11. Elephant and Castle

11.1. Elephant and Castle Area Vision

11.1.1. Elephant and Castle is:

- Based on an important historic transport hub on the edge of central London which continues to serve this function. Elephant and Castle was largely redeveloped in the 1960s as a modern traffic-dominated centre generally considered to provide a poor pedestrian environment;

- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest;

- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities;

- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area’s Latin American community;

- Very accessible, with a safe public realm that enables better journeys for pedestrians and cyclists;

- Home to Southwark’s university quarter which includes South Bank University and UAL London College of Communication, providing excellent opportunities for learning and innovation.

11.1.2. Development in Elephant and Castle should:

- Support the area’s function as a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities, particularly those in the Latin American community;

- Support the creation of a distinctive environment through a mix of innovative new architecture, heritage buildings and quality public realm that provides greenery and connectivity;

- Enable new transport infrastructure links with the surrounding areas by providing accessible walking, cycling and public transport routes;

- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;

- Harness the expertise and infrastructure from the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research in to the area.

11.1.3. Growth opportunities in Elephant and Castle:

Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks and homes.
11.2. Elephant and Castle Area Vision Map
11.3. Elephant and Castle Sites

11.3.1. The key development opportunity sites in Elephant and Castle are:

- NSP41: Newington Triangle
- NSP42: Bakerloo Line Sidings and 7 St George's Circus
- NSP43: 63-85 Newington Causeway
- NSP44: Salvation Army Headquarters, Newington Causeway
- NSP45: Skipton House, Keyworth Hostel and Perry Library
- NSP46: Elephant & Castle Shopping Centre and London College of Communication
- NSP47: Chatelaine House, Walworth Road
- NSP48: London Southbank University Quarter
- NSP49: 1-5 Westminster Bridge Road
### Description of site

Newington Triangle comprises a mix of low-rise light industrial uses between Newington Causeway, Borough Road and the railway viaduct to the south. The site has an industrial character and the low-rise units along Newington Causeway are in a fairly poor state of repair with many appearing to be vacant. The majority of the uses on-site are set back from the main road.

### Site area

- **7,274 m²**

### Existing uses

- Light Industrial uses (B1) – 4,477 m²
Site vision diagram

Redevelopment of the site must:
- Provide a new health centre;
- Provide new public open space;
- Support the Low Line walking route adjacent to the railway viaduct;
- Provide active frontages on Newington Causeway, including shops, restaurants and bars.

Redevelopment of the site may:
- Provide new homes;
- Provide new employment floorspace;
- Provide new visitor accommodation.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 6b</td>
<td>• Residential – 347 homes</td>
</tr>
<tr>
<td>• Central Activities Zone</td>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2) – 2,358 m²</td>
</tr>
<tr>
<td></td>
<td>• Health centre (D1) – 4,000 m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Health centre (D1) – at least 4,000 m² facing Newington Causeway</td>
<td>• Residential (C3)</td>
</tr>
<tr>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2) – facing Newington Causeway</td>
<td>• Hotel (C1)</td>
</tr>
<tr>
<td>• Open space – at least 15% of development site area</td>
<td></td>
</tr>
</tbody>
</table>

**Design and accessibility guidance**

The site is suitable for a mixed-use development with active frontages on Newington Causeway. The site is a suitable location for a new ‘hub’ health centre due to its location and excellent public transport accessibility. Redevelopment should support the Low Line walking route adjacent to the railway viaduct. Redevelopment should ensure continued accessibility to public transport and improve local connectivity and access to walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site partially falls within the borough view of St Paul’s along Camberwell Road foreground viewing corridor.

The site is within the setting of listed buildings on Borough Road and Newington Causeway. Undesignated heritage assets include the railway viaduct to the south-west of the site and buildings on Borough Road and Newington Causeway.

The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. The site has high potential to contain multi-phase archaeological deposits that would require protection. A windmill is recorded as once standing on the site and other archaeological evidence of medieval and post-medieval industry may be present.
**NSP42: Bakerloo Line Sidings and 7 St George’s Circus**

**Description of site**

The site is predominantly below grade and comprises a London Underground depot, a two storey railway building and a single storey restaurant fronting St George’s Circus. The site fronts London Road to the east of St George’s Circus and is bounded by Lambeth Road to the west, residential properties and a school on Gladstone Street.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,667 m²</td>
<td>Rail carriage depot (sui generis) – 11,377 m²</td>
</tr>
<tr>
<td></td>
<td>Rail carriage depot ancillary buildings (sui generis)</td>
</tr>
<tr>
<td></td>
<td>Restaurant (A3) 290 m²</td>
</tr>
</tbody>
</table>
Redevelopment of the site must:
- Retain the amount of employment floorspace currently on the site;
- Provide active frontages and town centre uses to St Georges Circus
- Provide new public open space;
- Provide new homes.

