

**Aylesbury AAP
Preferred Options Report
Version 6**

March 2008

Project Director: Kelvin Campbell
Project Manager: Daniel Hill
Urban Initiatives
1 Fitzroy Square
London W1T 5HE
t: +44 (0) 20 7380 4545
f: +44 (0) 20 7380 4546

**Report prepared on behalf of
London Borough of Southwark
Aylesbury New Deal for Communities**

HOW TO GET INVOLVED

The Aylesbury Area Action Plan (AAP) is a document that will help to bring about real change within the Aylesbury area over the next 15 to 20 years. It aims to create a strong and vibrant community, with high quality homes; great streets, parks and open spaces; excellent public transport and a wide range of social and community facilities.

We need your help to make this change happen. This Preferred Options Report, which follows on from the Issues and Options Report, sets out our preferred vision for the future development of the Aylesbury area. This vision will then be developed further as a plan which will be submitted to the Government in the Autumn of 2008.

We would now like your views on our preferred vision and approach for the Aylesbury area. This will help us to ensure that the final AAP meets the needs of the whole community.

The Preferred Options report will be available for public viewing from February 19 2008. Formal consultation on the report will begin on April 17 2008. All comments must be received by May 29 2008.

This will not be your last chance to get involved – we will welcome your input at the next stage when the final draft of the AAP will be available for you to comment on. For more details about how to get involved in the future please contact Tim Cutts using the contact details provided below.

Comments should be made on the questionnaire provided. Please complete the accompanying ethnic monitoring form. Forms can be returned by post, fax or email to:

Address: Planning Policy and Research
Regeneration
FREEPOST SE1919/14
London SE17 2ES

Email: planningpolicy@southwark.gov.uk

Fax: 020 7525 5611

This Preferred Options Report is available to view on our website – www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/AylesburyAreaActionPlan.html - or by following Planning and Building Control > Planning Policy from www.southwark.gov.uk. This report is also available to view in local libraries; One Stop Shops; the Town Hall, Peckham Road, SE5; or at the Southwark Regeneration Department Offices, Chiltern, Portland Street, SE17.

If you have any queries regarding this Preferred Options Report please contact Tim Cutts at the above address or telephone: 020 7525 5380.

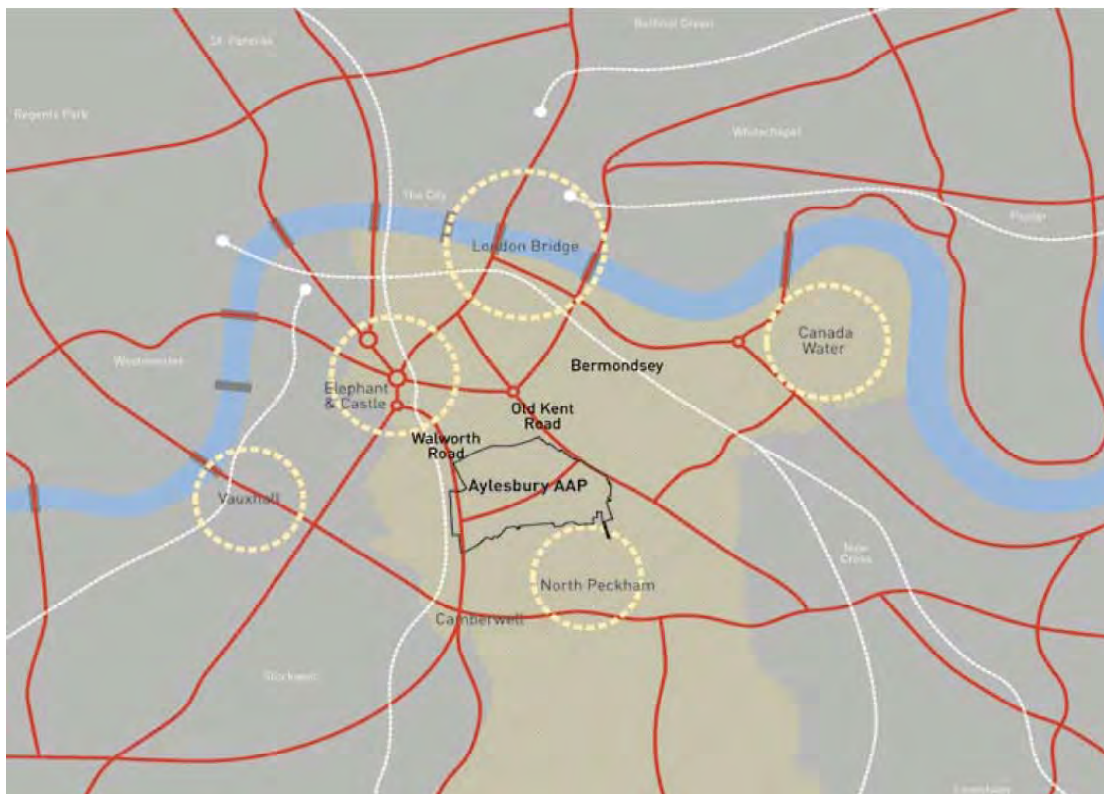
1	PART 1: INTRODUCTION AND BACKGROUND TO THE AAP	4
1.1	THE AYLESBURY AREA ACTION PLAN	4
1.2	STRUCTURE OF THIS DOCUMENT	5
1.3	BACKGROUND TO THE AAP	6
1.4	THE VISION AND PLAN OBJECTIVES	8
2	PART 2: THE PREFERRED OPTIONS	12
2.2	THE EMERGING MASTERPLAN	12
3	BETTER HOMES: A HIGH QUALITY RESIDENTIAL NEIGHBOURHOOD	14
3.1	TENURE MIX	14
3.2	SIZE OF HOMES	15
3.3	TYPE OF HOMES	16
3.4	DISTRIBUTION, NUMBER AND DENSITY OF HOMES	17
3.5	STANDARDS FOR NEW HOUSING	20
3.6	DEMOLITION OR RETENTION OF THE EXISTING BUILDINGS	21
3.7	HOUSING AND OPEN SPACE	22
3.8	SUSTAINABLE DESIGN AND CONSTRUCTION	24
4	PUBLIC LIFE: BETTER AND SAFER STREETS, SQUARES AND PARKS	28
4.2	STREET LAYOUT	28
4.3	BUILDING BLOCKS	31
4.4	BUILDING HEIGHTS	32
4.5	THE AYLESBURY AREA'S NETWORK OF OPEN SPACES	35
5	CONNECTIONS: IMPROVED TRANSPORT LINKS	39
5.2	PROMOTING WALKING AND CYCLING	39
5.3	DESIGNING STREETS AS ATTRACTIVE PUBLIC SPACES	42
5.4	PUBLIC TRANSPORT	43
5.5	CROSS RIVER TRAM	43
5.6	CAR PARKING	45
5.7	TRANSPORT IMPACT OF THE MASTERPLAN	46
6	COMMUNITY: ENHANCED SOCIAL AND ECONOMIC OPPORTUNITIES	47
6.2	AMERSHAM COMMUNITY HUB	50
6.3	THURLOW STREET RETAIL HUB	50
6.4	EAST STREET STREET EMPLOYMENT HUB	50
6.5	WESTMORELAND HUB	51
6.6	MICHAEL FARADAY LEARNING HUB	51
7	HOW CAN CHANGE BE DELIVERED?	53
7.1	DELIVERY OF THE AAP	53
7.2	CONTEXT FOR DELIVERY	53
7.3	FINANCIAL VIABILITY	53
7.4	OUR ROLE IN THE REDEVELOPMENT	53
7.5	RE-HOUSING OUTSIDE THE AYLESBURY AREA	54
7.6	PHASING	55
8	NEXT STEPS	59
9	GLOSSARY	60

1 PART 1: INTRODUCTION AND BACKGROUND TO THE AAP

1.1 THE AYLESBURY AREA ACTION PLAN

- 1.1.1 The Aylesbury Estate in Southwark (see Figure 1) is one of the most well-known and deprived housing estates in London. Constructed between 1966 and 1977 according to design principles that were fashionable at the time, the estate is now home to over 7,500 people and includes several schools, offices, community buildings and some shops. It lies immediately north of Burgess Park – one of the largest parks in central London.
- 1.1.2 Over recent years Southwark Council and the Aylesbury New Deal for Communities (NDC) – which will soon be replaced by a new community development trust called ‘Creation’ – have managed various social programmes for estate residents. These programmes have helped to improve the overall quality of life for residents living within the area.
- 1.1.3 There have also been a number of more ambitious initiatives that have looked at ways to improve overall housing quality in the area, either through refurbishment or redevelopment. These initiatives, however, have failed to deliver real change. In September 2005, it was agreed that the whole of the Aylesbury Estate would be redeveloped, in order to create a place where people choose to live, work and visit. This decision was informed by considerable work, including a report on the structural robustness of existing housing blocks, and the costs of total refurbishment compared to total redevelopment.
- 1.1.4 The plan we are producing – the Aylesbury Area Action Plan (AAP) – will show how we will create a new neighbourhood over the next 15 to 20 years, what its housing will be like, where its social, community and employment facilities will go, how its transport links will be improved and how it will benefit from an improved park and local green and play spaces. This is a once in a generation opportunity to improve the quality of life of everyone living in the area.

FIGURE 1: LOCATION PLAN

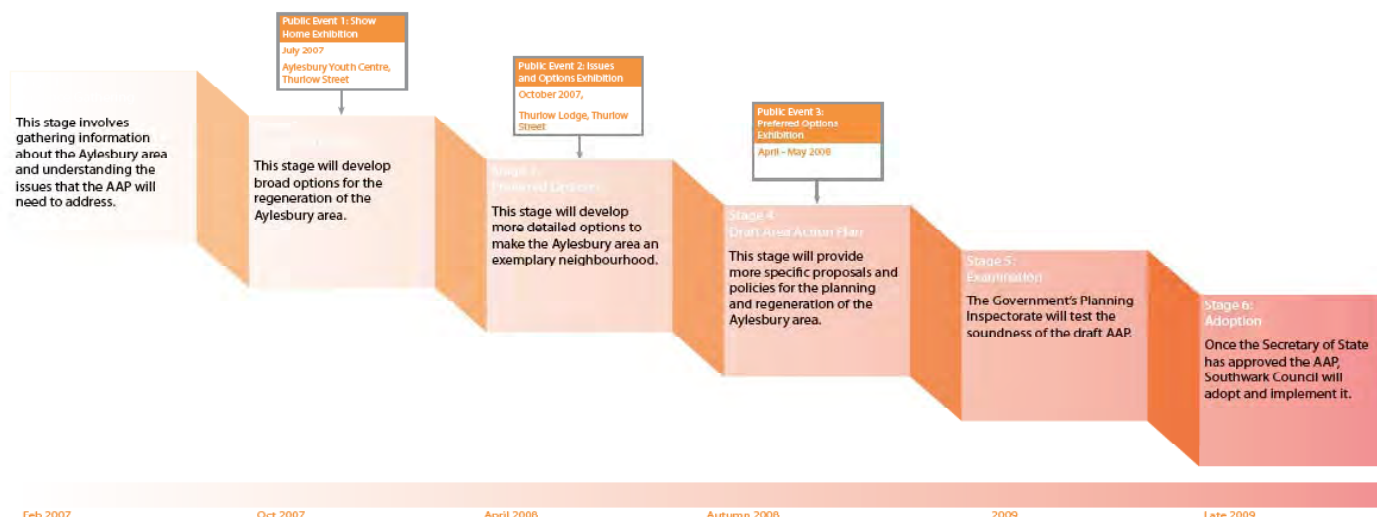


1.1.5 The work to prepare the AAP is being undertaken in several stages (as shown in Figure 2). We have gained a thorough understanding of the AAP area through a number of studies and ongoing consultation. The studies are included in a separate document known as the Baseline Report. More recently, we have prepared an Issues and Options Report that has identified the critical issues that the AAP needs to address, as well as a series of different options / approaches for creating a successful neighbourhood in the future.

