

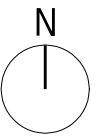
Appendix 2

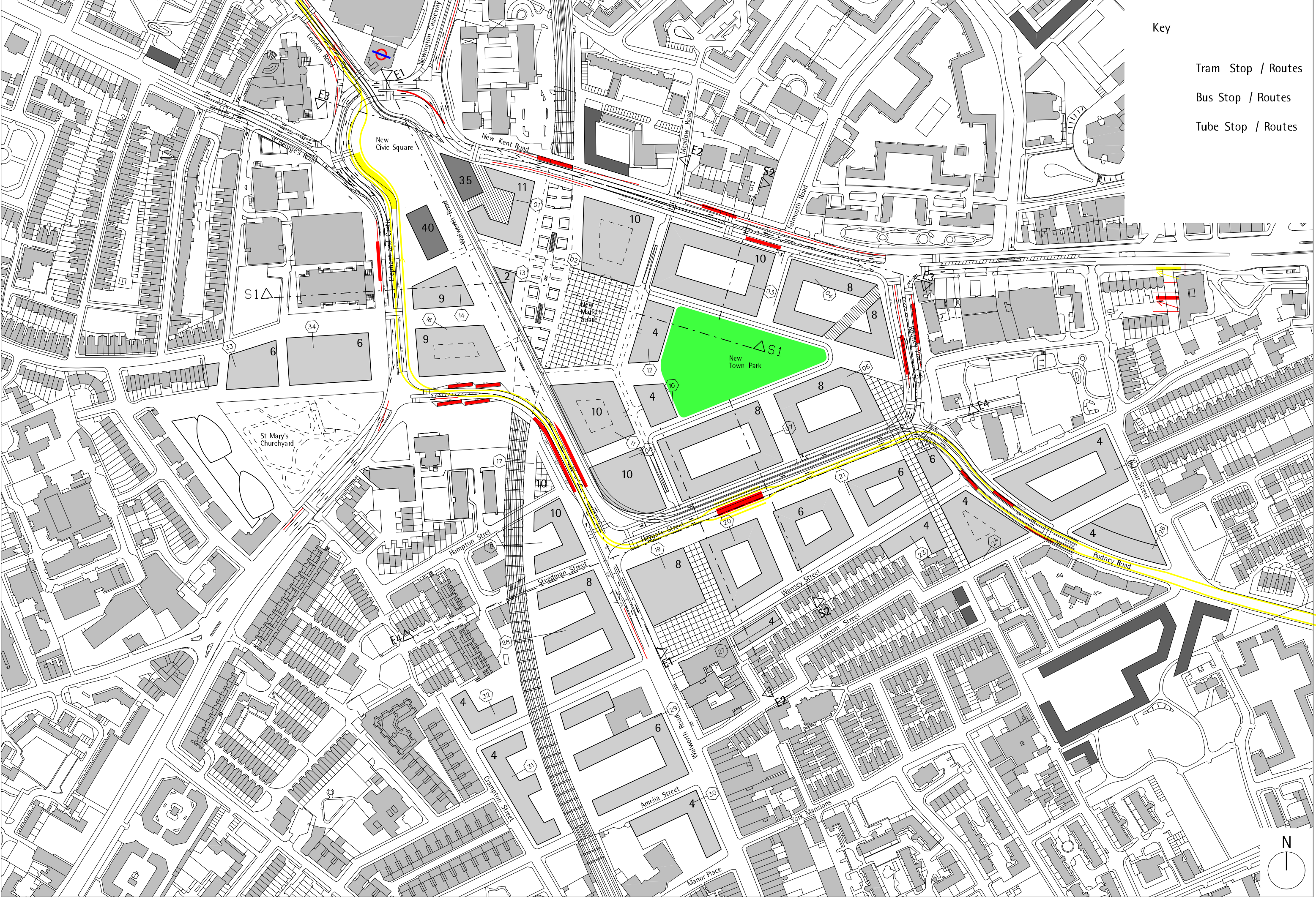
Development Framework Options

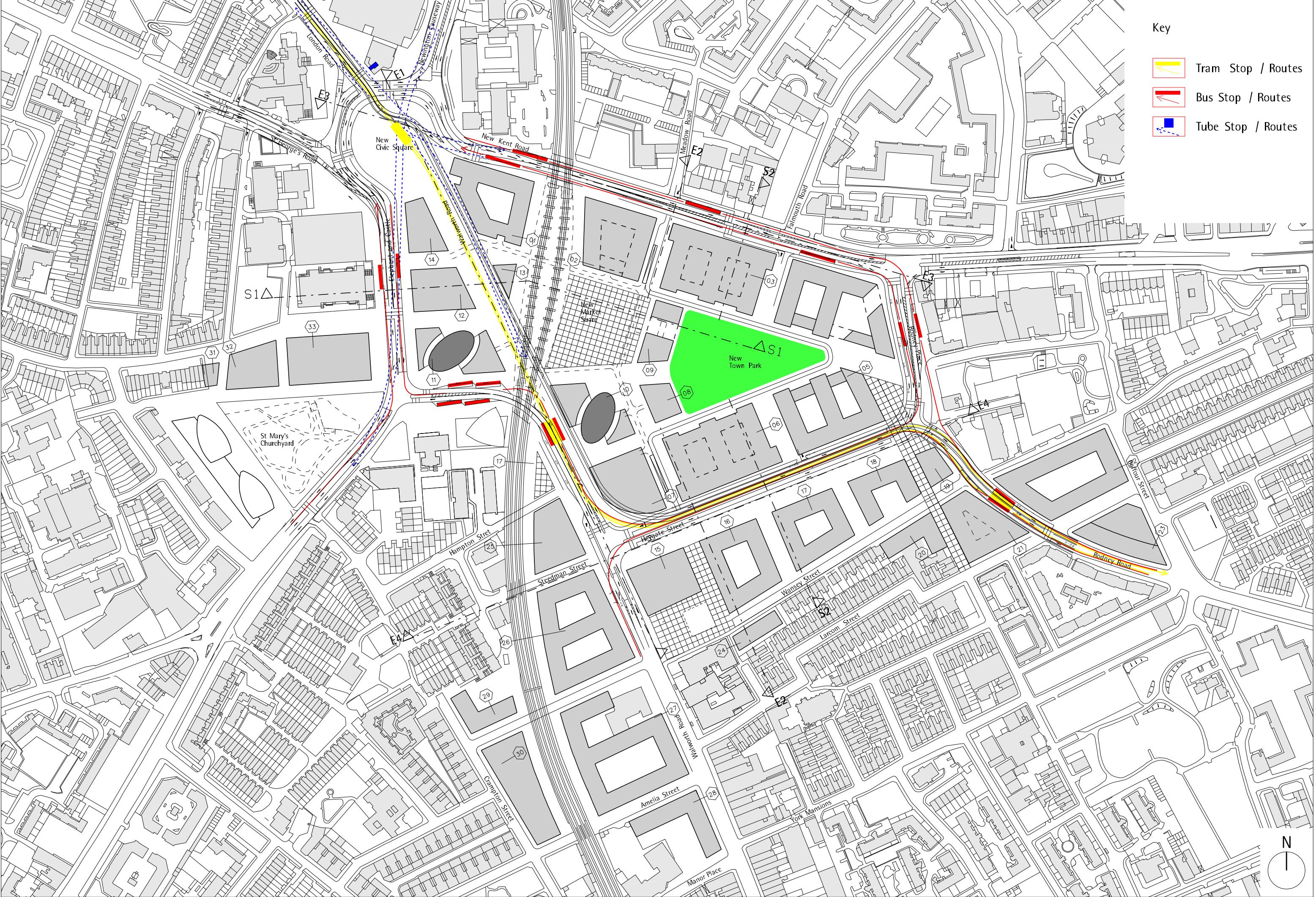