Redevelopment of the site may:
- Provide new employment floorspace;
- Provide new visitor accommodation.
### PTAL and Density Area
- 6a
- Central Activities Zone

### Indicative development capacity
- Town centre uses (A1, A2, A3, A4, D1, D2) – 290 m²
- Residential (C3) – 565 homes

### Required uses
- Town centre uses (A1, A2, A3, A4, D1, D2) – facing St George’s Circus
- Open space – at least 15% of development site area
- Residential (C3)

### Other acceptable uses
- Employment uses (A1, A2, A3, A4, B1, D1, D2)
- Hotel (C1)
- Office (B1)

### Design and accessibility guidance
The site is suitable to provide a new residential led development with some town centre uses, whilst also providing new public open space. In order to optimise the site’s full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is located within the setting of the Grade II* listed Obelisk situated at the centre of St George’s Circus and is almost entirely surrounded by the West Square conservation area and St George’s Circus conservation area. It is not located within an archaeological priority zone. However, it is possible that Civil War defences, as mapped by Smith and Kelsey, may cross the southern part of the site.
**NSP43: 63-85 Newington Causeway**

**Description of site**
The site is currently occupied by a mix of employment, cultural and residential uses within buildings of varying ages. Uses along Newington Causeway include Southwark Playhouse, various office units, a job centre, and a health clinic on the corner with Avonmouth Street. A flexible employment and conference centre is located on Avonmouth Street, and a cluster of light industrial buildings front Tiverton Street to the rear of Southwark Playhouse.

**Site area**
- 4,082 m²

**Existing uses**
- Southwark Playhouse (D2) – 816 m²
- Office (B1) – 4,168 m²
- Light industrial uses (B1) – 827 m²
- Job Centre (A2) – 546 m²
- Health clinic (D1) – 213 m²
Redevelopment of the site must:
• Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
• Retain the existing theatre use or provide an alternative cultural use;
• Provide active frontages on Newington Causeway, including shops, restaurants and bars.

Redevelopment of the site may:
• Provide new homes;
• Provide new visitor accommodation.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 6b</td>
<td>• Residential (C3) – 241 homes</td>
</tr>
<tr>
<td>• Central Activities Zone</td>
<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – 731 m²</td>
</tr>
<tr>
<td></td>
<td>• Southwark Playhouse (sui generis) – 816 m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater)</td>
<td></td>
</tr>
<tr>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing Newington Causeway</td>
<td></td>
</tr>
<tr>
<td>• Cultural uses (sui generis) – at least 816 m² including retention of theatre use</td>
<td>• Residential (C3)</td>
</tr>
<tr>
<td></td>
<td>• Hotel (C1)</td>
</tr>
</tbody>
</table>

### Design and accessibility guidance

Redevelopment should deliver a more complementary and harmonious mix of uses alongside the retained Southwark Playhouse that emphasises its cultural significance, attracts more visitors to the area and creates active frontages on Newington Causeway. Redevelopment should enhance accessibility to public transport, walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. The site has high potential to contain multi-phase archaeological deposits that would require protection. Archaeological investigations have taken place on this site and the results of these should be reflected.
### Description of site

The site comprises two 21st century office blocks, including an eight storey office block fronting Newington Causeway and a four storey office building located on the corner of Rockingham Street and Tiverton Street. Both buildings are used by the Salvation Army.

### Site area
- 2,607 m²

### Existing uses
- Office (B1) 5,540 m²
Redevelopment of the site must:

- Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages including restaurants, shops or bars facing Newington Causeway.

Redevelopment of the site may:

- Provide new homes;
- Provide new visitor accommodation.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
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</thead>
<tbody>
<tr>
<td>• 6a</td>
<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – 5,650 m²</td>
</tr>
<tr>
<td>• Central Activities Zone</td>
<td>• Residential (C3) – 88 homes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Employment uses (A1, A2, A3, A4, B1, C1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater)</td>
<td>• Residential (C3)</td>
</tr>
<tr>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting the Thames Path</td>
<td>• Hotel (C1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design and accessibility guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is in the central area of Elephant &amp; Castle and redevelopment should contribute towards realising the detailed vision set out in Elephant and Castle SPD. Redevelopment must provide at least the existing level of employment floorspace. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</td>
</tr>
<tr>
<td>The site is within the setting of Grade II listed Metro Central Heights and the site is within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. Redevelopment should enhance local accessibility to bus stops, tube and rail stations and contribute towards improving the connectivity, walking and cycle routes, specifically taking into consideration the Newington Causeway project (TfL and Southwark).</td>
</tr>
</tbody>
</table>
### Description of site

Skipton House is an office building situated on the Elephant & Castle peninsula northern junction. London South Bank University Library and the Keyworth Hostel are located on the remainder of the site. The Elephant & Castle underground entrance is located directly in front of Skipton House.