1.1.6 The report you are now reading, the Preferred Options Report, outlines which of the options from the Issues and Options Report we will be taking forward and developing further, as well as our reasons behind these choices. It also includes other options considered in the Issues and Options report which we have rejected based on your feedback, further work and findings of the Sustainability Appraisal. We would like to know whether you agree or disagree with our preferred options or whether you prefer the rejected options.

1.1.7 You can look at all the work done so far, including the Baseline Report and Issues and Options Report, as well as the Sustainability Appraisal and Equalities Impact Assessment accompanying this report by looking at our website. Our website will also provide information about how we have responded to all of your feedback so far and how your comments have been incorporated into the Preferred Options Report: www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/AylesburyAreaActionPlan.html - or by following Planning and Building Control > Planning Policy from www.southwark.gov.uk.

FIGURE 2: STAGES IN THE PLAN PREPARATION



1.2 STRUCTURE OF THIS DOCUMENT

1.2.1 This document is set out in three parts.

- Part 1 briefly explains the background to the plan, gives an explanation of the work that has been done so far, including consultation, and sets out the objectives that the Aylesbury AAP will seek to achieve;
- Part 2 explains the preferred approach for creating a successful neighbourhood, with high quality homes, great streets, parks, open spaces, excellent public transport and a wide range of social and community facilities; and
- Part 3 sets out the preferred approach for the delivery, funding and phasing of Aylesbury Estate redevelopment.

1.3 BACKGROUND TO THE AAP

THE ACTION PLAN AREA

- 1.3.1 While the Aylesbury Estate will be the main focus of the AAP and the area of greatest change, the plan includes an area that stretches from Burgess Park to the south, East Street to the north, Walworth Road to the west and Old Kent Road to the east. The boundary of the AAP (see Figure 3) should go beyond the Aylesbury Estate to include its surroundings because people use the area in and around the estate to work, to shop, for leisure, and to go to school. For a more detailed explanation of the study area boundary please look at section 1.3 in the Issues and Options Report.
- 1.3.2 For the purposes of this report, the existing estate area will be referred to as the masterplan area, and the wider area will be referred to as the AAP area (see Figure 3).

FIGURE 3: AAP BOUNDARY DEFINITIONS



THE POLICY CONTEXT

- 1.3.3 The Aylesbury Area Action Plan will be part of our Local Development Framework (see factbox 1). This will make it an important document that will be used for deciding what sort of development should take place within the Aylesbury area, and when, where and how it should happen. It will be a statutory plan – prepared in accordance with the new planning regulations introduced by the Government in 2004 – and will be examined in public by a government Inspector at a formal Examination. When it is adopted it will have a similar status to the Southwark Plan (the unitary development plan). Where the AAP policies differ from those in the Southwark Plan, the AAP will take precedence because it is a more recent document. In the future we will produce a Core Strategy, which will set out the spatial vision, objectives and strategy for the development of the borough as a whole. The Core Strategy and the Area Action Plan together will replace the Southwark Plan.
- 1.3.4 The Aylesbury AAP will be consistent with our Core Strategy. It will follow national planning guidance, including guidance for the development of sustainable communities, and it will be in general conformity with the London Plan. It will have to consider the Mayor's priorities for sustainable development in London and will also take into account Southwark 2016, our Sustainable Community Strategy, other council strategies including the Housing Strategy and other plans for nearby areas including the Elephant and Castle and Peckham.

FB1: Local Development Framework

The Local Development Framework includes a range of plans and documents that will set out development proposals and guidance for the next 15 to 20 years in Southwark.

CONSULTATION AND INVOLVEMENT

- 1.3.5 It is vital that those who will be affected by the regeneration of the Aylesbury AAP area are able to help us make the important decisions that will affect their lives. Consultation with the local community has and will continue to be an important part of preparing the AAP. Responses to this Preferred Options document will be very important in determining the final approach to the Aylesbury area.
- 1.3.6 The requirements for consultation at this stage of the project are outlined within our Statement of Community Involvement and the Consultation Strategy that we have prepared especially for the Aylesbury AAP. We will ensure that all consultation is inclusive, open and honest, and that it takes into account the needs and aspirations of all of the area's diverse ethnic and cultural communities, as well as people of all ages, abilities and backgrounds.
- 1.3.7 Already, considerable consultation has been undertaken, as well as a detailed review of all previous consultation and visioning sessions. This has included ongoing discussions with community groups and stakeholders, as well as several more formal events for both the general public and the Neighbourhood Team. All of these consultation events have helped to inform this document. For more information about these consultation events please look at the Consultation Report accompanying this document. The Consultation Report also outlines how we have responded to all of your feedback so far, and how this has been incorporated into the Preferred Options Report.
- 1.3.8 Consultation on the Issues and Options Report was launched at the Building Futures exhibition. This included a three day staffed exhibition, special viewings for local interest and community groups, and a family fun day. 199 questionnaires were completed, giving comments on the Issues and Options Report, which have been used to inform this preferred options document.

PREVIOUS WORK

- 1.3.9 The first major piece of work to be undertaken in preparing the Aylesbury AAP was the Baseline Report. The purpose of the Baseline Report was to collect and analyse information about the plan area and to understand the key issues to be addressed by the AAP. The report also reviewed all previous studies that we have undertaken in the area. A detailed summary of these issues is provided in section 1.3 of the Issues and Options Report.
- 1.3.10 The Baseline Report was taken into account when producing the Issues and Options Report, which was consulted on during October and November 2007. The Issues and Options Report sets out alternative approaches for the future development of the Aylesbury AAP area. The options presented in the Issues and Options Report will be referred to and evaluated throughout the rest of this document.
- 1.3.11 In accordance with requirements (PPS12), the Aylesbury AAP will also be tested through a Sustainability Appraisal (SA), to make sure that its proposals meet the needs of present day residents and provide an attractive and successful neighbourhood for future residents. The first stage of the SA was the preparation of a Scoping Report. The Issues and Options Report was accompanied by an Interim Sustainability Appraisal, which assessed the options against a number of sustainable development objectives. This Interim Sustainability Appraisal helped to inform the preferred options that are presented in this report.

1.4 THE VISION AND PLAN OBJECTIVES

- 1.4.1 The Neighbourhood Team has developed a vision for the AAP area. The vision is supported by a set of place making objectives. The above consultations, baseline information and technical work and other higher order plans/strategies such as the Southwark Plan and the Sustainable Community Strategy have helped develop the vision and objectives for the Aylesbury area.

“We want the Aylesbury area to become a successful neighbourhood incorporating the highest design standards, a good mix of uses and a layout that will meet the needs of current and future generations. We want the Aylesbury area to be known for high quality socially rented and private homes that address a variety of local needs, including those of the elderly and vulnerable. We also want to be known for an outstanding environment with excellent parks and great streets which are accessible for all. We want residents to choose to stay in the area because of the quality of its schools and community facilities. Overall we want to create a place with a strong sense of community.

We want to contribute to the regeneration of our neighbourhood by setting out key principles on the quality of new homes, improved access and transport, great streets, squares and parks and better social and community facilities.

We also want to contribute by encouraging all those who take decisions that affect our community to aspire to and maintain the highest standards.

In this way we shall build an exemplary neighbourhood in which we and our children will want to live and of which we can be rightly proud.”

AAP OBJECTIVES

1.4.2 To take this vision forward a number of objectives have been developed for the AAP, grouped under 'Place-making', 'Delivery' and 'Sustainability'. These are set out below:

PLACE-MAKING OBJECTIVES

1.4.3 Successful places – where people are attracted to live, work, visit and invest – have a range of successful elements that can be grouped under four headings:

- Better Homes;
- Public Life;
- Connections; and
- Community.

P1: Better Homes: A high quality residential neighbourhood:

1. To create a range of affordable and high quality homes.
2. To offer a mix of housing types and tenure.
3. To offer existing Aylesbury tenants homes of a similar size to those that they occupy now.
4. To concentrate higher densities on good transport sites and higher value land.
5. To create a neighbourhood with a distinct character and identity.
6. To promote sustainable buildings and construction; and
7. To maintain existing housing to a high standard.

P2: Public Life: Better and safer Streets, Squares and Parks

1. To improve Burgess Park.
2. To promote well designed and safe streets and parks; and
3. To provide better management and maintenance of public spaces.

P3: Connections: Improved Transport Links

1. To improve public transport links.
2. To make the wider Aylesbury area accessible for all; and
3. To provide high quality pedestrian and cycle routes.

P4: Community: Enhanced Social and Economic Opportunities

1. To provide better educational, health and social opportunities.
2. To provide more and better local shopping; and
3. To offer more accessible local employment opportunities.

DELIVERY OBJECTIVES

1.4.4 As well as ensuring that all the place-making objectives set out above are met, it is essential to develop a plan that is socially, physically and economically deliverable and flexible. We have therefore developed a set of delivery objectives, which are as follows:

D1: Value: The need to provide adequate funds for regeneration

1. To generate value: the value is related to the quality of the neighbourhood and therefore to the four place-making objectives described previously.
2. To build new private homes and take other steps that will help to generate value which can in turn be used to generate funds for the wider redevelopment.
3. To convince public sector bodies like Southwark Council, Communities England and other government agencies to help fund the regeneration.

D2: Image: The need to positively transform the image of the Aylesbury Area

1. To help transform the image of the area to a place that people and especially families, will aspire to live, work and visit.
2. To challenge the stereotypes of the area and boost the confidence of investors and the local community.
3. To encourage and foster the highest quality of design, management and maintenance, in the buildings, parks streets and other elements of place-making to help challenge existing perceptions.