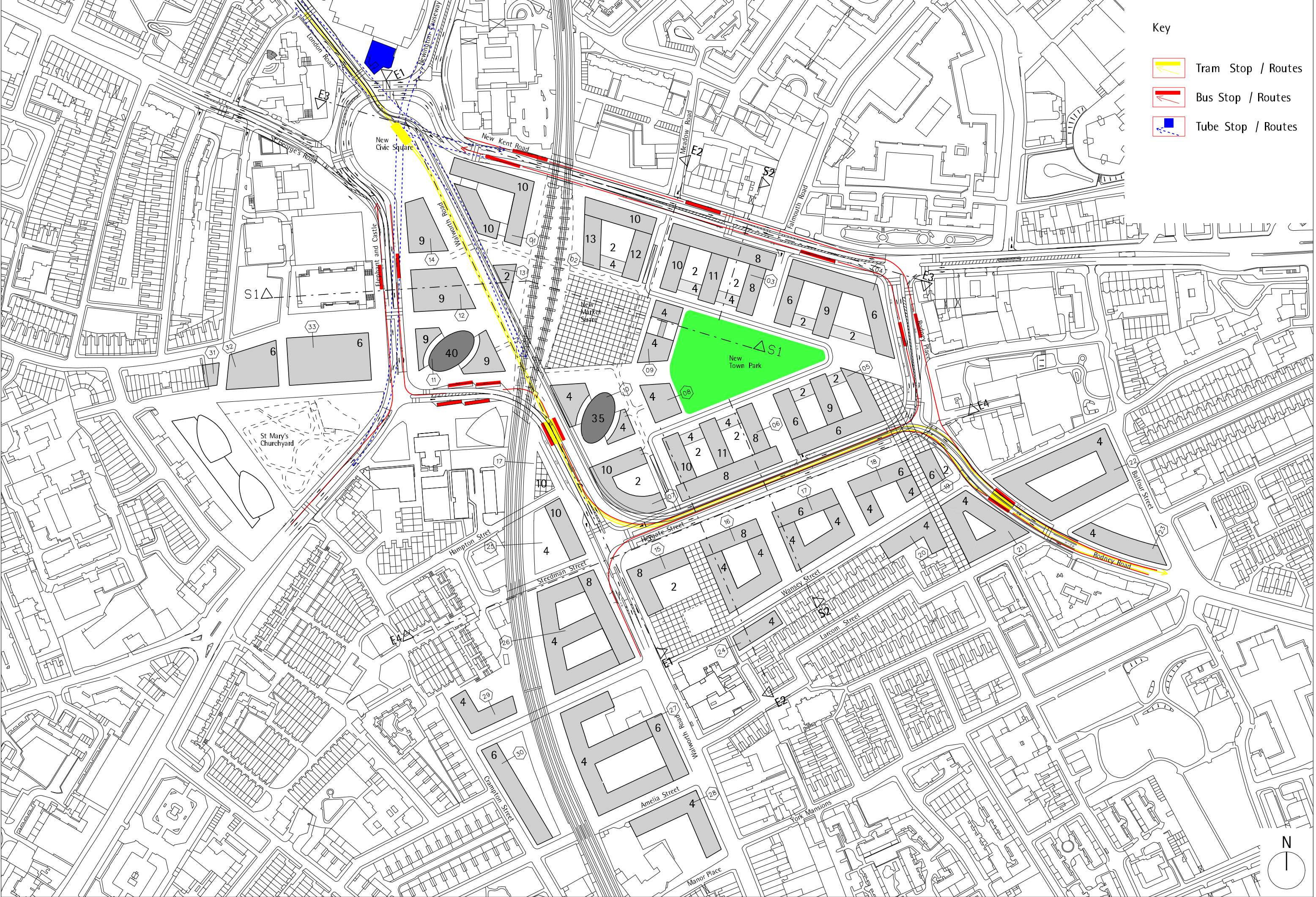
A development framework for the

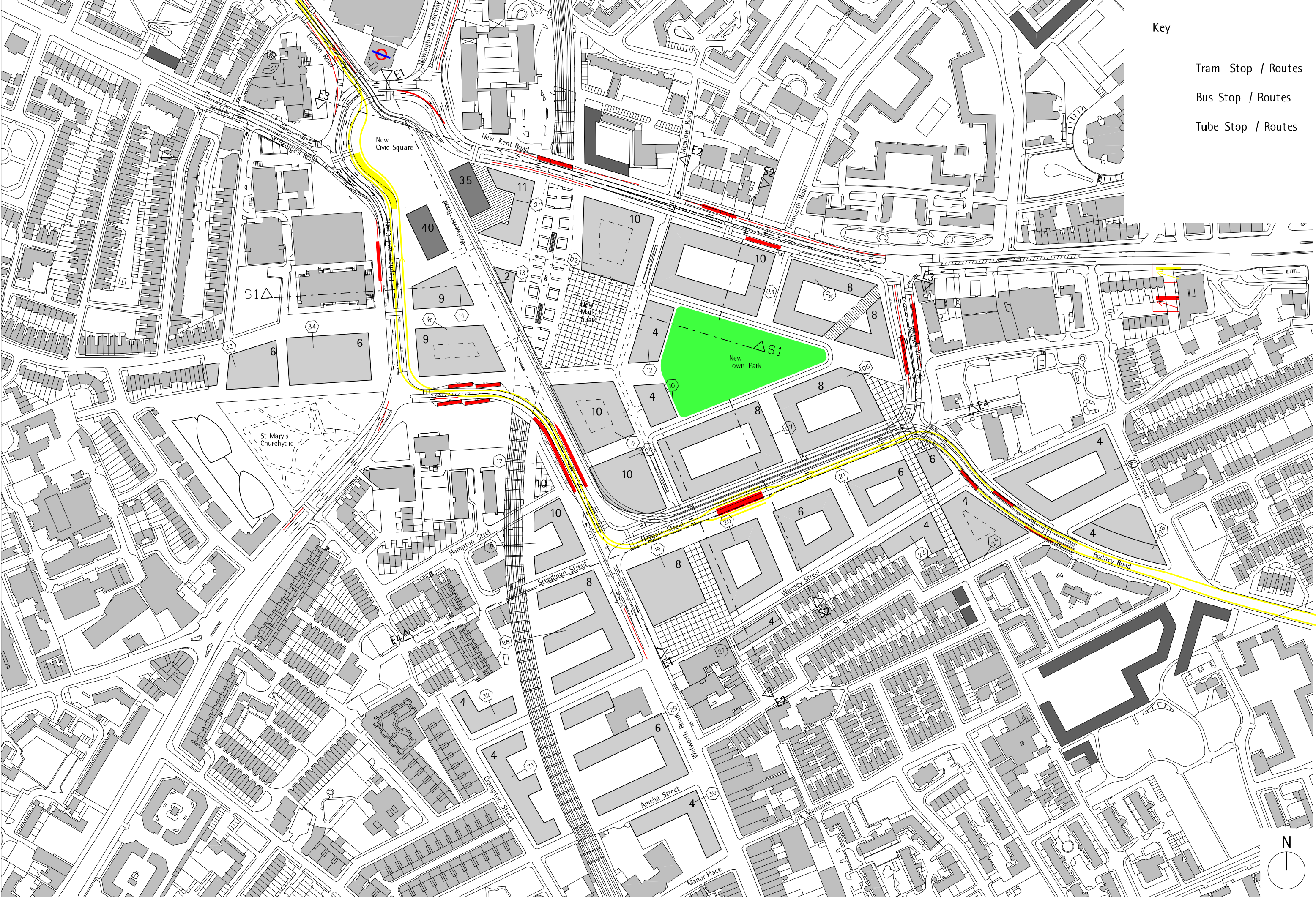
elephant & castle