### Site area

- 10,158 m²

### Existing uses

- Office (B1) – 26,086 m²
- Hostel (sui generis) – 1,000 m²
- Perry Library (D1) – 2,849 m²
Redevelopment of the site must:

- Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site;
- Provide new homes;
- Provide new north-south link across the site;
- Provide new cultural space.

The site is subject to the following extant permission: 15/AP/5125
### PTAL and Density Area
- 6b
- Central Activities Zone

### Indicative development capacity
- Residential (C3) – 421 homes
- Office (B1) – 47,895 m²
- Town centre uses (A1, A2, A3, A4) – 4,547 m²
- Cultural (D1, D2) – 8,329 m²
- Open space – 1,524 m²

### Required uses
- Office (B1) – at least 47,895 m²
- Cultural (D1, D2) – at least 8,329 m²
- Open space

### Other acceptable uses
- Residential (C3)
- Hotel (C1)
- Town centre uses (A1, A2, A3, A4)

### Design and accessibility guidance
Redevelopment of the site will capitalise upon its highly accessible and prominent location by delivering a comprehensive mixed-use development at a higher density than currently exists. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

Redevelopment should release areas between buildings for public spaces and walking routes, creating a more active and permeable urban environment. Development should seek to complement and integrate with the aspirations for the wider Elephant & Castle opportunity area.

The building is within the setting of Grade II listed Metro Central Heights and the eastern half of the site lies within the ‘Kennington Road and Elephant and Castle’ archaeological priority zone. The area is especially important for Roman archaeology and Civil War defences and a fort are projected in the general area.
Description of site

The site includes a number of distinct buildings. The Elephant & Castle Shopping Centre offers a range of town centre uses including retail, office and entertainment uses. An outdoor market encircles the shopping centre, while the Hannibal House office block rises from the north of the site. The Coronet Theatre abuts the railway viaduct and Elephant & Castle railway station forms the site's eastern boundary. The London College of Communication, a key education establishment, is located on the western side of Newington Butts road and is predominantly low-rise, with a 15-storey tower facing St George's Road. The Grade II listed Michael Faraday Memorial is situated on the former Elephant and Castle roundabout.

Site area

- 40,400 m²

Existing uses

- London College of Communication – 24,307 m²
- Elephant and Castle Shopping Centre – 15,273 m²
- B1 Office – 10,090 m²
- Michael Faraday Memorial (sui generis) – 459 m²
Redevelopment of the site must:
- Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site including new offices, education establishments, retail, cafes and bars;
- Contribute towards Elephant and Castle’s important education cluster by providing at least the amount of education floorspace currently on the site used by London College of Communication;
- Provide new public open and civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct;
- Provide a new tube station entrance;
- Enhance the local townscape by providing high quality active frontages including restaurants, shops or bars at appropriate ground floor locations.

Redevelopment of the site may:
- Provide new homes;
- Provide new visitor accommodation.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 6b</td>
<td>• Residential (C3) – 2,570 homes</td>
</tr>
<tr>
<td>• Central Activities Zone</td>
<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – 14,288 m²</td>
</tr>
<tr>
<td></td>
<td>• London College of Communication (D1) – 24,307 m²</td>
</tr>
<tr>
<td></td>
<td>• Open Space – 6,060 m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least existing level of provision</td>
<td></td>
</tr>
<tr>
<td>• Open space – at least 15% of development site area</td>
<td></td>
</tr>
<tr>
<td>• New tube station entrance</td>
<td>• Residential (C3)</td>
</tr>
<tr>
<td></td>
<td>• Hotel (C1)</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Design and accessibility guidance</th>
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</thead>
<tbody>
<tr>
<td>This site represents one of the most significant growth opportunities in Southwark. Redevelopment should exploit the site’s potential to deliver a comprehensive mixed-use development in this highly accessible location, with substantial areas of landscaping and high quality public realm enhancements. It is anticipated that the Elephant and Castle Shopping Centre will be demolished to facilitate a restructuring of the area’s layout.</td>
</tr>
<tr>
<td>Redevelopment should enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</td>
</tr>
<tr>
<td>The site falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</td>
</tr>
<tr>
<td>The site is within the setting of listed buildings on Newington Butts and St George’s Road, as well as numerous conservation areas in Southwark and Lambeth. The site is within the setting of the undesignated heritage asset of the railway viaduct running from north to south through Elephant and Castle.</td>
</tr>
<tr>
<td>The site lies within the ‘Kennington Road and Elephant and Castle’ archaeological priority zone. The area is especially important for Roman archaeology, relating to the Roman road. The nationally important site of the Newington Butts Theatre once survived in this area. If any remains of the theatre were to survive on this site they would be nationally significant archaeological remains, and additionally would have an international group value as part of the group of Tudor playhouses that included the Rose, Globe, Hope, and Curtain sites. Civil War defences are projected in the area.</td>
</tr>
</tbody>
</table>
### Description of site

The site is on the western side of the Walworth Road and comprises a part three, part four storey red brick commercial building. The building fronts Walworth Road with a wing to the northern site boundary along Amelia Street and a southern boundary along Manor Place. The site incorporates commercial units at ground floor level with offices above. Parts of the office space have more recently been used as a place of worship. The area surrounding is characterised by a wide mix of commercial, retail and residential uses contained within a range of buildings of different heights and architectural styles.

