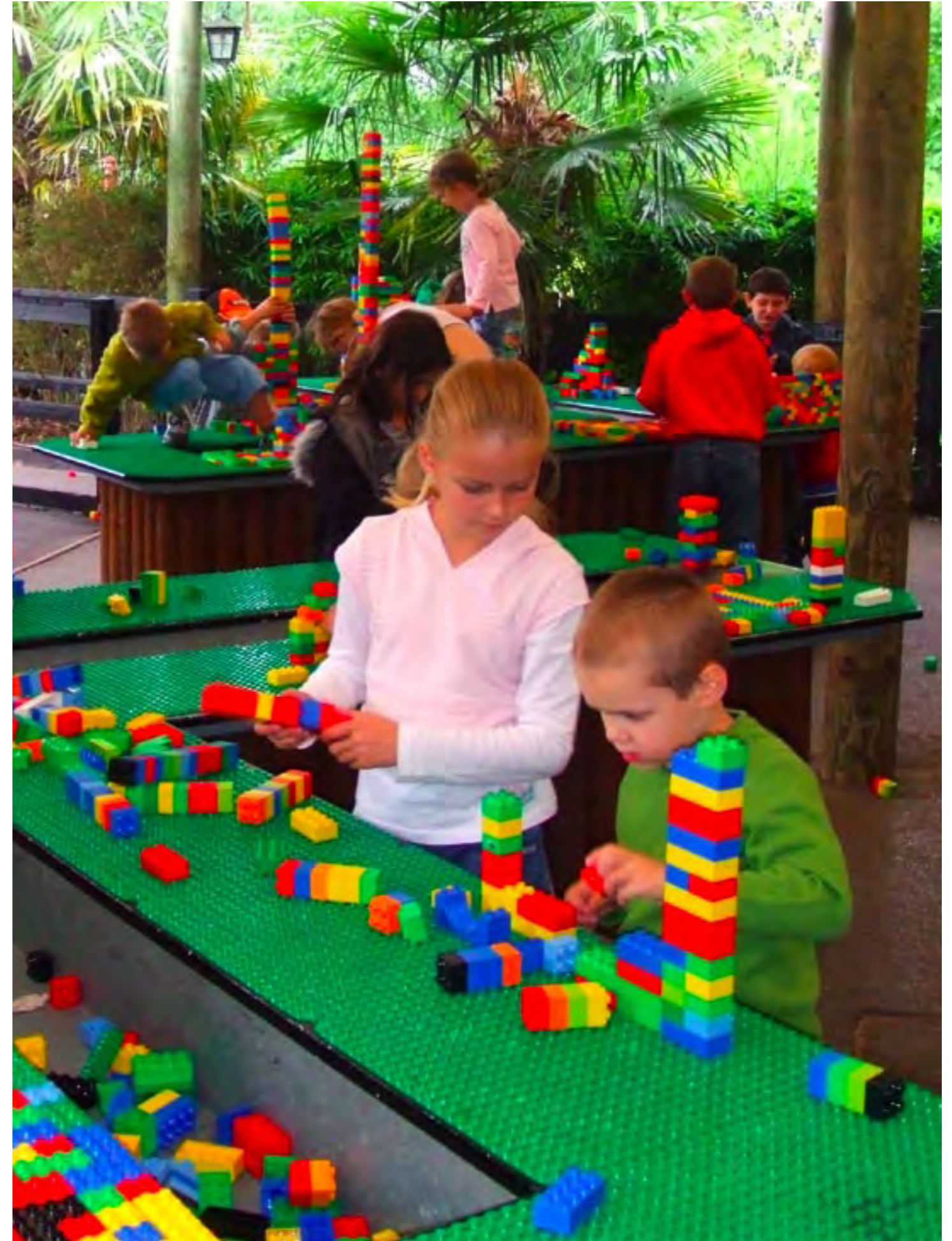
Potential: Music from Camberwell



Preliminary Access Study  
image: Richard Reynolds

## 2.0 Assets

Section 2 of the Interim Use Strategy  
Elephant Amenity Network  
24th November 2011





# 2.0 Assets

## 2.1 Existing Site Assets

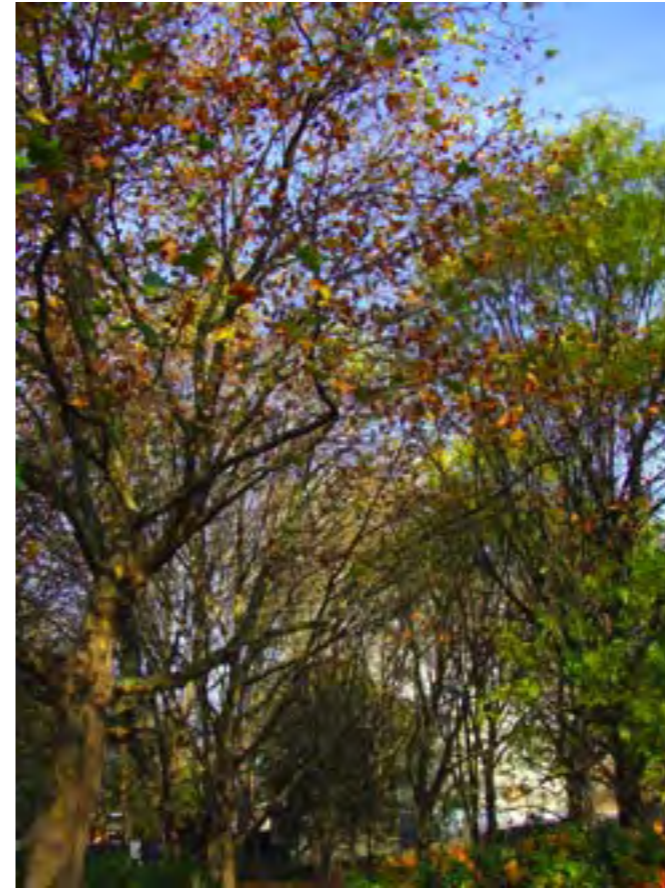
The site has a number of valuable assets which have yet to be scheduled and made publically available. These include:

- Trees
- Planted spaces
- Open spaces
- Residential Properties 1200 dwellings
- Playspaces
- Community and Tenant Spaces
- Elevated walkways
- Open hard surfaced roads
- Garage Spaces

This list does not constitute a definitive schedule. The Elephant Amenity Network has requested that a fully detailed schedule is drawn up and made available for independent valuation.

Other spacts which are considered as assets which should be factored into the valuation include:

- Existing community activities
- Benefits of the community activity on the Masterplan and SPD Consultation process
- Time donated by local people in maintaining the site through custodianship



**Trees of the Urban Forest**  
Valued at £18 million, People's Tree Caveat



**Open Green Planted Spaces**  
Crossway Garden



**Walkways**  
A Unique Urban Feature



**Childrens' Playspaces**



Dwellings: Slab Blocks



Dwellings: Maisonettes



Crossway Church



Land



The Club Room  
Currently occupied and in use by tenants



Housing Office, Content Street



Garages and Roads



Smaller Buildings and Structures

# 3.0 Locations for Interim Use

Section 3 of the Interim Use Strategy  
Elephant Amenity Network  
24th November 2011



## 3.0 Locations for Interim Use

### 3.1 Places and Locations for Interim Use

The community Workshop on 11<sup>th</sup> November identified a number of possible locations for Interim Use. These recognise the potential of the existing assets and connect with the proposed public spaces within the masterplan. This connection between existing and new, together with a vision of a responsive and flexible approach, is key to the success of the transformation of the site and surrounding neighbourhood.

#### - Crossway Church, New Kent Road:

Currently in use as a community building with a high uptake of regular, often oversubscription for local community groups, including 7 Congregations and the Southwark Asylum Seekers Advice Centre. Crossway is a prime example of how a number of organisations can share space. We recommend that a study on the work which stems from Crossway Church is undertaken.

#### - Community Garden Site at the east end of Wansey Street

The site is currently overgrown with a number of mature trees. Gardeners within the Heygate have requested that the existing trees remain. It is likely that heavy machinery will be required to clear the site and prepare soil for cultivation.

#### - Upper Level, Club Building, Rodney Road:

A number of the units on this level are currently occupied and include a Karate School, Food Project, Church and Southwark-supported new business Creative Innovation. The building may be an appropriate location for offices for the Community Garden, due to the close proximity to Wansey Street. Accommodation for Victory Park and Interim Use space proposed along along Victory Place.

#### - Central route and games space within the main estate: The New Park

Currently a central route through the heart of the site and the new park within the new masterplan proposals.

#### - Box Park, Old Shell Garage, Walworth Road

A now vacant site adjacent to the Newington Library and Museum, which offers possibilities for connections with these existing facilities. A detailed report on initial concept proposals is included in Section 4 of this report.

#### - The new market square:

Opportunity to establish a presence and activity on the new square . The site is currently hoarded off and part of the Oakmayne building site. Opening up this section of the site allows early establishment of the heart of the masterplan. Possible uses include an interim sports facility and further box park accommodation.

#### - New Kent Road garages and forecourt space

A prime site, highly visible along the busy New Kent Road, regularly used by both pedestrians and public transport routes. Presents significant opportunities for advertising the new activities. The wide pedestrian pavement invites possibilities for activities to spill out onto the street and test appropriate uses.

A further area for exploration of box park accommodation

#### - Rodney Place garages and forecourt space

Opening up this perimeter will encourage access from Victory Park and providing a pavement for pedestrian access along the western edge. The residential street suggests that artists studios may be appropriate.

#### - Walkways

The existing walkways are a unique feature of the site, with a number elevated within the Forest canopy. The width of many is sufficient to allow mobile gardening and exhibitions to take place

#### - Victory Place:

New gardens. An opportunity to open up the path edge for cultivation and enjoyment of the trees

#### - Rodney Road/Balfour Street Site

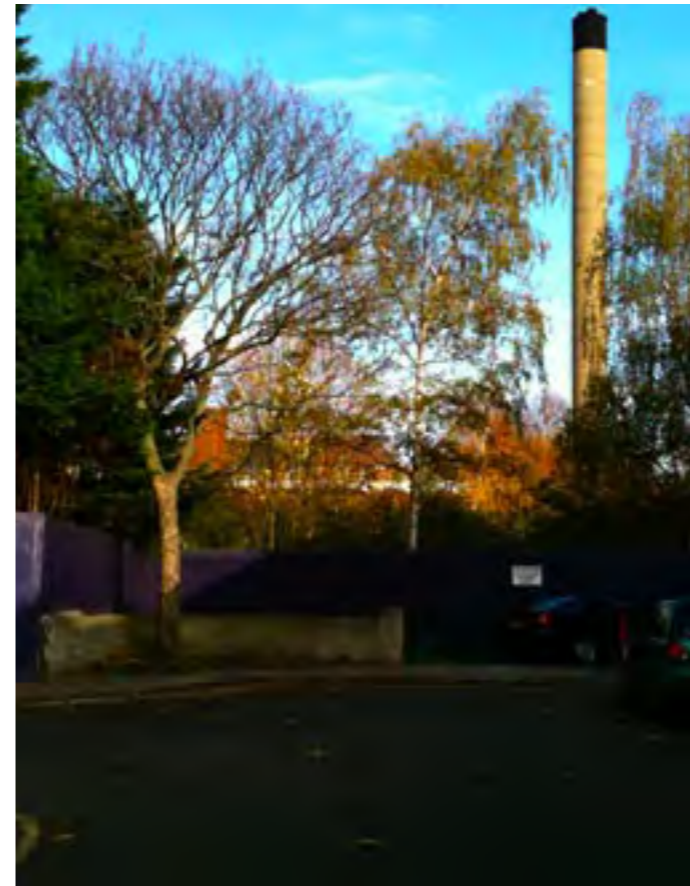
New construction training facility within the site



Crossway Church, New Kent Road



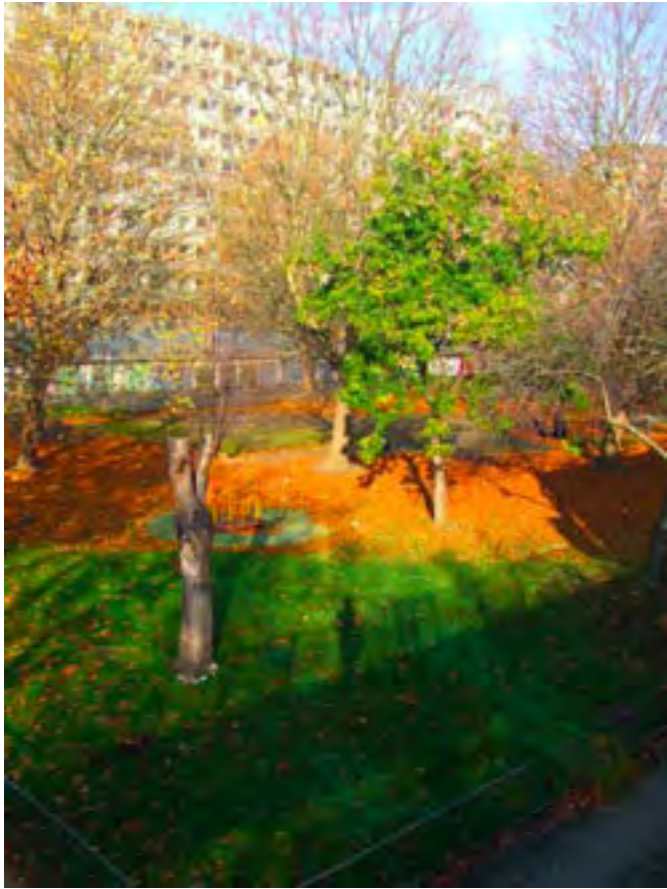
The Club Building, Rodney Road



Community Garden Space, Wansey Street



Garage Site, Walworth Road



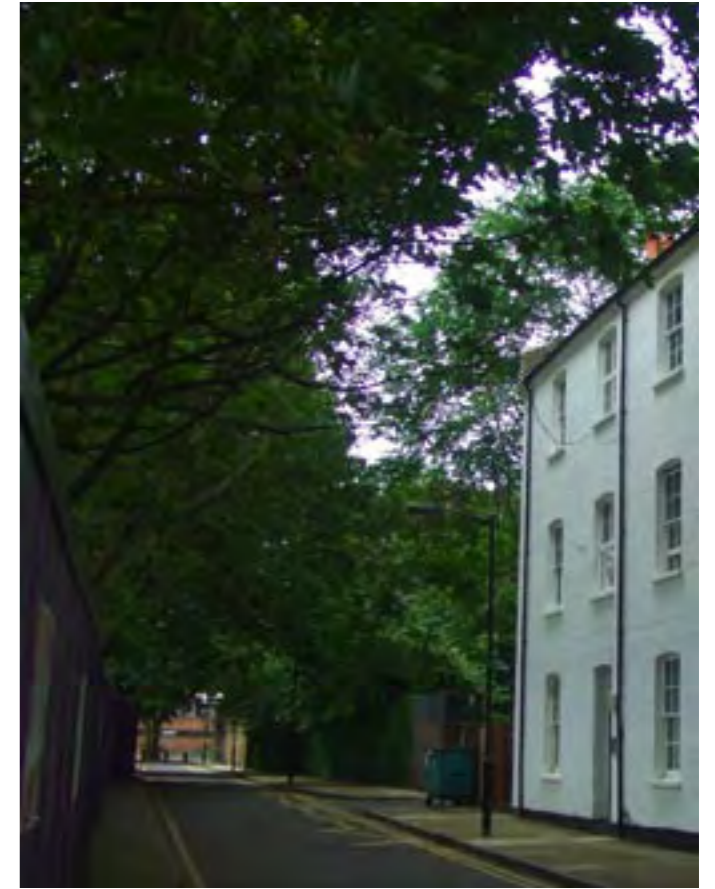
Dwellings: Slab Blocks  
Open Play Space



Dwellings: Maisonettes



New Kent Road



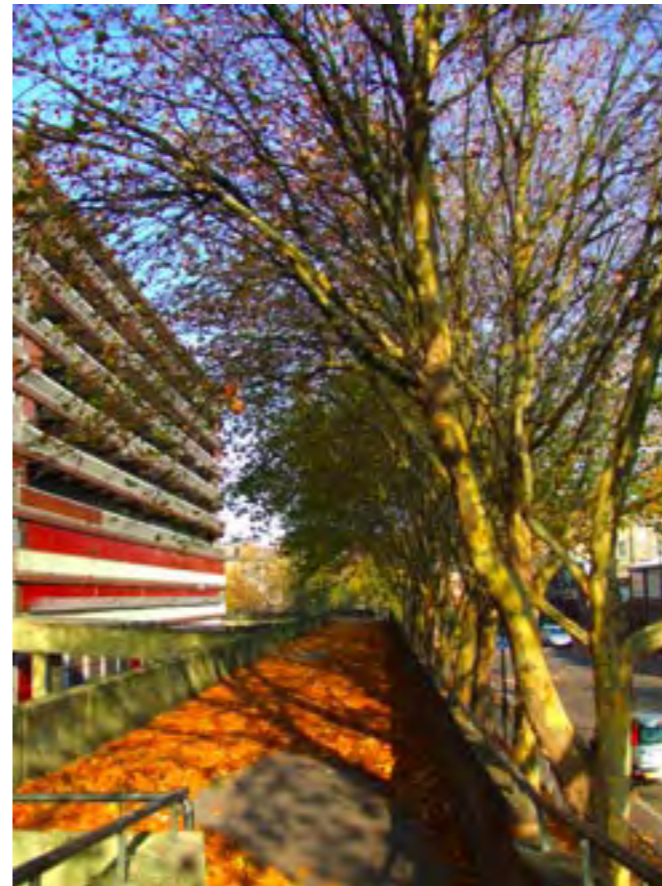
Victory Place Tree Perimeter



New Park and Square location from Elephant Road



Housing Office, Content Street



Rodney Place



Rodney Road, Victory Place, Balfour Street Site





- approx location of new park
- community growing spaces
- interim accommodation
- social community spaces
- buildings for interim use
- artists studios
- T** construction training

## The Potential: liberated regeneration

### 3.2 Breaking Down Barriers

Perceptions of the Heygate Estate often describe it as impenetrable to those who do not live locally. The tall perimeter blocks visible from New Kent Road, Rodney Place and Walworth Road conceal the delights of the Urban Forest within.