D3: Speed: Effectively delivering a phased approach to community regeneration

1. To deliver wholesale change as quickly as possible and the plan should identify early wins; this is a strong desire of all stakeholders especially the residents.
2. To phase the project so as to deliver a new neighbourhood in as short a time as possible whilst ensuring that the re-housing needs of residents are met and the disruption to the wider community is minimised.
3. To identify early housing sites to allow for phased delivery to take place.

SUSTAINABLE DEVELOPMENT OBJECTIVES

1.4.5 Finally, sixteen sustainable development objectives have been identified as part of the scoping exercise for the Sustainability Appraisal (see FB2).

SDO 1: To tackle poverty and encourage wealth creation.

SDO 2: To improve the education and skill of the population.

SDO 3: To improve the health of the population.

SDO 4: To reduce the incidence of crime and the fear of crime.

SDO 5: To promote social inclusion, equality, diversity and community cohesion.

SDO 6: To reduce contributions to climate change.

SDO 7: To improve air quality and reduce pollutants.

SDO 8: To reduce waste and maximise use of waste arising as a resource.

SDO 9: To encourage sustainable use of water resources.

SDO 10: To maintain and enhance the quality of water, land and soils.

SDO 11: To protect and enhance the quality of landscape and townscape.

SDO 12: To conserve and enhance the historic environment and cultural assets.

- SDO 13: To protect and enhance open spaces, green corridors and biodiversity.
- SDO 14: To reduce vulnerability to flooding.
- SDO 15: To provide everyone with the opportunity to live in a decent home.
- SDO 16: To promote sustainable transport and minimise the need to travel by car.

FB2

“Sustainability Appraisal”

This means checking how well the objectives/options/proposals set out in the AAP do in environmental, social and economic terms.

“Sustainable Development”

At the heart of sustainable development is the simple idea that development should take place in such a way that it ensures a better quality of life for everyone, now and for future generations

- 1.4.6 A Sustainability Appraisal Report has also been produced to accompany the Preferred Options Report. The appraisal checks the preferred options for developing the Aylesbury AAP area against the set of sustainable development (see FB2) objectives set out below. Seeking to achieve the sustainable development objectives in parallel with the place-making and delivery objectives will ensure that development of the Aylesbury Area takes place in a sustainable way.

2 PART 2: THE PREFERRED OPTIONS

2.1.1 The following sections set out what we think is the best way forward for the development of the Aylesbury Estate to meet the vision and objectives set out in the previous section. For each topic – such as Better Homes, Public Life, Connections and Community – we put forward preferred options. These options have been developed from our previous work in the Issues and Options Report. We explain why we prefer each particular option and why we have rejected others.

2.2 THE EMERGING MASTERPLAN

FIGURE 4: MASTERPLAN 3D PLAN



2.2.1 The preferred options masterplan (see FB4) illustrates our preferred approach to the development of a residential led neighbourhood in the Aylesbury AAP area. It brings together all the preferred options presented later on in this report. We wish to create a successful new neighbourhood that will include a range of high quality housing as well as the other elements that make a place work – some of which are shown below:

- Thurlow Street – the neighbourhood’s main street and public transport route
- Albany Road – a calmed route in the park providing great links to the rest of the area
- The Community Spine – a pedestrian and cycling focused street linking many of the facilities in the area, which will include some shops, space for community meetings and events, and health facilities
- Michael Faraday Primary School and Community Learning Centre – a new local campus for learning, which will be a resource for all members of the community including both local children and adults
- New Walworth Academy – a new secondary school to be completed in 2009.

- A new secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.
- Redesigned and improved Burgess Park – a destination ‘World Park’ for South London
- The Thurlow, Amersham and East Street Hubs – three new local community, retail and commercial centres on Thurlow Street.
- The Westmoreland Hub – a major new plaza to provide the setting for new community facilities and shops.
- An improved street scene to improve trading conditions for East Street Market.
- Three Green Fingers – providing high quality local open space that link the park with the rest of the AAP area
- Improved good quality open spaces, including Burgess Park, Surrey Square Park and Faraday Gardens

FB4: Masterplan

A masterplan describes how proposals for a site will be implemented. It provides a visual depiction of the vision and a rationale to support the physical development of an area.

3 BETTER HOMES: A HIGH QUALITY RESIDENTIAL NEIGHBOURHOOD

3.1 TENURE MIX

- 3.1.1 Our preferred option is to develop a mixed community through the balanced provision of social rented, intermediate and private housing (see FB5). The redevelopment will deliver approximately 5,000 new homes in the masterplan area. Of these, about 34% should be social rented, 11% intermediate and 55% private homes. We estimate that there will be no loss of affordable housing on the footprint of the estate. However, some existing social rented units would be replaced by intermediate units. This option reflects the considerations set out in Tenure Mix Options 2 and 3 in the Issues and Options Report.
- 3.1.2 There will be a range of tenures across the whole redevelopment. The AAP will be sufficiently flexible to vary the tenure mix over time to reflect changing circumstances.

FB5: Fact Box

“Mixed Community”

A neighbourhood where there is a mix of tenures, incomes, ages and household types. Mixed communities help to overcome the problems associated with areas focused on deprivation such as reduced local business activity, limited local jobs and employment ambitions, downward pressures on school quality, high levels of crime and disorder, and health inequalities

“Affordable Housing”

Affordable housing includes social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, taking into account local incomes and local house prices; and
- Include provisions for:
 - a. The home to be available for future eligible households; or
 - b. If these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing is housing owned and managed by local authorities and registered social landlords (RSLs) – Housing Associations for which rents are determined nationally.

Intermediate affordable housing is housing at prices and rents above those of social rented but below market prices or rents and includes part buy/part rent options.

Source: Based on definitions in Delivering Affordable Housing (DCLG, 2006) accompanying guidance to PPS3

Justification

- The preferred option will generate value from private and intermediate housing to support the cost of the overall project. Financial modelling of the preferred option has shown that there will be a funding gap. A range of sources are being identified to bridge that gap which include social housing grant, Greater London Authority (GLA) gap funding and improved private sector investment values.

- At present there are around 2250 social rented homes in the masterplan area and 500 homes in private ownership sold through the 'right to buy' scheme. Our preferred option will help create a mixed community by broadly providing the mix of social rented and intermediate homes required by the London Plan and the Southwark Plan (70% social rented and 30% intermediate) with a slight adjustment to reflect the re-housing needs of the existing tenants.
- This option will meet the re-housing needs of existing tenants. Evidence from other schemes shows that not everyone who is an existing tenant wants to come back.
- Intermediate tenure will provide homes for those who can only afford to pay for part of their homes but allow access to home ownership. This can include key workers such as nurses, teachers, fire fighters, policemen etc.

Rejected options

3.1.3 **Tenure Mix Option 1** which provided the minimum number of private homes has not been taken forward because:

- This option negatively impacts on the financial viability of the scheme.
- It would not contribute effectively towards creating a diverse community.

3.2 SIZE OF HOMES

3.2.1 Our preferred option is to create a mixed community (see FB5) by providing a range of home sizes. This option will provide the following mix across the tenures:

- 3% studios
- 30% one bed homes
- 42% two bed homes
- 25% three bed homes or more

3.2.2 Studios will only be provided as part of private housing. There will be a higher proportion of three bed homes across the social rented tenure. The affordable homes will reflect the re-housing needs of the existing Aylesbury residents as well as borough wide housing needs identified in the Housing Needs Survey (updated 2006). All houses will be two bedrooms or more. Within the overall mix, there will be variations in size; for example, some two bed homes will cater for 3 people, although the majority will cater for 4 people.

Justification

- This option will help create a mixed community and provide for the re-housing needs of existing residents.
- Given the length of the programme the bed mix should reflect the re-housing needs of the existing tenants as well as the borough wide housing needs. The preferred option is therefore based both on Aylesbury Estate residents' needs indicated in transfer applications as of June 2007 that show a greater need for smaller homes and takes account of the borough wide housing needs which show a greater need for 3 bedroom homes or more.
- As the landowner the Council will ensure that the initial phases will provide more smaller homes to cater for re-housing needs.
- The preferred option will accord with the Southwark Plan which requires majority of new homes to have two or more bedrooms and provide at least 10% of all units with three or more bedrooms.
- Our preferred approach has a very positive impact when assessed against the 16 sustainable development objectives.

3.3 TYPE OF HOMES

- 3.3.1 Our preferred option is that there should be a good mix of different types of home in the masterplan area, with an emphasis on providing family accommodation. This implies increasing the proportion of houses and maisonettes with direct access to the street at ground floor and secure private open space. We estimate that the mix will be in the order of 70% flats, 15% maisonettes/houses over houses and 15% houses. Ground floor living space should be allocated to family sized units (such as maisonettes) and wheelchair accessible homes wherever possible.
- 3.3.2 Our preferred option is to encourage a range of types of home within each development block.

Justification

- Maximising the number of houses, houses over houses and ground floor maisonettes will better serve the needs of families and support our other preferred options around size of homes. Ground floor flats or maisonettes with private open space and a front door to the street capture many of the advantages of a house.
- Minimising common parts and maximising the frequency of cores reduces many of the problems associated with higher density living and increase street level activity. It also reduces the management costs for residents. The benefits of more frequent cores in terms of security, ease of management and improved street life outweigh the increased costs of stairwells and lifts relative to corridor or deck access homes.
- A range of home types in each block will help to create a more mixed community, in which small numbers of general needs properties, for example, suitable for older people can be grouped together.
- Our preferred approach supports place-making objective 1: Better Homes, and particularly the objective that aims to offer a mix of housing types and tenures across the masterplan area.

3.4 DISTRIBUTION, NUMBER AND DENSITY OF HOMES

3.4.1 Our preferred approach is to concentrate higher residential densities (see FB6) in locations with good existing and future public transport links, good local facilities and where the benefits of the location generate the highest value.

3.4.2 This option is based on “Distribution of homes (Density) Option 2” in the Issues and Options Report.

FB6

Density

Residential Density is the amount of residential development within a given area, usually expressed in terms of habitable rooms per hectare or dwellings per hectare. The term *plot ratio* is also sometimes used; this is the amount of building floorspace in relation to the site area.

Public Transport Accessibility Zone (PTAZ)

Areas within urban or suburban zones, which have better public transport, significant potential for new development and investment, and a mixed use character including significant retail development (Southwark Plan 2007, Appendix 18)

Urban Zone

Areas with predominantly dense development such as for examples terraced houses, a mix of different uses, medium buildings footprints and typically buildings of two to four storeys, located within 10 minutes walking distance of a district centre or, along main arterial routes.