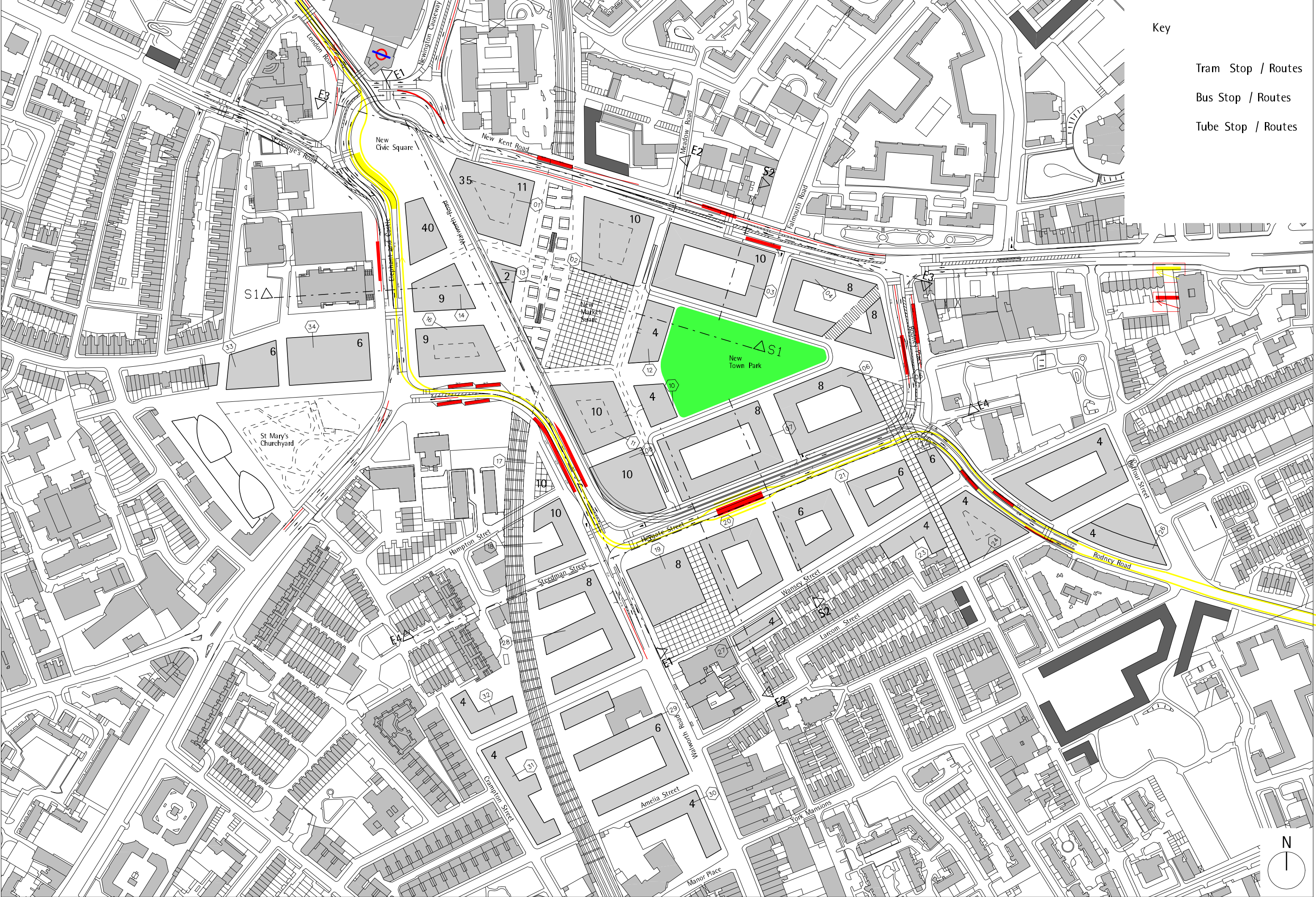


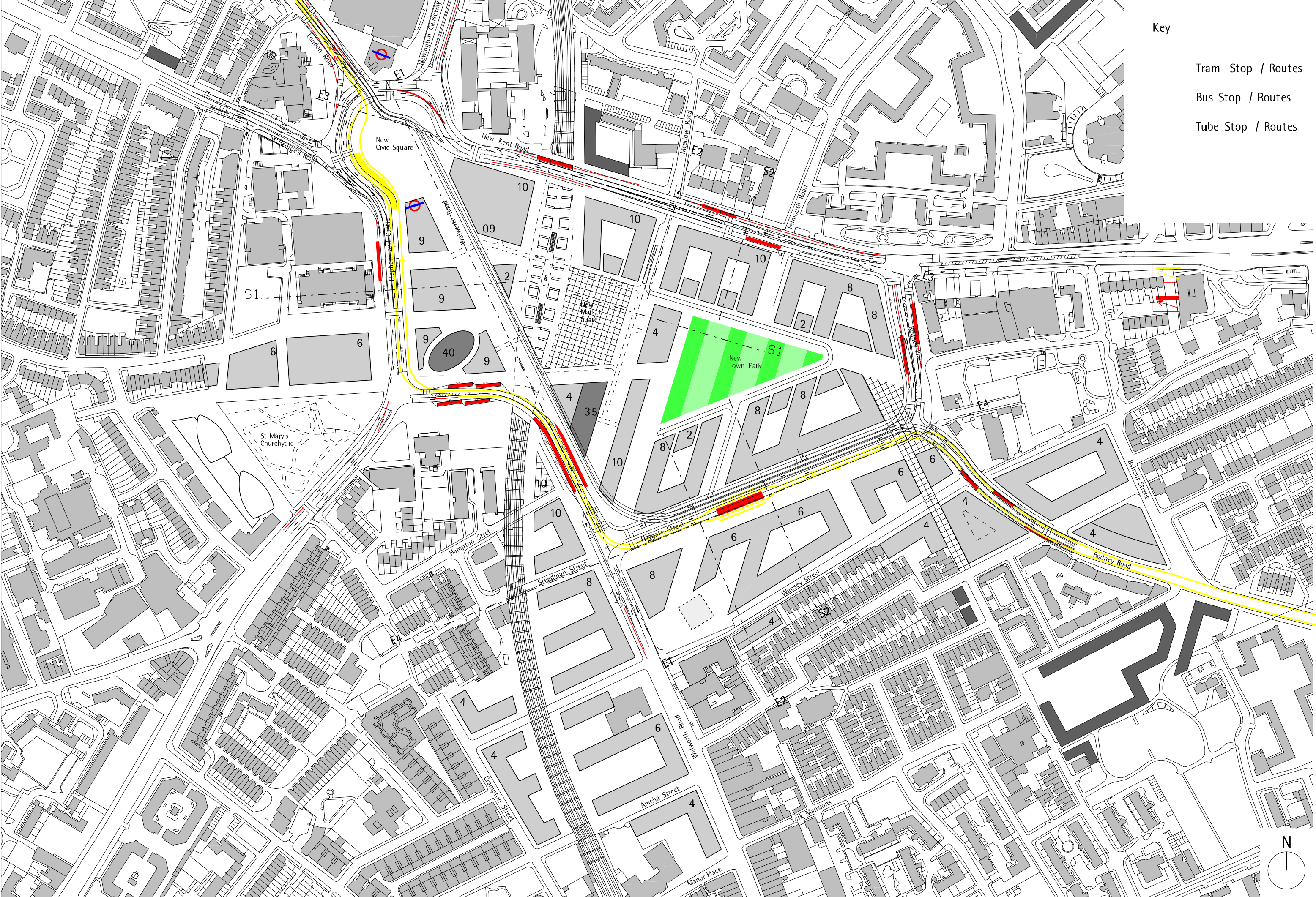


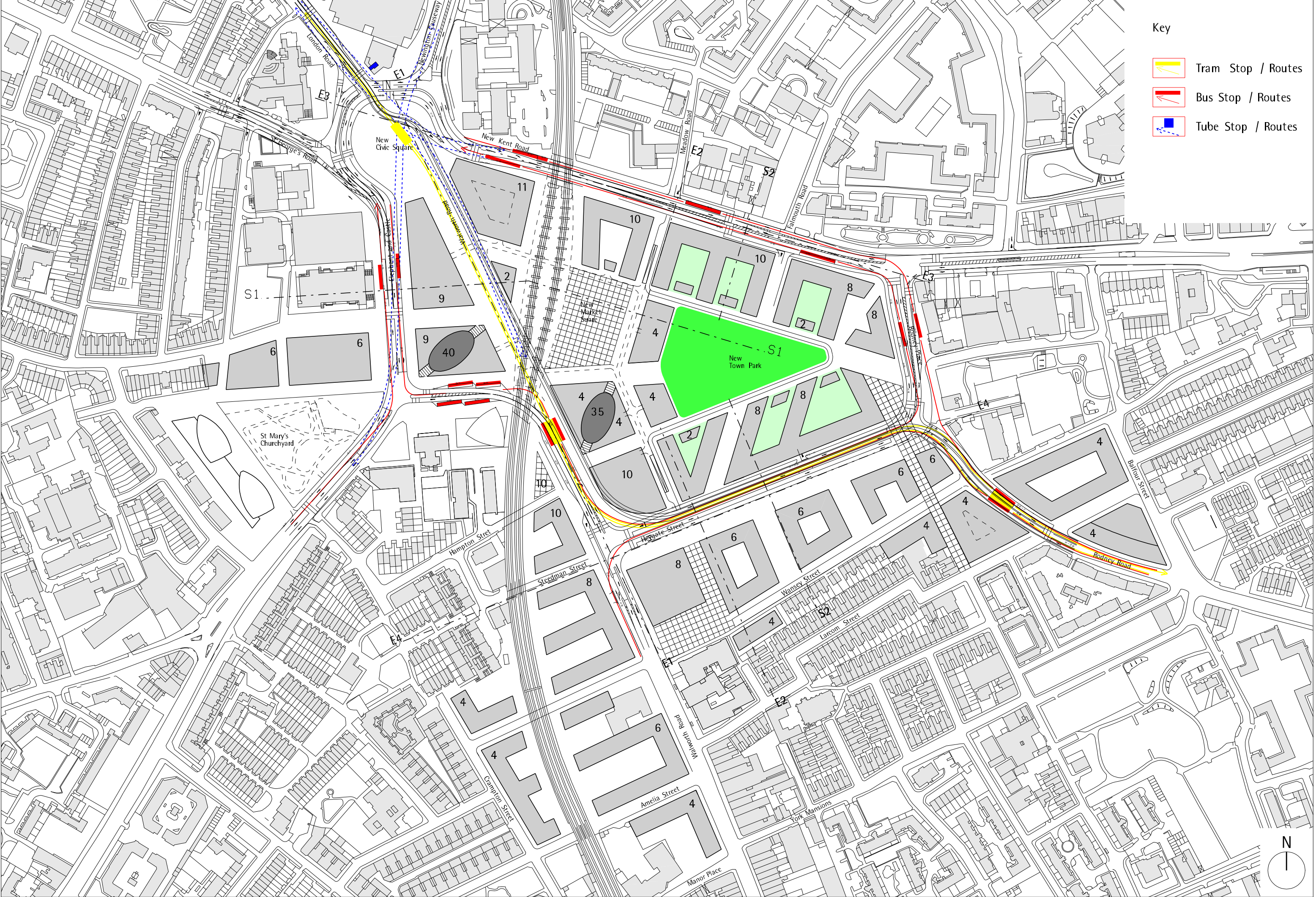


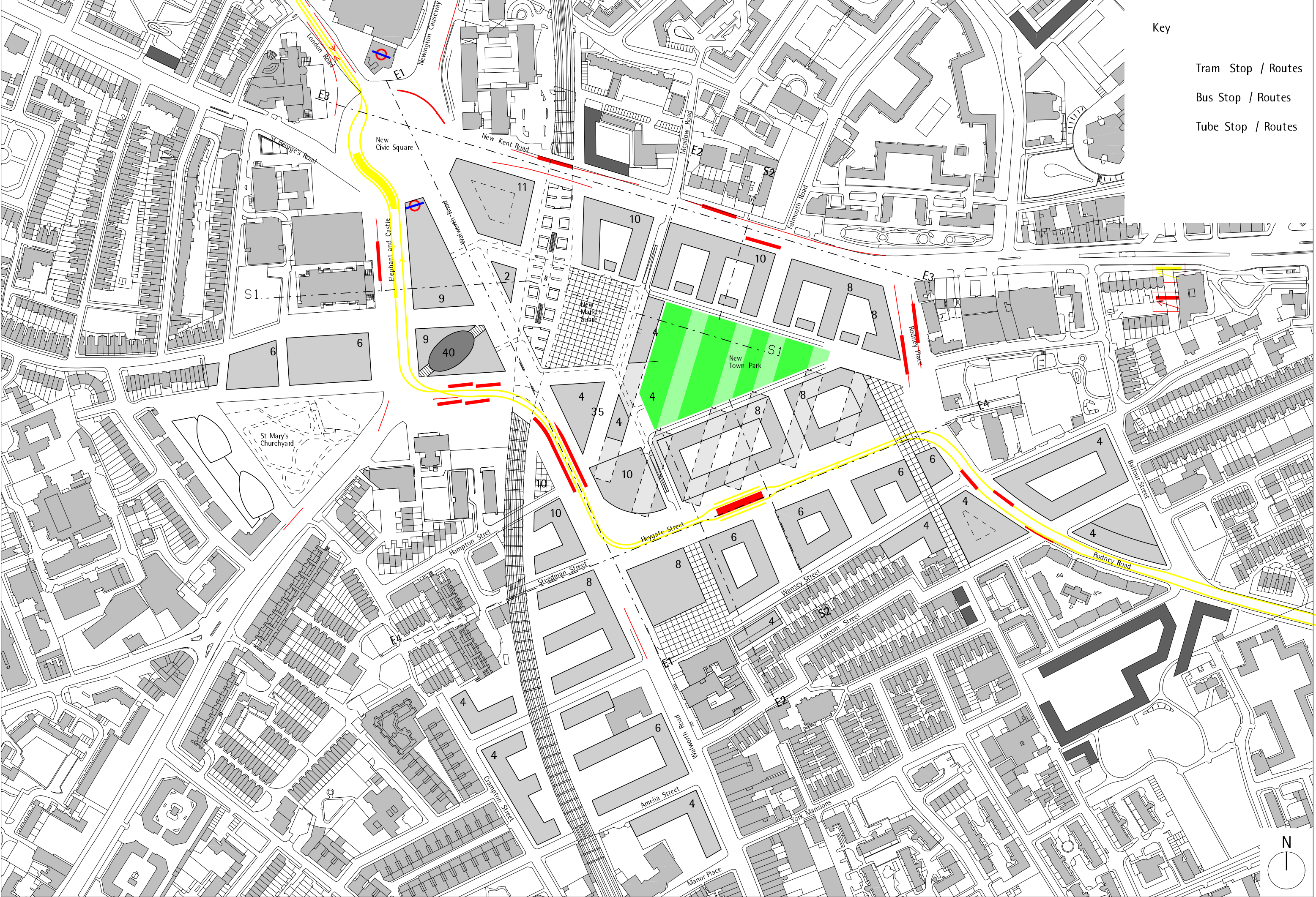