Visibility of place is key to the success of cities. The perimeter garages and walkways at street level are the blank lifeless frontages which people experience walking past the neighborhood. The Oakmayne site adjacent to the railway has created a new barrier to the life of Elephant Road and New Kent Road. We think this is a lost opportunity and certainly does little to change perceptions of the Elephant and Castle.

Opening up the perimeter to the street will create exciting opportunities for:

- Transforming Place
- Human activity
- Advertising the activities which the Interim Uses are generating

Early demolition of the existing walls and garages will release the broad forecourts at the base of the existing building which can house interim use activities, generating interest in the site. This opportunity was discussed at the November Walworth Community Council Meeting and identified by Councillors as a positive area of discussion and exploration.

We recommend that this is developed through the Elephant Amenity Network, London Borough of Southwark and Lend Lease and Community Partners as a Pilot Positive Project.

Contact: Elephant Amenity Network



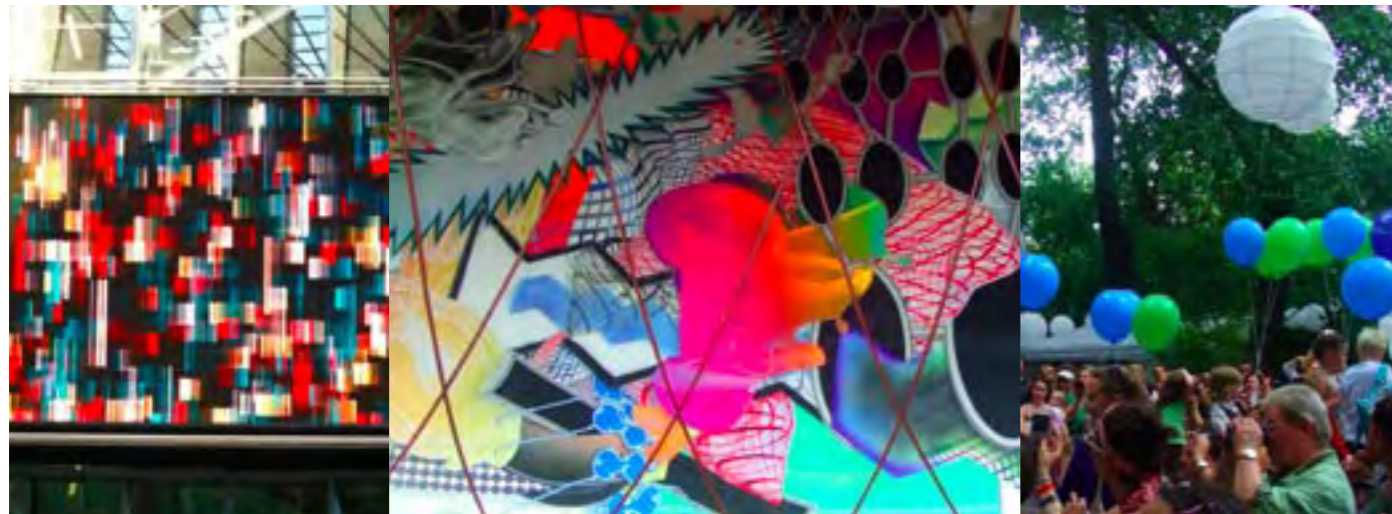
**New Kent Road:**

**Wall and garages a barrier**  
Image: Katherine McNeil



**New Kent Road:**

**Potential**



**Life and Vibrancy**



**Closed: Breathe Life In**



**Opening Up**  
Image: Ed Fyfe

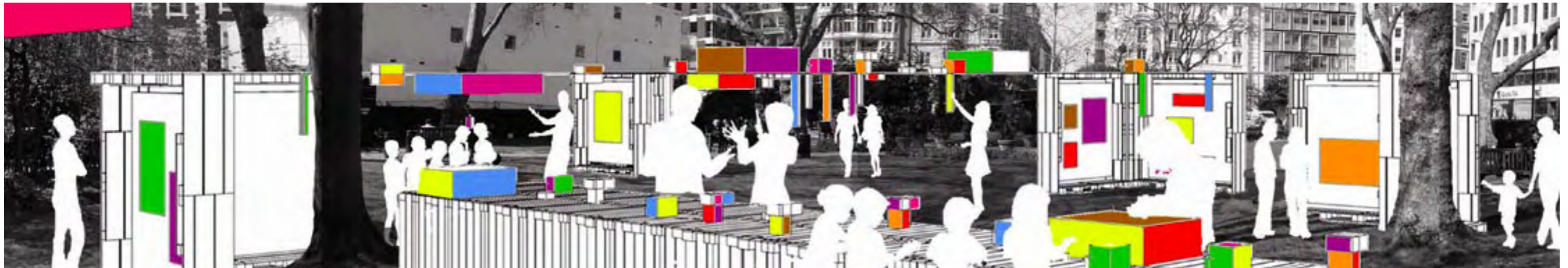


### 3.3 The New Park

Interim Use will optimise the opportunities for long term success is closely aligned with the masterplan and, in particular the new park.

A number of activities for the new park were identified in the EAN Visioning Report:

- Allotments
- Arts Events - develop cultural connections with The South Bank Centre, ELEFEST [www.elefest.org.uk/](http://www.elefest.org.uk/)
- Football Space, replacing the loss of the Elephant Park
- Parkour, free running activities
- "Alternative Olympics", helping to put Southwark on the map for 2012
- Temporary Pools, an Olympic Legacy
- Elephant & Castle Biennale
- Band Practice spaces
- Immersive Theatre
- "Secret" Cinema
- Dance events, choreographic walks
- Tree canopy walks
- Architectural and urban walks / cycle tours
- Bee keeping
- Horticultural therapy / training ref: Gardening Leave at The Royal Chelsea Hospital [www.gardeningleave.org/](http://www.gardeningleave.org/)
- Open House / Open garden Weekends
- Lido [www.southwarklido.wordpress.com/](http://www.southwarklido.wordpress.com/)



## 4.0 Opportunities for Interim Use

Section 4 of the Interim Use Strategy  
Elephant Amenity Network

24th November 2011

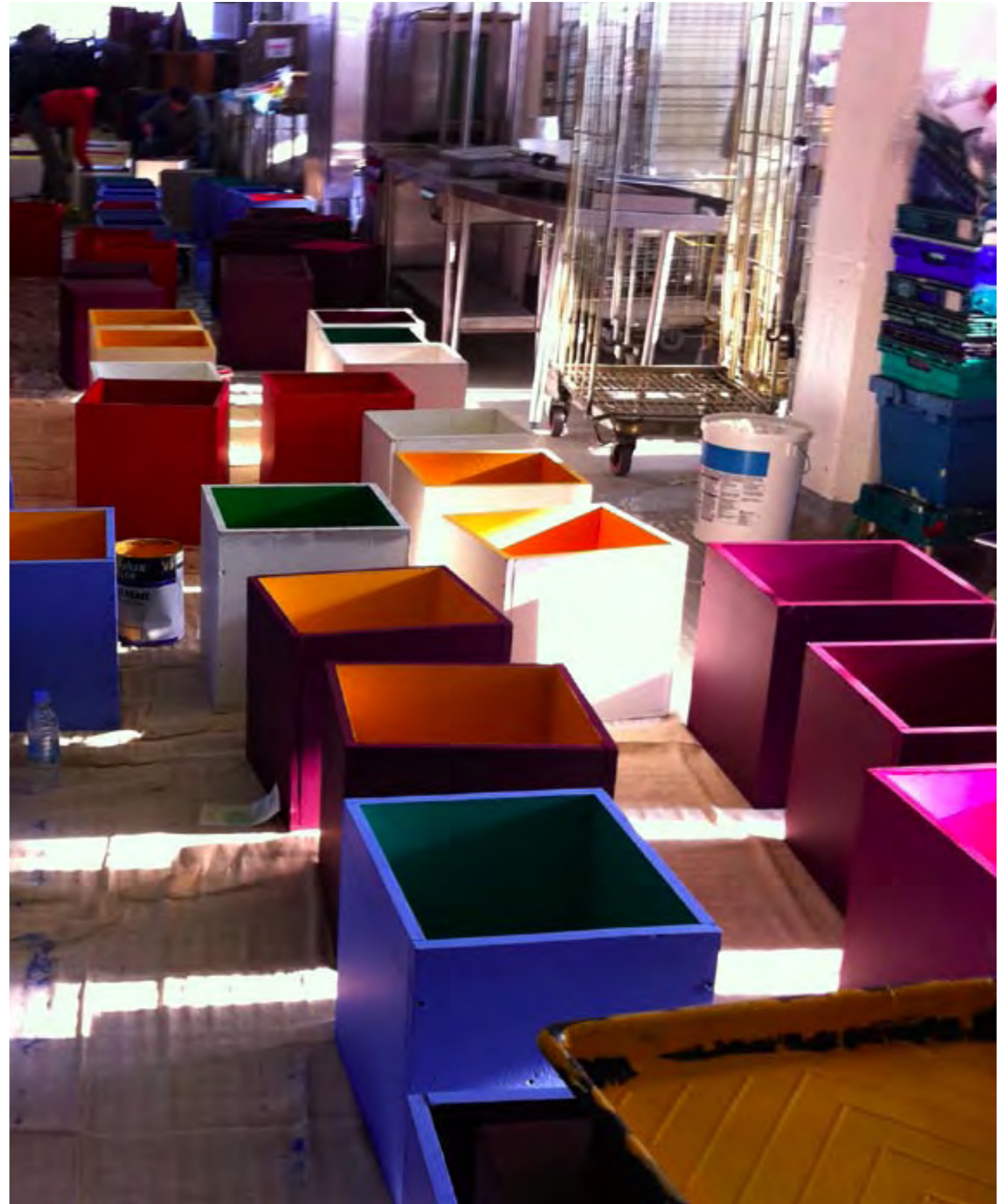


Image: Architecture for Humanity, London  
[london.architectureforhumanity.org](http://london.architectureforhumanity.org)

# 4.0 Opportunities for Interim Use

The Community workshop identified a range of opportunities for Interim Use. These encompass a range of activities and presence:

- Growing & Gardening
- Accommodation
- Health & Wellbeing
- Learning & Training
- Livelihood
- Making
- Gathering

Many are developed projects and new ones emerging. Given the scale and nature of Forest activities, these projects are a snapshot of those found to date. The Elephant Amenity Network welcomes news of other projects and activities.

## 4.1 Growing & Gardening

### Project 1 Nursery Planting: a Current Activity

A Current Activity: fruit trees are being planted in Crossway Garden nursery in partnership with the children of Victory Park School. Raised planter boxes have been constructed and placed within the northern terrace, home to the oldest tree in the Forest, the Great Silver Maple. Victory School currently has limited space for gardening, considered as an essential component of education and a connection with the educational curriculum. London Borough of Southwark have been consulted on planting and locations of the nursery and raised planters.

The project will be developed through community gardening and extend activities for the potential to grow and nurture plants and trees for the new gardens within the site – trees which belong to place, and are part of the long-term story of transformation. This is a low-carbon, cost effective method of providing trees for the future of the site. The links with the school and sustainable approach is an innovative model for positive regeneration.

Locations: Crossway Garden and existing green spaces

### Project 2 Allotment Gardening

Traditional food growing allotments are in place through the site, primarily located in maisonette gardens. There are around 12 allotment holders growing vegetables and flowers. Reuse of discarded materials from within the site form the edges of raised beds.

Locations: existing green spaces and the new park

### Project 3 Mobile Gardening

A new Community Interest Company, the Mobile Gardeners, has developed from the existing gardening activities. This proposes small mobile gardens within the site which can transform the site and wider neighbourhood, through the inclusion of small portable gardens.

This initiative is an effective tool to spark the change in perception of the Elephant & Castle from an urban traffic island to a place full of positive energy and innovation. Mobile Gardening engages people and inspires. The images on the far right show our Brighton University student on a walk around the neighbourhood streets, capturing imaginations.

Locations: site wide and beyond



Crossway Garden Nursery for fruit trees



Victory Park School in the news & Raised beds



Victory Park School Growing in Planters



Allotments



Proposed Community Garden Space, Wansey Street



Mobile Gardeners



Mobile Gardening on the Walworth Road  
Image & Garden: Christiana Ttofa



Prinzessinnengarten garden, Berlin



Prinzessinnengarten: raised beds



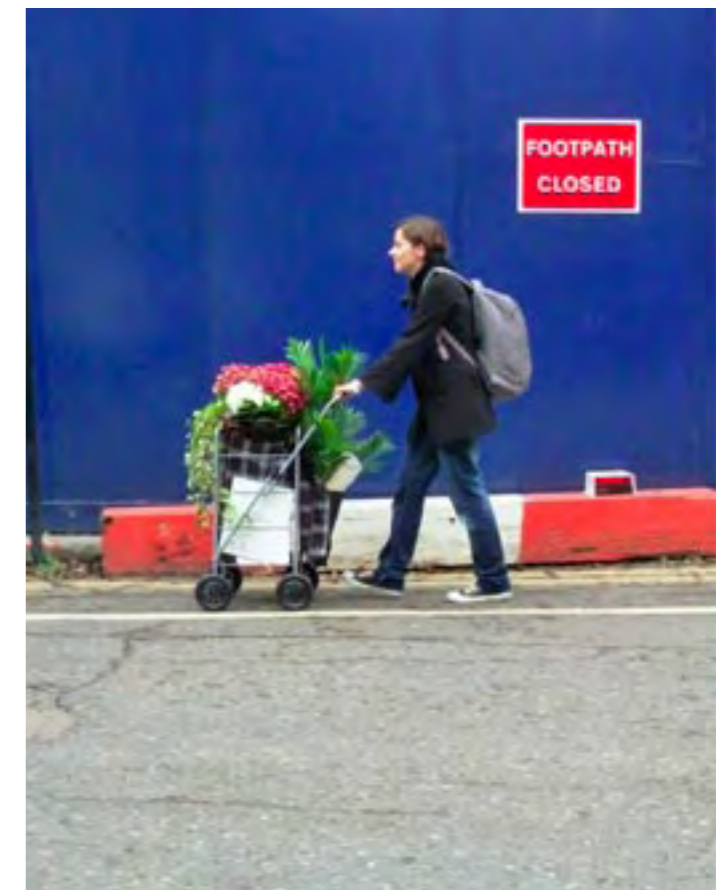
Location Plan: Wansey Street Community Garden



Dalston Curve



Inspiration; Dalston Eastern Curve



Mobile Garden on Elephant Road  
Image & garden: Christiana Ttofa



Website under construction

Parking at Wansey Street  
 London SE17 in 2012

at ELEPHANT & CASTLE

Home

Posted on November 10, 2011 by mg

Want to garden but don't have the space of your own? Want to learn how to garden but don't know where to turn? Want to enjoy a fertile space and meet other local people?

Become a Mobile Gardener and in 2012 park up at the new Mobile Gardeners Park on Wansey Street, SE17.

This new community gardening project will welcome people to create 'mobile' container gardens or even bring their own containers in for help before taking them home again. We have visions of Mobile Gardeners across the Elephant and Castle whether they garage them in our park, in playgrounds, balconies or back gardens.

There are already mobile gardeners in the Elephant and Castle tending vulnerable but fertile land that is poised for redevelopment. You can see them now in the [ElephantandCastleUrbanForest.com](http://ElephantandCastleUrbanForest.com)

For more information contact [info@mobilegardeners.org](mailto:info@mobilegardeners.org)  
 Twitter [@mobilegardeners](https://twitter.com/mobilegardeners)  
 Like and chat on [Facebook](https://www.facebook.com/mobilegardeners)

**Sign up to hear our news**

Yes, I would like to receive the Newsletter

No, please do not email me

Like us on Facebook and join in

Follow us on Twitter @mobilegardeners

**We exist:**

- CIC registered
- [MobileGardeners.org](http://MobileGardeners.org)
- [Facebook/mobilegardeners](https://www.facebook.com/mobilegardeners)
- [Twitter.com/mobilegardeners](https://twitter.com/mobilegardeners)

Activities (Tell us here what the company is being set up to do)	How will the activity benefit the community? (The community will benefit by...)
Manage community gardening activities across the Elephant and Castle district with a hub ('Mobile Gardeners' Park') at a new meanwhile space at Wansey Street SE17 (provided by the council and developers during major redevelopment)	<p>Providing people the opportunity to garden in a high density district and a lack of provision of growing space.</p> <p>Helping skill people with gardening resources that they can take away and use in other growing spaces.</p> <p>Bringing physical and mental health benefits to those who garden there.</p> <p>Creating hands-on involvement in reshaping the local area during a period of significant redevelopment and upheaval (detailed at <a href="http://www.elephantandcastle.org.uk">www.elephantandcastle.org.uk</a>).</p>
We also intend to use the 'Mobile Gardeners' Park' for other recreational activities such as concerts, talks, games and meals.	<p>Providing communal entertainment and education.</p> <p>Fostering community cohesion and a sense of place.</p> <p>Providing a space for relaxation, meeting and serendipity.</p> <p>Bringing people into the gardening space and raising awareness of the gardening activities there so that more people may become involved in our core purpose.</p>



# Opportunities

## 4.2 Interim Accommodation

### Project 1: Short life Housing

The maisonettes offer opportunities for short life Housing within the neighbourhood. Initial investigations with local charities have confirmed the need.

