

REVITALISE



Aylesbury Area Action Plan

January 2010



Foreward by

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Executive member for regeneration

The Aylesbury Area Action Plan provides a blueprint for the ambitious regeneration of the Aylesbury Estate over the next 20 years. It will see the area transformed with new high quality homes, schools, roads, parks and open spaces.

We will replace the existing 2,700 properties with around 4,200 brand new, mixed tenure homes. We are more mindful than ever of the need to create a sustainable community where families will choose to live. We are proposing to build individual homes to at least Code for Sustainable Homes level four. This will help reduce individual energy costs and energy consumption. We will generate power through a combined heat and power system using sustainable energy sources. Our energy strategy will ensure that levels of CO2 emissions generated by housing will not grow as a result of increased densities; indeed our ambition is to achieve a significant reduction.

In terms of social sustainability we will provide homes with a range of tenures and designs to suit people of differing incomes and housing needs. We will respond, for example, to the needs of families, older residents and those with specific housing needs such as disability. 23% of new homes will be houses with access to gardens, and all social rented units will have room sizes 10% above room sizes that are being built at the moment.

We realise however that a fully functioning, sustainable community is about so much more than just housing and we acknowledge that an estate like Aylesbury does not exist in isolation from the wider community. The new homes will be complemented by two rebuilt schools - Michael Faraday and Walworth Schools - which are nearing completion, and one completely new school on the Walworth lower school site that will become a 750 place boys school. A network of improved and properly managed open space will be created. Burgess Park will also be completely revitalised. Southwark has recently secured £6 million of funding and appointed a design company to undertake this work. There will also be a community spine at the centre of a network of new roads, cycle paths and footpaths and a range of social and community spaces such as health centres and childcare facilities.

These physical improvements will lead to a significant improvement in the life chances of residents such as improved early years, primary and secondary education, improved living and health standards, reduction in illness and improvement in life expectancy and employment opportunities.

Wholehearted community engagement has been at the heart of the AAP process from the outset and residents have been integral in shaping the plan. I would like to thank all of the local people who have put so many hours, along with the Aylesbury New Deal for Communities, into shaping this crucial document. 82% of residents expressed support for the plans at the final exhibition.

In conjunction with developing the AAP we have begun constructing new homes and securing funding for the scheme. The first 260 new homes are now under construction by our partner London and Quadrant Housing Trust. We have formed a strategic relationship with the Homes and Communities Agency (HCA), working with them to procure partners for phase 1 of the scheme. The HCA has also recently admitted Aylesbury phases 2 and 3 to round 6 of the government backed Private Finance Initiative (PFI). Under this programme it is proposed that the council will effectively deliver 1000 new homes of which around 400 will be affordable council owned new homes. We have also begun the process of rehousing residents located in the first phases of the scheme.

We are confident that the extensive consultation over the last four years, together with a careful masterplanning process have resulted in an AAP which reflects the aspirations of the local community, represents a considered response to local constraints and opportunities and will create a vibrant new neighbourhood in this part of south London

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1. Introduction and background to the AAP

1.1 The Aylesbury Area Action Plan

- 1.1.1 The redevelopment of the Aylesbury Estate will create a new neighbourhood that will radically change the lives of everyone in this part of south east London. This is a once in a generation opportunity to improve the quality of life of everyone living in the area.
- 1.1.2 The Area Action Plan (AAP) will be an essential part of this process. It will contain a vision for the area, policies for its development, and a delivery plan for future investment. It will guide the redevelopment of the estate and will show how we will create a new neighbourhood over the next 15 to 20 years, including housing, shops, meeting places, work places, recreation, green spaces and transport. The AAP will be part of our Local Development Framework (LDF) and will be examined in public by a government inspector at a formal examination.
- 1.1.3 The AAP area is made up of two parts. Firstly, there is the Action Area Core. This is the Aylesbury Estate itself, which will be completely redeveloped. Secondly, there is the wider area (see Figure 1), including East Street, Walworth Road, Old Kent Road, and Burgess Park. In the wider AAP area there will be improvements to transport, schools and open space.



Figure 1: Location of the Aylesbury Area Action Plan

1.2 Background to the AAP

1.2.1 The Aylesbury Estate was constructed between 1966 and 1977 (the location of the Aylesbury AAP area is shown in Figure 2). It is one of the most well-known and deprived housing estates in London. The estate is home to over 7,500 people and includes several schools, offices, community buildings and some shops. It is immediately north of

Burgess Park, one of the largest parks in central London.

1.2.2 The estate's problems are well known, and in 1999 the Aylesbury New Deal for Communities (NDC) was launched with the aim of changing the lives of the residents living in the area, to improve educational attainment, employment prospects and health and to reduce crime and fear of crime. Most importantly the NDC sought

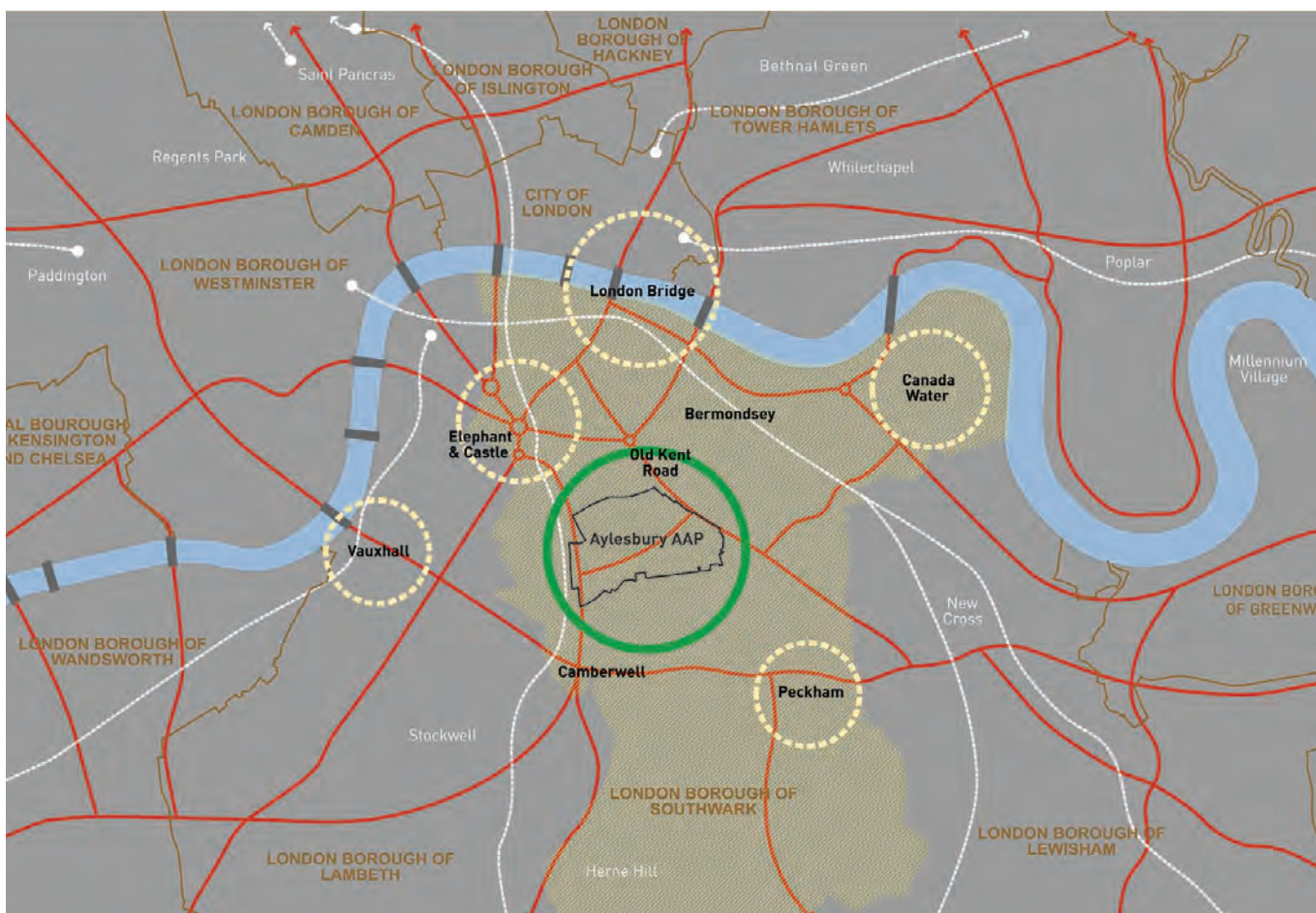


Figure 2: The Area Action Plan area

to dramatically improve the physical environment of the area.

- 1.2.3 The NDC will soon be replaced by a new community development trust called Creation. Creation is managed by local residents and is working to drive forward the process of regeneration by developing dynamic partnerships between communities, local and central government and business to promote a better working and living environment for all. Current projects for example include working with young people in the design of new youth facilities in the area. Creation will ensure that there is a strong voice speaking on behalf of all residents at the heart of the decision-making process as the redevelopment progresses.
- 1.2.4 There have been several previous ideas and plans to redevelop or refurbish the estate. However, none of them have come to fruition. In September 2005, having studied the structural condition of the estate, the quality of the environment and the costs of refurbishment, we concluded that it would cost too much to bring the homes up to decent homes standards. We therefore decided that the best way forward was to demolish the buildings and build a better place which would be much more attractive for people to live and work in.
- 1.2.5 It has now become imperative to redevelop the estate. It is amongst the most deprived areas in England. The built fabric is dated and cannot be retained in the long term because of deterioration in quality. The existing built environment goes against good urban design principles and many elements of its layout such as the raised walkways contribute to crime and safety issues. The AAP is being brought forward in advance of Southwark's Core Strategy in recognition of the urgent need for change.

1.3 Developing the AAP in consultation with the public and stakeholders

- 1.3.1 We have prepared the AAP in several stages (as shown in Figure 3). These stages have been guided by the process of sustainability appraisal, which has been carried out in parallel.
- 1.3.2 The local community has been consulted at each stage. A description of all the consultation stages can be found in Appendix 1. Informal consultation events at the start of the process enabled the community to help shape the plan from the outset. A Neighbourhood Team was set up to help develop and champion the AAP. The Neighbourhood Team worked with the community within the Aylesbury area to ensure that any future plans for the area respond to the needs and aspirations of the local community. The NDC played a significant role in running informal consultation throughout the plan making process.
- 1.3.3 Our first major piece of written work was the Baseline Report. The purpose of this report was to collect and analyse information about the plan area and to understand the key issues to be addressed by the AAP. The work included a review of all previous studies undertaken in the area, and of earlier financial modelling.
- 1.3.4 The next document to be produced was the Issues and Options Report, which asked the public and stakeholders for their views on the critical issues as well as different options and approaches for creating a successful neighbourhood. We took into account these views when producing the Preferred Options Report, which set out the options that we wanted to develop further, and the reasons for the choices we made. This was again made public for consultation.