- Key
- Tram Stop / Routes
 - Bus Stop / Routes
 - Tube Stop / Routes

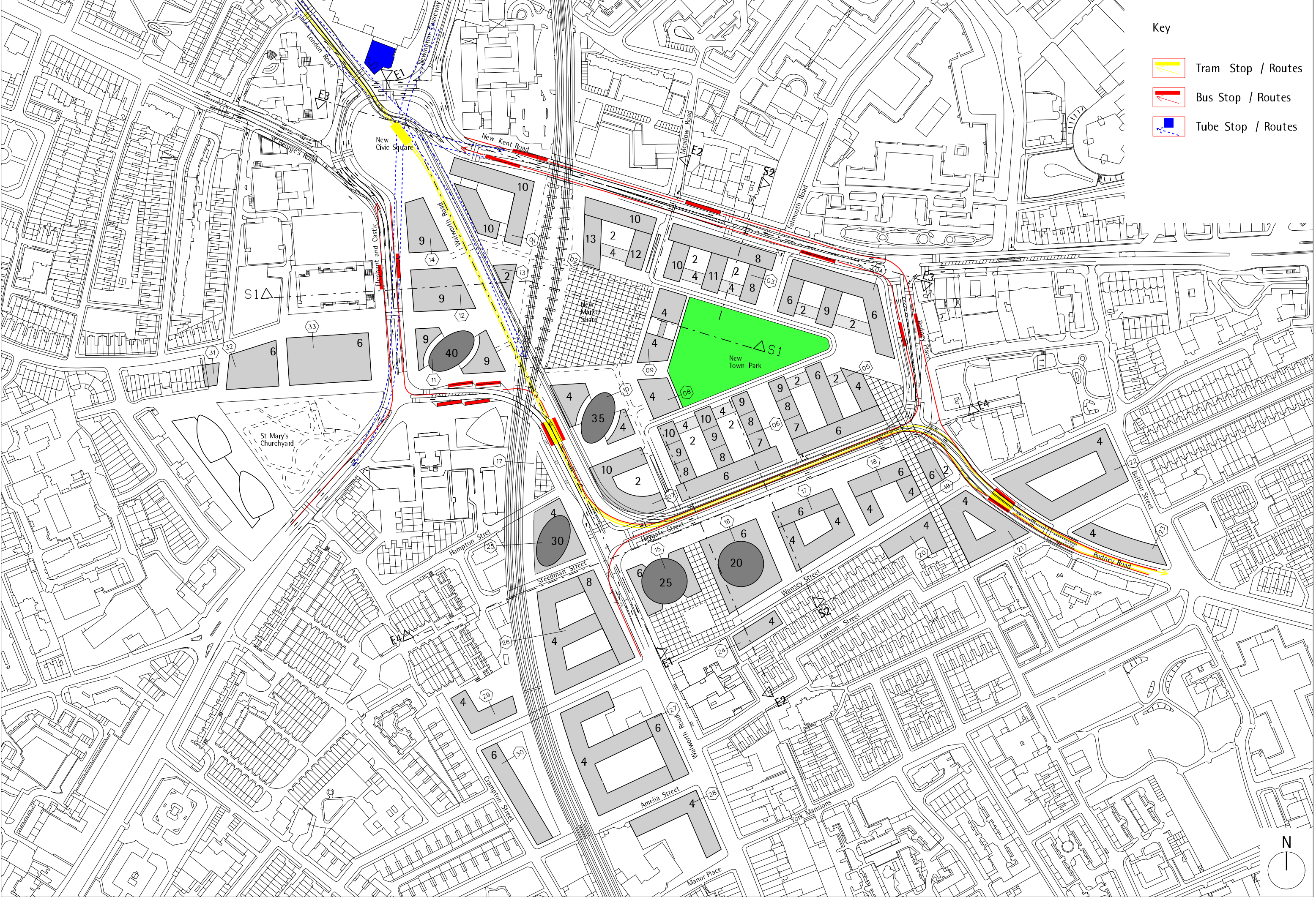








- Key