The advantage which housing offers are enormous. Firstly, the benefits of providing a home to those in need, the first step towards independent living. Other types of housing such as live/work are proposed a way of securing new start up businesses. A presence on the site offering benefits for the security and safety of the site and those passing through.

Interim housing provides a managed stepping stone for those in need within Southwark, into permanent housing programmes. The existing buildings and time context with interim use activities are a unique opportunity to connect housing with the activities in the Forest and the potential for livliehood.

For example, Connexions and the "Vision Trust- supported housing" are seeking short-life accomodatiion (with a 3 -5 year lease) for young people leaving care and a nearby office/workspace where they can provide floating support on life skills and employment advice.

Locations: existing maisonettes within the site

### Project 2: Spaces for Community Groups

#### Long Term Established Groups:

Local community groups will benefit from provision of suitable meeting spaces within the Estate. Existing groups include those associated with Crossway Church, New Kent Road and The Club Building on Rodney Place. The key to these spaces is "multi-use" inspired by the example set by Crossway Church.

Crossway Church has outlined the activities within the building here:

There are currently seven congregations using Crossway, including ...

" Seventh Day Adventist - Ghanaian majority  
Temple of Praise - Ghanaian majority pentecostal  
Glory Church - Majority African Assemblies of God  
Because Jesus Lives - Majority Ivory Coast charismatic  
Ebenezer - Ghanaian majority presbyterian  
Peace International - Majority African fellowship  
and ourselves.. Multiethnic and multicultural protestant free church

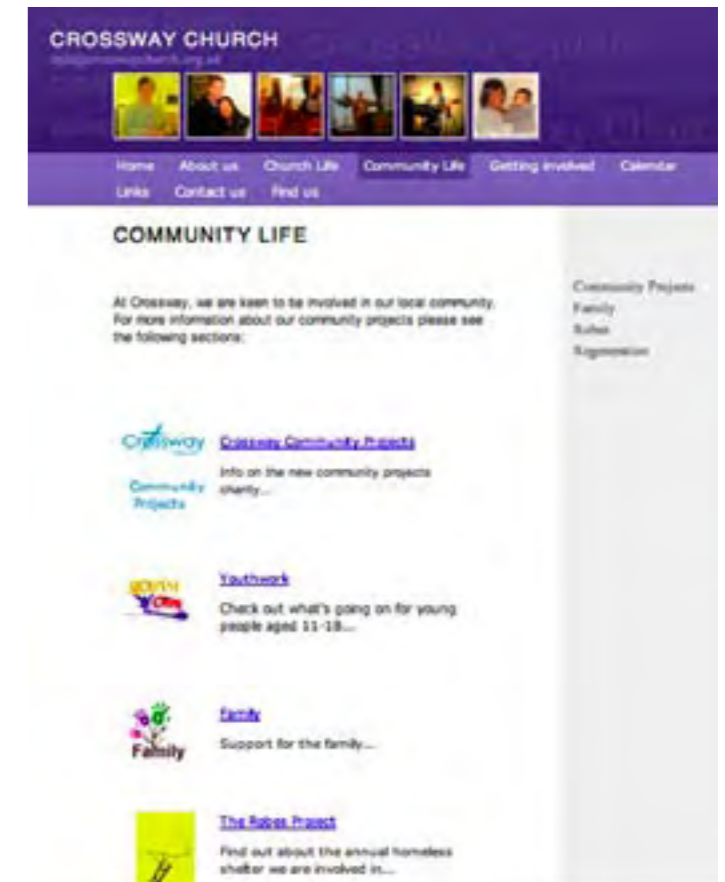
We also have GB, a youth group, occasional bible studies, Robes night shelter in previous years, Southwark Day Centres for Asylum seekers, a Latin American language School (currently not meeting), a complimentary therapy clinic is about to start, occasional community meetings and film crew facilities."

Crossway Church is also a base for the weekly Thursday drop in sessions for the Southwark Day Centre for Asylum Seekers, who have been providing this service for over 10 years. The Elephant & Castle is well known as a place of arrival for many asylum seekers.

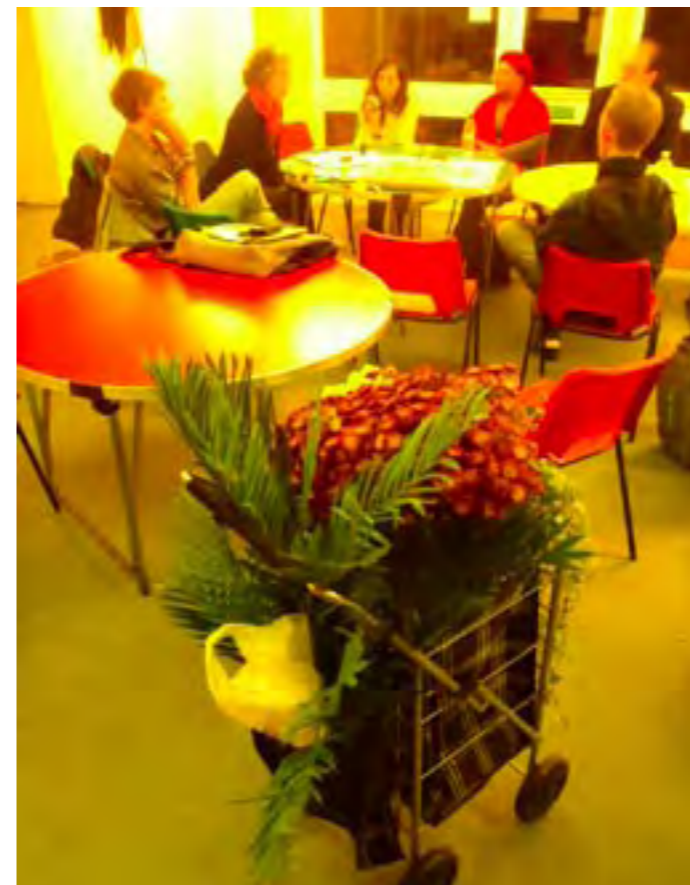
The voluntary and community sector have need for office space as well as meeting space. Organisations include Connexions and The Vision Trust. Within the wider regeneration, there are a number of Voluntary and Community Sector (VCS) groups within Hannibal House, located in the building above the shopping centre, and Community Action Southwark/Cambridge House, which should also be considered. Local knowledge understands that these groups have carried out audits for office and meeting space.



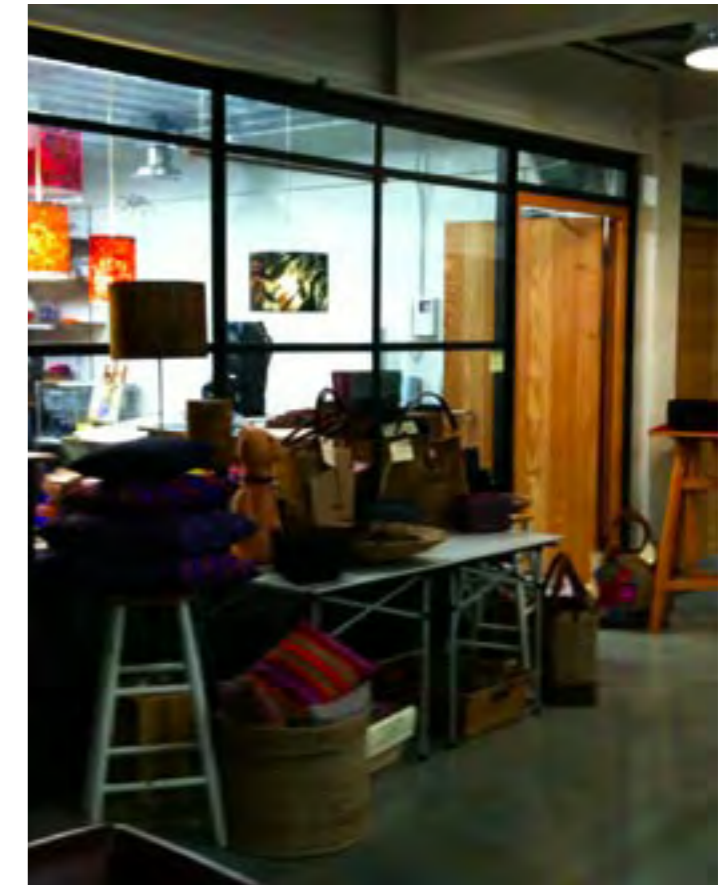
Short Life Housing  
Image: Architecture for Humanity, London



Crossway Church  
www.crosswaychurch.org.uk



Community Meeting Spaces



Artists Studio Workspaces

# Opportunities

## 4.2 Interim Accommodation continued

The People's Republic of Southwark have identified uses as follows:

- as an information/operations/drop-in centre
  - a free shop
  - for arts/crafts sessions
  - to hold regular talks/discussions
  - for regular monthly community events (which, in the past, included free shop, arts/crafts, info stalls, vegan food & fun – we hope to start this up again, as these were always greatly appreciated by everyone who attended) (this kind of further explains why the 'multi-use' is essential, as 'operations' could be just office space; information/drop-in centre may be 'gathering', arts/crafts is both arts & informal learning etc)
- [www.peoplesrepublicofsouthwark.co.uk/](http://www.peoplesrepublicofsouthwark.co.uk/)

A number of existing organisations within the Rodney Place Club Building, Brandon Street include:

- Institute of Traditional Karate and Performing Arts
- Angelus Temple Foursquare Gospel Church
- South London Alevi Cultural Centre and Cemevi
- Office Furniture Fittings & Electronic Equipment Reuse Scheme
- CRISP (Elephant Jobs)
- Gotitas de Sabor
- Help My People Healthy Eating Initiative
- Creative Innovation

Other units are occupied. With intermittent opening times and some unsigned, we recommend that outreach with the parade is undertaken.

Consideration of accommodation for these established groups, many of whom have been in existence for over 40 years, is especially important during the period of transformation and regeneration. The fact that they continued their work and operations through the decant phase is testament to their value to the community. The next few months are critical to ensure that these important community assets are given appropriate support through a further period of change. We recommend that a full Outreach Programme is undertaken by the Regeneration Team to include:

- Identify needs to lead on to a briefing workshop within voluntary and community sector groups
- Locations and lease arrangements on current locations
- Key contact names for each organisation
- Areas of activity and outreach patterns within the Opportunity Area
- Use patterns for each organisation, together with a schedule of spatial requirements
- Establishment of a long-term liaison named contact within the regeneration team, who can champion and represent these groups through duration of the regeneration process. We recommend that the Champion is drawn from an individual or team with specialist experience and knowledge in community initiatives.

### More Recent and Growing Groups:

New groups and organisations have become established in the last year. These include the Elephant Amenity Network, Mobile Gardeners and The Walworth Society. These new groups will benefit from meeting space. For example, the Elephant Amenity Network requires a base for planning activities and future involvement in Neighbourhood Planning.

We recommend that these groups are contacted to establish spatial requirements. Consultation on briefs for multi use spaces is essential to ensure that requirements are incorporated. For example, external space may be required for some organisations.

Possible locations: The Club Buildings, Rodney Place and Housing Offices on Content Street



Some of the Organisations on the Parade of Existing Shops at The Club



Help My People Event



The Parade of Units, The Club Building on Rodney Place

# Opportunities

## 4.3 Health and Wellbeing

### Project 1: Health Partnerships

Activities within open green space in the city are widely recognised by medical experts as bringing health benefits through connections with growing, walking and social interaction. The Chairman of King's College recently spoke at the November Walworth Community Council Meeting. He noted that GPs and Health practitioners will be reaching out to communities to take the initiative for generating new networks of activities to promote healthy living and eating. Food growing and sport are ideal activities to take place within the Forest and engage the community in outside activities.

Locations: Site Wide

### Project 2: Sports Activities

The Forest sees people walking through on a daily basis as part of a quiet diversion from the noise and traffic of the city streets. Dog walkers and runners are regularly seen on the walkways within the tree canopies. Elephant Park, prior to hoarding being erected for the Oakmayne site, was used on a weekly basis for football, games and community gatherings - a spontaneous inhabitation of space.

Over the last few months Parkour is practised within the Forest. The link noted opposite shows a video of Parkour movement within the Heygate.

Parkour is recognised by Westminster City Council as a popular sport, with the imminent opening of the LEAP Parkour Park, described as "London's First and the World's largest purpose build Parkour Park" [www.parkourgenerations.com/category/news-vocabulary/parkour-park](http://www.parkourgenerations.com/category/news-vocabulary/parkour-park)

The open space within the heart of the Forest, located within the zone of the new public park, is an ideal location to reinstate football and other sporting activities and make local groups and teams aware of its existence. Minimal maintenance outlay will be required.

Possible location: the central park space

### Project 3: Engaging the Elephant's Youth

The Community Interim Use Workshop and Consultation Liaison Groups have noted the necessity to engage Youth Groups. Sport is one route to engagement, outreach and involvement.

Connexions is "a service providing advice, guidance, support and personal development for all 13 - 19 year olds". Their office is located close to the Heygate on Harper Road, SE1. Tel: 0207 403 2444.

We recommend a full school's outreach programme is undertaken to establish an appropriate engagement strategy for young people. This should include asking young people their views on sport, activities, education and training.

Possible Locations: review with the young people through outreach



Green Growing Environment

image: Paul McGann



Health & Wellbeing  
Running on the Walkways

image: Paul McGann

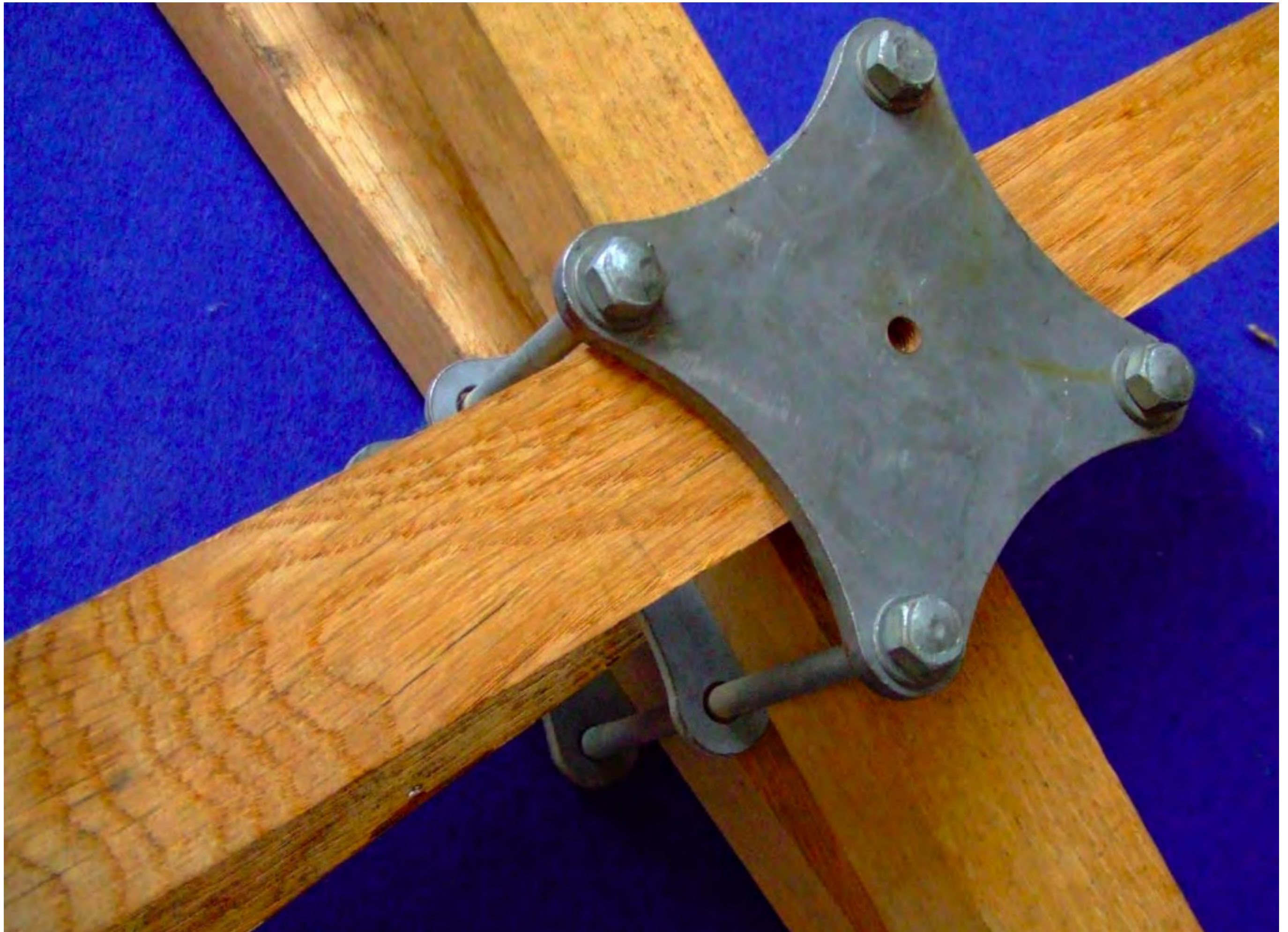


Saturday Morning at The Coronet



Parkour in the Forest  
parkour.com





# Opportunities

## 4.4 Learning and Training

### Project 1: School Projects

Victory School have regular gardening activities within the Forest. The body of knowledge gained can be collected and published as a Borough-wide active learning initiative. Further outreach to local schools can spread the words and knowledge share.