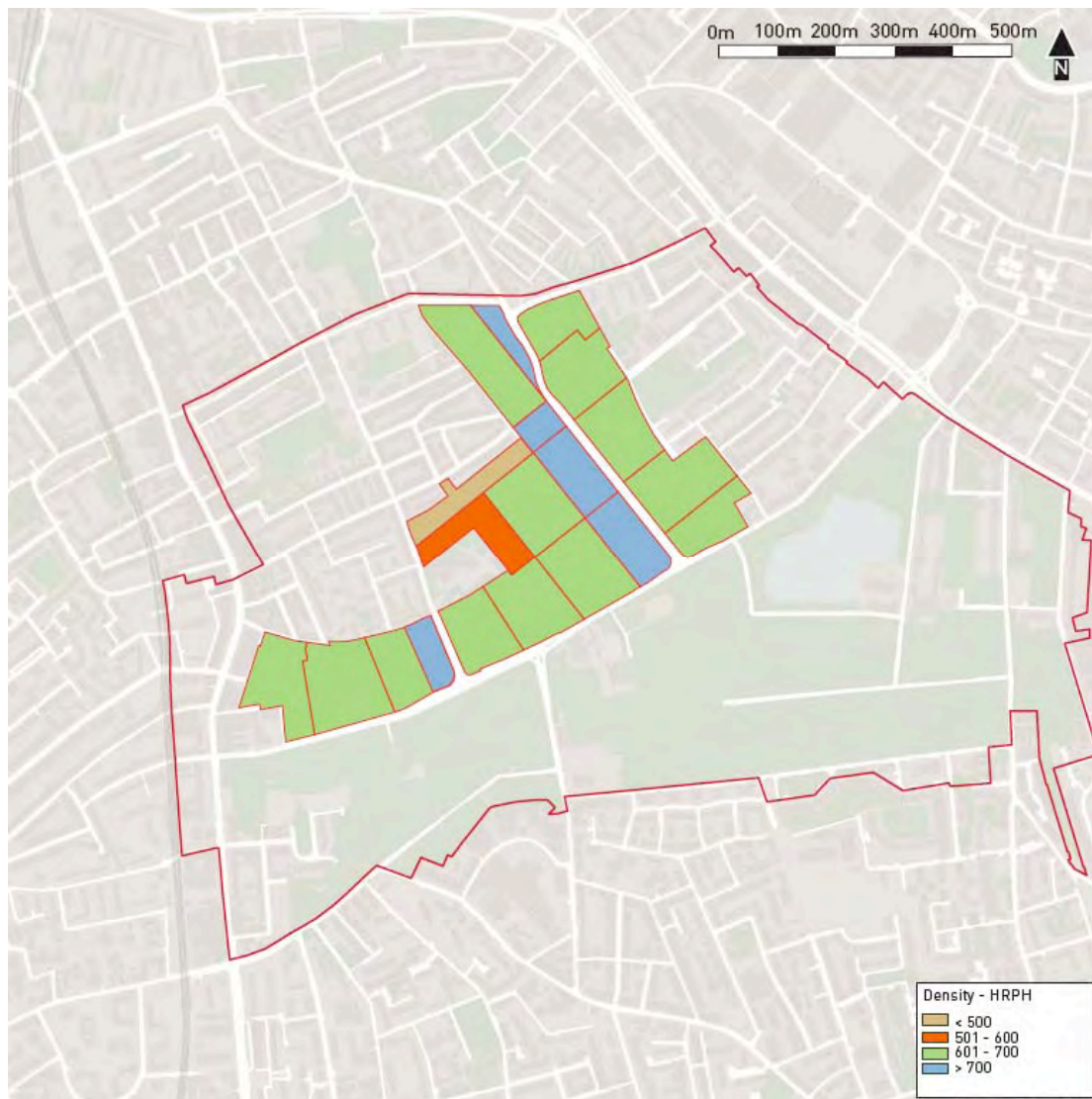
Source: The London Plan (GLA, further alterations, 2007)

3.4.3 In our preferred option, development will have higher residential densities in the following areas:

- Along Thurlow Street where there will be a concentration of local shops, services and facilities
- Along Albany Road and other emerging transport routes
- In the vicinity of the local centres in the area
- High value areas such as along the edge of parks and green spaces.

3.4.4 Lower residential densities will be located near to areas of existing lower to medium density housing and conservation areas, including the Liverpool Grove Conservation Area, around East Street and the area east of Bagshot Street. The preferred density ranges are shown in Figure 5.

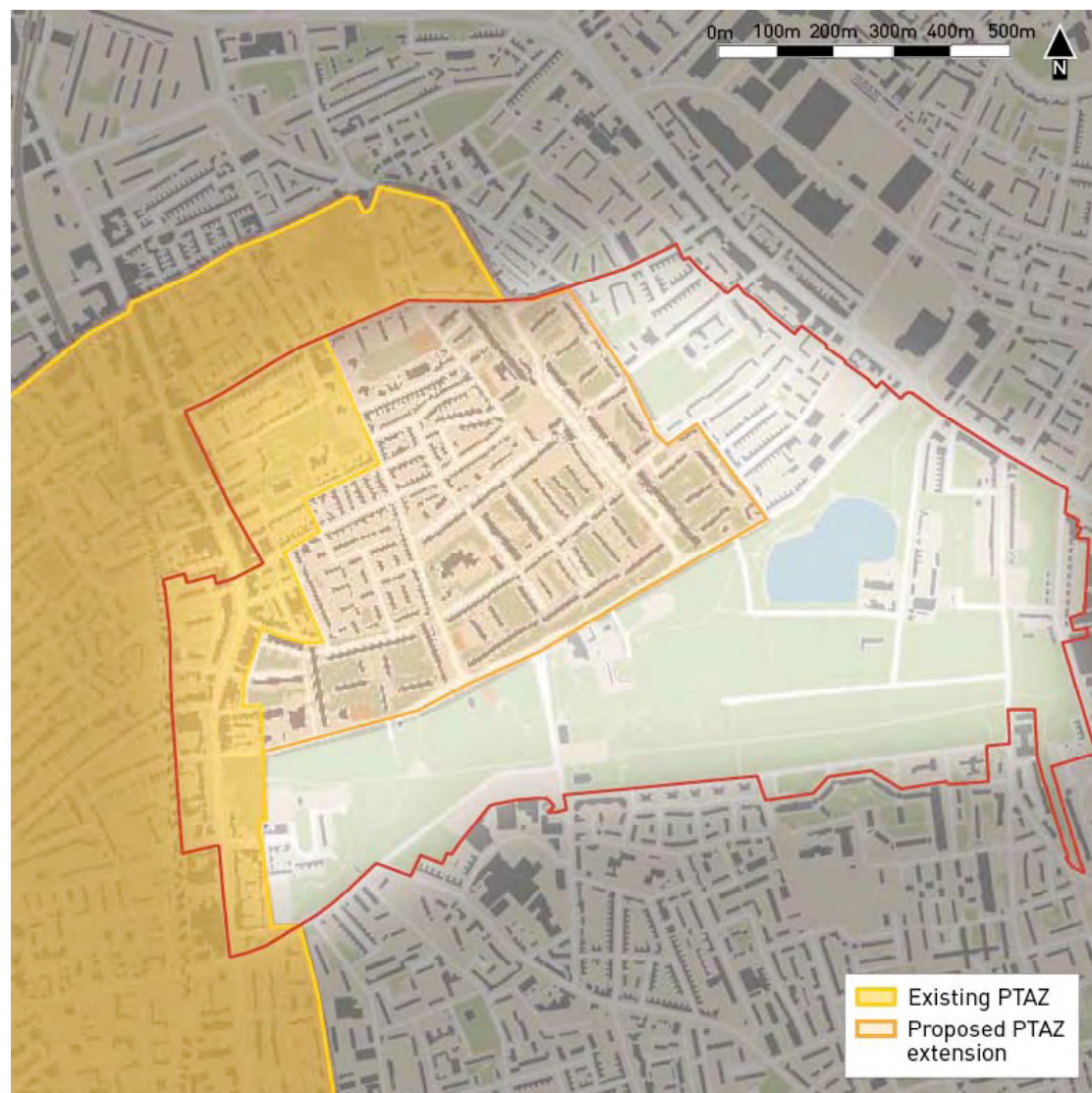
FIGURE 5: DENSITY RANGES WITHIN THE MASTERPLAN AREA



3.4.5 The character of the Aylesbury AAP area is classed as ‘urban’ (see FB6) in the Southwark Plan. In this option, the area will remain in the urban zone, but part of the AAP area will also be designated as a Public Transport Accessibility Zone or PTAZ (see FB6 for definitions). The area around Walworth Road is already classed as a PTAZ and this option will extend this designation to include the Aylesbury AAP area (see Figure 6 to view the suggested boundary). This will enable us to fully take account of future public transport improvements (see section 5.4 on Public Transport) and enable delivery of a rich and diverse neighbourhood with a mix of houses, maisonettes and flats, areas with different characters, reflecting conservation areas, park frontages etc.

3.4.6 Based on these density ranges, about 5,000 homes can be built in the area. The phasing of this development is set out in more detail in the Delivery section of this report.

FIGURE 6: NEW PTAZ BOUNDARY



Justification

- The layout and residential density of the new development will determine the number of homes that can be provided within the masterplan area.
- Planning policy today requires developments to make the most efficient use of land to prevent further urban sprawl. Although most of the homes on the Aylesbury Estate are flats, and there are several tall buildings and bulky slab blocks, the average residential density on the estate is not especially high and the layout does not make the best use of the land. When the estate is redeveloped, we will aim to achieve greater residential densities and a better layout which will make more efficient use of the site and enable more people to live in the masterplan area. Higher residential densities have other benefits too: they support better public transport, better local shops and social facilities and, if the development is laid out well, they help to create more secure streets, spaces and parks.
- A development of the magnitude and duration of the Aylesbury development will exert its own influence on the future pattern of public transport and local facilities. Increasing the number of homes will help to support future improvements in bus services and the Cross River Tram. Therefore extending the Walworth Road Public Transport Accessibility Zone (PTAZ), which is designated in the Southwark UDP, to cover the Aylesbury AAP area, will

reflect recent bus service improvements, the proposed Cross River Tram, and development proposals that will take place within the area.

- It will enable the development of the Aylesbury area to take account of and respond to public transport improvements, allow for the development of areas with distinct characteristics to provide a rich and diverse neighbourhood and ensure that our proposals for the masterplan area are in line with the policies of the Southwark UDP.
- The proposed option, which varies densities across the masterplan area, will help to create a more interesting development with a greater variety and mix of urban forms. It will enable the development to be tailored to the local circumstances of each part of the area. Greater densities at Thurlow Street and near other facilities will both support and be supported by the improved public transport that will serve the AAP area. Higher residential densities near parks and open spaces will give greater opportunities for more residents to live close to, or enjoy a view over, open space. They will generate the value required to support the viability of the whole development. Lower densities near to conservation areas, East Street and low-rise development will ensure that the character of those areas is preserved.
- Our preferred approach supports all of the place-making objectives, and in particular P1: Better Homes. The achievement of delivery objective 1 and SDO16 will also be supported. This approach also has a very positive impact in the medium to long term when assessed against the 16 sustainable development objectives.