### Site area

- 3,163 m²

### Existing uses

- Town centre uses (A1, A2, A3, A4, B1) – 5,196 m²
Redevelopment of the site must:

- Provide town centre uses on the ground floor with active frontages on Walworth Road, including shops, restaurants and bars;
- Provide new homes.

The site is subject to the following extant permission: 13/AP/1122
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 6a</td>
<td>• Residential (C3) – 54 homes</td>
</tr>
<tr>
<td>• Urban Density Zone</td>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2) – 5,000 m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Town centre uses (A1, A2, A3, A4, D1, D2)</td>
<td>• None</td>
</tr>
<tr>
<td>• Residential (C3)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design and accessibility guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment should provide enhanced accessibility to bus stops, improve walking routes and improve accessibility to existing and planned cycle networks.</td>
</tr>
</tbody>
</table>

The site is in the setting of Walworth Road conservation area and Grade II listed civic cluster including Southwark Health Centre, Newington Library and the former Southwark Town Hall. The site lies within the ‘Walworth Village’ archaeological priority zone. There is an antiquarian record of an early medieval coin hoard being found on the site.
**Description of site**

This site is the London South Bank University Campus. The site is bounded by Borough Road to the north, Southwark Bridge Road to the east, Ontario Street to the south and London Road to the West, which includes the South Bank Technopark, Sports Centre, Library, Student Centre and Theatre. The Quarter is located to the north of Elephant & Castle tube station and Newington Gardens, with Southwark Playhouse and Ministry of Sound to the east. To the west is the Imperial War Museum.

**Site area**

- 51,658 m²

**Existing uses**

- N/A
Redevelopment of the site must:
- Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter, for example by providing student halls of residence;
- Provide for connected pedestrian environments, specifically direct walking routes through Elephant & Castle and links to the new safe cycle passage.

Redevelopment of the site may:
- Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses such as retail, cafes and bars.
### PTAL and Density Area

- 6b
- Central Activities Zone

### Indicative development capacity

- N/A

### Required uses

- Research and education facilities or uses that would otherwise support the functioning of London Southbank University Quarter

### Other acceptable uses

- Town centre uses (A1, A2, A3, A4)

### Design and accessibility guidance

Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is not within a borough designated archaeological priority zone or conservation area. The site is the location of the Blackfriars Road Music Hall. Civil War defences are recorded running to the south of the site. The site is within the setting of Grade II* listed Obelisk and Grade II listed buildings on London Road and Borough Road. The site includes Building at Risk. The site affects the setting of St George’s Circus conservation area and West Square conservation area.
NSP49: 1-5 Westminster Bridge Road

<table>
<thead>
<tr>
<th>Description of site</th>
<th>The site comprises a collection of buildings on the corner of Westminster Bridge Road and Lambeth Road. The existing building heights vary from four to five storeys. Directly to the south of the site are the Bakerloo Railway sidings and to the north is McLaren House.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area</td>
<td>772 m²</td>
</tr>
</tbody>
</table>
| Existing uses       | • Office (B1) – 1,850 m²  
• Library (D1) – 550 m² |
Redevelopment of the site must:
- Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site;
- Provide new homes;
- Provide active frontages including restaurants, shops or bars facing St Georges Circus.

Redevelopment of the site may:
- Provide new visitor accommodation.

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## PTAL and Density Area

- 6b
- Central Activities Zone

### Indicative development capacity

- Residential (C3) – 7 homes
- Office (B1) – 2,700 m²

## Required uses

- Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least to the existing level of provision
- Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting the St George’s Circus
- Residential (C3)

### Other acceptable uses

- Hotel (C1)

## Design and accessibility guidance

A comprehensive mixed-use development will provide an uplift in floorspace, enabling the continued provision of office space and the library, alongside new residential units. In order to optimise the site’s full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must successfully relate to the St George’s Circus building line.

The site is within the setting of St George’s Circus and West Square conservation areas, but is not within a borough designated archaeological priority zone. Any redevelopment would affect the setting of the Grade II* Listed Obelisk and Grade II Listed buildings on London Road and Borough Road.