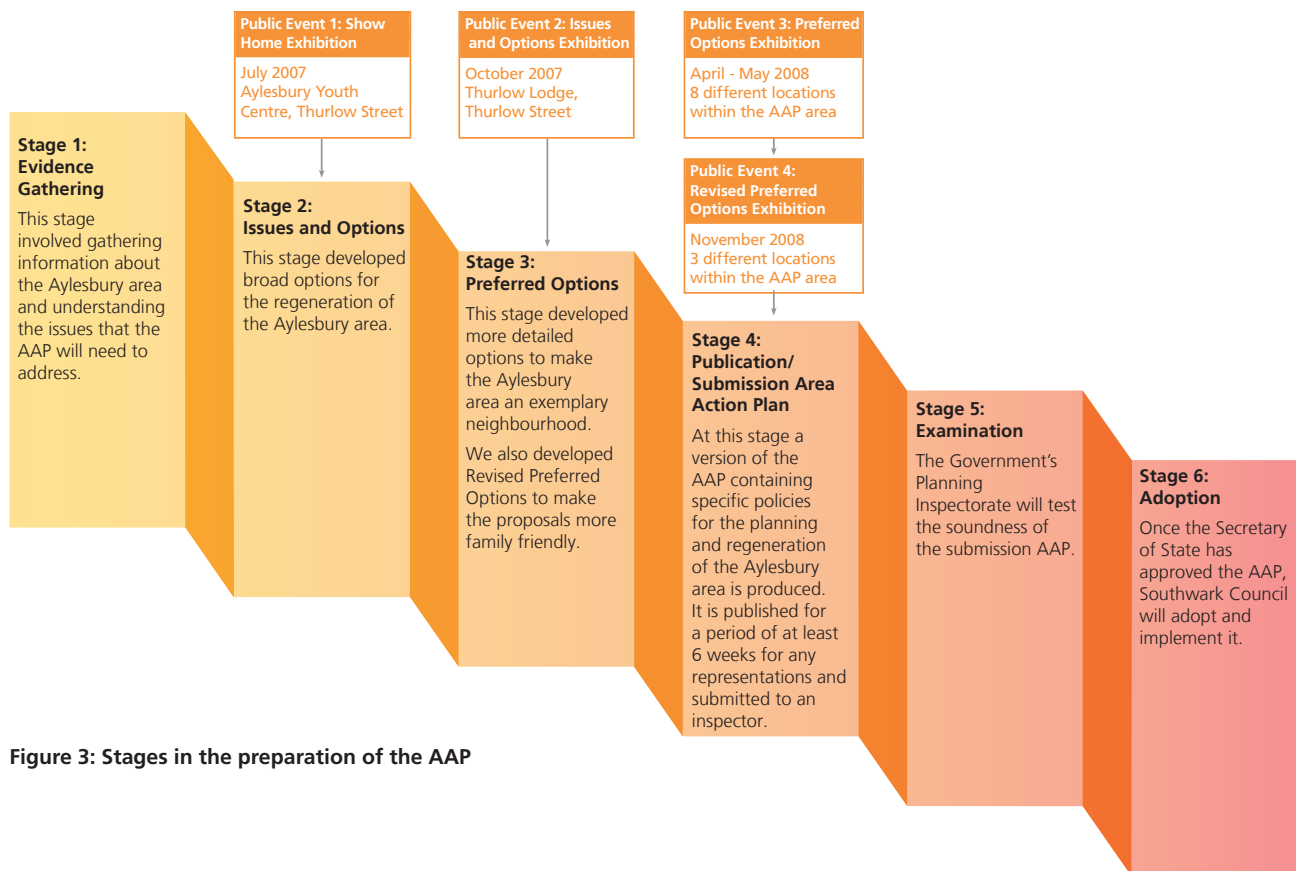


Figure 3: Stages in the preparation of the AAP

1.3.5 After receiving public feedback on the Preferred Options Report we changed the proposals to make them more family friendly by reducing the number of homes, making the homes larger and reducing the density. These changes were put into a new report for consultation, the Revised Preferred Options Report. These have been taken forward into the present publication/submission version.

1.3.6 While this process was going on, we carried out research and produced several background papers to help with the process of preparing the AAP, give us a better understanding of some of the key issues and

to ensure that the proposals are deliverable and robust. These include:

- Housing Tenure, Size and Type of Homes
- Housing Density
- Building Heights
- Sustainable Design and Construction
- Open Spaces
- Transport and Movement
- Economic Development
- Social and Community Infrastructure
- Demolition
- Delivery and Implementation

1.3.7 The background papers should be referred to for further clarification of any of these issues.

1.4 Sustainability Appraisal

- 1.4.1 Each stage of the AAP has been subject to 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 helped to inform decisions about the preferred options. These were also subject to the Sustainability Appraisal process.
- 1.4.2 At each stage of the process, we also carried out an Equalities Impact Assessment and consultation review.

1.5 Relationship to other policies

- 1.5.1 In preparing the AAP, we have taken into account our Sustainable Community Strategy, Southwark 2016, as well as other planning policies. The relationship of the AAP to the wider planning policy framework is set out in Appendix 2 (also see Figure 4). The AAP complies with Government guidance as set out in Planning Policy Guidance Notes and Planning Policy Statements, and is in general conformity with the London Plan.

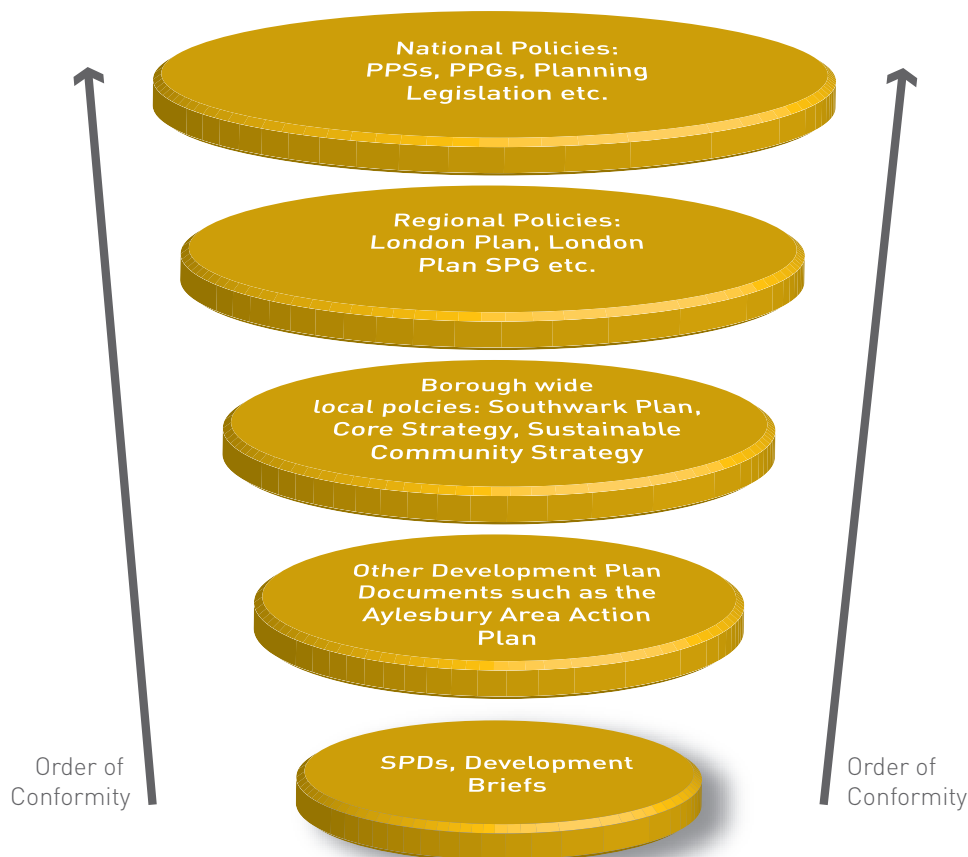


Figure 4: Relationship to other plans

- 1.5.2 The Aylesbury AAP is one of a number of Local Development Framework (LDF) documents Southwark is preparing. Other documents include the Core Strategy and AAPs for Peckham and Canada Water. The AAP is being prepared before the Core Strategy because we urgently need a planning framework to enable us to redevelop the estate. The AAP accords with the vision and objectives of the emerging Core Strategy and in policy terms is consistent with (and is physically separate from) the other AAP areas.
- 1.5.3 The preparation of Southwark's LDF over the next few years will take into account the transition between the previous system of unitary development plans and the new system. Southwark adopted a new UDP, the Southwark Plan, in 2007. The AAP is broadly consistent with policies in the Southwark Plan and provides an interpretation of the Southwark Plan which is specific to the AAP area. Where there is a difference between policies in the Southwark Plan and the AAP, because the AAP is a more recent document, it takes precedence over the Southwark Plan.
- 1.5.4 We also have a number of supplementary planning documents (SPDs) which explain Southwark Plan policies in more detail. These SPDs will also be taken into account when deciding planning applications in the AAP area. Appendix 2 explains the relationship between planning policies in more detail.

1.6 The vision and plan objectives

- 1.6.1 The following visions reflect the urgent need to achieve an early and successful phased redevelopment of the estate and the regeneration of the area. The strengths, weaknesses, opportunities and threats (SWOT) analysis presented in Appendix 3 presents a summary of key issues.
- 1.6.2 Early in the process the Neighbourhood Team (see Appendix 1) developed a vision for the AAP 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 social 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.”

- 1.6.3 This vision was developed into a number of thematic objectives for the area grouped under 'Place-making', 'Delivery' and 'Sustainability'. They are inevitably general in nature but they establish the essential principles which will guide the development. These objectives are set out in Appendix 4.
- 1.6.4 The work that has subsequently been undertaken for the AAP has led to the following more specific delivery-oriented vision for the AAP area:

“We will use the guidance established in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury Estate over the period 2009 to 2027, which will deliver a new and more balanced mixed community with far better living conditions.

The Plan will deliver quality private, intermediate, and social rented housing, the latter based on Parker Morris +10% standards. There will be a significant proportion of family homes with 23% houses, together with all the facilities needed by families, to make sure that the whole area is family-friendly.

The new development will broadly keep the existing street structure but will be arranged on a more secure and permeable layout with good street frontages. The new homes will overlook the streets and spaces so that there will be much better natural security.

Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the highly accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle.

Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood.

To reinforce its image as a place for families to live, the Plan will also deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres.”

2. The masterplan

2.1 The masterplan

MP1: The masterplan

Development proposals must be in general compliance with the masterplan.

REASONS

2.1.1 The masterplan is shown in Figure 5. It is a visual representation of our vision for the regeneration of the estate. It shows that the Aylesbury Area will be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park. The masterplan sets out the principles that will ensure that the new development will not be a new estate, but an area that is integrated with its surroundings and that doesn't feel like a separate place. The main features of the Aylesbury Area will be:

- 1 Thurlow Street – the neighbourhood's main street and public transport route.
- 2 Albany Road – a calmed route alongside the park providing great links to the rest of the area.
- 3 The East-West 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.
- 4 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.
- 5 New Walworth Academy – a new secondary school to be completed in 2010.
- 6 A new secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.

- 7 A redesigned and improved Burgess Park – a destination 'World Park' for South London.
- 8 New community facilities, shops and business space focused on Thurlow Street, the Amersham site and East Street
- 9 Westmoreland Road Square – a major new plaza to provide the setting for new community facilities and shops.
- 10 Three Green Fingers – providing high quality local open space that link Burgess Park with the rest of the AAP area.
- 11 Improved good quality open spaces, including Burgess Park and Surrey Square Park.

2.1.2 All of the elements of the masterplan have been tested rigorously through the AAP process. We have tested the evolving proposals against established urban design principles, including review by Southwark and CABE Design Review Panels and an architects' panel. We have also tested the proposals against planning policies and objectives, sustainable development objectives, financial modelling and for deliverability and have consulted widely with the public and other organisations at several different stages.

2.1.3 It is therefore important that all proposals are in general compliance with the masterplan so that the vision and objectives of the AAP can be delivered.

2.1.4 In addition to being shown on Figure 5, the action area core has also been designated on the Proposals Map (see Figure 7).



Figure 5: The masterplan

2.2 Proposals sites

MP2: Proposals sites

Proposals sites (see Figure 6) within the action area core have been designated on the Proposals Map (see Figure 7). Planning permission will be granted for proposals in accordance with the Proposals Map and Appendix 5.

REASONS

- 2.2.1 The action area core has been divided into blocks that relate to the phasing of the development. These blocks are known as 'Proposals Sites'. The masterplan then divides the 'Proposals Sites' into finer urban blocks, known as 'Development Blocks' (see Figure 6).
- 2.2.2 Development in accordance with the proposals sites will ensure that the right amount and type of development comes forward. The proposals sites are linked with the phasing plan to ensure appropriate development phasing.