Rejected option

3.4.7 Option 1 of the Issues and Options Report proposed a more uniform density with higher concentrations on existing public transport routes. This option was not pursued for the following reasons:

- Being based on existing public transport provision, it did not respond to or take sufficient advantage of future public transport improvements, for example the Cross River Tram;
- It did not recognise the critical mass that a new development of this size can exert on the provision and routing of public transport and the location of local facilities;
- It did not maximise the potential of higher value areas such as the south facing frontage facing Burgess Park and was therefore less deliverable;
- It did not allow sufficiently for variations in density to respond to local conditions, with high densities near local facilities and lower densities close to existing low rise housing and conservation areas.

3.5 STANDARDS FOR NEW HOUSING

3.5.1 In addition to Southwark's Draft Residential Design Supplementary Planning Document (SPD, September 2007) which will be finalised before the adoption of this Area Action Plan, all new housing delivered within the masterplan area will be required to meet the following standards:

- The space standards for new homes will accord with the emerging Residential Design SPD. The Council has an aspiration for the masterplan area that social rented homes will be 10% larger than Parker Morris Standards (see FB7). This will be achieved through the Council's role as landowner.
- All new homes should be designed to be flexible enough to meet the changing life-time needs of residents such as when people get older, also known as meeting 'Lifetime Homes Standards' (see FB7). This will ensure

that all new housing is designed to be flexible enough to accommodate residents' changing needs over the course of their lifetime. Homes will be able to be altered and adapted to meet the needs of single people, older people, couples, large families and disadvantaged groups. This will prevent residents from having to move as their housing requirements change and will help to ensure that a sense of community is maintained amongst a long-term resident population.

- High quality design will ensure that the characteristics that contribute to future flexibility do not detract from layout and room sizes. The design will also enable properties with similar overall areas to be laid out differently to suit preferences and life styles.
- At least 10% of all new housing should be designed to meet the needs of vulnerable groups such as the elderly and disabled including specialised housing schemes, providing appropriate level of support and homes designed for wheelchair users at each phase of the development.
- Most new homes should be dual aspect i.e. have multiple windows looking in more than one direction unless in special circumstances where particular constraints such as privacy mean that this is not possible
- Housing will be designed so that it is tenure blind i.e. it will not be possible to visibly tell the difference between tenures.
- All new homes should be built with access to high-speed broadband lines.
- The homes will be 'Secured by Design' (see FB7).
- The homes will also meet Code for Sustainable Homes Level 4 (****) as explained in section 3.8 (also see FB 8).

**FB7: Housing Standards
Parker Morris Standards**

A set of minimum criteria for good housing construction, design and facilities recommended by the 1961 report of the Central Housing Advisory Committee chaired by Sir Parker Morris. The standards include minimum floor space standards. Although currently not mandatory these space standards are widely accepted as good practice.

Source: Association of Chief Police Officers, 2004

Lifetime Homes

What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being.

Source: lifetimehomes.org.uk

Secured by Design

Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. *Secured by Design* is owned by the Association of Chief Police Officers (ACPO) and has the support of the Home Office Crime Reduction & Community Safety Group and the Planning Section of Communities and Local Government.

3.6 DEMOLITION OR RETENTION OF THE EXISTING BUILDINGS

3.6.1 Our preferred approach is to demolish and redevelop the entire Aylesbury Estate. This includes all of the grey slab concrete blocks, as well as all of the red brick buildings within the boundary of the estate. The preferred option is derived from New Homes Option 1: Demolish and Redevelop the Entire Aylesbury Estate, as set out in the Issues and Options Report.

3.6.2 This clean slate approach will enable the successful transformation of the area and the creation of a new and vibrant neighbourhood.

Justification

- The current layout, form and scale of the estate do not contribute to the creation of an attractive, pedestrian-friendly and sustainable neighbourhood. At the moment the blocks are poorly connected, meaning that there are few direct and safe walking routes through the area, either between blocks or between important facilities within the AAP area and beyond. The lack of access at ground floor makes the streets inhospitable and feel less safe. The 'clean slate' approach allows for uncompromised new design and phasing.
- The redevelopment of the existing buildings will enable the creation of new housing, improved public and private areas of open space, more and better community facilities, a vastly improved public realm and improved access to public transport.
- The refurbishment costs associated with the estate are considered excessive. More importantly refurbishment would not produce a significantly improved living environment.
- The estimated refurbishment costs have been worsened by the requirements of structural strengthening, required improvements to the heating system, and the revised total costs of delivering decent homes over the next ten years.
- Densities can be tailored to the local context, for example increased in areas of highest public transport accessibility and reduced near areas of low-rise housing. This will help the overall delivery and financial viability of the project.
- The existing buildings perform poorly in terms of energy, water and waste efficiency.
- Our preferred approach has received more support through the consultation process and scores highly against all of the place-making objectives, as well as delivery objective 2: Image. The 'clean slate' approach will also enable more of the sustainable development objectives to be achieved.

Rejected option

3.6.3 **New Homes Option 2: Refurbish Selected Buildings** has not been taken forward because:

- This option does not allow for such flexibility in relation to phasing and building design.
- Residents within the refurbished buildings would face considerable disturbance especially during the early construction phases of the project, although this option would still require some residents to be rehoused whilst the buildings are being refurbished. This will cause further disturbance and will add to the cost of the overall project.
- Retained buildings could compromise the place-making objectives, especially objective 1: better homes and objective 2: better and safer streets, squares and parks.
- The red brick buildings within the estate would require significant investment to bring them up to the high standards we have set out in section 3.5.

3.7 HOUSING AND OPEN SPACE

3.7.1 Our preferred approach is to provide a balance of private, communal and public open space within the Aylesbury masterplan area. This approach is derived from Housing and Open Space Option 2: Balance Access to Private, Communal and Public Open Space.

3.7.2 People need access to a variety of open spaces close to their homes to fulfil a number of needs, including sport, informal recreation, relaxation and learning. Our preferred

approach is to ensure that there is a balanced provision and range of open spaces within the Aylesbury masterplan area including balconies, patios, roof gardens, private gardens, communal gardens, as well as public parks and open spaces.

- 3.7.3 In accordance with Southwark standards, we will ensure that all new houses and flats have direct access to a private garden, roof garden, patio space or balcony. We will aspire to provide 50 sq m of private open space for houses and we will have a minimum space target of at least 6 square metres of private outdoor space per flat.
- 3.7.4 The amount of private open space per unit, however, will depend on the size and type of home. Family homes with 3 bedrooms or more, for example, will have access to larger gardens, patios or balconies.
- 3.7.5 Also where new homes are located close to good quality public open spaces a reduced amount of private or communal space will be provided. For example, homes on the edge of Burgess Park or the new green fingers could have less private open space but would still retain the minimum 6 square metres. We will ensure that there are good and safe walking routes to public parks and play facilities. More information on children's play areas can be found in section 4.5.

Justification

- This option received more support through informal and formal consultation undertaken so far.
- This option will enable the construction of more homes and higher density development within the masterplan area, as less emphasis is given to providing private gardens and more to balconies and the increased use of communal and public parks, squares and gardens. This is likely to improve the overall financial viability of the project.
- While our Residential Design Standards SPD requires a minimum of 50 sqm of private amenity space to be provided for all houses, the large proportion of 3 bedroom homes and the high number of houses we are proposing in the AAP masterplan area may mean that it is not possible to meet this target in all cases.
- The provision of more communal and public open space will encourage social interaction, helping to create a close-knit community in the redeveloped masterplan area.
- This option will enable the provision of more formal and informal sports and recreation facilities, as well as children's play spaces. This will have a positive impact on health and general well being.
- More money will be invested into the improvement of existing public open spaces across the AAP area, as well as the creation of new successful spaces, such as the green fingers. Investment in Burgess Park in particular will help to improve the overall standing and image of the Aylesbury area, and will help to attract people to the area from across South London.
- Our preferred approach scores highly against the place-making (objectives P1 and P2), delivery (objectives D1, D2 and D3) and sustainability objectives (SDO11 and SDO13).

Rejected option

- 3.7.6 **Housing and Open Space Option 1: Maximise Access to Private Open Space** was not taken forward because:
 - Maximising the amount of private space available is unlikely to make the best use of land in the masterplan area, reducing the amount of public and communal space and affecting the viability of the project.
 - The reduction in public open space will create more limited opportunities for informal and formal sports and recreation facilities, as well as children's play facilities.

3.8 SUSTAINABLE DESIGN AND CONSTRUCTION

3.8.1 Our preferred option is to ensure that:

- Development results in zero carbon growth (see FB8);
- All new dwellings in the redeveloped Aylesbury area will achieve at least Level 4 (****) rating of the Code for Sustainable Homes (see FB8); and
- Development meets the GLA target of 20% CO2 emissions reduction through the use of renewable energy supplies (see FB8).

3.8.2 This is based on a detailed analysis of the potential future resource demands of the redevelopment to test the feasibility of different options for resource supply, together with the emerging guidance in our draft Sustainable Design and Construction Supplementary Planning Document and our 2007-2011 Corporate Plan, the London Plan and recent government publications

FB8: Sustainable Design

Zero Carbon Growth

Development that results in no net growth in carbon dioxide emissions, despite an increase in the number of dwellings. Typically, these developments will provide buildings which are highly energy efficient. The overall amount of carbon dioxide emitted by these buildings will be the same as, or less than the amount of carbon dioxide which is emitted by existing buildings.

Renewable Energy

This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

“Code for Sustainable Homes” or CfSH

Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Energy

3.8.3 All new homes will be designed to ensure they minimise energy use, using measures such as a high standard of insulation, natural ventilation, and shading from the sun to prevent overheating. The energy supply for the masterplan area will be generated by Combined Heat and Power (CHP) (see FB9). The CHP plant could be part of an energy centre located immediately south of the junction of Thurlow Street and Inville Road.

3.8.4 The CHP and district heating could be generated from gas fired boilers together with biomass fuel possibly provided by Southwark’s own parks, streets and gardens. It is likely that the system will be run by a Multi Utility Services Company (MUSCo) (see FB9).

3.8.5 As the redevelopment progresses, we will explore the feasibility of using other renewable energy technologies in the redevelopment of the estate. These could include alternative technologies such as photovoltaic panels and wind turbines.