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 - Tube Stop / Routes

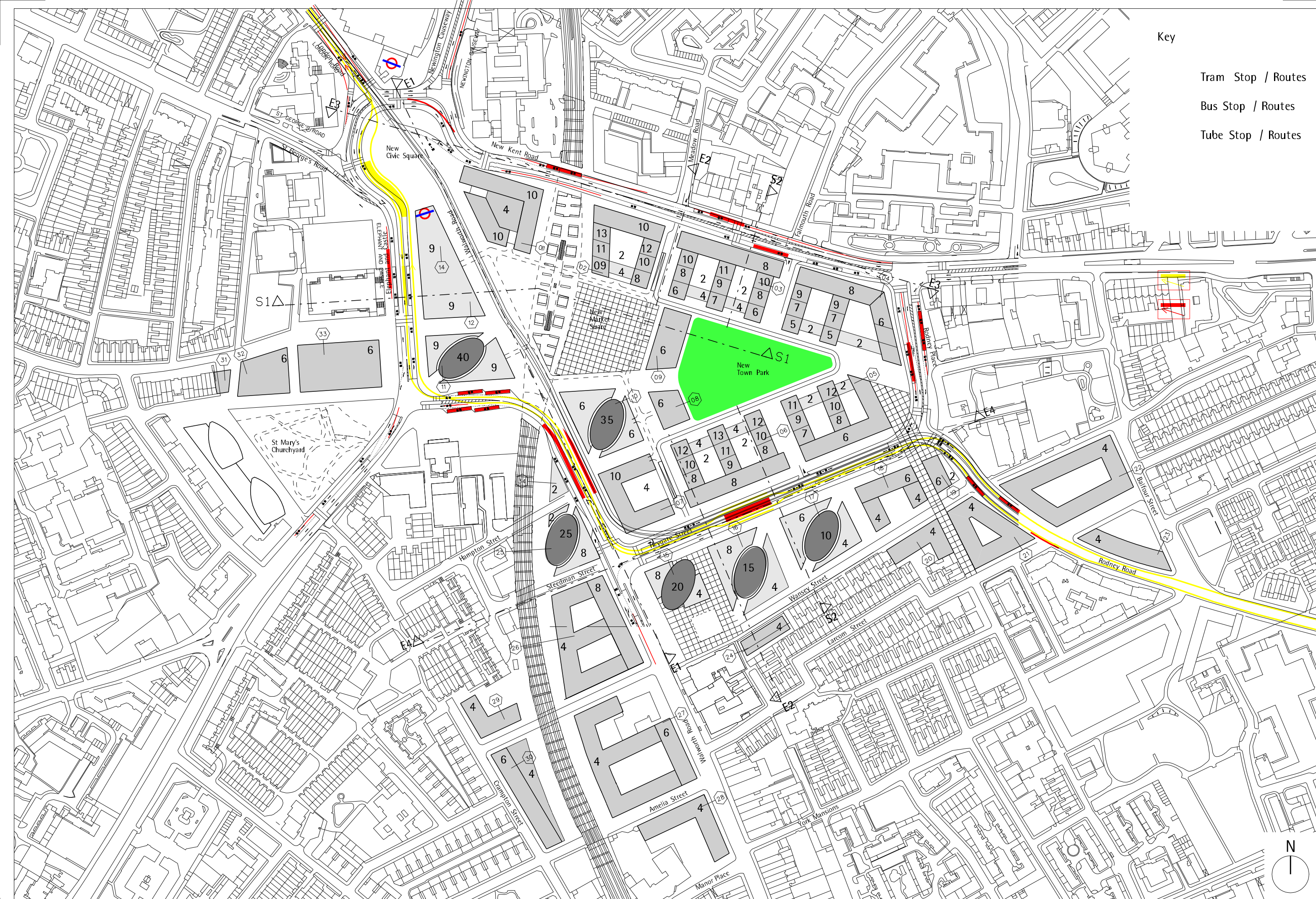
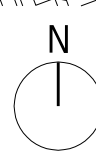