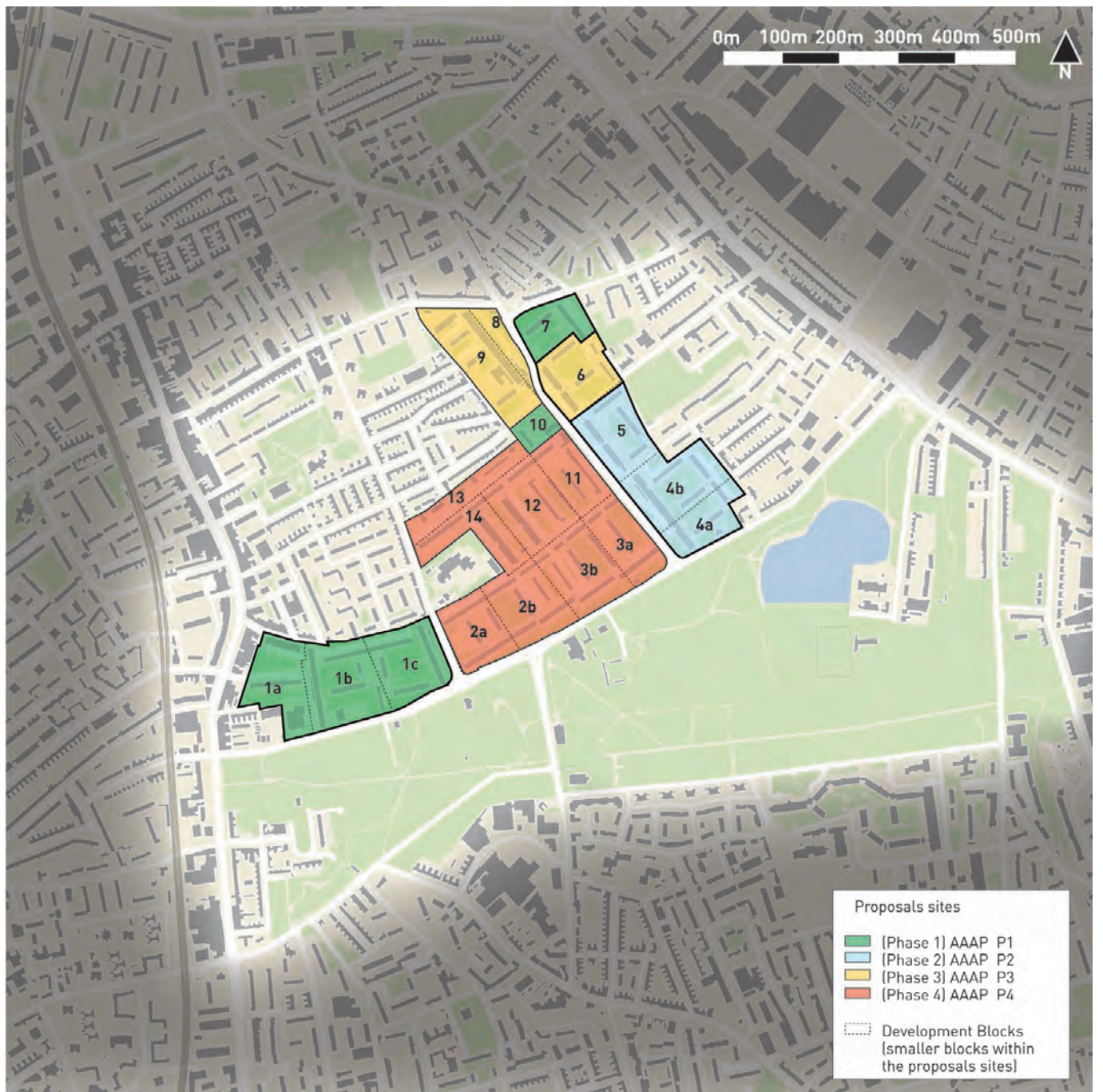


Figure 6: Proposals sites

3. Better homes: A high quality residential neighbourhood

3.1 Background

- 3.1.1 This section deals with the number of new homes, their size and tenure mix, sustainable construction and use of resources. The focus is on the design of the new homes that will replace the existing Aylesbury Estate but it is also very important that the new development should respect the wider AAP area including preserving and enhancing the nearby conservation areas.
- 3.1.2 Under the current re-housing policy existing residents will be given the opportunity to remain in affordable homes in the borough, and return to the action area core following redevelopment if desired.



REASONS

- 3.1.3 At present there are 2,758 homes in the action area core. The layout of the estate is poor and does not make efficient use of the land.
- 3.1.4 The London Plan's requirement for Southwark is 16,300 new homes by 2016/2017. The AAP will deliver about 1,450 extra homes to contribute towards this target. The increase in the number of homes will allow new private and intermediate homes to be introduced into the area, contributing to the creation of a mixed community and helping to ensure that the scheme is financially viable.
- 3.1.5 The feasibility of accommodating this additional housing has been tested and has been found acceptable in terms of all the elements that make successful neighbourhoods and vibrant communities, including the open space requirements, services, the mix of homes, and supporting community and social facilities.

3.2 Density and distribution of homes

BH2: Density and distribution of homes

Higher residential densities should be concentrated in the following areas:

- Along Thurlow Street and Albany Road;
- Fronting Burgess Park, public open space and green fingers; and
- Locations where there is a cluster of mixed uses.

Lower residential densities should be located:

- Adjacent to the Liverpool Grove Conservation Area;
- Near areas of existing development around East Street and Bagshot Street; and
- Near other low density surrounding residential areas.

Indicative density ranges are shown for all development blocks in the action area core in Appendix 5 and Figure 8. Proposed densities should be within these ranges and follow the principles set out above in distributing density within the development blocks.

The footprint of the Aylesbury estate is designated as a action area core on the Proposals Map (see Figure 7).

REASONS

3.2.1 National and London Plan policies require developments to make the most efficient use of land to prevent further urban sprawl. At present the average residential density on the estate is 340 habitable rooms per hectare. Given the context, this is not especially high and the layout does not make the best use of the land.

3.2.2 When the estate is redeveloped, better urban design and architecture will enable higher densities to be achieved and will bring more people to live in the action area core, whilst at the same time improving the quality of residents' living conditions and the environment. Over the longer term, higher residential densities also support better public transport, better local shops and social facilities and can help to create more secure streets, spaces and parks.



We will provide a range of housing densities that respond appropriately to their context

- 3.2.3 The policy allows for the development of areas with distinct characteristics to provide a rich and diverse neighbourhood. 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 relate to improved public transport. 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 conservation areas, near East Street and adjacent to low-rise development will ensure that the character of those areas is preserved. The densities set out in Appendix 5 reflect all these factors and have been tested to ensure that they deliver the amount, quality and mix of development required by the scheme's vision.
- 3.2.4 As regards public transport accessibility, the proposed average density will be in compliance with the London Plan density matrix (GLA 2008, Table 3A.2) for an urban setting with existing and future improved Public Transport Accessibility Levels (PTALs) ranging from 2-6. Increasing the number of homes and investing in schools, employment space, shops and community facilities will help to support future improvements in bus services (see policy TP2). In view of this context, higher densities are appropriate in the action area core. Such an approach is supported by the London Plan (GLA, 2008, para 3.21).
- 3.2.5 Developments in the action area core which exceed 700 habitable rooms per hectare will be expected to provide an exemplary standard of design with an excellent standard of living accommodation, in line with the Core Strategy Preferred Options.

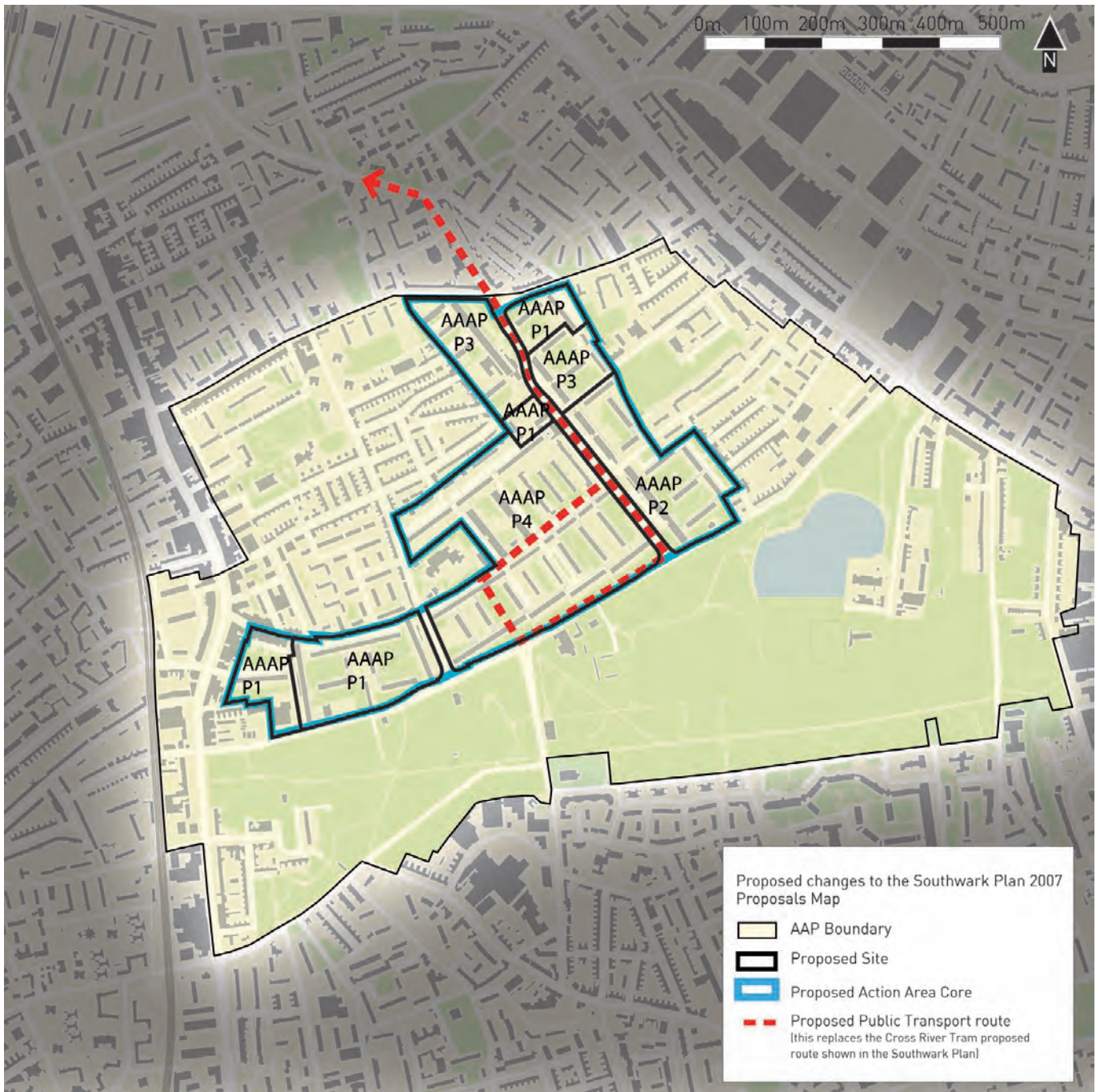


Figure 7: Proposals Map: Proposed changes to the Southwark Plan 2007



Figure 8: Density ranges within the action area core

3.3 Tenure mix

BH3: Tenure mix

50% of new homes in the action area core will be affordable and 50% will be private. We will require the following mix of tenures on each proposals site within the action area core:

Proposals site AAAP1 (Phase 1)

- 41% Private
- 59% Affordable

Proposals sites AAAP2 and AAAP3 (Phases 2 and 3)

- 50% Private
- 50% Affordable

Proposals site AAAP4 (Phase 4)

- 58% Private
- 42% Affordable

Of the affordable housing provided, 75% should be social rented and 25% should be intermediate

REASONS

- 3.3.1 At present there are around 2,250 social rented homes in the action area core and 500 homes in private ownership sold through the 'right to buy' scheme. Ensuring that 50% of new housing in the action area core is affordable will ensure that about 2,100 affordable homes are re-provided. There will be a small loss of about 150 affordable units. However, because we are providing more larger units, the loss when considered in terms of habitable rooms is much less significant.
- 3.3.2 The regeneration of the Peckham Partnership Area, the Heygate Estate and other estate renewal schemes has given us considerable experience in understanding the re-housing needs of our tenants. The number and mix of social rented homes in Policy BH3 will meet the needs of those existing tenants who will be re-housed within the action area core and those who wish to come back to the area during the redevelopment. In addition, enough additional social-rented homes will be provided during the planned development period in the rest of the borough to meet the needs of the Aylesbury Estate residents and those in housing need.
- 3.3.3 All the proposals sites are capable of providing a significant number of homes and therefore all will be required to provide affordable housing.
- 3.3.4 A proportion of the affordable homes will be intermediate homes. This will help create a more mixed community. The introduction of private homes in the action area core will also help broaden housing choice. At the time of the 2001 census, in the two wards in which the Aylesbury Estate lies, 69% of all homes in East Walworth Ward and 79% of all homes in Faraday Ward were social rented. This mixed tenure approach reflects the thrust of our emerging core strategy which is exploring a more area based approach to the provision of affordable housing.
- 3.3.5 The private and intermediate homes will generate value to help deliver the project. Financial modelling has shown that the replacement of all the existing social rented housing would not be possible economically. The delivery and implementation of the AAP is presented in section 7.