FB9: Utilities provision

“CHP” or Combined Heat and Power

CHP describes plant that is designed to produce both heat and electricity from a single heat source.

“Biomass Fuel”

An energy source made from organic material such as wood, methane gas, and grain alcohol.

“Multi Utility Services Company (MuSCo)”

A MuSCo is a private/public joint venture energy and environmental services company that delivers several utilities in a sustainable way. There is one planned at Elephant and Castle that will supply low carbon energy and environmental services, including non-potable water and next generation data connectivity.

Water

- 3.8.6 Our preferred option considerably reduces the average water consumption per person through basic water saving measures like aerated taps and low flush toilets. Mains water could be conserved further by grey water recycling, reusing rainwater or using groundwater (from a borehole) to provide water for non-potable uses such as toilet flushing, washing machines or watering the garden.
- 3.8.7 Considering the low but present risk of flooding and also taking into account future changes that could happen because of climate change the development should seek to minimise the risk of flooding. This will be done through the extensive use of Sustainable Urban Drainage Systems (SUDS) (see FB10), which help reduce surface water run-off. Water channels could be created within the masterplan area, which then can act as a sponge to store water and act as natural habitats for wildlife. These could link directly to Burgess Park Lake.

FB10: Water and ecological design features

Sustainable Urban Drainage Systems (SUDS)

Built-up areas need to be drained to remove surface water. In the existing Aylesbury area this is done by using underground pipe systems conveying the water away as quickly as possible to the local sewer network.

SUDS are techniques for dealing with problems of flooding and surface water quality. They can consist of a variety of measures to recycle, dispose of and reduce surface water.

Infiltration and reduction could be provided by a variety of means including porous paving, oversized pipes, cellular storage tanks, green or brown roofs (see below).

“Surface water”

Surface water is rainwater that accumulates on land as a result of storms, and can include run off from urban areas such as roads and roofs.

“Green Roofs”

Green roofs comprise a multi-layered system that covers the roof of a building with vegetation cover/landscaping over a drainage layer. They are designed to retain rain and reduce the volume of surface run off. Green roofs can be anything from a thin growing layer such as mosses to plants, shrubs and water features.

“Brown Roofs”

“Brown roofs” are where the flat roofs of new developments are covered by a thin layer of crushed rubble and gravel, ideally obtained from the redevelopment site itself. The idea is that the roof will gradually be colonised by insects and provide a feeding ground for birds.

“Living Walls”

A living wall is a vertical garden. Plants are rooted into a substrate varying in effectiveness from a thin sheet of felt or wool to a thick rigid block or coco fibre growing medium.

Waste

- 3.8.8 Designing in adequate storage space for waste and recycling inside and outside homes will encourage recycling so that our target of 50% of the waste can be recycled. The space provided will be flexible so that it can adapt to new recycling targets, technologies and methods of waste collection in the future. We are currently investigating a range of options on how this target could be met.
- 3.8.9 There is a target in the London Plan that 95% of construction waste is recycled. During development site waste management plans will be used to minimise demolition waste so that this target is met. Uncontaminated demolition waste might be used in the enhancing the landscape of Burgess Park or in aggregate in other parts of the redevelopment.

Biodiversity

- 3.8.10 In terms of biodiversity the potential for including ecological enhancements into the design of new buildings will be considered and tested. In addition to sustainable urban drainage mentioned before these enhancements could include bat and swift bricks, green/brown roofs and living walls.

Building Materials

- 3.8.11 Building materials will be sourced responsibly for example where possible reducing the need to transport over long distances. Materials will seek to achieve high green guide ratings for materials (see FB11).

FB11: Fact Box – “Green Guide Ratings for Materials”

The BRE document, Green guide to Specification, sets the standard for the construction industry regarding the specification of materials within construction projects. Environmental performance is indicated by a grading system from A+ (Excellent) to E (Poor) with each specification measured against a range of environmental impacts

Air Quality

- 3.8.12 There are several options within this document that will contribute towards improving air quality. As an extra measure during construction dust would be controlled and kept to a minimum.

Justification

- Our established targets are supported by higher-level policies and also by the testing that we have undertaken based on the current masterplan. Achieving even higher levels of sustainable building design (such as CfSH levels 5 and 6) may well be possible in the future, but are currently very expensive and do not deliver enough benefits to be considered at this time.
- The focus of the strategy reduces demand for resources rather than simply investing in technological solutions for meeting existing demand. This is in line with best practice and implies focusing on the quality of the buildings (in terms of excellent insulation, glazed windows etc.) as well as the fittings (in terms of low flow taps and ‘A’ rated white goods), which provides wider benefits.
- The CHP and district heating system will significantly reduce carbon dioxide emissions and provide the most cost effective way to reduce energy consumption. The proposed CHP system will provide the flexibility to meet increases in government targets (for example for all new development to meet CfSH level 6 by 2016) by capitalising on future technological advances to supply renewable or low carbon energy. It should also be able to provide

energy to the new schools, community facilities, employment and retail space and other planned development within the masterplan area.

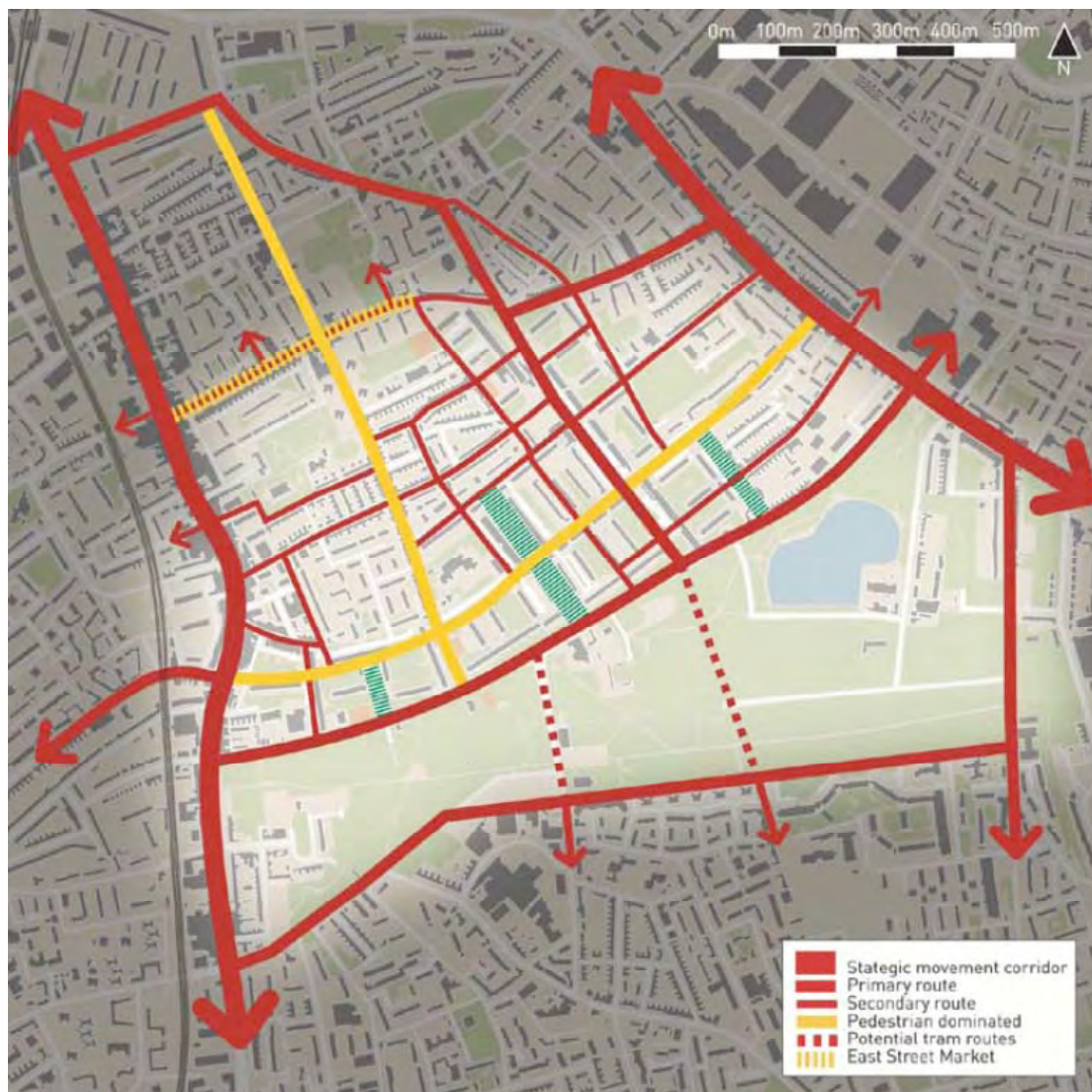
- The CHP system will be very reliable and individual households will be able to control the heating in their own homes.
- The proposed water conservation and recycling strategies will help to limit increase in water demand and reduce the overall amount of waste water discharged by 20% thereby removing the need to upgrade the sewer system. It will also contribute towards biodiversity and open space quality.
- The waste reduction strategy will reduce the amount of waste that goes to land-fill reducing environmental impacts and transport costs.
- The proposals for increased biodiversity on buildings would mean that opportunities to increase nature and wildlife are not just restricted to the ground, and other ways are promoted to ensure that there is no overall loss of biodiversity as far as possible.
- The measures proposed will further contribute towards improving air quality.
- Our preferred approach scores highly against place-making objective 1: Better Homes, as well as most of the sustainable development objectives. This approach also has a very positive impact over the medium and long term when assessed against the 16 sustainable development objectives.

4 PUBLIC LIFE: BETTER AND SAFER STREETS, SQUARES AND PARKS

4.1.1 Creating better and safer streets, squares and parks will be an important consideration in delivering a successful new neighbourhood. This section considers our preferred approach for street layout, building blocks, building heights, open spaces and biodiversity.

4.2 STREET LAYOUT

FIGURE 7: STREET LAYOUT



4.2.1 There are many parts of the AAP area that have a good quality network of streets and routes. Our preferred approach is therefore to link up these existing streets to create more joined-up ways of getting around the Aylesbury AAP area. This is based on Street Layout Option 2: Putting Back the Traditional Connections and Creating Green Fingers.

4.2.2 Since the publication of the Issues and Options Report, we have done further work to develop a plan for building heights (see Section 4.4) and the mix and type of uses that will be located along the main streets. The main elements of this option are described below with further details in Section 5.