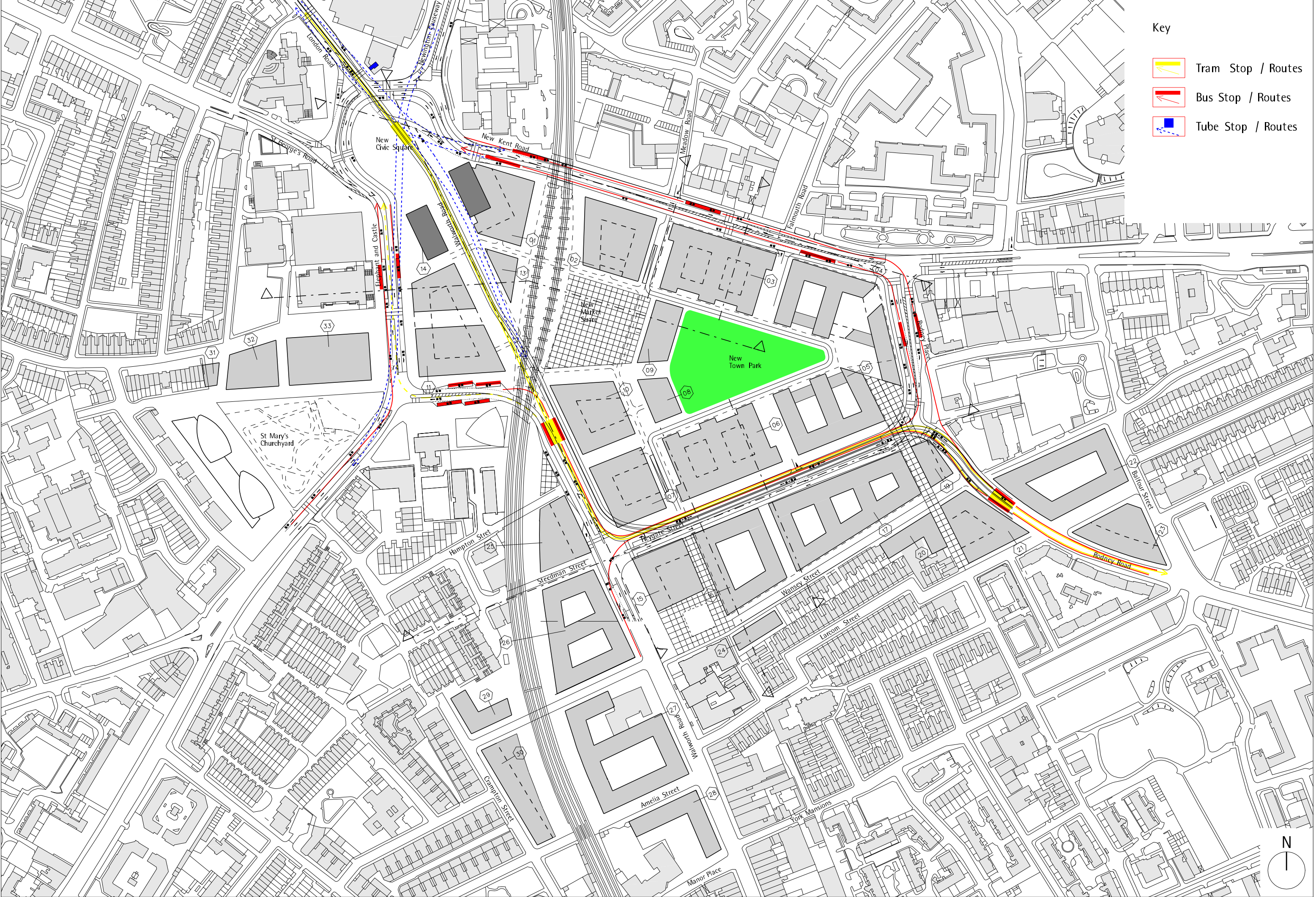
Key

Tram Stop / Routes

Bus Stop / Routes

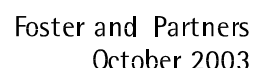
Tube Stop / Routes

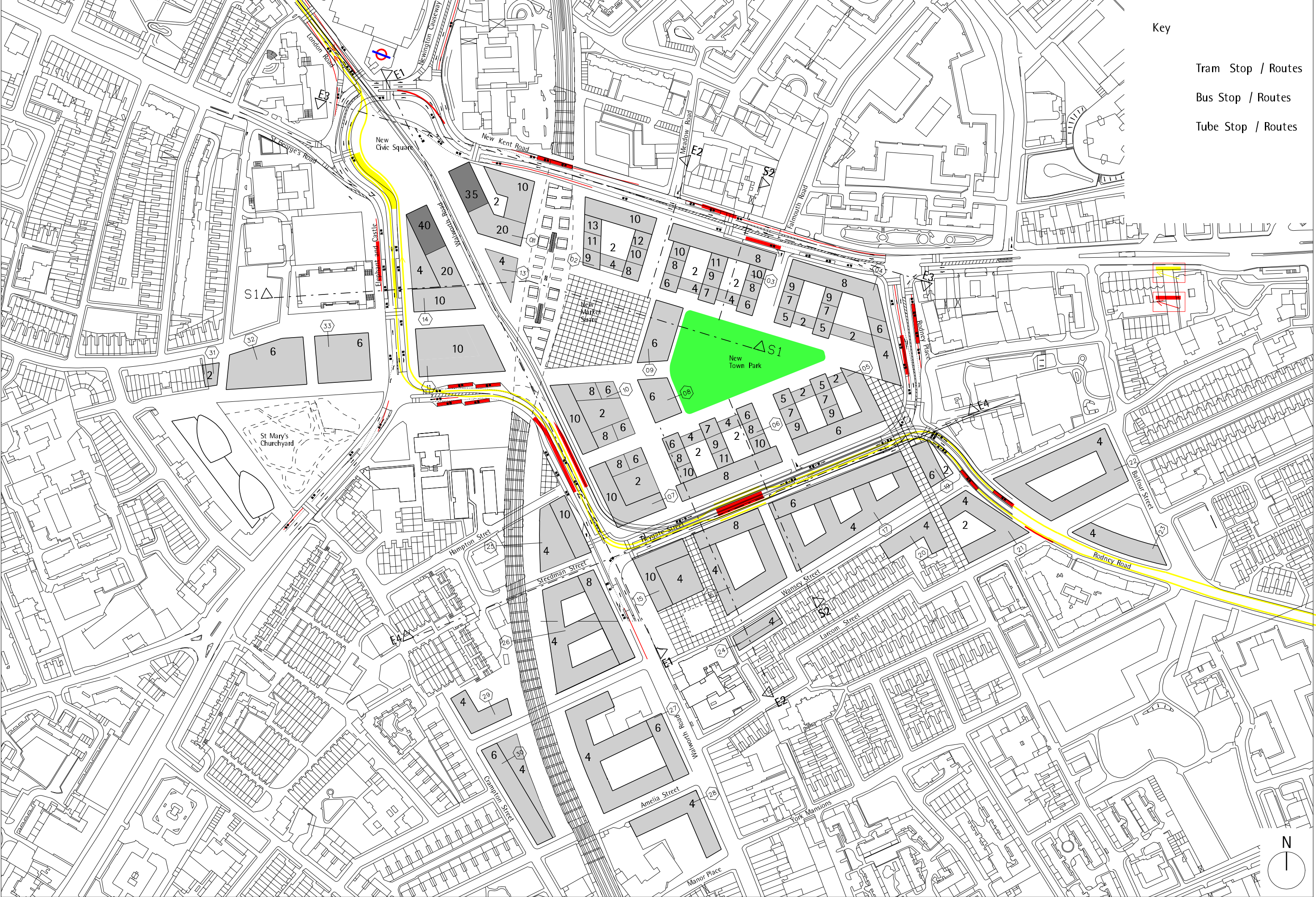


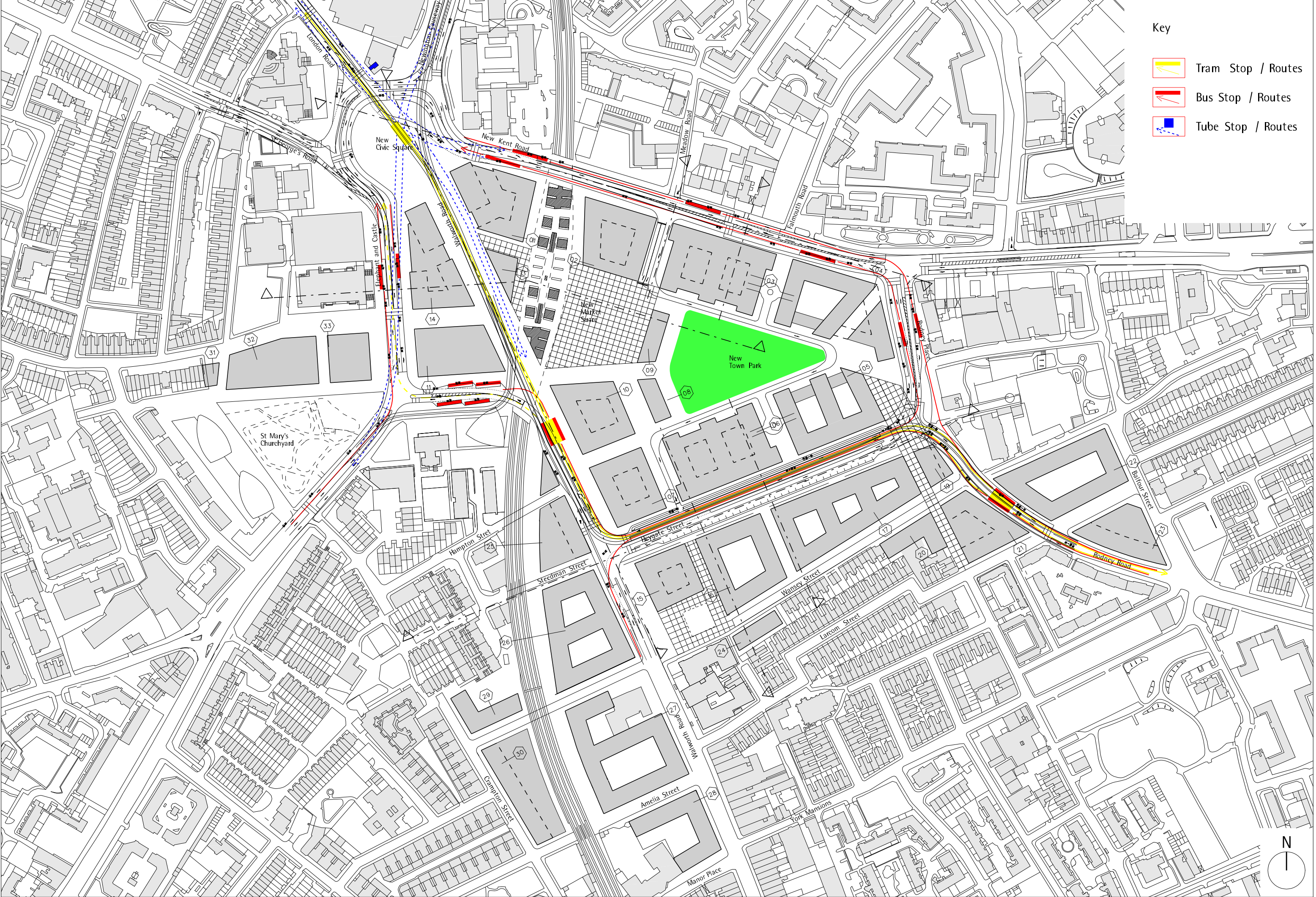