- 3.3.6 Intermediate housing 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 and police officers.
- 3.3.7 To help ensure that the new neighbourhood contributes to community cohesion, all new homes should be tenure blind i.e. it should not be possible to distinguish between affordable and private homes from their external appearance.
- 3.3.8 The testing we carried out on the masterplan demonstrated that the splits between affordable and private housing set out in policy BH3 will be physically possible. All developments blocks should seek to provide the tenure mix which is appropriate for the proposals site in which the block is located, as set out in policy BH3, unless it can be demonstrated that this is not possible through an open-book financial appraisal. A greater proportion of affordable units will be provided in the first phase in order to improve the deliverability of the scheme. This will be balanced by the provision of fewer affordable units in phase 4 to deliver the aim of achieving 50/50 split between affordable and private homes across the action area core. In order to provide some flexibility, the policy seeks to ensure that the correct mix is provided across each phase as a whole, rather than per development block. We will monitor developments to ensure that the correct proportions are provided within each phase (see section 8).

3.4 Size of homes

BH4: Size of homes

The following mix of housing sizes will be provided in the action area core:

- A maximum of 3% studios all in private tenure;
- At least 70% of homes to have two or more bedrooms;
- At least 20% of homes to have three bedrooms;
- At least 7% of homes to have four bedrooms; and
- At least 3% of homes to have five or more bedrooms.

Developments must provide a range of dwelling sizes to contribute towards the mix sought for each proposal site (as set out in Appendix 5).

REASONS

- 3.4.1 Promoting a mix of home sizes will help create a mixed community and also provide for the re-housing needs of existing residents.
- 3.4.2 The proportions which are set out in the policy reflect borough-wide housing needs in Southwark as well as the re-housing needs of existing Aylesbury tenants. While overall we will achieve the proportions set out in the policy, the proportions will be different on each site because each site is distinct.
- 3.4.3 There is no identified need for studio units in the affordable housing sector and BH4 is in line with the requirements of the Southwark Plan.
- 3.4.4 Providing a larger proportion of homes which have three or more bedrooms will help broaden housing choice, which is one of the key objectives of the London Plan and is consistent with Policy 3A.5:

Housing Choice and with the overall housing mix recommended in the London Plan Supplementary Planning Guidance (SPG) on Housing (GLA, 2005).

- 3.4.5 Recent development in Southwark has delivered a large proportion of one and two bed flats. Future development at Elephant and Castle is likely to continue this trend. Our vision for Aylesbury is of a family-friendly and stable neighbourhood providing a high quality living environment. Policy BH4 is consistent with the Southwark Plan Policy 4.3: Mix of Dwellings.
- 3.4.6 Where two bedroom homes are proposed, at least half should be designed to accommodate four people, rather than three. Four person two bedroom homes are larger than three person two bedroom homes and are more flexible in accommodating different living arrangements over time.
- 3.4.7 We will negotiate the proportions of larger units that are made available as affordable and private homes in accordance with borough-wide housing needs and the re-housing needs of existing Aylesbury tenants.

3.5 Type of homes

BH5: Type of homes

The redevelopment of the action area core will provide a mix of types of homes reflecting the following proportions:

- Flats – 60%
- Maisonettes/ Houses over houses – 17%
- Houses – 23% (all houses to have two bedrooms or more)

Developments must provide a range of dwelling types to contribute towards the mix sought for each proposal site (as set out in Appendix 5).

The standards for new housing should comply with the design guidance set out in Appendix 6.

REASONS

- 3.5.1 At a borough wide level there is a need for a mix of dwellings, particularly those capable of accommodating families. The proportion of maisonettes and houses will help meet this need.



BH5 includes houses above houses – such as these visited by the Neighbourhood Team at Cherry Orchard in Dublin

3.5.2 A variety of housing types will help create a more balanced community and a richer urban environment than the existing estate, and will enable better integration with the surrounding low-rise high quality residential areas.

3.5.3 Increasing the proportion of homes suitable for families was a key concern which local residents raised during consultation.

3.5.4 Providing a high proportion of houses will enable more households to have their own front doors which open onto the street and will also help minimise common parts. This will increase street level activity and will reduce many of the problems associated with higher density living. It also reduces the management costs for residents.



We will provide a range of different housing types across the AAP area

3.6 Sustainable design and construction

BH6: Energy

I) ENERGY SUPPLY

The energy supply for the action area core will be generated by combined heat and power (CHP). The CHP plant should be part of an energy centre located immediately south of the junction of Thurlow Street and Inville Road and appropriately sized to accommodate plant required to deliver services to the development. The redevelopment of the action area core will result in zero carbon growth.

All developments within the action area core must connect to the CHP system. Developments completed prior to the implementation of CHP should be designed so that they can switch to the CHP once it is available.

II) USE OF RENEWABLE ENERGY TECHNOLOGIES

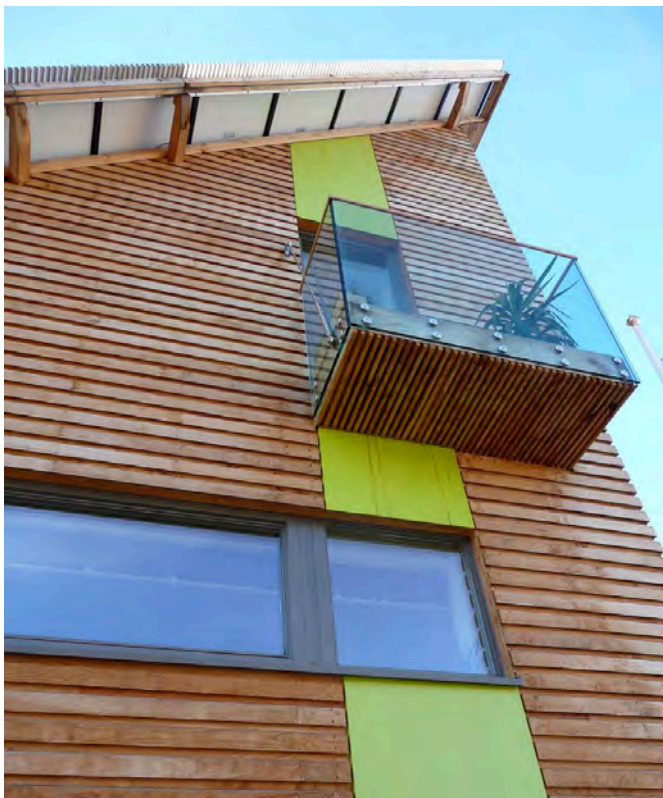
Developments should meet the London Plan target of a 20% reduction in CO₂ emissions through the use of renewable technologies. Until such time as the CHP is fuelled by renewable energy sources and is capable of meeting the London Plan target, we will require developments to use their own CHP compatible on-site renewable energy technologies.

REASONS

- 3.6.1 The development will be designed to result in zero carbon growth, that is, no net growth in carbon dioxide emissions despite an increase in the number of dwellings. This will require buildings which are highly energy efficient.
- 3.6.2 The CHP system will significantly reduce carbon dioxide emissions and provide the most cost effective way to reduce energy consumption. It will provide the flexibility to meet increases in government targets (for example all new development to meet Code for Sustainable Homes (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 new schools, community facilities, employment and retail space and other planned development within the action area core.
- 3.6.3 The CHP system will be very reliable and individual households will be able to control the heating in their own homes, an issue indicated by the community as important.
- 3.6.4 It is likely that the system will be run by a Multi Utility Services Company (MUSCo). A MUSCo is being developed at Elephant and Castle by a consortium led by Dalkia. This system will lead to potential cost savings as well as significant environmental benefits and access to more up to date technology.
- 3.6.5 The CHP system should be capable of being fuelled by renewable sources in the future as they become commercially viable. Once the fuel source of the CHP has been confirmed, it may be possible to use connection to the CHP as a means of achieving the London Plan policy of achieving a 20% reduction in carbon emissions through the use of renewable technologies. In the meantime the use of



We will encourage use of renewable sources of energy, such as solar power.



This home is one of the first in the UK that has been designed to achieve Code for Sustainable Homes Level 6

other on-site renewable energy sources which are compatible with CHP will be required.

BH7: Sustainable design and construction

All homes in the action area core must achieve at least Code for Sustainable Homes Level 4 (****) rating or the equivalent in any successor rating system.

REASONS

- 3.6.6 In order to meet the challenges of climate change and resource conservation, the new development must meet much higher environmental standards than the existing built form.
- 3.6.7 A combined heat and power (CHP) and district heating system will be provided in the action area core which will help make Code for Sustainable Homes (CfSH) Level 4 a realistic ambition and will help reduce costs significantly. Achieving even higher levels of sustainable building design (such as Code for Sustainable Homes Levels 5 and 6) may be possible in the future. However they are currently very expensive and do not deliver enough benefits to be considered at the present time. The government has announced the intention of ensuring that all homes are CfSH Level 6 by 2016. Proposals will need to comply with these regulations where these are more stringent than CfSH Level 4.
- 3.6.8 This target is in line with our Corporate Plan for 2007-11 which states that all homes procured by the council should meet CfSH Level 4.

4. Public life: Better and safer streets, squares and parks

4.1 Introduction

- 4.1.1 Many of the issues faced by the Aylesbury Estate such as fear of crime, community safety, under-use of open spaces, difficulty in getting about (Figure 9) and navigating around the estate can be attributed to the way that the estate was designed, the scale and size of the blocks and the quality and design of open space.
- 4.1.2 The following section explains how we intend to create a more locally distinct and varied neighbourhood, with better and safer streets, squares and parks. It sets out our approach to street layout, building blocks, building heights and open spaces. It is supplemented by design guidance, which is set out in Appendix 6. We will require development to accord with this guidance.