### Project 2: Construction Training Facility

The Developer, Lend Lease have undertaken to include Construction Training throughout the construction period. LL are looking to partner with Southwark College, which is due to merge with another Southwark College in the near future. Construction skills can be directly applied to building interim use projects and contributing to maintenance 'on the ground' localised training.

Note: A report on this aspect was included at the Interim Use Meeting on 24th November by Southwark College

Links with Housing Associations (many of whom run employability projects) and education and training providers in the voluntary sector can positively contribute to the Construction Training Facility. We recommend that this is included in the outreach programme. See list provided by Southwark Works Unit 239, Elephant & Castle Shopping Centre, London SE1 6TE

### Project 3: Further and Higher Education Student Projects

A number of Higher Education Students have used the Heygate site as an area of study. Examples of Goldsmiths student, Ed Fyfe are included here, as part of an on-going final year Degree Project. Further information can be found on the Blog at <http://www.edfyfe.co.cc/>

Students from London College of Communications have been visiting the Heygate for photographic and creative projects.

The potential for engagement with Higher Education Institutions is high with Camberwell College of Art, London College of Communications and South bank University all in close proximity. Partnership projects through these institutions and their international contacts will lead to research and finance opportunities in the long term.

### Project 4: Informal Learning

Initiatives include the Urban Forest School organised talks and walks. A schedule of activities is included here. A highlight was the Bat Conservation Trust Talk which was followed by bat detecting . Details of the talks can be found on the Elephant & Castle Urban Forest website.

This type of informal learning can be expanded through to include activities run by the Elephant Amenity Network and Peoples Republic of Southwark and other local organisations.

## 4.5 Livelihood

### Project 1: Boxtainer Incubation: Sustainable Job Creation

An outline proposal follows on the following pages:

Possible sites include

- Wansey Street Garage Site
- New Kent Road
- Rodney Place

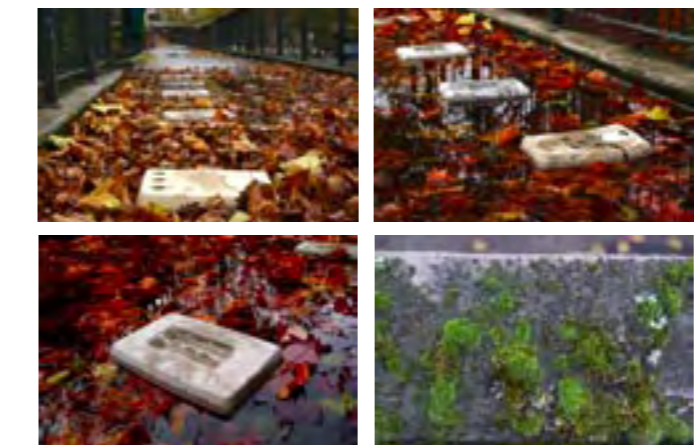
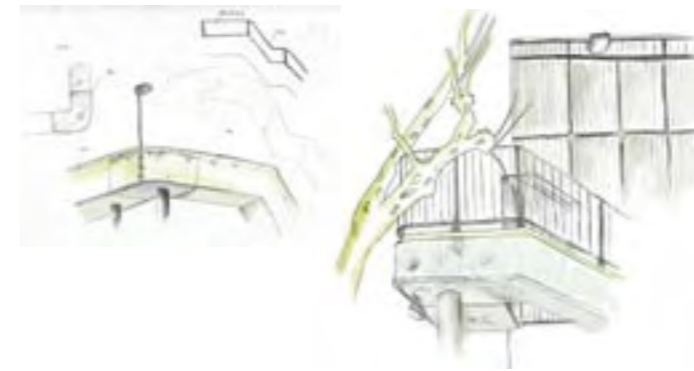
Business Extra, who have made the proposal, will work closely with local residents, Lend Lease and Southwark to develop the ideas. An inclusive consultation and engagement is promoted to ensure that Wansey Street Residents are fully consulted, appropriate information made available and their views fully taken into account. A successful and positive example of this type of accommodation is Container City at Tower Hamlets [www.containercity.com](http://www.containercity.com)

### Project 2: Natural Garden Centre

The gardening activities have the potential to generate plants and products for sale or exchange. This could be located within a site on the New Kent Road perimeter, as an information draw into the Community Garden. Partnerships with the Pullens Garden Shop, Farehsraes, and local health food business, Baldwins can be established.



**Form Studies**  
Ed Fyfe, Goldsmiths College



**Analysis & Stepping Stones**  
Ed Fyfe, Goldsmiths College



**Construction Training**



**New Tools, New Skills**

# Boxtainer Incubation

## Sustainable Job Creation



175a Walworth Road, Walworth London SE17 1RW

T: 0207 701 0011

F: 0207 701 9911

W: [www.bizextra.biz](http://www.bizextra.biz) E: [info@bizextra.biz](mailto:info@bizextra.biz)

### 1. About Us

Business Extra, based in the Walworth Road, is a not-for-profit social enterprise, Department of Business Innovation and Skills Approved Enterprise Agency, established in 2003 with the help of Southwark Council, local stakeholders including residents, Latin American businesses, black businesses, Southwark Chamber of Commerce, Elephant & Castle Traders Association, Prince's Trust and Barclays Bank to provide professional business support in the Elephant & Castle SRB area.

Business Extra has developed its service offer and the its geographical coverage from Initially providing business support concentrating on the Elephant & Castle SRB Master Plan area. This support though has continued, even though the earlier regeneration efforts have failed. It remains at the core of our operations and mission.

Business Extra now delivers services to SMEs across the whole of London and through its joint venture with London South Bank University, the London Knowledge Innovation Centre (LKIC), founded in 2004, provides physical incubation services to high growth knowledge based businesses in London. LKIC is based on the NW quadrant of the Elephant & Castle based at the South Bank Technopark in London Road, London's first science park.

LKIC was set-up primarily because local people and businesses could not find affordable start-up business space in Southwark. Many suffered post-code discrimination with a number of locations in the borough not able to get business insurance cover.

Business Extra and LKIC are two success stories that have come out of the last failed regeneration initiative at the Elephant & Castle. A wide range of assistance has been provided for local businesses

Currently, Business Extra through LKIC physically incubates around early growth stage 40 individual businesses and advises some 500 existing SMEs across London plus a about 1,000 individuals who want to start-up new businesses. Since 2003, Business Extra has worked with over 6,000 clients, who remain part of our network and are regularly contacted and take part in networking and training events that we organise.

## Boxtainer

### 2.0 The Need for Boxtainer and Other Interim Uses

The proposed regeneration development of the Elephant and Castle is of critical importance to local area, the borough as a whole and to a large part of South and Central London.

The Elephant and Castle is a major London pedestrian, road, overground rail, and underground rail transport hub. It is thought to be the largest bus interchange in Europe.

The area is significantly disadvantaged with long term residual unemployment and long standing multiple indicators of deprivation. It has suffered significant job losses over the last decade. There is also a current unemployment crisis with rapidly rising unemployment across the nation, with the government new jobs to be created by the private sector. The new economic crisis is having a devastating impact on local employment chances for job seekers and is undermining existing business ability to sustain themselves particularly small independent traders and market traders. Yet many knowledge based businesses continue to do well.

The new regeneration initiative is now scheduled to take place over an extended period of the time and involves three sites with three developers Heygate (Lendlease); Shopping Centre, including Hannibal House (St Modwens) and Volvo site (Oakmayne).

The Boxtainer proposal is based on the Heygate site, but the uses of the site may have to accommodate existing businesses decanted from the Shopping Centre?

The Elephant & Castle is identified as an opportunity area by the Mayor of London and needs to generate 5,000 jobs. However, as some of construction jobs are counted towards this total the actual number of other jobs to be created will be lower.

The key problems are therefore dealing with high and rising unemployment in the area and the impact of a wide of problems associated with a significant inner city regeneration over an elongated period.

Key problems include:

1. Potential under use of a significant amount of inner city during the development process;
2. Precious trees nurtured over 40 years will be cut down;
3. Closing of community facilities;
4. Loss of local community (values and history);
5. Loss of green spaces, recreational and dog walking areas;
6. Blighting of business prospects in the Walworth Road, Old Kent Road and the Shopping Centre areas;

# Boxtainer

7. Pollution of the wider environment through the increased heavy transport, road closures, demolition (dust, asbestos and vermin);
8. Reduction in air quality;
9. Reduced air quality for everybody in the area because of the loss of trees, green space and the impact of demolition and construction over an elongated period.

Lendlease and the local community have therefore developed an imaginative strategy of interim uses for the Heygate Estate, as a way of mitigating the elongated blight that will be caused by the new development for the whole area.

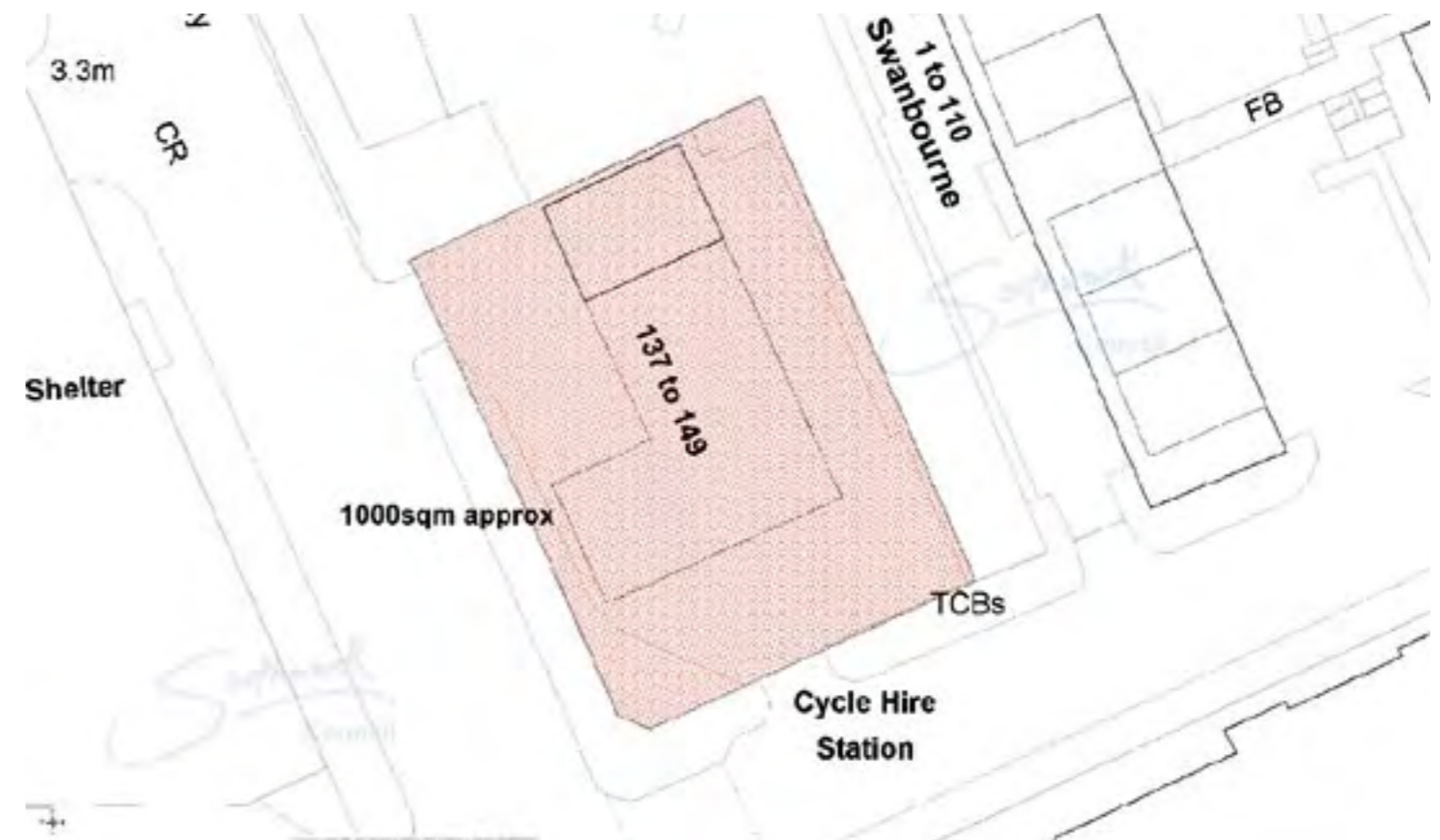
This proposal deals with interim and temporary use of the Shell Site on the Walworth Road, which has now been decanted and principally addresses the need to make use of decanted space so as to be able to:

1. Reduce the area of blank boarded inner wilderness and inner city blight;
2. Support new employment opportunities immediately and the lay down the foundation for new knowledge based employment linked to local living in future development;
3. Make a positive contribution to London's knowledge economy that is vital for future economic growth;
4. Reduce the blight for businesses in the Walworth Road by increasing footfall;
5. Provide scarce start-up business space for local people;
6. Contribute to reducing adverse impact of international trade by making best use of recyclable shipping containers.



Trinity Buoy Wharf – studio space

# Boxtainer



## 4. Proposal for Site Use

The proposed use for the site is change the use of the site from a petrol filling station into a self-contained retail/office space based around the concept of a start-up business incubator.

The planning consent will be for from A1 retail space B1 office space with some ground floor café space.

The main intended interim use is the incubation of start-up knowledge based businesses.

A key feature of the change in use will be a reduction in vehicular traffic and an overall quieter and better presence on the Walworth Road at the junction with Wansey Street.

The proposed use is will incorporate additional new plant growth and improve the entrance to Wansey Street and helped provide a themed route towards the interim community garden planned at the end of Wansey Street.

The gross space to be provided will be low density and offer some 2,348 sq metres of built space arranged around a central courtyard that will be a seating area and mobile garden space.

The structure will be about 10.36 m high below the height of the existing nearby buildings in Wansey Street and the Walworth Road.

The proposed development will be based around the use of recycled 8ft, 10ft, 20ft, 30ft and 40ft shipping containers. The proposal will the use the equivalent of 88 X 40 ft shipping containers.

The south side wall and part of the western facing frontage will be covered in decorative Virginia Creeper. There will also be roof gardens.

Part of the energy needs will be provided through using roof top photovoltaic solar panels to generate electricity and rain water will be collected for use in toilets and watering plants along with grey water from the site. The buildings because of their modular nature will be able to be moved to another site at the end of the interim use period on the Heygate Estate, with very little additional impact on the environment. This helps to give the project very high environmental credentials.



Trinity Buoy Wharf – studio space



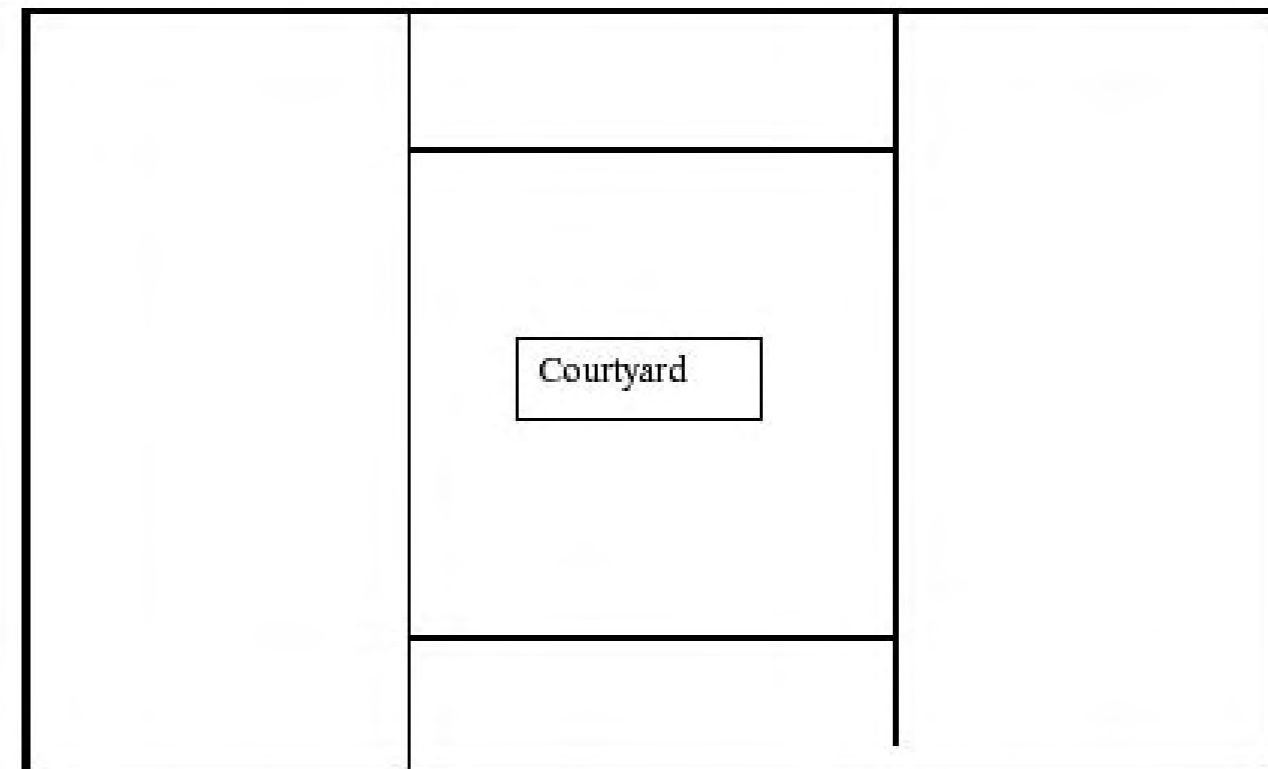
Shoreditch –retail space

## Boxtainer



### Elephant & Castle Boxpark Layout

#### Walworth Road



### Existing Container Buildings in London

# Opportunities

## 4.6 Reuse and Making

### Project 1: Waste Upcycling / Reuse

Recycling and inventive reuse of materials is currently happening within the Forest. Recycling and upcycling on an appropriate scale is a live topic and a number of London Boroughs involved in setting up projects.