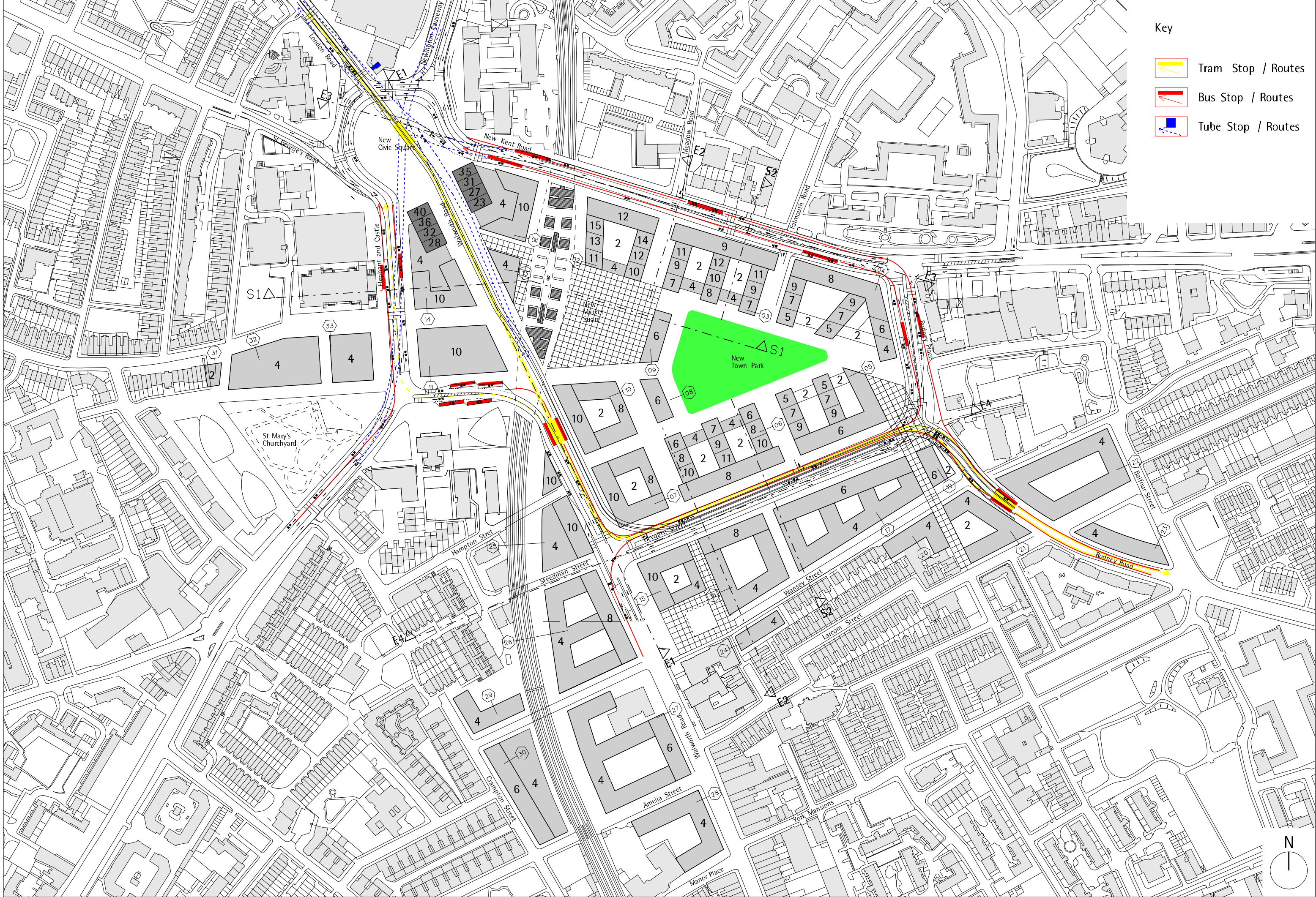
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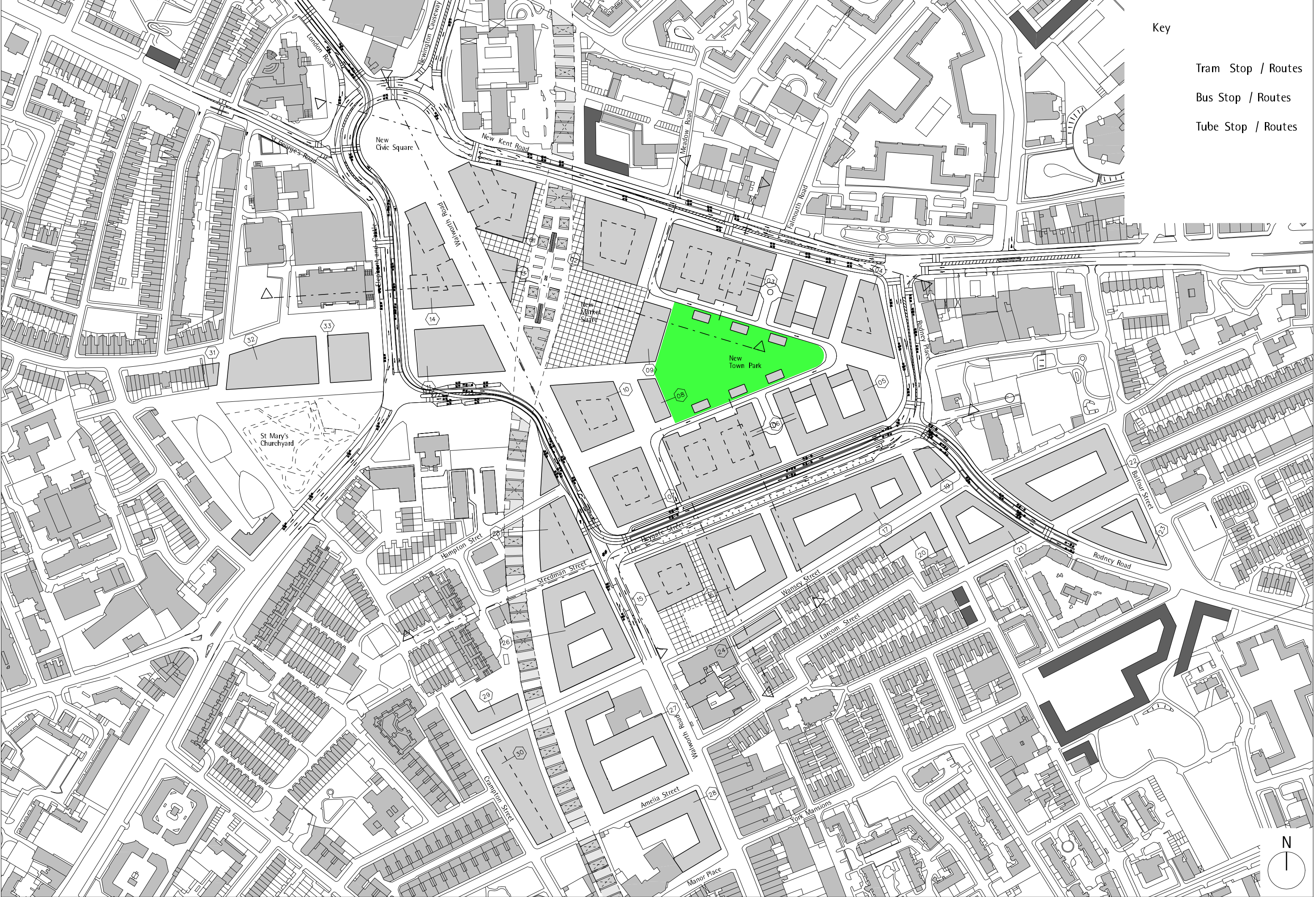
- Tram Stop / Routes
- Bus Stop / Routes
- Tube Stop / Routes