Figure 9: Existing routes in and around the AAP area showing how many routes were severed when the Aylesbury Estate was built

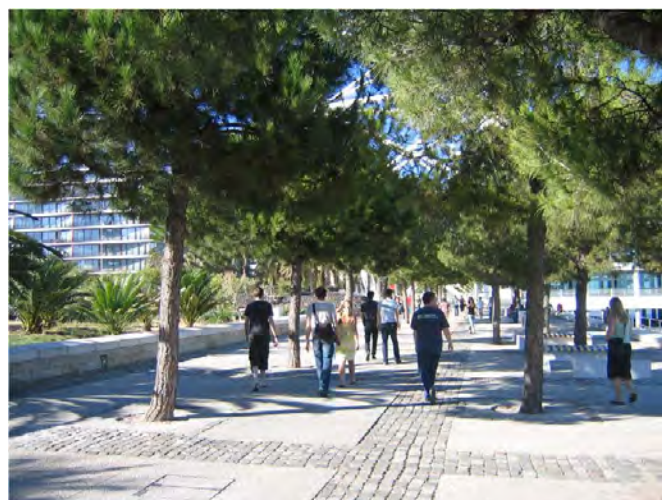
4.2 Street layout

PL1: Street layout

The street layout should accord with the masterplan as shown in Figure 5. The following streets will comprise the main street network:

- **Thurlow Street** will be the main local street for the new neighbourhood.
- **Albany Road** will be a calmed route and will be better integrated with the park so that it is perceived as a route through the park.
- **A Community Spine** will connect public transport routes and town centres with the main schools and some of the community facilities in the action area core.
- **Three green fingers** will run from Burgess Park into the AAP area connecting with Surrey Square Park, the Missenden Play area and Faraday Gardens.

All streets will be designed as attractive public spaces. Development proposals that include streets and spaces should contain landscaping schemes as an integral part of their design. These will include planting, greenspace, attractive boundary design and hard surfaced spaces. High quality materials should be used consistently. Further details about the character of these streets is set out in the design guidance in Appendix 6 and proposals should comply with this guidance.



Streets will be attractive and pedestrian-friendly public spaces

REASONS

- 4.2.1 The proposed new street layout will promote well designed and safe streets and create a public realm that is easier to manage and maintain. It will provide a choice of routes throughout the action area core, that will link up well with the surrounding historic street pattern and make the area feel less separate from its surroundings.
- 4.2.2 The layout will provide good links to the Elephant and Castle, the Walworth Road and the Old Kent Road and will also provide direct links to important destinations such as new community facilities, public transport stops and shops.
- 4.2.3 The street network will be easy to move through and understand. A grid block pattern will be used within the action area core including a series of north-south links within the green fingers linking the park directly and conveniently with the development and the community spine.
- 4.2.4 The direct and pleasant routes will encourage walking and cycling, reducing the need to use cars and making the area feel safer.
- 4.2.5 The network will create a variety of blocks and building types, spaces and streets. Through the relationship between uses, built form , open spaces, streets and design, this will help to create places with distinct characters and identities. The area will be more adaptable to change and will more easily incorporate a range of uses.
- 4.2.6 The green fingers will provide an important part of the overall public open space in the AAP area. They will extend Burgess Park into the residential development, allowing people to move easily from their homes to the park. They will also enable many more homes to have a frontage along pleasant green spaces. The green fingers will provide a range of functions including children’s play areas, water management and pedestrian and cycle movement.
- 4.2.7 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 proposed option will make the phased clearance and construction easier and help to create coherent new urban blocks during intermediate phases.



Landscaping schemes should be an integral part of street design

4.3 Design principles and layout

PL2: Design principles

Development should follow the block layout shown on the masterplan and should conform with the design guidance set out in Appendix 6. It should help to create a strong sense of local distinctiveness and be well integrated with the surrounding area. Its materials and design should exude a sense of quality and permanence. Its layout and appearance should have a “fine grain”; that is, it should:

- (a) contain a variety of clearly distinguishable buildings
- (b) incorporate frequent shifts in architectural design
- (c) present a choice of interesting ways through the development
- (d) have an interesting and varied roofline
- (e) contain frequent entrances on to the street
- (f) avoid the sort of large uniform buildings and blocks that can presently be seen on the estate.

PL3: Building block types and layout

All proposals within the action area core should be designed as one of the following three building types:

- (a) Perimeter Block – buildings which continue around all four sides of a street block, with an enclosed courtyard in the middle containing secure communal open space and / or gardens.
- (b) Mews Block – a Perimeter Block with a narrow shared surface road cutting through it, fronted by small terraces or rows of homes.
- (c) Special Building – a unique design containing a landmark building or special community use.

Blocks should be designed so that relatively few apartments are served off each core and most apartments should be dual aspect.

Homes should look directly on to the street and on to the communal gardens to ensure that the streets and spaces are safer.

REASONS

- 4.3.1 Policies PL2 and PL3 are designed to create an easy to understand, lively and interesting neighbourhood with safer, well overlooked streets and open spaces and a variety of buildings and block types to give more interest and character. The policies are based on the principles of good urban design as set out in government guidance *By Design: Urban Design in the Planning System, Towards Better Practice*.
- 4.3.2 A finer-grained development in the action area core, using materials and design which exude quality and permanence, will enable it to integrate much more successfully with its surroundings than the existing estate. It will help towards creating a development with a distinct local character.
- 4.3.3 Creating a development of clearly distinct houses and apartment blocks where relatively few apartments are served off each core will have other benefits. It will make it easier for the area to adapt gradually to change in the future and will avoid a repetition of the current situation where widespread redevelopment is required. It will create a more human scale in which it is easier to identify with and personalise the immediate environment of each home, and it will allow a greater number of homes to have more than one aspect.
- 4.3.4 Perimeter blocks will be the most common form of development on the estate; they create attractive, safe streets and secure communal gardens. Mews houses are a distinctive feature in many parts of London and are a proven and adaptable form of home that uses land efficiently.
- 4.3.5 Special blocks will signal important places or features, add interest, and act as landmarks. They will either be taller buildings (as shown on Figure 10) or landmarks distinguished by their design rather than their height, notably at Westmoreland Road, providing an interesting frontage to the public square, and at the junction of East Street and Thurlow Street.

4.4 Building heights

PL4: Building heights

General building heights should be as indicated on Figure 10. Developments must contain variations in height and make use of the full range of buildings heights shown in Figure 10 to add interest and variety to the development.

Most of the new development should have a general height of between 2 and 4 storeys. Height and scale should respect the setting of the conservation areas and preserve or enhance their character and appearance. The general height in Thurlow Street and Albany Road will be greater, mostly between 7 to 10 storeys.

Buildings which are taller than the general height should be situated in important locations consistent with Figure 10. These buildings comprise:

- one district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration;
- local landmark buildings of between 10 and 15 storeys to mark the entrances to Portland Street, the King William IV and Chumleigh green fingers, and also the Amersham Site.

The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful effects on residents, pedestrians and cyclists, such as overshadowing and wind funnelling, will be minimised. Proposals should comply with the design guidance set out in Appendix 6.



Most buildings will be between 2 and 4 storeys in height



Taller buildings will be encouraged in important locations, including Thurlow Street and Albany Road



Figure 10: Building heights plan

REASONS

- 4.4.1 The strategy for building heights is based on the concept of general heights and taller buildings. General heights are the heights normally prevailing in different parts of the action area core. These are set out in Figure 10. The overall approach to general building heights is based on a number of things: the need to reflect the size and importance of different streets and public spaces, create a place with character and variety, protect the setting of existing low rise housing and other sensitive areas, and preserve and enhance the nearby conservation areas. The indicative building heights shown on Figure 10 are shown in storeys rather than metres for the sake of simplicity and also because this approach will encourage interesting variations in height.
- 4.4.2 The 2-4 storey general building heights across much of the area will help to maximise the number of houses which can be provided and will also respect the lower building heights near the Liverpool Grove, Merrow Street and East Street areas and the character of these areas. The larger general height in Thurlow Street will mark its importance as the main local street for the new neighbourhood (see Policy PL1). The larger scale of the park frontage in Albany Road will reflect the fact that it is one of the most important elevations within the action area core and will serve as the face of the redevelopment from the park.

- 4.4.3 Taller buildings will be exceptions to the general building heights and will fulfil special purposes. The building located at the junction of Thurlow Street and Albany Road will signal the regeneration of the area. It will have an exemplary standard of design, help to raise the profile of the AAP area and attract investment. At the entrances to the main streets and green fingers, the taller buildings will mark the main access points to the neighbourhood, whilst at the Burgess Park frontage they will create a varied and attractive face to the park. They will make good use of higher land values in these areas and help to support the delivery of the project. The tall building on the Amersham Site on Thurlow Street can be constructed in the near future and will enable us to re-house residents moving out of existing properties. The taller buildings will be close to good public transport routes. To ensure high quality design, proposals should comply with the design guidance set out in Appendix 6.



We will encourage a range of building heights, such as these in Borough, Southwark

4.5 Open space

PL5: Public open space

New development must provide a high quality network of public open spaces of different sizes and functions which link well together and contain good pedestrian and cycling routes (see Figure 11). Small children's play areas should be integrated into the residential areas. Detailed landscaping plans will be required as an integral part of development proposals.



Public open space will be well overlooked by new development

PL6: Children's play space

All development proposals must provide 10 sqm of children's play space / youth space per child bed space. Doorstep playable space should be provided within each of the housing blocks, whilst larger local playable spaces should be provided within selected housing blocks and within the green fingers and existing local parks, in accordance with Figure 12. New youth space should be provided within the larger areas of public open space.



Attractive walking and cycling routes will be created

PL7: Private amenity space

All development must contain high quality private open space in the form of communal gardens, private gardens and useable balconies. The design of communal gardens should comply with the guidance in Appendix 6.



Figure 11: The network of public open spaces



Figure 12: Indicative location of play spaces



All developments will have high-quality areas of open space, including communal gardens and useable balconies

REASONS

- 4.5.1 We are aiming for a big improvement in the quality of the open space available to residents and local people. There will be about 60ha of public open space within or immediately available to the development, including Burgess Park, which is 46 hectares, Surrey Square Park and Faraday Gardens. This is about the same as at present, but the quality of the open space, security, lighting, play facilities and maintenance will all be far better and the spaces will be easier to get to.
- 4.5.2 The green space that currently exists around the blocks will be replaced with high quality communal gardens, private open space and green fingers. The spaces should include both equipped and informal play and sports spaces for all age groups as well as more formal spaces for relaxation and learning. Residents and children within the area should have safe and easy access to these spaces. The green fingers will contain places for relaxing, children's play spaces and cycling and walking routes. We will require children's play areas to be integrated into the residential areas. About 3 hectares of children's play space and
- youth space will be provided, and all residents within the AAP area will be within easy walking distance of a local park (maximum 400m walk), small areas of play for younger children (maximum 100m walk) and larger equipped areas of play for older children (maximum 400m walk). These standards are consistent with the London Plan and the Mayor's SPG on Providing for Children and Young People's Informal Play and Recreation.
- 4.5.3 In addition, a larger area of neighbourhood playable space will be provided in Burgess Park, which will serve a much wider area. This will 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.
- 4.5.4 Improvements to Surrey Square Park will help to improve the usability and attractiveness of the park, as well as to preserve and enhance its ecological interest.
- 4.5.5 We will develop a more detailed landscape design for the parks and open spaces that will guide all future developments. We will require detailed landscaping plans as part of all development proposals.



All balconies will be of a good useable size



Private gardens will be a good size, such as these at Coin Street, Southwark



We will provide high-quality play areas for children of all ages



Burgess Park will include a wide range of different types of spaces and landscape design



Burgess Park will include a wide range of attractive planting

4.5.6 Burgess park is Metropolitan Open Land and is an important resource for local people and for south-east London, but it is not as well used or as attractive as it could be. We want to make it a much more attractive place to play sport in, to visit and to look at. Improvements will reflect cultural diversity, healthy living, sports, education and biodiversity within the park. A more attractive park is an essential part of the regeneration of the whole Aylesbury area: it will make people want to come and live there, raising land values and bringing in investment which will help the project. We will also make it easier to move around the park by reducing the barriers to movement caused by Albany Road, Wells Way, Trafalgar Avenue, St. George's Way and other roads. These will become calmed routes, with high quality and wide pedestrian and cycling crossings.

PL8: Burgess Park

We will transform Burgess Park so that it becomes a more attractive and better-used open space serving local people and south-east London. Improvements will encourage and celebrate sporting activities, healthy living, education, biodiversity and cultural diversity and will be designed to facilitate open space activities which will support and enhance the regeneration of the Aylesbury area. We will seek the provision of flexible outdoor spaces, particularly in Burgess Park, so that stage events and festivals can be held.