An example of this is The Brixton Remakery in partnership with London Borough of Lambeth and consultation and design by Architecture for Humanity London.

“The project is a centre for enterprise, training and community initiatives based on the reuse of materials. BRC will bring new life to 200 tonnes of waste materials each year, including furniture, bikes, wood, tools, musical instruments, computers, textiles and more. The project will provide training and volunteering, opportunities and green jobs, equipping local people with skills for a low carbon economy”

<http://remakery.posterous.com/>

[http://openarchitecturenetwork.org/projects/brixton\\_re-use\\_centre](http://openarchitecturenetwork.org/projects/brixton_re-use_centre)

A proposal by the Peoples Republic of Southwark is included here:



They say that one man’s rubbish is another one’s gold. In many ways, what we use and what we throw away is our most immediate response to the environment, it very much defines how we relate to it. The fact that most of our rubbish is shipped off to remote, invisible locations, does not make it any less damaging.

Back in 2007, People’s Republic of Southwark held the first and only Freecycle event in Southwark, and continued to hold monthly eco-events for just over a year at different free venues around the borough. The events included a Free shop, information stalls, arts and crafts activities, vegan food etc.

We propose to set up a Reuse centre for the area, to raise awareness of the waste and recycling issues and encourage local residents and businesses to develop more environmentally-friendly practices. The centre would comprise a Free Shop, composting area, workshop spaces for re-making of donated and collected waste etc and would in many ways integrate other proposed and potential uses on the development (including Box Park, the construction training facility, artists’ workshops, the mobile gardeners and others)

The benefits of the initiative include

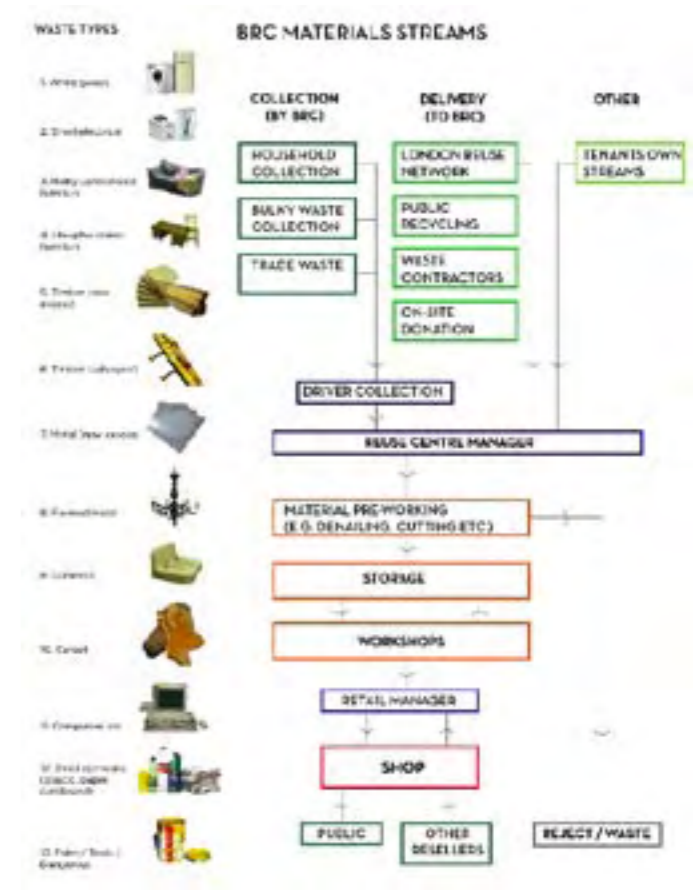
- ▲ reduction of the carbon footprint of the development
- ▲ developing a sense of community through donation of things we don’t need any more to others who may
- ▲ informal learning – from learning about current problems and existing alternatives to learning new hands-on skills, such as sewing, carpentry etc which could be the incentive needed to help some back into formal training or employment
- ▲ individual residents and businesses would not only save money through reuse of existing ‘waste’, but the re-made waste could generate income for community projects
- ▲ help engage wider community, from tenants associations to schools, colleges etc

There is little which cannot be remade – a man had built a self-sustainable floating island from empty coke bottles and salvaged wood, handbags knitted out of plastic bags are growing in popularity etc. The Brixton remakery, referred to in the report, is just one good example of how it can be done.

[info@peoplesrepublicofsouthwark.co.uk](mailto:info@peoplesrepublicofsouthwark.co.uk)



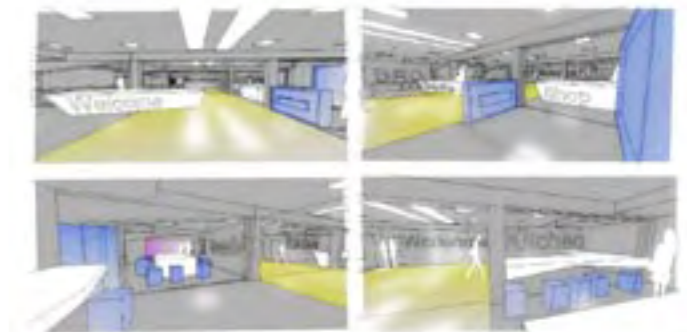
Recycled Noticeboard in the Heygate



The Brixton Remakery Materials Streams  
Image: Brixton Remakery



The Oikos Project under construction  
[www.oikosproject.com/](http://www.oikosproject.com/)  
Image: Ed Fyfe



options, visual communication, technical understanding, sound research

The Brixton Remakery  
Architecture for Humanity London Proposals  
[london.architectureforhumanity.org](http://london.architectureforhumanity.org)

# Opportunities

## 4.6 Making

### Project 2: Arts Projects

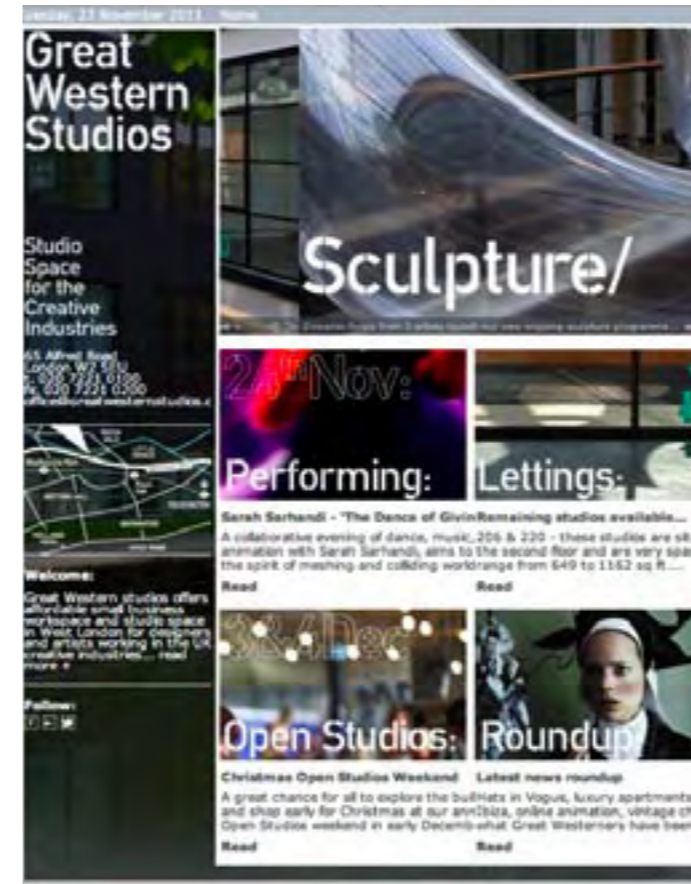
There are currently a number of arts projects happening spontaneously across the site. The buildings have become a three dimensional "canvas" for creativity. The workshop identified a local gallery at Crucifix Lane in the Borough, as well as locally based artist Annie Cattrell and the artists/makers in Ifle yard.

This spontaneity is strong evidence of a creative transformation occurring, a positive to be nurtured. This is not something which can be 'manufactured' and the engagement of artists with place recognised as a significant change in perception of the neighbourhood.

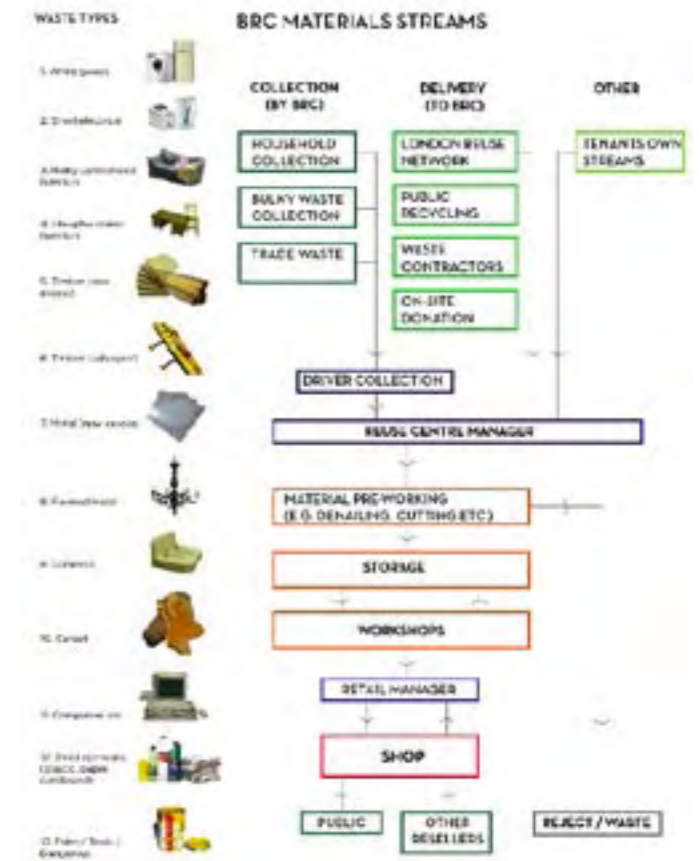
Note: An update on possibilities and links with a new CIC Company was presented at the Interim Use Meeting on 24th November

### Project 3: Artists Co-Operative

The workshop identified an idea for an artists co-operative and a proposal is attached opposite.



Inspiration: Great Western Road Studios, London



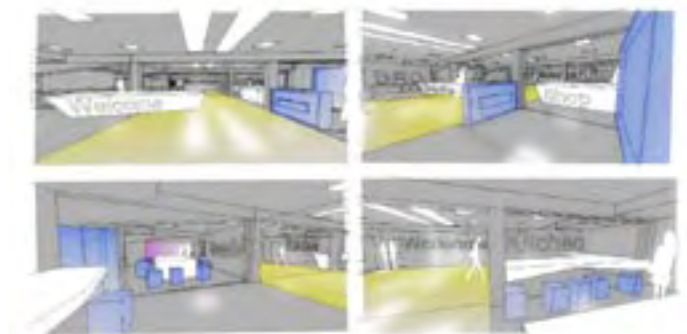
The Brixton Remakery Materials Streams



Weaving in the Forest  
[www.shanewaltener.com](http://www.shanewaltener.com)  
<http://weeklyweavers.blogspot.com>



Exhibition Space



options, visual communication, technical understanding, sound research

The Brixton Remakery  
 Architecture for Humanity London Proposals  
[london.architectureforhumanity.org](http://london.architectureforhumanity.org)

## The Art of Regenerating a Neighbourhood

### Proposal

We propose the formation of a locally-based community arts team to facilitate the creation and inclusion of arts and cultural projects engaging the local community and local artists in the regeneration project, via the interim uses of the sites, and to help draw up, campaign for, and oversee the implementation of a vision that includes cultural development as an integral part of the regeneration of the area.

### Statement of obvious

"Arts projects keep town centres lively and attractive places to visit, attract tourists and day-trippers to the area, create a sense of pride for local people, provide a focal point for the community and give a sense of local identity."<sup>1</sup>

Cultural activity has proved to be "relatively cheap and very cost-effective. It can be developed quickly in response to local needs and ideas. It is flexible and can change as required. It offers a potentially high return for very low risk."<sup>2</sup>

The economic case for the arts is cast iron: in 1998 a Policy Studies Institute survey<sup>3</sup> showed the arts to be a major employer in the UK, as well as the fourth biggest invisible export earner.

The arts engage us, the local population, in creative non-political ways in questions of meaning. They encourage our imagination for possible futures - especially important when consulting on planning, designing and building - and develop our confidence and ability to express ourselves as active citizens. We sadly observe the lack of mention of the words "art" and "culture" in the current draft of the SPD.

### The Elephant

While ideas such as the provision of studio space for local artists or the organising of performances, film screenings, walks, etc. are immediate ways of demonstrating the cultural possibilities of regeneration to local residents - cases of this have been abundant since gentrification experiments of 1960s in the USA - they fall short of a cohesive integration of the arts in planning for neighbourhood development.

At the Elephant & Castle, which, coincidentally, is at the geographical centre of a major cultural arc in London, encompassing the South Bank Centre, Tate Modern, The Design Museum, as well as such reputable arts universities as Goldsmiths College, Camberwell College of Arts, Trinity Laban Conservatoire of Music and Dance, what is needed is much more than events and workspaces. It is

rather a "yeast in the dough"<sup>4</sup> approach for the arts, including them in the very fabric of the regeneration project.

The economic and community benefits of cultural programmes in regeneration schemes have been widely documented and acknowledged. Arts Council England's 2003 briefing paper<sup>5</sup> highlights the impact of arts projects within the context of urban regeneration and neighbourhood renewal, on creating employment and skills, tackling and prevention of crime, improving healthcare, building stronger communities and personal development. The paper and others are awash with examples of vital cost-effective contributions the arts have made to revitalising and regenerating urban areas:

- "The Arts Factory<sup>6</sup> in the Rhondda Valley was formed in 1990 as a small-scale arts and regeneration project. It is now an award-winning community business, giving training and employment opportunities for local people and rebuilding the habit of work. It runs a mother and toddler group, a youth drop-in facility, health and legal advice services, a cinema and a job search service. It also offers free day and evening classes, mostly in arts subjects, such as stained glassmaking, pottery, graphic design and DJ skills. These services are partly paid for by the earnings of seven enterprise teams. The teams take on contracts for environmental art, pottery, design, video production, woodwork and gardening. Each team is made up of a combination of paid staff, trainees and volunteers. About half of them are long-term unemployed. The Arts Factory is now one of the largest employers in the upper Rhondda Valley. The open door policy, the team work approach, the integration of deaf and disabled and non-disabled people and the creative nature of the jobs on offer have combined to create a strong sense of local identity for the project and a commitment to its continued success."
- "The Collard report on the Manpower Services Commission's drama training projects was one of the first demonstrations that arts training provided an effective means of developing self confidence and helping people into work."
- The Nerve Centre in Derry was established by local artists and is now a vital training and education resource for North West Ireland, as well as contributing to the vitality of the city.
- The Craigmillar Festival Society, founded in 1964 on an Edinburgh housing estate, has become a model of community empowerment for many other initiatives like Easterhouse and Cranhill Arts Projects or the Pilton Video Project in Glasgow."

### What next

We have a vision beyond the interim interim-use (double use of the word is intended) of the regeneration area and would like to propose that art and culture be considered as a means for regeneration. The interim-use of the development area offers itself as the best entry point for the realisation of such a vision. To this end, we will be organising an initial meeting, open to all local resident artists and others interested in the arts as a force for regeneration, as well as representatives from the developers and the local council, to assess, gather, reveal and discuss ideas for taking this proposal forward.

Compiled by Ali Kaviani [ali@involuntarymovement.co.uk](mailto:ali@involuntarymovement.co.uk) - 18 November 2011

<sup>1</sup> MORI, 1993, quoted in Jermyn, Helen, The Arts and Social Exclusion: a review prepared for the Arts Council of England, 2001

<sup>2</sup> Charles Landry, 2000, The Creative City, Earthscan Ltd

<sup>3</sup> John Myerscough, 1998, Economic Importance of the Arts in Britain, Policy Studies Institute

<sup>4</sup> C. Landry & F. Matarasso, 1996, The art of regeneration: urban renewal through cultural activity, Joseph Rowntree Foundation, York <http://www.lrf.org.uk/sites/files/lrf/sp8.pdf>

<sup>5</sup> Phyllida Shaw, 2003, What's art got to do with it? Briefing paper on the role of the arts in neighbourhood renewal, Arts Council England [www.artscouncil.org.uk/media/uploads/documents/publications/800.doc](http://www.artscouncil.org.uk/media/uploads/documents/publications/800.doc)

<sup>6</sup>The Arts Factory <http://www.artsfactory.co.uk/>



# Opportunities

## 4.7 Gathering and Social Activities

### Project 1: Ongoing Elephant & Castle Urban Forest Events

Many events and social activities have been organised by the inspirational Elephant & Castle Urban Forest, an organisation which has been campaigning for open access to the public realm of the Heygate protecting the Forest Asset and shaping redevelopment.