- 4.2.3 **Thurlow Street** will become the local main street for the new neighbourhood – spacious, tree-lined with buildings set back to allow for the routing of the main public transport route through the masterplan area. It will be designed to be a successful street whether or not the Cross River Tram goes ahead. It will be the heart of the community, busy with people visiting the shops or doctors surgery or catching the bus or tram. The street will be a high quality pedestrian and cycling environment but will also continue to provide an important route for vehicles, especially public transport. Being a generously wide street, it should be lined with some taller buildings to create a sense of enclosure. Thurlow Street will be the location for buildings of local importance, local commercial and community buildings as well as homes.
- 4.2.4 **Two community spines** will connect the major hubs and public transport routes with the main schools and some of the community facilities in the masterplan area. These will incorporate all the principles of safer routes to school with absolute priority given to safety for pedestrians and cyclists.
- The east-west spine will follow the alignment of Kinglake Street, Beaconsfield Road, Hopwood Road and create a new link to Boyson Road to link up with John Ruskin Street. This route will link Old Kent Road with the new Walworth Academy, new community facilities, shops and the proposed Cross River Tram route on Thurlow Street, the new Michael Faraday Primary School and Community Learning Centre, the reprovided Aylesbury Day Centre and adjacent local square, and Walworth Road. We propose that three of the local mixed-use hubs are included along this spine. These hubs will include a mixture of community facilities, shops, and space for businesses. For more details refer to section 6.
 - The north-south community spine along Portland Street joins Burgess Park with Michael Faraday Education Hub (at the junction with the east-west spine), Faraday Gardens and St Peters Primary School, East Street Market and Elephant and Castle (see section 6).
- 4.2.5 **Three green fingers** will run from Burgess Park into the Aylesbury AAP area connecting with Surrey Square Park, the Missenden Play area and Faraday Gardens. 'Green fingers' will form a vital part of the wider green network that is described in section 4.5 including the design for Burgess Park. Each will be the focus for the people living and working nearby, providing local areas for play and recreation, high quality cycling and walking routes, local gardens and hard landscaped local squares. An important principle of the green fingers is that they should not be dominated by car parking. The three fingers are located as shown in Figure 6.
- 4.2.6 **Albany Road** will be a calmed route and will be better integrated with the park. Traffic calming features will be introduced, as well as more and improved pedestrian crossings. Landscape features within Burgess Park will also be extended onto Albany Road and gateway features created at both the western and eastern ends of the street. This will help to improve accessibility to Burgess Park for residents in the Aylesbury AAP area, and will help to enhance the experience of cyclists and pedestrians moving within the park, as well as to and from the park.

Justification:

- The proposed network will provide a choice of routes throughout the Aylesbury masterplan area and make it feel less separate from its surroundings linking up well with the historic street pattern;
- The option will encourage walking and cycling reducing the need to use cars and making the area feel safer;
- The layout will make the area more adaptable to change and incorporate a range of uses;
- The design will provide direct links to important destinations such as new community facilities, public transport stops and shops.

- The proposed option will make the phased clearance and construction easier and help to create coherent new urban blocks during intermediate phases;
- The layout will create a variety of blocks and building types, spaces and streets that will help, through the relationship between uses, built form, open spaces, streets and design, to create places with distinct characters and identities.
- Using most of the existing street network will minimise disruption to existing residents and avoid the cost of having to re-route underground services such as water and gas mains;
- The green fingers will extend Burgess Park into the residential development, allowing people to move directly to and from the Aylesbury AAP area to the park;
- The green fingers take up some space, but will enable many more residential units to have a frontage along pleasant green spaces, which will not only increase value but also create a far better residential environment for all residents;
- The green fingers will make the neighbourhood distinctive from other neighbourhoods and provide an important part of the overall public open space provision for the AAP area;
- Overall this option builds on locally, regionally and nationally recognised policy and best practice in urban design, regeneration and sustainability as set out in the Baseline Report;
- This option has received overwhelming support through the workshops conducted as part of the informal consultation with the Neighbourhood Team, the Aylesbury Steering Group and the Re-housing Sub-group and the formal consultation of the Issues and Options Report;
- As a result of the above rationale this option scored very highly against the place-making (P2 and P3), delivery (D2), and sustainability (SDO3, SDO12, SDO13 and SDO16) objectives for the AAP. This approach also has a very positive impact over the medium and long term when assessed against the 16 sustainable development objectives.

Rejected Option

4.2.7 Street Layout Option 1: Putting Back the Traditional Connections without Green Fingers was not taken forward because:

- Does not create a linked up, accessible green network for the AAP area (see Section 4.5);
- Does not allow for as much accessible public open space to be provided as part of the redevelopment thereby reducing amenity for residents and the potential value to aid the redevelopment;
- Does not create as distinctive a neighbourhood.
- Received less support through the consultation process.

4.3 BUILDING BLOCKS

4.3.1 Our preferred approach is to develop a smaller size of street block (sometimes called finer grain, see FB12), with a mixture of sizes and types including narrow plots to allow for variety within the masterplan area. This approach can accommodate rows of houses, medium-scale apartment blocks and carefully placed taller buildings in different scales and sizes of block. Smaller blocks will also make it easier for people to walk around and adapt the area to changing requirements. This approach follows on from Building Blocks Option 1: Smaller Street Blocks and Finer Grain as outlined within the Issues and Options Report.

FB12: Urban Grain

Urban grain is the size (width and depth) of street blocks and buildings. The urban grain has implications for the character of an area, the adaptability of buildings, overshadowing and the quality of streets and spaces. The finer the grain the more human the scale is, making it easier for people to walk around, it enables more flexible / adaptable buildings and it also creates a more interesting pattern of development.

Justification:

- Smaller blocks allow for more variety and character to be developed in the masterplan area with different buildings being built next to each other;
- The smaller blocks and plots allow for a range of home types to be built – with a significant proportion of terraced houses for family living;
- This option will be more in character with the human scale and with surrounding sensitive areas, including the Liverpool Grove Conservation Area and adjacent listed buildings (e.g. Surrey Square Park);
- This option makes it easier to phase development as smaller areas can be built out instead of having to build large areas all at the same time;
- Lots of different, smaller blocks and buildings with a smaller footprint will allow the masterplan area to evolve gradually over time in reaction to the changing modes of living and profile of residents and users; and
- This option has received overwhelming support through the consultation workshops.
- This option scores particularly highly against place-making objective 1: Better Homes, delivery objective 2: Image, and sustainable development objective 11.

4.4 BUILDING HEIGHTS

FIGURE 8: BUILDING HEIGHTS PLAN



- 4.4.1 Our preferred approach is to provide a range of building heights across the masterplan (see Figure 8) area and we will seek to vary heights within each block or along each street to create visual richness and diversity.
- 4.4.2 We propose a benchmark height of 2 to 4 storeys next to conservation areas and existing areas of low-rise housing. Most of the area will be 4 to 6 storeys high with up to 10 storeys in other parts of the masterplan area, such as facing Burgess Park and along Thurlow Street. The development will also contain some carefully located and designed taller buildings. This approach is a small variation of Building Height Option 3: Taller Buildings in Important Places.
- 4.4.3 One district landmark (between 15 and 20 storeys) will be situated at the junction of Thurlow Street and Albany Road will mark the main entrance to the neighbourhood and symbolise the area's regeneration.
- 4.4.4 One local landmark (between 10 and 15 storeys) will mark the entrance to Portland Street. Another local landmark will be positioned at the junction of Thurlow Street and East Street marking the end of Thurlow Street and the gateway into the new development. It will be at the East Street Hub (see section 6), including employment, retail and community facilities and one of the main public transport stops.

- 4.4.5 Local and district landmarks should have an average floorplate of no more than 400m².
- 4.4.6 There will also be a number of special buildings that should be landmarks because of their extremely high design quality rather than height. This must include the new Amersham redevelopment and the main entrance points to the Green Fingers.
- 4.4.7 Careful attention must to be paid to issues of design, public realm, micro-climate, quality of materials and the relationship to surrounding buildings and public spaces when designing tall buildings. The design of the taller buildings should be slender to not create excessive overshadowing or wind effects.
- 4.4.8 The park front is one of the most important elevations within the masterplan area as it will serve as the face of the redevelopment from the park. This must include a strong building line, allow for a range of heights and massing and include excellent architectural design.
- 4.4.9 Habitable rooms must have a minimum headroom of 2.6m (in SPD) although ground floor heights in the hubs (see section 6) must have a minimum headroom of 4m.

Justification:

- The variety within the plan helps to deliver a more mixed community as there is scope for a better range of housing including houses rather than just flats. This helps to address the need for family housing in the masterplan area, whilst providing maisonettes and flats for much of the rest of the community.
- Our preferred approach will contribute to a place with a character and variety.
- The heights of buildings also relate to the size and importance of different streets and public spaces.
- The lower building heights near the Liverpool Grove, Merrow Street and East Street help to protect and enhance the setting of existing low rise housing in conservation areas and other sensitive areas.
- The mid-rise building heights across much of the area will mainly replace buildings of a similar scale while meeting the wider rehousing and regeneration needs of the scheme.
- The siting of taller buildings at the Burgess Park entrances to the main streets and green fingers has two benefits. Firstly it helps 'mark' the main access points to the neighbourhood and therefore helps people to move easily to, from and within the AAP area. Secondly it creates a varied and attractive 'face' for the new neighbourhood when viewed (as many will) from Burgess Park and adjacent streets.
- The landmark building on the Amersham Site on Thurlow Street can be constructed in the near future and will allow for a significant number of new homes to rehouse existing residents moving out of existing properties. It will also mark the community hub building.
- The district landmark building will signal the regeneration of the Aylesbury AAP area. It will become a local icon and help to raise the profile of the AAP area and attract investment.
- Placing some taller buildings in areas of higher land value overlooking the park and along the public transport corridors is likely to support the delivery of the project and allow for other aspects of the redevelopment to be better funded. Taller buildings should contain a mix of affordable and private homes.
- All the taller buildings in the plan are placed on good public transport routes to ensure that more people have access to buses and the planned tram route. The existing public transport provision will need to be improved considerably for this option (and the plan as a whole) to be viable.
- Limiting the floorplate size of taller buildings will ensure that they are slender and therefore have a reduced impact on microclimates and mean that fewer homes share each core.
- The minimum headrooms proposed will help to ensure residential amenity and allow for flexibility of uses around the hubs.
- The preferred option has received support from the consultation workshops. Responses from the public exhibition are less conclusive with some support across options 1 to 3.

- Our preferred approach scores very highly against the place-making (P1), sustainability (SDO 11) and delivery (D2) objectives for the AAP.

Rejected Options

4.4.10 **Building Height Option 2: A Greater Range of Heights** has not been taken forward because:

- This option is less likely to create a neighbourhood with a distinct identity or help people find their way around.
- This option is harder to deliver because the potential of higher value sites is not maximised through higher development densities.

4.4.11 **Building Height Option 1: Medium-Rise** has not been taken forward because:

- In addition to the reasons set out above, this option only delivers flats with no houses and has a negative impact on surrounding low-rise areas of housing including the Liverpool Grove Conservation Area.