5. Connections: Improved transport links

5.1 Introduction

5.1.1 We are aiming to improve access to the Aylesbury area, make the street environment more pleasant and easier to use, reduce the need to travel by car and encourage people to walk, cycle or use public transport. This section shows how we will achieve these aims.

5.2 Designing streets

TP1: Designing streets

Development proposals should provide a well-connected network of high quality streets that provide a safe, accessible, comfortable and attractive environment for walking and cycling and should at the same time create practical and logical access routes for motor vehicles. Developments should incorporate or take into account the requirements of the walking, cycling and vehicular routes shown in Figures 13, 14 and 15.

Streets must be designed as attractive public spaces in accordance with the design guidance in Appendix 6. They will cater for a range of users with priority generally given to pedestrians and cyclists and should be designed to minimise the impact of speeding vehicles.

The design and layout of streets must take into account the requirements of vulnerable road users and mobility impaired people.

Mews and green fingers/shared space should be designed as home zones.

REASONS

5.2.1 Policy TP1 aims to ensure that safe, attractive and well-connected walking and cycling routes are provided as part of the development. High quality streets and spaces have many of the same benefits as those for green spaces. It is their quality that contributes to the character and success of a place and therefore their design is very important. Streets will be designed to keep vehicle traffic speeds and volumes low and to discourage through traffic. Combined with good urban design and landscaping, this will ensure that the street environment is attractive and safe.



Figure 13: Key pedestrian routes



Figure 14: Cycle network



Figure 15: Street hierarchy plan

5.3 Public transport

TP2: Public transport

We will work with Transport for London (TfL) to ensure significant improvements take place to the frequency, quality and reliability of bus services operating in the action area core. A route through the development for high capacity public transport is identified on the proposals map and will be safeguarded.

REASONS

- 5.3.1 Better public transport will get people out of their cars and will help to reduce traffic congestion, noise and air pollution. More homes can be built in the area if it becomes more accessible by public transport and this will make the project more deliverable.
- 5.3.2 The scheme is designed with a quality public transport route along Thurlow Street, along the route to Wells Way in Burgess Park and along the community spine. This route will be retained and safeguarded in the new development to enable it to accommodate quality, high capacity transport services, whether by bus, guided bus or tram.
- 5.3.3 Existing public transport accessibility levels (PTALs) are higher in the AAP areas closer to Walworth Road and Old Kent Road and are lower in the centre of the area. Simply redesigning the block layout in the action area core will raise PTALs as the layout brings homes closer to bus stops (existing and estimated action area core PTALs are set out in Appendix 8) . However, it will be necessary to raise PTALs further and improvements to the frequency of the existing bus services which run through the action area core as well as new routes to Peckham and Elephant and Castle will be sought in Phase 4 in co-operation with TfL and with developer funding.



We will improve bus routes through the AAP area

5.4 Parking

TP3: Parking standards: Residential

The amount of car parking in development proposals should not exceed a maximum of 0.4 spaces per home averaged over the whole masterplan.

The justification for the level of parking will be based on the Transport Assessment and the Travel Plan. This must take into account: the public transport accessibility level, consideration of transport for families and whether there is a negative impact on overspill car parking on the public highway and the availability of controlled parking zones.

Car parking must be designed in accordance with the design guidance in Appendix 6.

REASONS

- 5.4.1 The vast majority of the trips to and from the AAP area are by foot or by public transport and car ownership is already low. We want to make sure that it stays like this, so the policy is aimed at keeping car use down. The amount of car parking provided should be informed by the preparation of a transport assessment which considers the needs of all transport users including those whose transport choices are more limited, including the disabled, the elderly and larger families.
- 5.4.2 In new development we will require good levels of cycle parking and green travel plans, in accordance with the policies in the Southwark Plan.

6. Community: Enhanced social and economic opportunities

6.1 Community

- 6.1.1 The new neighbourhood will have shops, work opportunities, schools and learning places, health facilities and places for the community to meet and use. These will be grouped together in easily reachable places.

COM1: Location of Social and Community Facilities

New social and community facilities will be provided at five main locations (see Figure 16) within the action area core. These are:

THE AMERSHAM SITE

The Amersham Site is the preferred site for health facilities for the AAP area (see Policy COM3) and will provide approximately 2,500 square metres of medical and health service floorspace (D1 Use Class). It will also provide about 400 square metres of shopping floorspace (A Use Classes) and 500 square metres of community facilities within a mixed use building. The Amersham site will be brought forward early to provide for a range of important facilities needed throughout the redevelopment process.

THURLOW STREET

A cluster of non-residential uses will be focused around the junction of Thurlow Street and the Community Spine. This location will provide about 400 square metres of shopping (A Use Classes).

EAST STREET

About 2,500 square metres of employment space (B1 Use Class) with around 300 square metres of shopping (A Use Classes) to complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street.

WESTMORELAND ROAD

The new neighbourhood square at the junction of Westmoreland Road and Queens Row will provide about 2,100 square metres of non-residential space, including the re-provision of the Aylesbury Day Centre (D1 Use Class) and about 650 square metres of shopping (A Use Classes).

MICHAEL FARADAY PRIMARY SCHOOL AND COMMUNITY LEARNING CENTRE

This will be the location for the new school and community learning centre.



Figure 16: Local facilities



A computer-generated image of Westmoreland Square

REASONS

6.1.2 Clustering together shops, health, employment and community facilities helps to make them more viable as well as more convenient and accessible for residents. For example by locating shops close to learning centres, people can do their daily shopping before or after attending courses and workshops. The aim is to create a successful and sustainable neighbourhood rather than just a renewed housing area, and to provide the community with a choice of opportunities to meet its needs.

COM2: Opportunities for new business

About 2,500 square metres of employment floorspace will be located at the junction of Thurlow Street and East Street. This space will be flexible space, which will adapt to the needs of small and medium sized businesses.

REASONS

- 6.1.3 This employment space will be related to the employment space proposed at Elephant and Castle, which will comprise B1 space, including incubator units, managed workspace and accommodation for small businesses, social enterprises and the cultural industry sector. The Elephant and Castle Business Incubator will support the development of local businesses directly through outreach work and providing advice and assistance. There is evidence of unmet demand within and around the AAP area for small, flexible office employment accommodation to allow local people to start up small businesses.

COM3: Health and social care

We will seek to ensure that about 2,500 square metres of floor space is provided in the action area core for health facilities. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. The space should be flexible so that it can be used for other purposes during the early phases of the development when the health facility will not need to function to full capacity. It should have a ground floor frontage with easy access and should be clearly visible from the street.

We will also provide 1,500 square metres of social care space within the Aylesbury Resource Centre at Westmoreland Road.

REASONS

- 6.1.4 We will make sure enough space is provided for health facilities to meet the needs of the future population of the AAP area. Overall, the facilities should be able to accommodate 9 GPs, in accordance with the standards of the Primary Care Trust, which will enable them to serve the increased population and have a slightly wider catchment area. The Amersham Site is the most suitable site for a health facility because it will be developed early. Located with other community facilities, the health facilities will be easily walkable from most of the Aylesbury area and on one of the main transport routes. If a health facility is not located on the Amersham site it can be accommodated on Thurlow Street or East Street.
- 6.1.5 The health facilities will be complementary to the larger facility at Elephant and Castle. Their design should allow other activities to take place while the development is growing, before they need to operate at full capacity.

COM4: Education and learning

Development proposals should provide sufficient facilities for early education and childcare space. About 1,150 square metres total of pre-school facilities will be required which will be provided in three or four locations, preferably co-located with other facilities.

We will ensure that there will be provision for existing pre-school facilities to keep running through the course of the redevelopment.

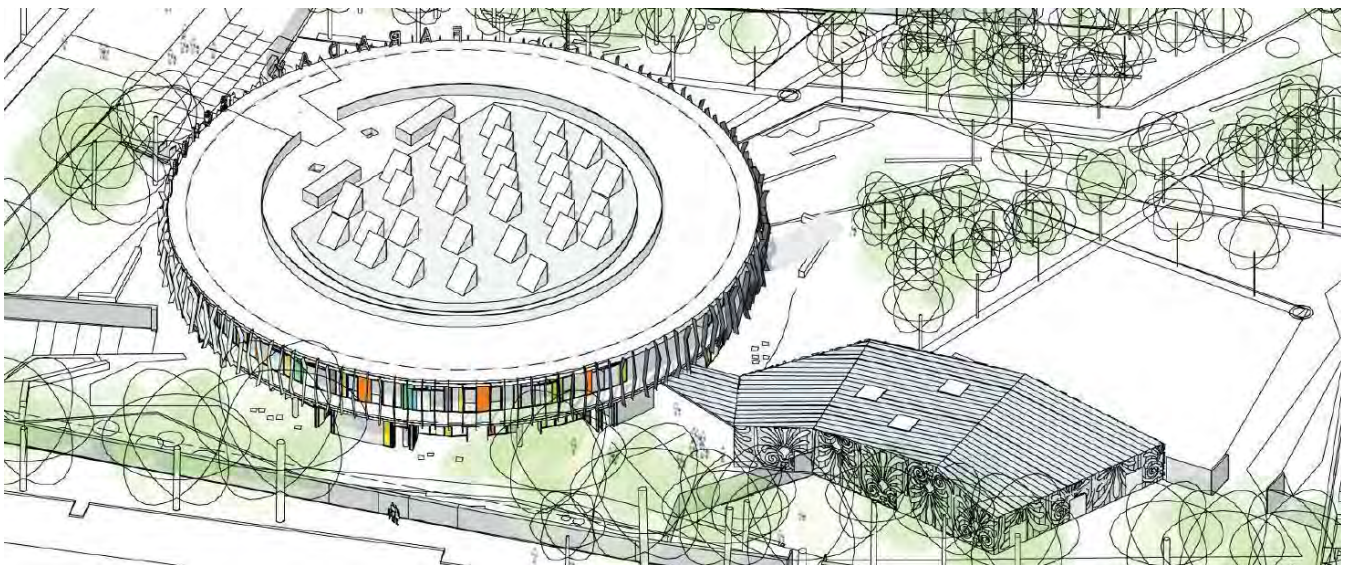
The King William IV public house site in Albany Road will be used as one of the locations for youth training in social enterprise, catering and IT.

REASONS

- 6.1.6 The educational needs of the new population of the AAP area will be met by new school places that are already planned. Significant progress is being made in improving education and learning facilities in the AAP area through the redevelopment of Michael Faraday school and Community Learning Centre as well as the Walworth Academy, which has six forms of entry (1080 places) and will open a sixth form as soon as the new buildings are completed. Adult learning will also take place in Walworth Academy following the refurbishment of the Victorian building. Another new school is also planned on the Walworth lower school site, which will have five forms of entry (750 places) plus 150 sixth form places. The planned opening date for the new school is September 2013.
- 6.1.7 We will work with Creation to ensure that replacement pre-school facilities are provided at the right time. The policy makes provision for existing pre-school facilities such as Tykes Corner, Half Pint Club and the Aylesbury Early Years Centre, to keep running through the course of the redevelopment causing less disruption to people living in the area
- 6.1.8 The former King William IV public house in Albany Road has been acquired by the Creation Trust and will provide additional facilities to those provided in Walworth Academy and the new secondary school.
- 6.1.9 We will work with developers and the local schools to build linkages between schools and other local facilities, for example, between the physical education curriculum and new facilities in Burgess Park, and between vocational courses and the employment space (see Policy COM2). The Southwark Plan promotes multi-use spaces that will make the best and most efficient use of any new facilities.



Plans for the Walworth Academy



Plans for Michael Faraday School

COM5: Community space and arts and culture

We will aim to make provision for about 500 square metres of flexible community space (Use Class D1) in the action area core. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. This space may accommodate a range of uses such as meetings, parties, weddings, exhibitions, arts and cultural events, small-scale indoor recreation and sports, training, health-related activities and faith-based uses. We will only seek the provision of such space where there is a clear requirement and an identified body who will manage such facilities on a viable basis.