“The objects of the company are to carry on activities which benefit the community and in particular to champion arboreal assets within the area of Southwark London defined as the Elephant & Castle Urban Forest, particularly that defined as the Heart of the Elephant and Castle Urban Forest by commissioning, supporting and hosting and marketing entertainment and educative events and activities for the community and visitors.”  
[www.elephantandcastleurbanforest.com/](http://www.elephantandcastleurbanforest.com/)

The Urban Foresters work in Partnership with the Elephant Amenity Network, and have growing followings on Facebook and Twitter. The Foresters have organised regular guided walks around the Heygate through the summer, educational talks and events, attended by people of all ages. Photographs and a video of the Forest were exhibited at The Garden Museum exhibition ‘From Garden City to Green City’. A highlight of the series was the Bat Talk on the snapshot diary of events is included on the following page.



Inspiration: the South Bank in the Heygate?



Crossway Maintenance



View of the Forest from Draper House  
 image: Thomas Kronig



Southwark Interim Use: Management Meeting



Interim Use Community Workshop Notes  
 at Crossway Church



Talk: Richard Wentworth & Poetry



Urban Forest School

**LondonSE1**  
community website

Home News Forum Classified What's on Visiting L

Cleankill Pest Control All pest and bird control works ISO9001  
24HR Pest Control Service 2hr Response, Guaranteed results  
Venues For Hire London Unique Venue for Meetings & Events

London SE1 > Features RSS

### Insect hotel inspired by Heygate Estate goes on show at Garden Museum

Thursday 24 November 2011 London SE1 website team

[Tweet](#) 15 [+1](#) 2

A small 'insect hotel' built from old exhibition materials and inspired by the design of Elephant & Castle's Heygate Estate has gone on display at the Garden Museum in Lambeth.

Jade Cawthray and Gareth Scotland with Beegate at the Garden Museum

Beegate at the Heygate  
[www.london-se1.co.uk/news/view/5685](http://www.london-se1.co.uk/news/view/5685)

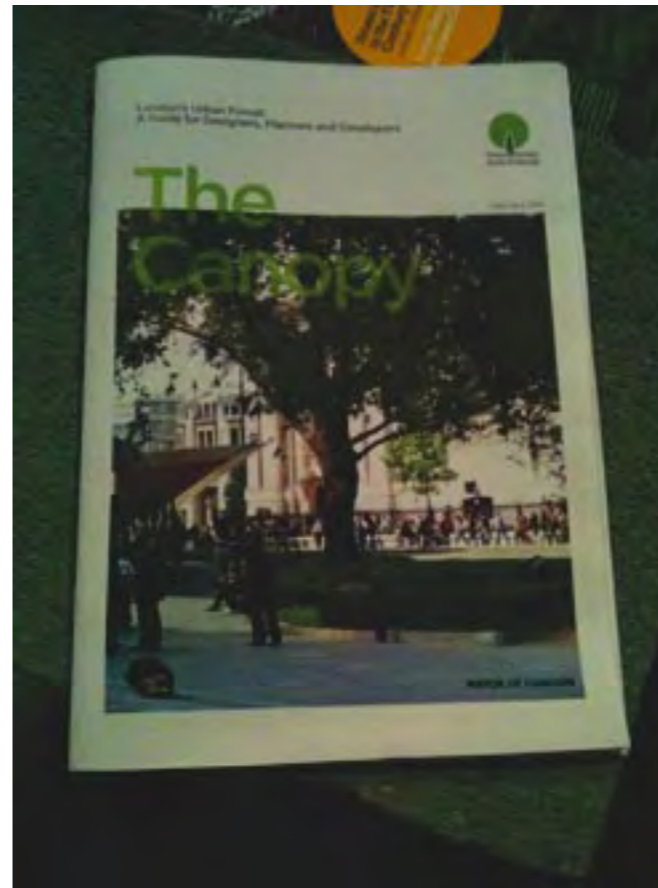
**UrbanForest SCHOOL** **UrbanForest SCHOOL**



Feast in the Forest



Plants from the Trafalgar Square Wall



Inspirational publication: The Canopy

**Elephant and Castle UrbanForest**

**ATTACK THE BLOCK**  
Friday 15 July 8pm

**RICHARD WENTWORTH**  
Friday 22 July 7pm

**VAL BERNE**  
Wednesday 27 July 7pm

architecture for humanity

architecture for LONDON

**Aft London Drawstion**

December 16, 2011 11:00 - 18:00

We are gathering a group of people interested in drawing and mapping urban through drawing, writing and photography. The aim will be to create a map of the urban forest in the area between Elephant & Castle.

More info: <http://www.aftlondon.com>

Attachment	Size
Drawstion_Eggs	587.18 KB
Drawstion_Caps	505.8 KB
Drawstion_Eggs	509.1 KB
Drawstion_Eggs (1)	5.4 KB

### **Supernatural Urban Forest – 23 September 2011**

Eighty of us gathered outside Crossways Church as Hollywood gathered inside the forest. Access was restricted as zombies and explosions rocked the urban idyl but we found a dark secluded glade off Heygate Street for Nigel of Bermondsey to perform his suit of songs called Ghosts of London and for ghost stories from the metropolis told by Vanessa Woolf, a modern version of the shiver-making classic 'The Old Nurses Tale' set on the Heygate in 2010 during the time everyone was being moved out.

### **Creative Forest – 22 September 2011**

Creative Forest with London Environmental Forum Ideas and activities to celebrate the year of Forests in London. A day for learning creative and sensory activities to deliver to schools and community groups.

### **Harvest Feast – 18 September 2011**

Harvest feast in the Crossways Forest Garden. More BBQ paella, allotment grub, puddings from the congregation of Crossways Church, bread baked from an earth oven and two stoves making chutney from green tomatoes. What an afternoon! Read the blog post and see pics

### **Grass Roots Change – 14 September 2011**

An evening of talk and discussion from three fantastic grassroots campaigners.

1. Amisha Ghadiali: Founder of Think Act Vote
2. Richard Reynolds: Founder of Guerilla Gardening
3. Nadia Idle: Activism and Outreach for War on Want and author of Tweets from Tahir

### **Feast In The Forest: Paella Festival – 3 September 2011**

On a beautiful September evening two giant paellas were cooked on BBQs and enjoyed by eighty or so of us.

### **Forest Screen Two: Juliet and The Herbs – 21 August 2011**

The second Forest Screen was the documentary of Juliette de Bairacli Levy, herbalist, author, traveller and pioneer of holistic veterinary medicine, (in other words veggy dog food). A policevan of touch bearing officers turned up but didn't stay around for more than a few minutes (not their kind of film I think).

### **Urban Forest School: Bat Conservation Trust – 18 August 2011**

Xavier Hamon of the Bat Conservation Trust came to help us detect bats in the forest and we found several Pipistrelles and at least one Noctule, the largest of the native bats.

### **Feast in The Forest – 13 August 2011**

As dusk fell on the full moon lit forest guests emerged from the trees carrying their offering. Tupperware popped open with prepared salads, the flames of the BBQ lapped chorizo and forest allotmenters carried off plates to harvest fresh salad leaves and nasturtium flowers. About sixty of us at peak feast time kicked back on the grassy banks in the centre of 'Allotment Phase 3' until the early hours with a musical backdrop of LPs that took us to the swinging 1930s via Stevie Wonder's Innervisions and concluded with the inappropriately timed soundtrack to Sunburn

### **Harvest Dance – 6 August 2011**

□ What was planned as a party to celebrate the completion of the London Guerrilla Gardening lavender harvest bloomed into something far bigger. The harvest was actually cancelled due to drizzle but the party went ahead and we had two bands, three DJs, a massive sound system and a great crowd dancing into the early hours in peace while London starting rioting outside.

### **Urban Forest School: London Orchard Project – 4 August 2011**

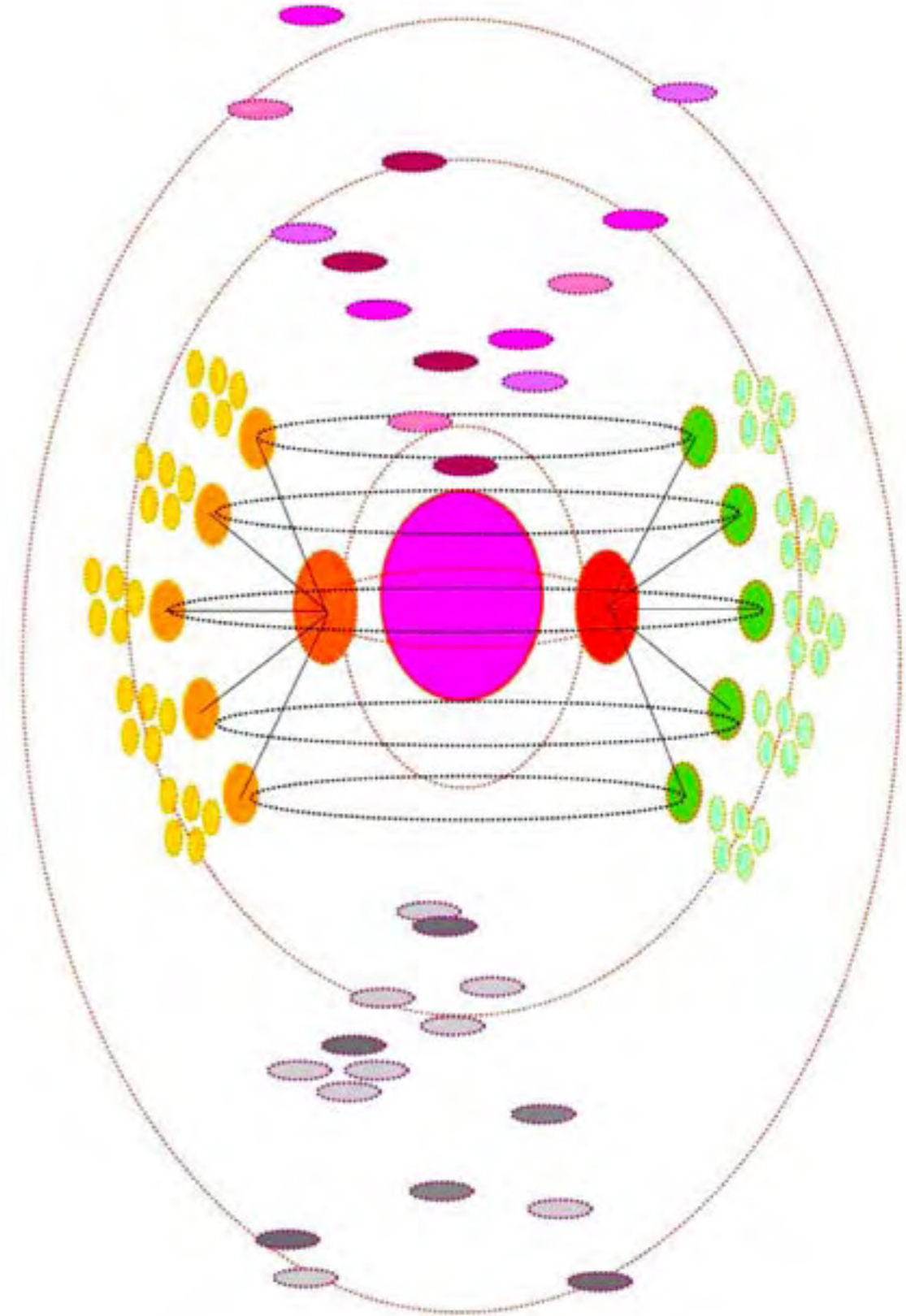
David Blair of the London Orchard Project came to share his work with Londonders spotting, mapping and harvesting fruit trees. If you'd like to help spot, map and harvest fruit trees in the Elephant and Castle Urban Forest (check the maps section to see the expanse of the forest frontier) then get in touch with richard@elephantandcastleurbanforest.com



# 5.0 Logistics

Section 5 of the Interim Use Strategy  
Elephant Amenity Network

24th November 2011





# 5.0 Logistics & Way Forward

## 5.1 Introduction

With suggestions for Interim Use proposals for interim use now in place, a number of items have been identified which will require clarification from the landowner, developer, landowner and other external parties. These are outlined in the sections below, together with solutions for resolution.

The contributors of this report recognise that resolution of logistics will be part of an ongoing process of discussion. Adopting an open and forward thinking mindset will facilitate the long-term process of implementation. An opportunity to set a benchmark for future regeneration projects.

## 5.2 'Canopy' Organisation for Interim Use

The historic fragmentation of local community within the area is recognised as an opportunity for the regeneration process. At present, there is no centrally recognised body. Neighbourhoods with a strong sense of place recognise the value and importance of communities and their people.

Solution:

Interim use is managed by a 'canopy' organisation run by local people. This body will be a community enterprise which will be the custodian of the Interim Use programme of activity well represented by local people, organisations and business representatives. It will have the capacity to:

- provide a central decision making body for Interim Use Activities
- apply for and manage funding
- promote and provide advocacy for new initiatives
- act as a gateway for new enterprises

This is a long-term initiative and will evolve over the period of the regeneration. At present there are a number of seed projects under discussion. Custodianship, under an independent canopy organisation, will assist in co-ordination of interim use activities to identify clear patterns of use and communication.

Recommendations:

Set a strategy and process in place to facilitate a central liaison organisation

## 5.3 Programme Co Ordination

Interim use and the demolition and construction programmes require close co-ordination

Solution:

- Publish the draft programme within the public realm
- Identify the physical constraints within the site for each stage of the programme

## 5.4 Legislative context

Consultations for the Supplementary Planning Document and Regeneration Masterplan are running in parallel from November 2011. As the two are strongly inter-related, this means that the SPD has the potential to impact on the brief and form of the masterplan, with a knock on effect on programme. The long-term success of the Interim Use is dependant on access and demolition/construction sequences

Solutions:

- Adopt a place-based approach to Interim Use within the site
- Confirm where activities can take place on the site
- Build in a philosophy of flexibility to the approach to give the ability to respond to change over a long-term period
- Incorporate the principles into the Consultation process
- Instigate a parallel process of Neighbourhood Planning
- Feed in and co-ordinate with the response to the SPD



# Logistics & Way Forward

## 5.5 Management of Interim Spaces

Management of Interim Use spaces requires expertise and a clear strategy put in place.

Solution:

- Southwark Chamber of Commerce can offer management expertise
- Build in advisors with expertise in the Civic Economy to feed in current and emerging best practice

Reference: Compendium for the Civic Economy [www.civiceconomy.net](http://www.civiceconomy.net)

## 5.6 Existing Building Considerations:

Asbestos is present within the existing buildings. Specialist asbestos removal will be required in advance of demolition, both of which are currently within LBB Southwark's scope.

Precedents and Examples:

1. Existing residents and tenants, within residential and commercial spaces, currently occupy buildings within the site
2. Aylesbury Estate Residents have leaflets posted about the asbestos issued by Southwark stating that the asbestos is safe, providing that it is not disturbed
3. Class A asbestos is understood to have been removed in the 1980s

Solutions:

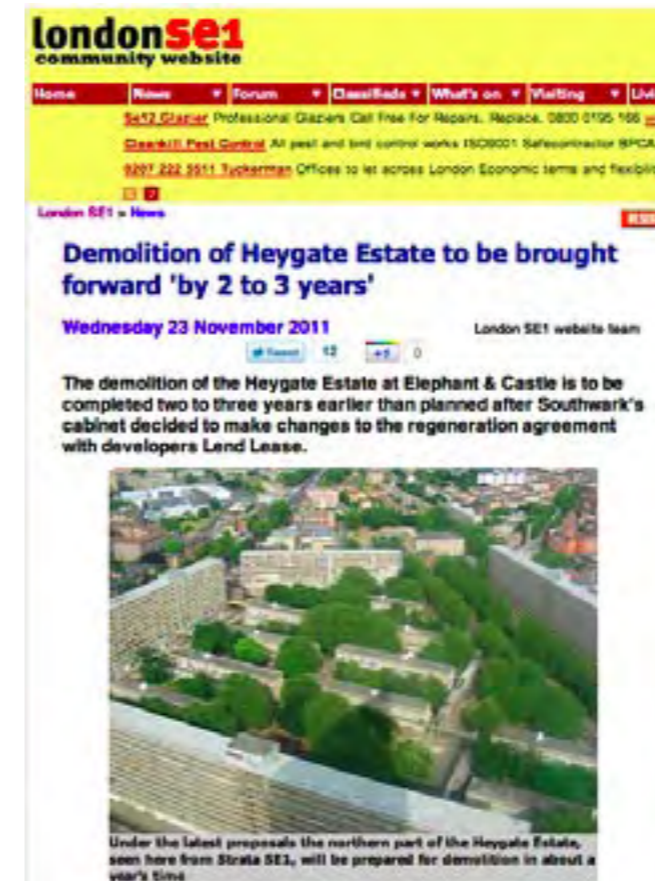
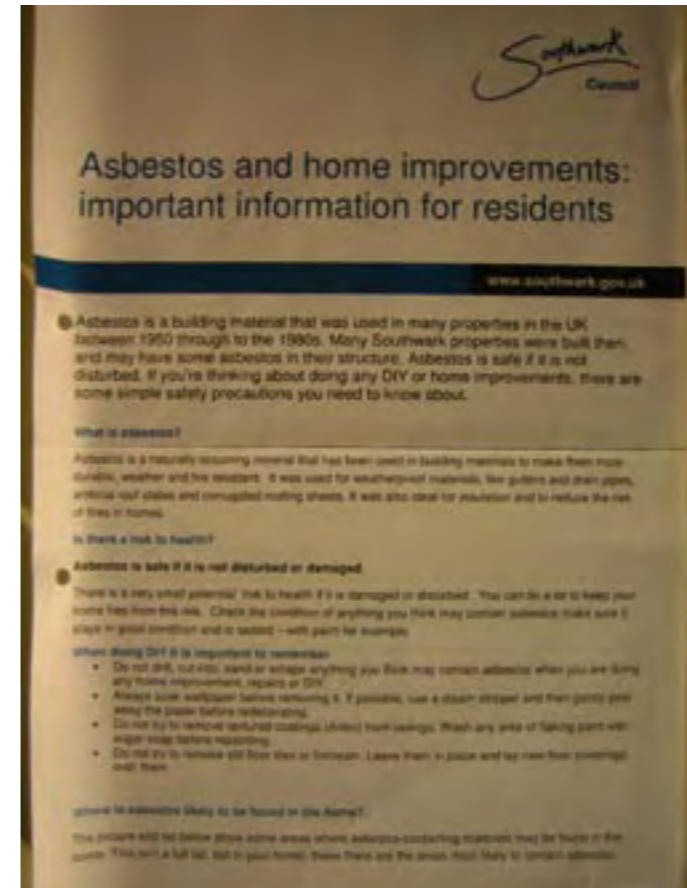
- Identify and manage the risk within the existing context
- Identify responsibility for demolitions and asbestos removal and adjust agreement accordingly

## 5.7 Land Ownership, Site Access, Handovers

London Borough of Southwark currently owns the land. Following demolition, the site will pass into Lend Lease control. Current conditions may preclude or hamper the optimum interim use proposals for long-term community benefit and success of the regeneration.