- Key
- Tram Stop / Routes
 - Bus Stop / Routes
 - Tube Stop / Routes



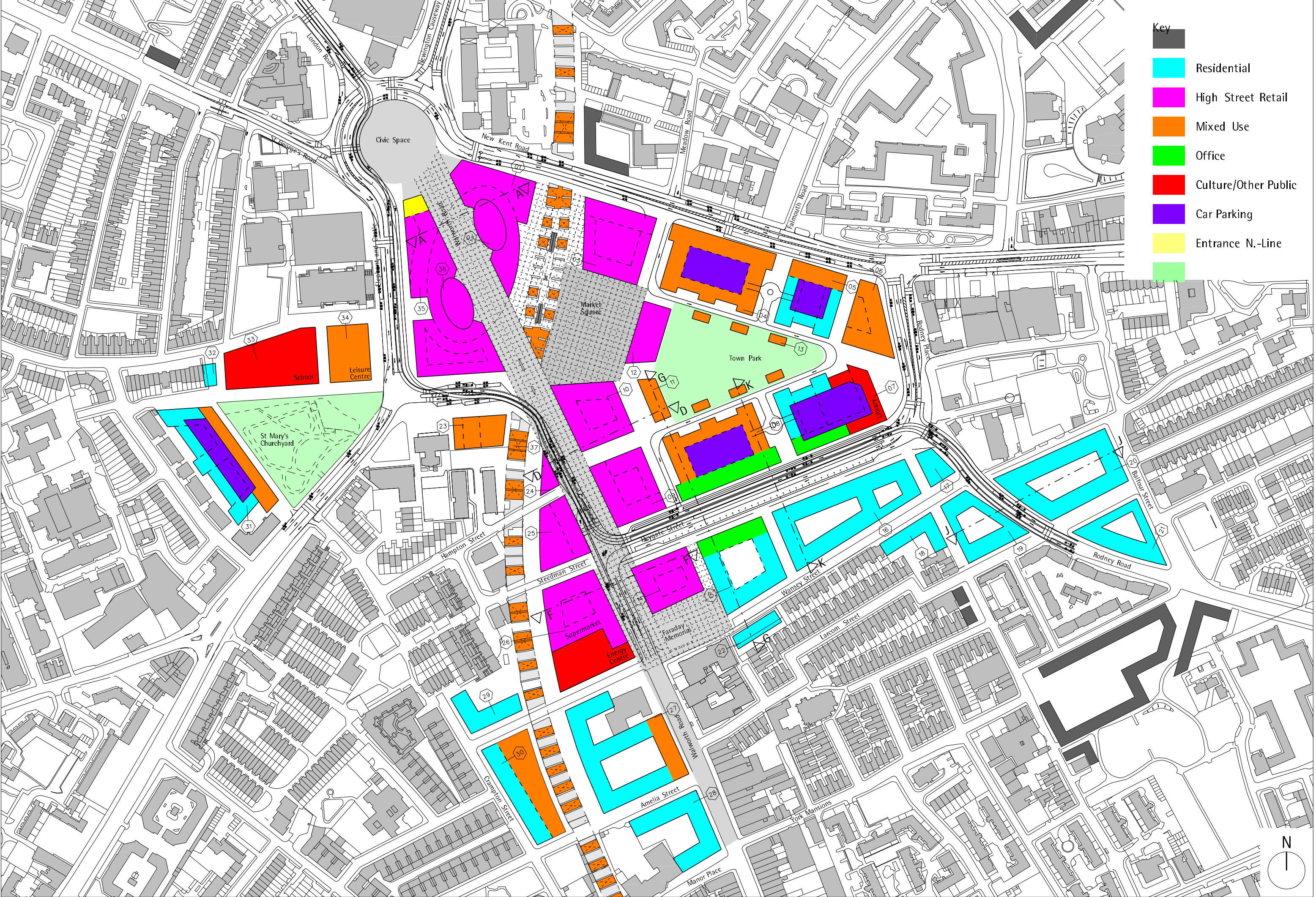
- Key
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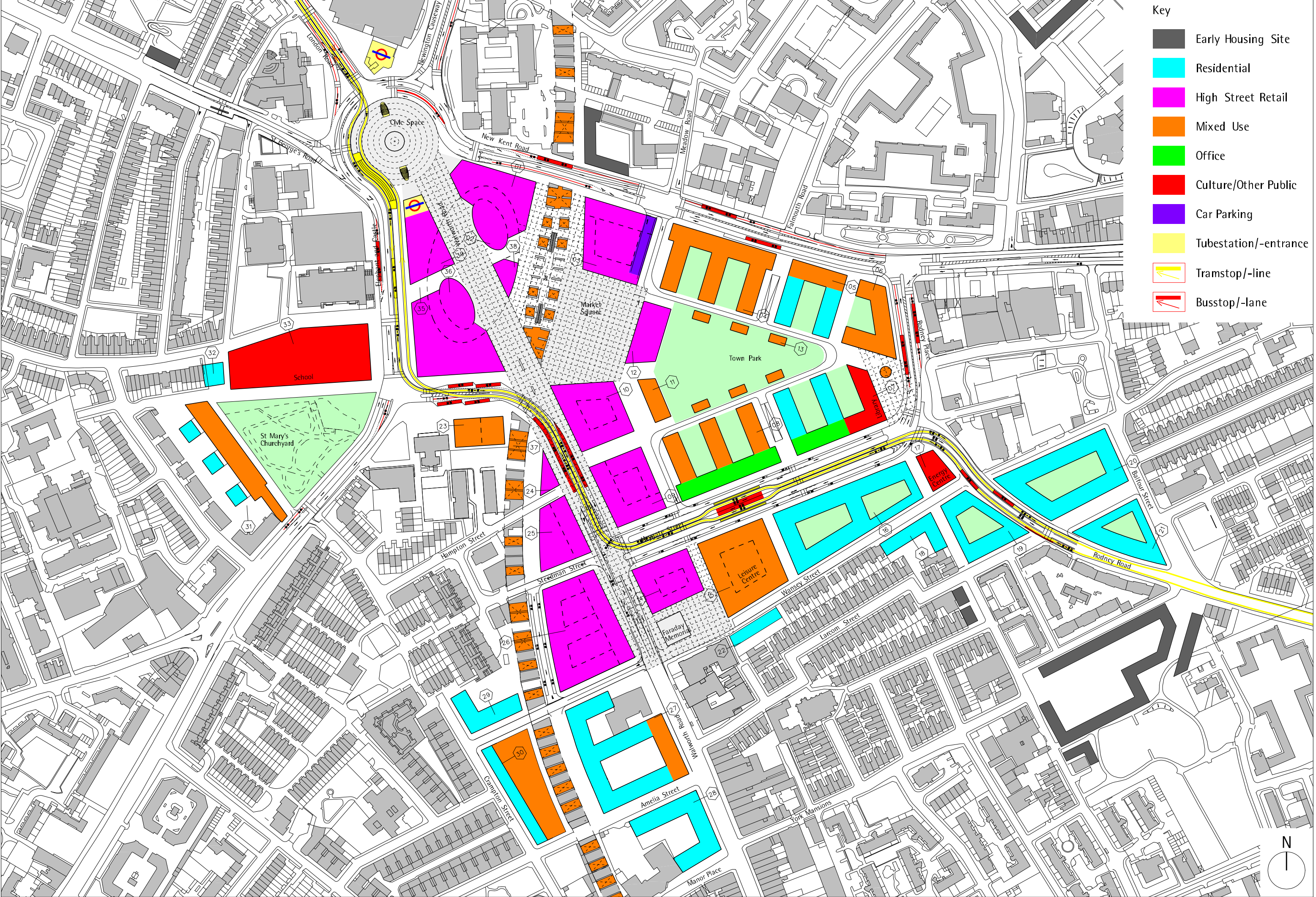
- Key
- Tram Stop / Routes
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Option 16 Land Uses

Block No. Ground		Block No. Upper	
	Landuse	GFAM2	GFAM2
1	High Street Retail	6,800	1 High Str. Ret./Res.
2	High Street Retail	2,000	2 Residential
3	High Street Retail	7,200	3 Residential
4	Mixed Use/Car Parking	6,600	4 Residential
5	Mix. Use/Resi./Car P.	1,600	5 Residential
6	Mixed Use	3,800	6 Residential
7	Resi./Library/Car P.	3,000	7 Resi./Library
8	Mix. Use/Office/Car P.	1,800	8 Residential
9	High Street Retail	5,600	9 Residential
10	High Street Retail	5,800	10 Residential
11	Mixed Use	1,200	11 Residential
12	High Street Retail	2,600	12 Residential
13	Mixed Use (total Pavillions)	700	13 x
14	High Street Retail	4,400	14 Residential
15	Resi./Office	4,000	15 Residential
16	Residential	8,600	16 Residential
17	Residential	1,200	17 Residential
18	Residential	1,800	18 Residential
19	Residential	3,600	19 Residential
20	Residential	7,000	20 Residential
21	Residential	3,400	21 Residential
22	Residential	1,000	22 Residential
23	Mixed Use	3,600	23 Residential
24	High Street Retail	600	24 Residential
25	Energy Centre/ High Str. Ret.	2,200	25 Energy Centre/Resi.
26	Supermarket	10,600	26 Residential
27	Mixed Use/Resi.	1,800	27 Residential
28	Residential	4,000	28 Residential
29	Residential	2,200	29 Residential
30	Mixed Use/Residential	3,800	30 Mix. Use/Resi.
31	Mix. Use/Resi./Car P.	2,400	31 Residential
32	Residential	400	32 x
33	School	7,000	33 School
34	Leisure Centre	3,600	34 Leisure Centre
35	High Str. Ret/N.-Line Entrance	11,800	35 High Str. Ret./Res.
36	High Street Retail	2,000	36 Residential
37	Railway Arches (as shown)	4,800	37 x
Totals			
Total Residential		415,600	
Total High Street Retail		72,300	
Total Culture/Other Public		21,300	
Total Office		4,600	
Total Mixed Use		43,100	
Total Car Parking		14,600	
Total Area Land Uses		571,500	
Total Area Master Plan (Ha)		23	
Total Residential units		4,156	
Residential Density (Units/Ha)		180	
Total Resi. @ Town Park		78,000	
Total Area @ Town Park (Ha)		5	
Total Resi. Units @ Town Park		780	
Resi. Density @ T. P. (Units/Ha)		156	













- Key
- Early Housing Site
 - Residential
 - High Street Retail
 - Mixed Use
 - Office
 - Culture/Other Public
 - Car Parking
 - Tubestation/-entrance
 - Roof Garden