REASONS

6.1.10 The Elephant and Castle and Aylesbury developments will support better public transport, which will make it easier to get to arts and culture facilities such as the South Bank. The plan therefore concentrates on providing space for more local activities. The policy promotes multi-use space to meet a range of community functions and needs. In addition, the Southwark Plan requires new educational facilities to be multi-functional, providing for wider community uses where possible.

COM6: Shopping/Retail

Approximately 1,750 square metres of A Use Class space will be provided across the action area core. Approximate floorspace to be provided within each proposals site is set out in Appendix 5. New retail space should be provided within the locations identified in COM1 and should meet day-to-day convenience retail needs or food and drink uses.

REASONS

6.1.11 A range of new local retail facilities such as shops, cafes and pubs, a post office and other services within easy reach will be provided to meet local needs. The projected population of the action area core will generate the need for about 850 square metres of convenience shopping space by 2023, but a modest additional amount of Use Class A will be allowed for to take into account the wider catchment of East Street and Westmoreland and the potential for a small number of cafes or restaurants.

6.1.12 The action area core already has two existing high streets and the market in easy reach and will benefit from around 75,000 sq m of new retail floorspace along with a mix of other complementary town centre uses planned at Elephant and Castle. Policies TP1, TP2 and TP3 promoting better connections will make these facilities even more easily accessible from the action area core. Therefore new large scale facilities are not needed and the policy will provide small scale facilities closer to where people live.

7. Delivery and implementation

7.1 Introduction

- 7.1.1 This section explains our approach to the delivery and phasing of the development and the way that important infrastructure such as open spaces and certain community facilities will be provided.

7.2 Phasing

- 7.2.1 The Area Action Plan will be delivered in 4 main phases over 20 years. Much work is already under way, in particular:
- The first phase of development, Phase 1a, started on site in April 2009.
 - Preliminary works are underway for Phase 1, and re-housing has commenced.
 - A re-housing policy and phasing plan have been established.
 - Commitment to funding and political support has been achieved.
- 7.2.2 We will deliver the scheme by creating manageable development parcels attractive to a wide private sector market as well as to different types of developer, contractor, investment fund and Registered Social Landlord (RSL) at different times throughout the redevelopment programme. A public sector partnership will be set up which will help us to secure funding and manage risk. The council will control the release of sites to the developer market in a series of phases over time. Flexibility will be vital for the project to adapt and adjust to the changing property market. Further details of the phasing programme are set out in Appendix 7.

Policy D1: Phasing

We will work through a public sector partnership and will release sites in accordance with a phasing programme. The anticipated phasing programme is set out in Figure 6 and Appendix 7. The phasing programme will be kept under review and may be revised in response to monitoring to ensure that our objectives for the Aylesbury area continue to be achieved.

REASONS

- 7.2.3 Delivery will be broadly in accordance with the phasing programme shown in figure 6 and in Appendix 7 and detailed proposals for implementation and development will be brought forward on a phase by phase basis. The phasing plan is flexible and each phase may be broken in to smaller sub-phases if required. Our aim is to combine the expertise of public and private sectors, capture growth in land value brought about by regeneration and deliver change within as short a timescale as possible. Infrastructure will be provided through a social and strategic infrastructure tariff (see Policy D2). Progress will be monitored and the phasing programme may be adjusted and revised in order to ensure that the project objectives continue to be met.
- 7.2.4 We will take a lead role in preparing for development, securing vacant possession and clearing sites. We and our partners will bear the up-front cost of securing the land thus taking away this cost and the risk of land assembly from prospective private sector development partners and funders. This is intended to encourage a higher level of private sector confidence in the project, enabling it to secure more competitive funding terms, leading to enhanced viability.

It will also help us to respond to the various property market, macro-economic, financial risks and other factors that change over time and will affect how and when, sites are taken to the market.

- 7.2.5 The release of development sites in manageable parcels is likely to prove more attractive to the private sector as well as to a wider range of developers, contractors, funders and Registered Social Landlords (RSLs). This approach will attract the best developers, the highest quality design and will facilitate development within commercially acceptable time-frames.
- 7.2.6 In order to minimise abortive expenditure on blocks which are due for demolition, we will demolish the worst blocks first and maximise the pace of change by undertaking a managed programme which will include the acquisition of existing leaseholders, the re-housing of tenants and demolition. We will accommodate approximately 50% of existing tenants through the re-provision of homes on site; the remainder will be accommodated off site, but given the option to return to the estate.
- 7.2.7 The phasing programme will:
 - create a series of neighbourhoods, each with its own character;
 - respond to the characteristics of different parts of the site;
 - provide the flexibility to influence the form and content of the individual phases;
 - respond more effectively to the change over time;
 - manage effectively the delivery of mixed tenure housing to create a balanced community;
 - attract the best private sector developers and architects; and
 - enhance the financial viability of the project and reduce the risk.

7.3 Infrastructure funding

- 7.3.1 New routes, open spaces and community facilities will form an integral and important part of the development. In many cases these will need to be provided in conjunction with, or in advance of, the development phase to which they relate. In order to achieve this, the AAP includes a tariff scheme. This section explains our approach to the delivery of these facilities and the way the tariff will work.

Policy D2: Infrastructure funding

We will seek financial contributions, in the form of a tariff scheme, to ensure delivery of key infrastructure. In addition to the tariff, we will also seek planning obligations to secure contributions or other works where these relate fairly and reasonably to the development and are necessary for it to proceed.

REASONS

- 7.3.2 Infrastructure will be provided on site by appointed contractors or by preferred developer partners and will be paid for out of an estate-wide social and strategic infrastructure tariff. The tariff, which will be set out in an SPD, will be designed with flexibility in mind and will be updated in line with inflation and the changing needs of the regeneration of the area. This will also allow it to take account of the Community Infrastructure Levy (CIL) should this come into effect. The tariff will be a simple mechanism allowing for fairness across the different phases of the scheme. It will be charged on a standard rate per residential unit. Payments will normally be required on a phased basis and a charge will be incorporated to fund the administration and monitoring of the tariff. Further details will be set out in the SPD.

- 7.3.3 The tariff will provide the private sector with certainty and transparency about the required levels of contribution to items of infrastructure. It will give confidence that infrastructure will be delivered in a timely manner in conjunction with the phasing of the development, with certain infrastructure being delivered in advance of development.
- 7.3.4 Certain elements of infrastructure will have to be delivered before a commensurate level of housing is built (for example, the Combined Heat and Power Plant). This cost will need to be funded in advance by the council or through other forms of private or public funding such as the Regional Infrastructure Fund. Once the scheme progresses, the tariff will generate the income necessary to repay this early capital expenditure.
- 7.3.5 The tariff will secure the delivery of the following key components:
- Public open space including the provision of 'green fingers', parks and squares and childrens' play equipment in these spaces
 - Improvements to Burgess Park
 - Highways improvements to Albany Road, Thurlow Street and Portland Street
 - Public transport improvements and cycling and walking facilities
 - Community facilities and pre-school education facilities
 - The Combined Heat and Power Plant and its energy infrastructure
- 7.3.6 The development will give rise to additional facilities and requirements which are not covered by the tariff. Among these are health facilities, training and employment support and strategic transport improvements. We will seek planning obligations to secure such requirements fairly and reasonably related to the development, in accordance with policy 2.5 and Appendix 3 of the Southwark Plan (2007) and supplementary planning documents.
- 7.3.7 The table at the end of this section sets out funding mechanisms in relation to phasing.

7.4 Land assembly, land disposal, funding and partnership

- 7.4.1 The land required for the programme is in the council's freehold ownership, subject to a number of long leases granted as Right to Buy or business leases. We have already begun a programme of leaseholder acquisition through negotiation. However, where it is not possible to secure agreement, we will exercise our compulsory purchase powers. In addition, many dwellings are subject to secure tenancies granted under the Housing Act 1985. We have policies in place for re-housing tenants in regeneration schemes and a range of options for leaseholders whose interests are being bought out.
- 7.4.2 This scheme is expected to span several property cycles and it is important that a long term view is taken of the property market and the underlying demand in London for homes. The success of the scheme requires the private sector to commit to significant levels of borrowing and investment. We have produced a financial model for the lifetime of the project. The model estimates the full lifetime cost of the capital programme at around £1.2 billion and has identified a total funding shortfall of around £169m. The model assumes that we will deliver the first three phases of development to the market as cleared sites i.e. with re-housing and demolition complete. The second and third phases may be partially delivered through the Government's Private Finance Initiative (Round 6) and details of this are set out in Appendix 7. The fourth phase which is likely to retain greater value, may be demolished by the appointed developer.
- 7.4.3 A series of land disposals will generate competitive bids, attract a diverse range of bidders and allow the project to adapt to external factors. We are in discussions with the Homes and Communities Agency (HCA) (formerly Housing Corporation and English Partnerships) about funding for the delivery of new replacement affordable rented and intermediate accommodation in phase 1. As regards phases 2 and 3 of the project, we have recently submitted an Expression of Interest for Housing Revenue Account (HRA) Private Finance Initiative Funding (PFI) to Communities and Local Government (CLG) to partially support the delivery of these phases. In addition, we have secured £2m from the GLA under the Priority Parks scheme to support improvements to Burgess Park. We have a commitment of £4m NDC match funding.
- 7.4.4 A partnership will bring together Southwark Council, HCA, GLA and Government Office for London (GOL) to share aims, objectives and priorities and responsibilities and provide public sector leadership in a clearly defined client role. This will allow us to make best use of public sector expertise and financial support, and will enhance private sector developer confidence. (We have already formed a partnership with Creation Trust, the successor body to Aylesbury NDC.) The Partnership will retain control over all aspects of the development programme, maximise its returns on a phase by phase basis because it will retain control of the land, and ensure that infrastructure is delivered in a sustainable way to support the development.
- 7.4.5 The following table sets out the relationship of funding mechanisms to phasing.

Phase/works	Time scale	Organisation responsible for coordinating implementation	Funding (2008 costs) and sources
Phase 1 housing	2009-2016	Southwark Council in partnership with GOL, GLA, HCA and NDC Site 1a to be developed by London & Quadrant Remaining sites to be developed by RSL and private sector developer	London Housing Board: £10m, NDC funding: £19m; and Homes and Community Agency (amounts tbc).
Phase 2 housing	2013-2018	Southwark Council with appointed PFI contractor/developer partner	Private Finance Initiative (Round 6) Other funding to be confirmed.
Phase 3 housing	2017-2020	Southwark Council with appointed PFI contractor/developer partner	Private Finance Initiative (Round 6) Other funding to be confirmed.
Phase 4 housing	2020-2027	Sites to be developed by RSL and private sector developer	Homes and Communities Agency (amounts tbc).-
Green fingers (King William IV, Bagshot, Chumleigh green fingers)	2012-2022	Southwark Council or an appointed developer/RSL contractor/developer	Infrastructure tariff: £1.47m
Burgess Park	2012-2017	Southwark Council and appointed contractor	GLA Priority Parks Scheme: £2m; council match funding: £2m; NDC match funding: £4m; infrastructure tariff: £12m
CHP	Phased from 2011-2021	Southwark Council or an appointed supplier	Infrastructure tariff: £13m
Albany Road	2012-2014	Southwark Council or an appointed contractor/developer	Infrastructure tariff: £5m
Thurlow Street	2014-2016	Southwark Council or an appointed contractor/developer	Infrastructure tariff: £5m
Play space	All phases	Southwark Council or an appointed contractor	Infrastructure tariff: £4.7m
Squares and Public Spaces (Surrey Square, East Street, Westmoreland Road, Amersham, Michael Faraday and Portland St	Phases 1,3 and 4	Southwark Council or an appointed contractor	Infrastructure tariff: £4.9m
Health Facilities	2009-2016	Southwark Council and Southwark PCT	S106 obligations: £4.04m
Aylesbury Resource Centre	2009-2016	Southwark Council	Capital Programme
Employment space	2013 and 2018	Developer partner	Cross subsidy from private development
Retail space	All 4 phases	Developer partner	Cross subsidy from private development
Pre-school facilities	Phases 1, 3 and 4	Southwark Council	Infrastructure tariff: £1.65m
Michael Faraday school and Community Learning Centre	2009-2010	Southwark Council	Building Schools for the Future Programme
Walworth Academy	2009-2010	Southwark Council	Building Schools for the Future Programme
Walworth Secondary School	2009-2013	Southwark Council	Building Schools for the Future Programme

Table 1: The relationship of funding mechanisms to phasing

8. Monitoring framework

8.1 Introduction

8.1.1 Once the AAP has been adopted it will be important to ensure that the policies outlined in this document are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid. We will therefore follow the progress of the AAP by monitoring how well it is achieving its objectives.