Solutions:

- Regeneration team make available the programmes, agreed handover dates and lease arrangements for interim use
- Explore Community Right to Buy under the Localism Act and asset transfer.
- Place the current agreement within the public domain to allow early commentary and necessary adjustments to enable and facilitate interim use proposals





# Logistics & Way Forward

## 5.8 Public Ownership

Public ownership of land is recognised as a way of connecting people with place encouraging a sense of real engagement, interest and custodianship. Current proposals are unclear about leasing arrangements and how the public areas will be managed.

One workshop attendee has noted

“The community land trust could be an excellent way forward as it is a way of retaining community ownership in a development. It enables land value to be separated from asset value and there helps local people to access affordable housing in their own community. They have been very successful in many parts of the country. It also dovetails with community planning which is now available to all communities from 1<sup>st</sup> April 2012 under the new Localism Act 2011.”

This can be applied to public spaces and the new park within the masterplan. There may be mechanisms to prototype this within the Interim Uses.

Solution:

- Investigate options for a Community Land Trust
- Identify locations within the masterplan where this can be utilised

Reference:

Urban Community Land Trust [www.communitylandtrusts.org/case-studies/urban-clts](http://www.communitylandtrusts.org/case-studies/urban-clts)



## What is a Community Land Trust (CLT)?

A CLT is a non-profit, community-based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit. It does this by separating the value of the building from the land that it stands on and, in the case of shared equity homes, fixing the resale percentage. The CLT holds the asset in trust for long-term community benefit.

### Diverse sector but common aims

CLTs range in size, can be rural or urban and provide a variety of housing tenures as well as other community facilities, including workshops, energy generation, community food and farming.

They take a variety of legal forms, although a CLT is usually constituted as an Industrial and Provident Society or Company Limited by Guarantee, and may or may not have charitable status. CLTs are legally defined in the Housing and Regeneration Act 2008, Section 79.

Despite the diversity in the sector, CLTs tend to have in common the aims of:

- Meeting local housing need
- Providing long-term community benefits.

## Why set up a CLT?

There are a number of benefits to setting up and running a CLT:

- CLTs are locally driven, controlled and democratically accountable
- CLTs can meet local housing need even in areas with very high house prices
- CLTs, by retaining an equity share in each property, provide housing that is permanently affordable, benefiting many generations of residents
- CLTs give the community an asset for the future
- CLTs genuinely empower local communities, whose communities are part of the vision and solution for their local area.



# Logistics & Way Forward

## 5.9 Efficient Decision Making Processes

The Community Workshop identified the challenge of obtaining sign off on decisions.

Solution:

- Southwark and Lend Lease to confirm and make public the decision making process and mechanism for sign off. To include contact details for those within the Council who have responsibility for sign off and timeframe
- Illustrate as a single page diagram for ease of reference
- Confirm management structure for the canopy organisation

## 5.10 Construction Access Route

A construction access route is currently proposed through the site for Oakmayne construction lorries to dispose of rubble. This has been cited as a reason for closing the site and a barrier for maintaining open access. The regularity of traffic movements is understood to be on an intermittent basis

Solution:

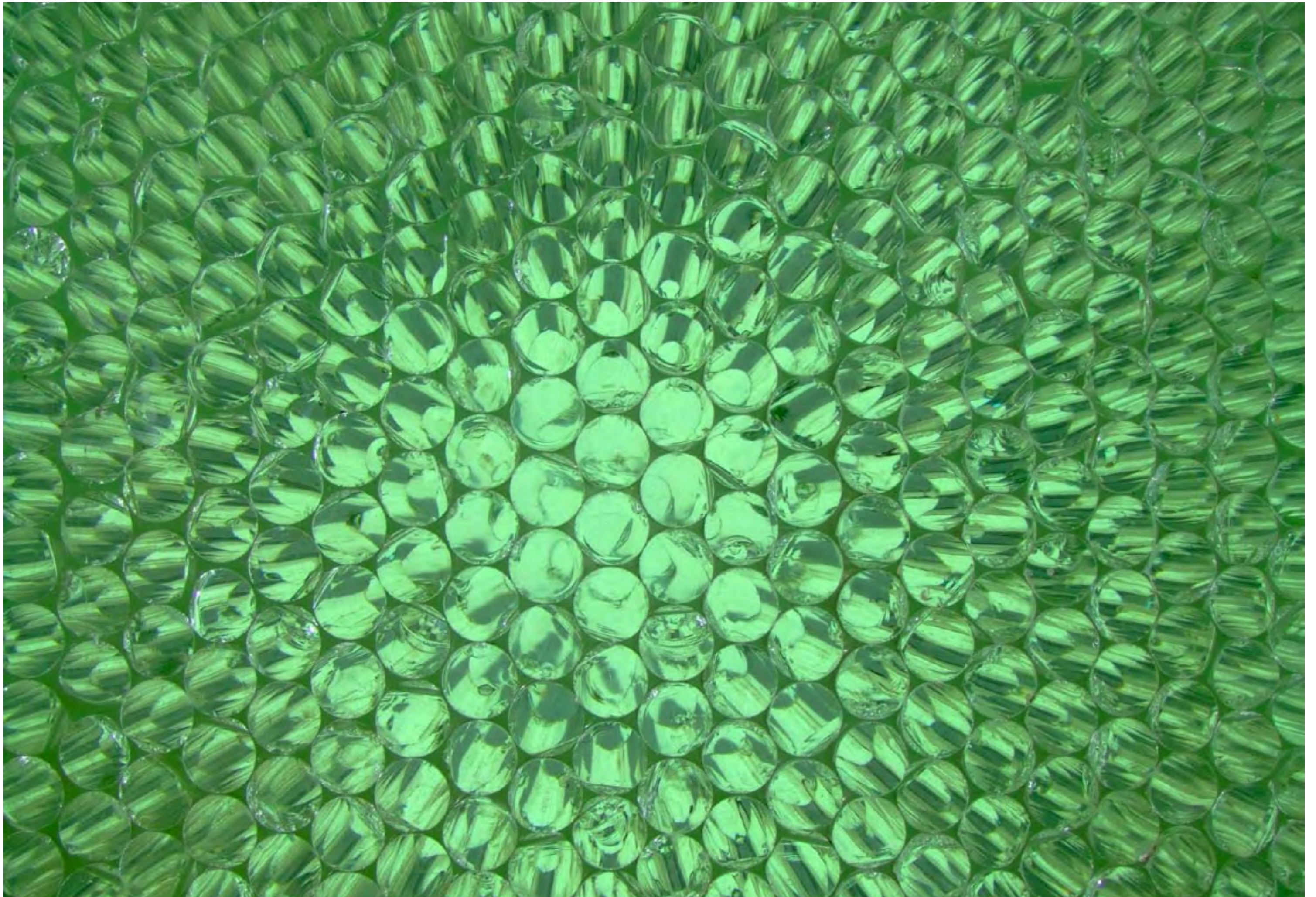
- Adopt an open public access policy for the site, managed to incorporate construction access
- Identify managed crossing points within the site, in conjunction with the interim use strategy and publicise times for traffic movements. This is a typical issue, successfully managed within inner city development. Southwark Council have agreed, in principle, that this can be accommodated

## 5.11 Security and Safety

Safety and security within the site are recognised as important considerations which need to be balanced with interim use activities, the demolition programme and long-term goal of changing the perception of the Heygate. The Workshop recognised that a holistic and co-ordinated approach involving a range of parties is required.

Solution:

- Maintain and promote open public access through activities and events
- Assess successful precedents and use as examples for best practice
- Remove perimeter walls and garages early in the programme to encourage permeability and access
- Co-ordinate with the demolition and construction process
- Liaise with local organisations, Southwark Council and The Police to achieve a balanced and realistic solution for open access
- Obtain external advice as necessary



# Logistics & Way Forward

## 5.12 Next Stage and Way Forward

This Interim Use Strategy is an initial gathering of information and activities developed by Community Members. This report builds from the Visioning Workshop and recommends that reference to this initial Community inspired initiative is made through the process.

We view this Strategy as a further step towards a co-ordinated and visible Plan for Interim Use. We recognise that there are many challenges and recommend that a comprehensive programme of activity is developed. This will require input from the Community, London Borough of Southwark and Lend Lease.

Establishing a process and working methodology for this to happen is considered essential. Suggested stages to set up the Interim Use Plan as a long-term initiative are:

- Agree the opportunities and constraints for each project and put in place mechanisms to facilitate
- Establish a locally based outreach programme for the Elephant & Castle
- Identify and put in place an organisation who can take on the central co-ordination and custodianship
- Identify key people within connected organisations for each area of activity
- Establish and make public communications protocols and series of meetings for interim use on a long-term basis through the regeneration
- Publish the demolition and construction phasing programme
- Make the process and projects within visible through a place-based shop front within the neighbourhood and on-line dedicated and active website

Key to long-term success is an inclusive approach with a focus on the local community. The Elephant Amenity Network welcomes engaged dialogue with the London Borough of Southwark and Lend Lease in developing an open and shared vision. The next Interim Use Workshop is a positive way forward to agree a shared and open agenda.



## Interim Use Proposal

Heygate Estate - Community Gardening Site

Elephant Amenity Network

2<sup>nd</sup> April 2011 DRAFT FOR COMMENT

### Summary

This note outlines a proposal to use parts of the Heygate Estate site for community gardening during the long period over which redevelopment is planned. We outline the linkages between community gardening and the Heygate demolition/construction programme, summarise the concept of interim use, and identify two initial potential sites. We then outline the benefits of community gardening to the local community, and to businesses. Concluding the note is an outline of practical and timing issues, and a set of recommended actions. A more detailed summary of access and security is set out in an Annex.

### The virtuous circle

By integrating proposals for interim community gardening (and other possible interim uses of the Heygate Site), as well as the need for new routes across the area (improving area permeability is a core objective of the existing Masterplan), together with the emerging Heygate Phase 2 demolition and construction programme, a virtuous circle can be identified which provides a range of real benefits to the community, the council and the developer.

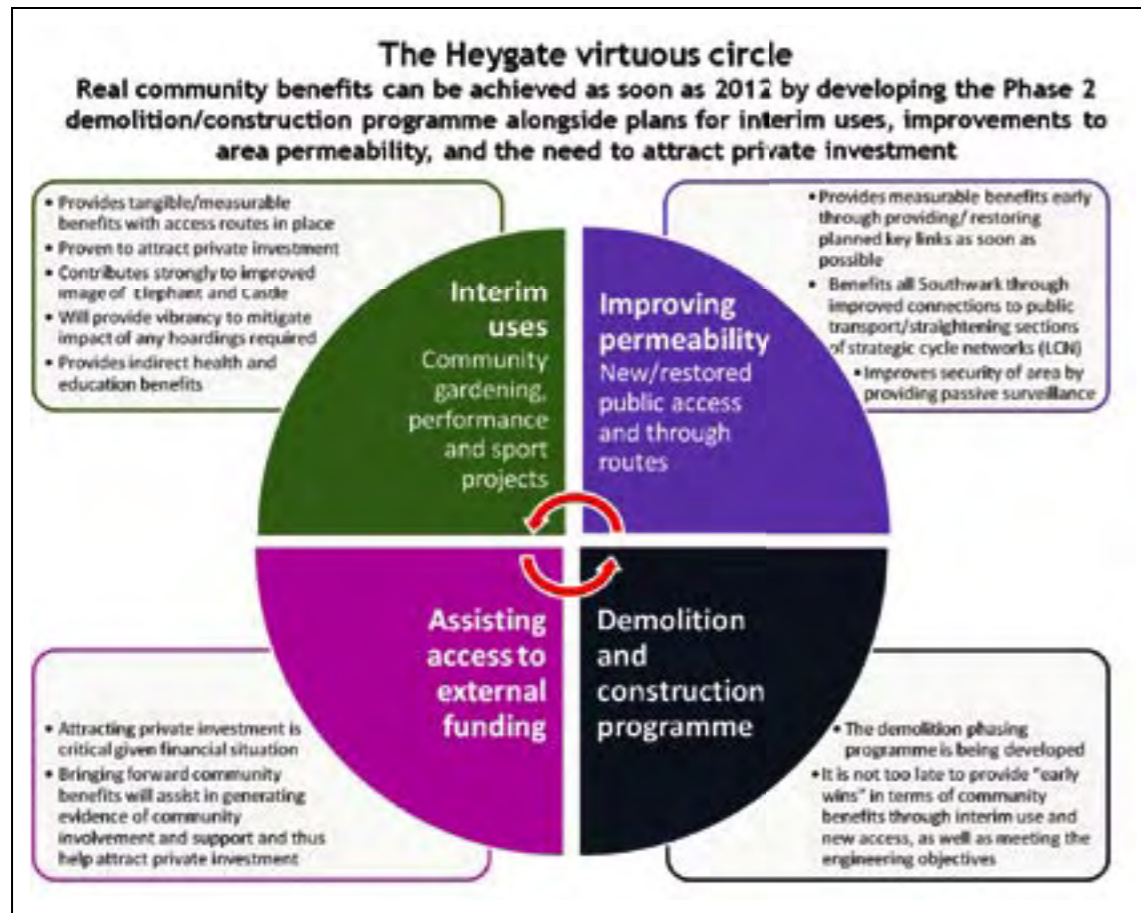
The objectives of the demolition/ construction programme currently believed to be being developed by Lend Lease for Southwark Council are likely to include minimising cost, maximising recycling, ensuring site security and minimising traffic impacts. By adding an objective to provide community benefits from 2012 to this list, Southwark Council and Lend Lease can demonstrate a pioneering and inclusive approach to the regeneration of the Elephant and Castle, a win-win situation.

As an example of this circle, the existing poor image of the Elephant & Castle will be further undermined by large scale hoarding and inactive site use usually a hallmark of major construction sites. Existing private vacant sites are already having a major negative impact on the area. Providing innovative and inclusive interim uses of parts of the Heygate site will help keep the area active and vibrant, provide new opportunities for the local community and for private investment, and will give long term financial benefits to the developer in terms of the public perception of the area.

By considering these issues now, and not once the demolition and construction programme has been adopted, any net impact on timescales or scheme costs should be minimal.

Figure 1 overleaf illustrates the linkages in this virtuous circle.

Figure 1: The Heygate Virtuous Circle



**What is Interim Use?**

Further to positive discussions with local stakeholders and Lend Lease (Southwark Council’s development partner for the Heygate Estate), the Elephant Amenity Network<sup>1</sup> proposes use of two small parts of the Heygate Estate site for community gardening activities. This activity would make use of the abundant natural resources of the site during the extended period (up to fifteen years) over which the Heygate Estate is to be demolished and replaced with new development.

Interim use (also called “meanwhile use”) of development sites is now widely accepted by developers, following a government initiative in 2009<sup>2</sup>, who recognise that it can bring benefits to the themselves (through PR, strengthening their community links and security) as well as the benefits to the wider community and to the natural environment.

<sup>1</sup> The Elephant Amenity Network has been in existence since March 2009 when a new “Elephant & Castle Regeneration Charter for Community Inclusion and a Better Quality of Life for All” was launched by local people and businesses. Since that time we have been organising a coalition of local groups and people that includes Council tenants, leaseholders, shopkeepers or market traders or amenity groups (who wish to preserve local open spaces and parks). We hope to present a more united voice from the local community about what we think and desire from regeneration at the Elephant and Castle . The Elephant Amenity Charter can be summarised in three principles: Principle 1: Open Masterplanning, Principle 2: Benefits for All, Principle 3: Housing that really is Affordable

<sup>2</sup> The previous Government’s Department of Communities and Local Government community finance proposals on making land available for community growing

**The principles of portable community gardening**

The principle of the interim use for community gardening is that any equipment installed, or plants planted, can be moved and reused elsewhere when the development phasing requires the use of the current site. As development on this scale is done in phases, gardening activities can follow this phasing to maximise community benefits from the redevelopment itself.