4.4.12 **Building Height Option 4: Tall Buildings and Landmark Buildings at Valuable Locations** has not been taken forward because:

- The larger number of tall buildings along the park front could be overbearing.
- The green fingers are less prominent than Thurlow and Portland Streets and therefore do not need to be marked by such tall buildings.
- This option was the least popular during consultation.

4.5 THE AYLESBURY AREA'S NETWORK OF OPEN SPACES

- 4.5.1 Our preferred option is to develop a well-connected and high quality network of open spaces of different sizes, functions and for different age groups within the Aylesbury AAP area. This network will be linked with high quality pedestrian and cycling routes (see section 5.2). These spaces will include both equipped and informal play and sports spaces for all age groups, as well as more formal spaces for relaxation and learning. We will ensure that all residents and children within the Aylesbury AAP area have safe and easy access to these spaces.
- 4.5.2 This approach is derived from Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1, and Sports and Leisure Option 2: Facilities in the park and estate as set out in the Issues and Options Report.
- 4.5.3 At the moment there is approximately 60 hectares of open space within the whole of the AAP area, including Burgess Park. There are around 2 hectares of play spaces in the AAP area on about 25 different sites. But many of these spaces are of poor quality and therefore underused. Many of the existing open spaces are poorly overlooked, have inadequate lighting, unimaginative play facilities, and are poorly maintained. Also for some residents these open spaces, and particularly the existing play areas for young children, are difficult to access.
- 4.5.4 Our preferred approach is to reprovide approximately the same amount of open space within the AAP area (i.e. 60 hectares), following the redevelopment of the Aylesbury Estate, but change slightly the balance of different types. We will replace the existing housing green space in and around the blocks within the masterplan area with high quality communal gardens and private open space, and we will aspire to meet standards set out by the Mayor of London (10 sq m per child bed space) in relation to the provision of young people's play spaces across the AAP area.
- 4.5.5 Overall, Aylesbury's new network of open spaces will comprise a variety of spaces of different sizes and functions, from Burgess Park at a regional level, to Surrey Square Park at a borough level and smaller pocket parks and children's play areas integrated into the residential areas at the heart of the redeveloped masterplan area. This network of open spaces will be linked together by three new green fingers, which will run from Burgess Park into the Aylesbury area connecting with Surrey Square Park, the Missenden play area and Faraday Gardens.
- 4.5.6 Importantly, whilst we are not increasing the amount of open space within the AAP area, we will ensure that all areas of open space, including children's play spaces, are of the highest quality and that they are safe and enjoyable to use. Quality standards will not only apply to new open spaces, but also to existing areas of open space, such as Burgess Park, Surrey Square Park and Faraday Gardens. Already, some funding has been secured to help make improvements to Surrey Square Park.
- 4.5.7 Within each of these spaces we will aspire to meet the green flag standards for open spaces, which include ensuring that all spaces are:
- Welcoming
 - Safe and secure to use
 - Clean and well-maintained
 - Environmentally sustainable
 - Appropriate to their surrounding context
 - Sensitive to existing and potential biodiversity interest
 - Enjoyable for users of all backgrounds
- 4.5.8 To meet these standards, small informal areas of play space (LAPs) will be provided for younger children within the communal garden areas of each of the new housing blocks in line with the Mayor's playspace requirements. New larger areas of play (LEAPs) will also be provided within some of the new housing blocks, and within the green fingers and existing local parks. In addition, a larger area of play will be provided

in Burgess Park (NEAP), which will serve a much wider area (see FB13). This playspace is likely to be located in an accessible location near Albany Road and Chumleigh Gardens, and will include a range of play equipment and recreation space for children of all age groups.

4.5.9 We will develop a more detailed landscape design for the parks and open space network that will guide all future improvements and ensure that Burgess Park is developed in a co-ordinated and coherent way. This has already commenced with early landscaping proposals for Chumleigh Gardens. Wherever possible we will get local people involved in the design and improvements for Burgess Park. This will be through consultation workshops and exhibitions in the future.

FB13:

LAP (Local area of play): Small low-key games area

LEAP (Locally equipped area of play): small games area with at least 5 types of play equipment.

NEAP (Neighbourhood equipped area of play): play area with at least 8 types of equipment, as well as opportunities for ball games or wheeled activities, such as skateboarding.

FB14:

“Metropolitan Open Land” (Designated in the London Plan)
Strategic open land within the urban area that contributes to the structure and quality of life of Londoners. There is a strict control on building in metropolitan open land similar to the controls on Green Belts. (Designated in the London Plan)

“Borough Open Land” (Designated in the Southwark UDP)
Open space of local importance. Borough Open Land must meet all of the following criteria:

- An area of local importance to Southwark;
- A clearly distinguishable public open space;
- Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
- It must not be Metropolitan Open Land.

Burgess Park

4.5.10 In order to create a strong network of open spaces across the Aylesbury AAP area, investment in Burgess Park will be particularly important. The park is currently designated as a metropolitan park (see FB14), a strategic asset not only for people living nearby but for the whole of south east London. But in many ways Burgess Park currently fails to fulfil this important role. It is only a metropolitan park by virtue of its size, not because of what it offers. There are not enough attractions to sustain a long visit, the park is not easy enough to get to by public transport, and many people are put off visiting because of fear of crime and anti-social behaviour. In fact most people use the park to pass through to surrounding areas.

4.5.11 Our preferred option is to transform Burgess Park to ensure that it maximises its potential as a metropolitan scale park while still retaining a community focus. We have developed a number of themes that will guide improvements to the park. These themes are outlined below:

- **World and community park:** Burgess Park will be promoted as a World Park. This means that Burgess Park should become a major destination

within South London and will start to fulfil its role as a park of Southwark wide and metropolitan wide importance. It also means that the design of the park will reflect the cultural diversity of Aylesbury's surrounding communities, reflected through the diversity of planting and landscape design, as well as through the diversity of functions within the park. This could include a sculpture park.

- **Connected and accessible park:** Accessibility to and from, as well as within the park will be encouraged. Existing barriers to movement and access to areas of open space will be removed – Albany Road, Wells Way, Trafalgar Avenue, St. George's Way and other roads through the park will be calmed routes, with very high quality and wide pedestrian and cycling crossings. Better frontage (see section on promoting walking and cycling) will make the park feel more enclosed and safer.
- **Healthy park:** Burgess Park will be promoted as an outdoor gym, and will include a trim trail, walking and running routes and areas for other types of group sports like yoga or aerobics. A key element will be the active zone to the south of the park, strengthening recent improvements to the playing pitches adjacent to the lake. New and improved sports and leisure facilities will be provided in the park. The potential to provide leisure buildings and a swimming pool will be assessed through our core strategy.
- **Learning park:** Burgess Park will also be promoted as an educational, training and skills development resource. There could be potential, for example, to explore links between the schools in the area and Burgess Park so that the park can become an outdoor classroom – school children and adult learners could be encouraged to learn about biodiversity, the maintenance of different plant species, and perhaps about growing food locally. There could also be opportunities for adult skills training programmes to be linked to park spaces.
- **Eco park:** The park will provide an important environmental resource, such as providing flood protection, sustainable drainage, and enhancing biodiversity. There is also potential for the park to host demonstration projects which will educate local residents with regards to energy generation, biomass, flood mitigation and food production.

Justification:

- The benefits of good quality green spaces within the urban environment are well known. Green spaces can help to improve the image of an area, attract investment, improve biodiversity, promote exercise, sport and healthy living, and can help to tackle crime and anti-social behaviour. Successful green spaces can have a major positive impact on local communities.
- Our preferred approach will also ensure that all residents within the AAP area are within easy walking distance of a local park (maximum 400m walk), as well as small areas of play for younger children (maximum 100m walk) and larger equipped areas of play for older children (maximum 400m walk).
- The preferred approach is strongly supported through the consultation process. In particular, the provision of a range of suitable, accessible and affordable sports and recreation facilities is supported.
- Significant improvements to Burgess Park will enhance social, community and economic opportunities, and help to create a high quality residential neighbourhood with distinct character / identity.
- Improvements to Burgess Park and local parks will also help to raise land values adjacent to the park, helping to fund the wider regeneration of the Aylesbury area.
- Improvements to Burgess Park will help the park to fulfil its role as a park with metropolitan wide importance and will protect its MOL designation.

- The provision of improved and new play, recreational and sports areas throughout the AAP area will help to encourage healthier lifestyles.
- Improvements to existing parks and the provision of new areas of open space will help to protect and enhance the biodiversity interest of the AAP area.
- Improvements to Surrey Square Park will help the park to fulfil its role as Borough Open Land (see FB14), and will help to improve the usability and attractiveness of the park, as well as to preserve and enhance its ecological interest.
- Our preferred approach scores highly against the place-making (P1 and P2), delivery (D1 and D2) and sustainable development (SDO2, SDO5, SDO11 and SDO13) objectives for the AAP. This approach also has a very positive impact when assessed against the 16 sustainable development objectives.

Rejected options

4.5.12 **Burgess Park Option 1: Minimum Intervention** was not taken forward because:

- The park will not contribute as much as it can towards the regeneration of the Aylesbury AAP area because it will not bring wider social and environmental benefits or maximise the value of new development in direct economic terms;
- The quality of Burgess Park will not match the quality of the new development;
- This option received less support through the consultation process.
- The Interim Sustainability Appraisal concludes that this option would have no benefit in relation to the 16 sustainable development objectives.

4.5.13 **Surrey Square Option 2: Park Improvements and Redevelopment in Surrey Square Park** was not taken forward because:

- This option could reduce the ecological interest of the park.
- This option will reduce the amount of open space available to local residents and children at Surrey Square School.
- This option scores poorly in the Interim Sustainability Appraisal against sustainability objective 13: Open spaces and biodiversity.
- This option was strongly opposed through the consultation process.
- This option does not provide sufficient new homes to justify the special circumstances of going against Southwark and London-wide policies.

4.5.14 **Biodiversity Option 2: Maximising Biodiversity** was not taken forward because:

- Limits the opportunity to use space for formal / informal recreation.
- Option 2 will not make the best use of existing spaces across the AAP area and will not maximise the potential use of these spaces by all interest groups.
- Urban biodiversity emerges as a response to the presence of planting and the social use of spaces. By prioritising public recreation, therefore, the potential for biodiversity and habitat creation will not be reduced.

4.5.15 Finally, **Sports and Leisure Option 1: Facilities in the Estate** was not taken forward because:

- The park is a significant yet under-utilised asset and improving the park alongside the redevelopment of the masterplan area could have significant benefits for the existing and future residents.
- An emphasis on providing facilities within the masterplan area may compromise the amount of development land available, and may negatively impact the delivery of the project.