This portability can be achieved through use of techniques such as raised beds (which can be dismantled and re-assembled) and container gardening (using containers such as skips or other portable containers.) The developers at Kings Cross railway lands (Argent) have been successfully engaging with the local community over the last few years through the educational and recreational activities fostered by their hoop and skip gardening projects<sup>3</sup>.

**Interim community gardening on the Heygate**

We have identified two sites that, over the redevelopment period, could be used one after the other, or in stages, as the development progresses. There areas are the garden south of Crossways church, and the former Pritchard House site between Wansey St and Brandon St. These are shown in Figure 2. These sites benefit from the substantial natural attributes of the Heygate site (with 2.7ha of green space, 450+ mature trees including a range of mature fruit and nut species.) Other sites may also be identified.

Figure 2: Potential community gardening sites on the Heygate Estate



We currently propose site 1 for initial use, as this requires little preparatory work, followed by site 2 which is likely to need a greater amount of preparation. This will need further discussion with a number of organisations however (see “what actions are needed” section).

<sup>3</sup> [http://www.kingscrosscentral.com/hoop\\_garden](http://www.kingscrosscentral.com/hoop_garden), [http://www.kingscrosscentral.com/skip\\_garden](http://www.kingscrosscentral.com/skip_garden)

## What are the benefits to the community?

### ***Bringing people together***

The Elephant & Castle is characterised by a wide religious, economic, linguistic and ethnic diversity. This brings a wealth of knowledge and experience to the area, but also presents real challenges in bringing groups together and finding common channels of communication.

Gardening and food growing are activities that have wide appeal and form a core part of most cultures. In this way, community food growing presents an almost unique opportunity to bridge divisions and encourage communication and learning.

### ***Education***

Gardening activities are a fundamental part of environmental education, both for schools and for adults. Growing and nurturing plants is accessible to a wide range of people with differing experience and abilities. It also fosters a range of transferable skills and experience - including personal skills such as team working, communication, self dependency and leadership as well as technical skills in horticulture and biology and maths. The sites lie within 1km of six schools.

### ***Health benefits***

It is now widely recognised (see publications by Capital Growth<sup>4</sup> and Sustain<sup>5</sup>) that outdoor food growing has health benefits. In particular, in terms of physical health, it is a positive attraction for people who live in urban areas to be outside and take exercise (gardening can be a strenuous activity), providing a reason to be outside. In terms of mental health, it provides opportunities for socialising, which can decrease isolation and lead to improved self esteem and transferable skills.

Many health centres, hospitals and charities now see the health benefits of urban agriculture in preventing illness and triggering healing responses and use food growing related activities to treat patients suffering from both physical and mental illness.

### ***Food growing and production***

Food growing contributes towards a healthy and balanced diet, and allows an alternative to supermarkets for sourcing of some foods. Furthermore, growing food from seed, if planted wisely, can be a low cost way of providing fresh produce.

There is locally an extreme shortage of places where food can be grown. Recent programmes from the GLA, Sustain, Edible Estates and others, including initiatives on the Rockingham and Aylesbury Estates, have shown great latent interest in using underused spaces for food growing. However,

given the widespread lack of private gardens and allotments<sup>6</sup>, there is still a massive deficit in available land.

Using raised beds and containers, as is needed for interim uses, ensures that the quality of the soil is of a high standard.

### ***Maintaining the vibrancy of the Elephant and Castle***

During a regeneration programme that will stretch over fifteen years from 2011 (estimate by Lend Lease, Southwark Council's regeneration partner) there is a real danger that having an empty hoarded site this big will destroy the vitality and character of the Elephant and Castle. The Heygate Estate is equivalent in size to the area between Charing Cross, Leicester Square and Piccadilly Circus.

Instead of letting this resource go to waste for such a long period, we believe that there is a huge range of positive meanwhile uses that will attract people and make the site vibrant and active during this long period.

### ***Attracting investment to the area***

Interim use is now established in Southwark, particularly north of Elephant & Castle. A recent example, the Union Street Urban Orchard, attracted (in 2010) sponsorship from Bankside Urban Forest, Lake Estates Ltd, Carillion, Arts Council of England amongst others, facilitating a range of activities and investment that would not otherwise have been made.

### ***Leaving a legacy***

The concept of interim use, whilst about using temporary sites, is also by its nature about ensuring that investment is portable and can thus be recycled or relocated after development occurs. In the case of the Union Street Urban Orchard, for example, the fruit trees, having been carefully looked after and nurtured over a year, were planted out into carefully chosen sites throughout the surrounding Bankside Community Council area.

## What are the benefits to business?

The examples of Union Street Orchard and Kings Cross railway lands show, on two different scales, that business recognises that interim use provides them with tangible benefits.

### ***Security of active occupation***

Security is a key concern in the Heygate Estate. It is not yet known what arrangements are being planned for the main site ("Phase 2"), but it is clear that ensuring that a site the Heygate is secure will need to involve more than hoardings and site staff. As an indication of the scale, hoarding the

---

<sup>6</sup> Our research indicates that of a sample of local allotments most are either closed to new entrants or expect waiting time to be several years, and Southwark Council is unable to meet demand

- Fielding St allotment waiting list is 73 long, estimated 4-10 years waiting time
- Stuart Rd waiting list is at 100 people, with the list closed
- Bermondsey and Rotherhithe is estimated at 2 to 3 years waiting time
- One Tree Hill still has 27 people waiting for allotments whilst waiting list has been closed for 3 years and are getting at least 4 to 5 enquiries a week

---

<sup>4</sup> <http://www.capitalgrowth.org/>

<sup>5</sup> <http://www.sustainweb.org/cityharvest/health/>

entire perimeter of Phase 2, whilst maintaining access to Heygate St, would involve 2km of hoardings. It is clear that blocking access to the entire site for an unknown period is inconceivable in terms of the damage that it would do to the image of the area - part of which fronts one of the busiest roads in London (New Kent Road).

Security can also be generated by public footfall. Currently, access to the site is complex to the non-resident as the walkways can be hard to follow. The future masterplan will have as an objective to increase the permeability of the site. With interim development, by using carefully chosen parts of the site, with access routes based on those planned for the final development, and varying these over the redevelopment project, a combination of passing pedestrian traffic and active uses of part of the site will provide activity and thus discourage antisocial behaviour and crime.

We outline proposals for both sites in an Annex to this note - some of which will require limited works. As demolition progresses, this access issue will be increasingly reduced and the community gardening uses will continue to provide a focus for activity and thus reduce risks.

### **Employment**

A development of this scale and over the length of time envisaged here will require a substantial ongoing workforce for the site works. The interim use activities provide a means for the developer to develop links with local school children which, as they get to employable age, allows them to present themselves as an attractive local employer, which in turn helps to generate local employment for the community.

### **Land and property values**

The Elephant and Castle suffers from a poor image in London, part of which is related to the dominance of the main roads in the area, but part is due to a reputation for crime. Recent use of the Heygate Estate by a number of film producers appears to be entrenching this view, and this in turn is providing a headache for the developer who would like the area to be seen as an attractive place to work and live - as this will allow them to generate more income.

Interim uses provide a positive way of ensuring that part of the site remains vibrant and active during this long period which ultimately brings significant financial benefits to the developer by improving the image of the development.

### **Access and security**

Provision of active use of parts of the Heygate Estate site will provide constant and passive monitoring by passers-by and thus contribute to the security of the site whilst also providing early real community benefits in terms of improved and safer through routes.

To permit this, a range of access proposals, and timescales, have been identified (see Annex 1).

These proposals effectively bring forward in time some of the main community benefits of the regeneration. There are a number of small physical measures also identified which will have costs associated with them, but as all of these are going to be needed at some point in the regeneration programme there should be no change to the overall costs of regeneration.

### **What actions are needed**

#### ***Who needs to be involved***

No one organisation is able to ensure that interim uses are implemented on the Heygate Estate. However our initial discussions with Lend Lease and with Groundwork Southwark<sup>7</sup>, as well as Living Streets Southwark<sup>8</sup> indicate that the potential of the Heygate Estate for interim uses is widely supported in principle. A key stakeholder is Southwark Council, who own the land, and further discussions need to take place with them about practicalities, timing and responsibilities.

Similarly, the Elephant Amenity Network is working to identify additional stakeholders and potential users of the community gardening facility. This includes a range of local T&RAs, amenity groups, faith groups and other local residents.

#### ***What is the timescale?***

Lend Lease believe that Southwark Council are aiming to finalise the terms of their lease on the Heygate Estate land during 2011. We anticipate that substantial progress can be made during this period in agreeing locations and phasing, as well as generating external sponsorship and support.

We have therefore set a tentative target for spring 2012 for the start of gardening activities on the first site.

#### ***What are the next steps?***

The next steps during the remainder of 2011 include:

1. Agreeing the site area(s) for the community gardening activity
2. Agreeing principles of access and security with Southwark Council and Lend Lease (see Annex 1 to this note)
3. Developing detailed programme for facilitation works
4. Developing more detailed costs for installation and maintenance of required equipment
5. Identifying sources of matched funding that meet the overall funding requirement
6. Developing and implementing a stakeholder action plan agreeing terms of engagement and assigning responsibilities where appropriate

<sup>7</sup> A publically funded organisation whose vision is "We work towards a vision – of a society of sustainable communities which are vibrant, healthy and safe, which respect the local and global environment and where individuals and enterprise prosper." The organisation is currently working with the nearby Browning Estate (<http://www.london.groundwork.org.uk/what-we-do/case-studies/2010/browning-estate-art-project.aspx>) and the Charles Dickens School Garden (<http://www.london.groundwork.org.uk/what-we-do/case-studies/2010/placemakers-community-fund-so/charles-dickens-school-garden.aspx>)

<sup>8</sup> <http://southwarklivingstreets.org.uk/>

## Annex 1: Access and Security

### Introduction

Discussions between the Elephant Amenity Network and Lend Lease/ Southwark Council have shown that security is understandably an area of concern. We have outlined in this note the benefits to security that interim use can bring, but set out some specific issues and proposals in this annex.

It should be noted that a detailed plan for the securing of the Heygate Estate site is not available to the public, and it is not known whether detailed proposals yet exist. These proposals and issues are therefore based on principles rather than detailed knowledge of plans.

### Access routes

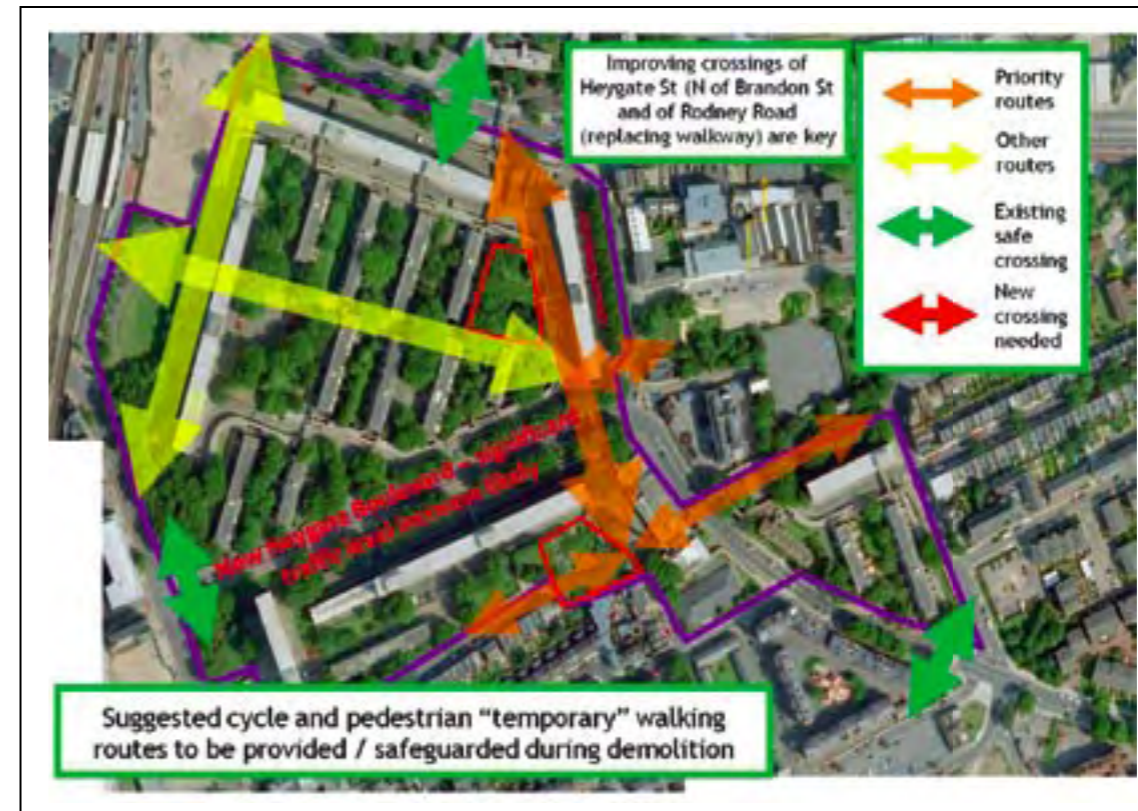
Both sites are accessible without demolition. They have different characteristics, however.

- a) Site 1 near Crossways Church. This site requires very little preparation work to make it usable for community gardening. However current access from the south is from Heygate St (no pavement) whilst ground level access from the north/New Kent Road is blocked by small brick walls either side of Crossways Church.
- b) Site 2 at Wansey St/Brandon St. This site has been enclosed by hoardings for over a decade, and some debris from the demolition of Pritchard House remains, together with some hard standing. This will require more work to clear, but in terms of access the site is accessible now from both Brandon St and Wansey St, and would also provide a welcome pedestrian route connecting these two streets, blocked for many years.

Relatively minor interim works would improve access to both sites. At Site 1, a small length of pavement on Heygate St between the garage entrance and Rodney Place would allow access from the south, and removal of one or both brick walls either side of Crossways Church would allow access from the north.

These proposals are set out in Figure 3 overleaf.

Figure 3: Potential site access routes and proposals to be safeguarded / provided during the demolition process



### Security

The discussion of security impacts requires some knowledge of the philosophy that Southwark Council and Lend Lease will apply to the regeneration as they develop their security plan. In the absence of statements on this topic, we believe that in fact these two sites are well located to support the security measures needed to secure the Heygate Estate site during the demolition and construction period.

#### Site 1

Site 1 is within the interior of the Heygate, alongside maisonettes and behind the Crossways Church. Crossways Church is an important focal point for the estate.

The security of the existing church will be paramount and it will be incumbent on Southwark council and Lend Lease to ensure that the security of the front and rear sides of the building are protected. Given the difficulty and cost of hoarding off and patrolling the entire site, and the danger that this will provide for antisocial behaviour to continue to the rear of the building, passive monitoring will improve security on both sides.

The proposal to use the former garden area south of the church as a community garden would achieve this by providing a focal point for



community use - and thus generate footfall as it would be accessible from north and south with limited works.

In the short term removal of one or both of the low brick walls at each side of the church and some works to improve access and signing at the southern Heygate St end would allow safe access.

In the longer term a wider access could also be achieved by removal of the walkway steps and higher wall west of Crossways Church. This would provide a wide access route through the site, usable by both pedestrians and cyclists, providing a direct route from Brandon Street through to New Kent Road and Elephant and Castle/ Falmouth St.

This would allow good views through the length of the access route and estate and the high number of users on the London Cycle Route (LCN) 23 which currently has to detour from Brandon St across the dangerous junction of Heygate St/Rodney Road. This proposal would also permit good sightlines further improving security.

In both these scenarios, there are a range of proposals which could improve access incrementally as demolition and funding permits, including:

Short term	Removal of the low brick walls either side of Crossways Church to allow access to site 1 from New Kent Road
Short term	Provide pavement on the north side of Heygate St between Rodney Place and the garage entrance
Medium term	Removal of the wall and walkway steps west of Crossways Church to allow a wider access and better sightlines
Longer term	Removal of the walkway crossing over between the garage entrance north of Heygate St and the garden site
Longer term	Removal of the thin brick wall at the northern end of Brandon St and provision of a toucan crossing of Heygate St at this location.

### Site 2

We believe use of this site for community gardening would actually improve security of the surrounding areas considerably. At present both Wansey St and Brandon St are dead-ends, blocked off by the site. This presents a serious security hazard and there is a high level of crime already in this location, requiring frequent police patrols.

Integral to the proposal to bring community gardening to the Pritchard House site would also to provide a through route between Wansey and Brandon Streets to be restored at minimal expense - this is believed to be planned anyway within the wider regeneration proposals, but would be an easy early win for the developer and council.

Our proposal envisages a through route to the north of the garden site - but it could be to the south of it to keep a straight route along Wansey St - and to use the remainder of the site for community gardening.

The actions required will be as follows:

Short term	Move hoardings to allow through route (at least 3m wide) between Brandon and Wansey streets
Medium term	Improve lighting in the area east and west

A summary of the access proposals for both sites is shown in Figure 4, following the strategic desire lines identified by MAKE, also indicating how the new routes connect with public transport (bus stops, London Cycle Hire points and the tube/national rail) and the London Cycling Network.

Figure 4: How considering the new pedestrian and cycle links during demolition can open up the area for interim use and bring early benefits