8.1.2 This section sets out the indicators and targets that will be used to monitor the progress of the AAP. Where possible these are the same as those already used within our Annual Monitoring Report and Corporate Plan. However, there are also some more locally specific indicators and targets. The monitoring framework has also drawn upon the sustainability indicators and targets outlined in the Sustainability Appraisal Scoping Report.

8.1.3 Each year we will use this framework to monitor the AAP and the results will be reported in our Annual Monitoring Report. Where necessary, as a result of this monitoring process, actions will be taken to adjust or amend the AAP to ensure that the objectives outlined at the very start of this document are achieved.

8.1.4 The monitoring framework is organised according to the four place-making objectives, and the delivery objectives, of the AAP.

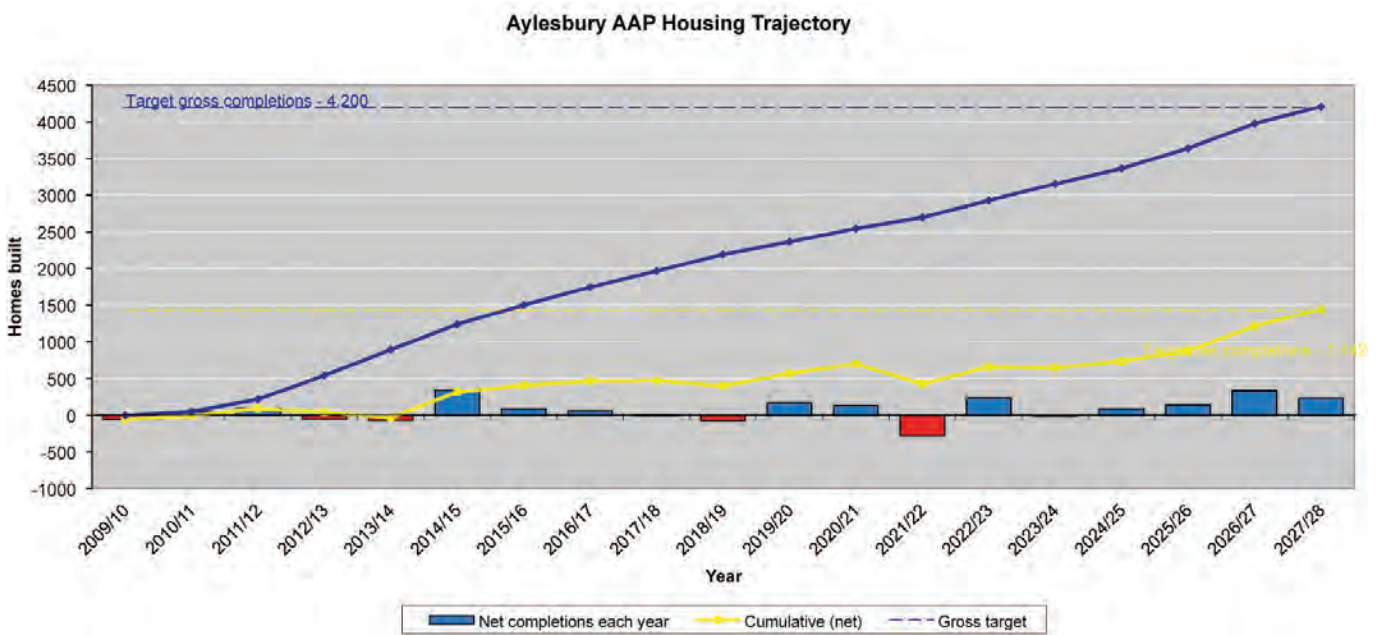


Figure 17: Aylesbury AAP Housing Trajectory

8.2 Better homes: A high quality residential neighbourhood

Policy	Target	Output indicator
BH1	To provide approximately 4,200 new homes (1,422 net) within the action area core between 2009 and 2027, including approximately: <ul style="list-style-type: none"> • 1419 units in phase 1 • 645 units in phase 2 • 450 units in phase 3 • 1695 units in phase 4 • and at an average of 221 homes per year 	Housing completions and trajectory. The AAP's housing trajectory will be updated annually (refer to Figure 17). Total dwellings gained over the previous 5 years (gross and net) (AMR 49A) New dwellings completed in reporting year (gross and net) (AMR 49B) Additional dwellings projected to be built a) by 2016 and b) by 2027 (gross and net) (AMR 49C) Average number of dwellings required each year to meet the AAP housing target (gross and net) (AMR 49D)
BH2	To achieve housing densities broadly in accordance with Appendix 5.	Density of new residential development – habitable rooms per hectare (AMR 50)
BH3	50% of all new housing within the proposals sites should be private and 50% affordable, of which 75% should be social rented and 25% intermediate.	Housing units completed broken down by tenure split (AMR 53)
BH4	Studio flats should not exceed 3% of all new housing within the action area core, at least 70% of homes should have two or more bedrooms, at least 20% of homes should have three bedrooms, at least 7% should have four bedrooms and at least 3% should have five or more bedrooms.	Housing units completed broken down by size (AMR 51A)
BH5	60% of all new housing within the action area core should be flats, 17% maisonettes/houses over houses, and 23% houses	Housing units completed broken down by type (new indicator)
BH6	All homes within the action area core must be connected to the CHP system and energy use should be minimised There should be a 20% reduction in CO ₂ emissions through the use of renewable technologies across the action area core	Percentage of developments within the action area core that connect to CHP (new indicator) Renewable energy infrastructure in new development (AMR 35) Greenhouse gas emissions per capita – tonnes of CO ₂ (AMR 42)
BH7	All new homes within the action area core should meet Code for Sustainable Homes Level 4 up to 2016 and Level 6 beyond	Approved residential development achieving Code for Sustainable Homes Level 4 accreditation before 2016 and meeting Level 6 after 2016 (AMR 33A)

Table 2: The monitoring framework for better homes

8.3 Public life: Better and safer streets, squares and parks

Policy	Target	Output indicator
PL1	Street layout should accord with the masterplan. Development proposals that include streets and spaces should contain landscaping schemes as an integral part of their design.	Percentage of approvals that accord with the street layout of the masterplan (new indicator). Percentage of approvals including streets and spaces that include landscaping schemes as an integral part of the design (new indicator)
PL2	Building blocks should broadly follow the layout of the masterplan.	Percentage of approvals that accord with the block layout of the masterplan (new indicator). Percentage of approvals meeting the design requirements of Appendix 6 (new indicator).
PL3	New blocks should be perimeter blocks, mews blocks or special buildings	Percentage of approvals with perimeter blocks, mews blocks or special buildings (new indicator)
PL4	The majority of new development within the action area core should be between 2 and 4 storeys with heights of 7 to 10 storeys in parts of the action area core including Thurlow Street and Albany Road One 15-20 storey building will be permitted and four buildings of between 10 and 15 storeys	Percentage of approvals that accord with the building heights target (new indicator)
PL5	Create a high quality network of open space including green fingers in accordance with the masterplan	Green fingers and amount of open space provided in accordance with the masterplan (new indicator)
PL6	10sqm of children's play space / youth space will be provided per child bed space	Percentage of approvals which comply with play space target (new indicator)
PL7	All new dwellings have access to private amenity space	Percentage of dwellings which have access to at least 6sqm of private amenity space (new indicator)
PL8	Burgess Park must maximise its potential as a metropolitan park	Local people's and park users' satisfaction with Burgess Park (new indicator)

Table 3: The monitoring framework for public life

8.4 Connections: Improved transport links

Policy	Target	Output indicator
TP1	A high quality network of streets will be created, appropriately balancing the needs of all users, and creating Home Zones in residential/mews streets	The number of people killed or seriously injured in road traffic collisions (AMR 60). The percentage of pedestrian crossings with facilities for disabled people (BV 165).
TP2	Improvements to bus services	Improvements to 2008 PTALs (new indicator)
TP3	Parking provision should not exceed 0.4 spaces per home averaged over the action area core as a whole.	% of new development within the action area core that comply with the parking target of 0.4 spaces per home averaged over the action area core as a whole.

Table 4: The monitoring framework for connections

8.5 Community: Enhanced social and economic opportunities

Policy	Target	Output indicator
COM1	Community facilities will be located in five locations across the action area core and floorspace for different non-residential uses will be provided in accordance with the policy	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B)
COM2	Provide approximately 2,500sqm of employment floorspace within the action area core	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B) Completed small business units – less than 235sqm (AMR 17)
COM3	Provide approximately 2,500 sqm for health centre and community facilities in the action area core	Completed floorspace for health facilities (new indicator)
COM4	Provide education and learning facilities across the action area core including about 1,150 square metres of pre-school facilities	Completed floorspace for education and pre-school facilities (AMR 5)
COM5	Provide about 500 square metres of flexible community space within the action area core where there is a clear need and an identified management body	Funding gained from planning (section 106) agreements for community facilities (AMR 7)
COM6	Provide 1,750 square metres of new local retail facilities (convenience retail, cafes and restaurants) within the action area core	Retail completions – sq m of floorspace (AMR 16)

Table 5: The monitoring framework for community

8.6 Delivery and implementation

Policy	Target	Output indicator
D2	Collect s106 contributions to fund delivery of public open spaces, improvements to Burgess Park, children’s play facilities, improvements to the street network, social and community facilities and provision of a CHP system in the form of a tariff. Collect s106 planning contributions to fund other items in accordance with Southwark’s s106 Planning Obligations SPD.	Funding gained from planning agreements (AMR 7) Committed spending on infrastructure (new indicator). We produce quarterly reports on s106 expenditure by ward and community council area which we publish on our website: http://www.southwark.gov.uk The tariff charge will be set out in an SPD. We will monitor infrastructure funding requirements over the course of the redevelopment and will also use SPD to publish any revisions to the charge.

Table 6: The monitoring framework for delivery and implementation

Appendix 1: Consultation

Appendix 1: Consultation

- A1.1.1 The requirements for consultation for AAPs are set out in our Statement of Community Involvement (SCI) and the Town and Country Planning (Local Development) England Regulations 2004 (amended 2008). We have complied with the Regulations and met and exceeded the requirements of the SCI. We also prepared a Consultation Strategy specifically for the AAP. Attention was given to ensuring that consultation was inclusive, open and honest, and that it took 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.
- A1.1.2 At the start of the process a Neighbourhood Team was set up to help develop and champion the Aylesbury AAP. The team comprised 40 people representing a wide range of interests, ages, cultures and residents, those working with the young, old and vulnerable, transport groups and other social interest groups, local businesses and traders. The Neighbourhood Team worked with different groups within the Aylesbury area to ensure that any future plans for the area respond to the needs and aspirations of the local community.
- A1.1.3 The range of consultation undertaken has included ongoing discussions with community groups, stakeholders, as well as several events for both the general public and the neighbourhood team. The biggest of these events have been the Show Homes Exhibition (July 2007) which was attended by about 940 people, the Building Futures Exhibition (October 2007) which facilitated the Issues and Options Consultation and the Aylesbury Future Roadshow (May 2008) where we consulted on the Preferred Options for the AAP in a range of venues throughout the AAP area. We also conducted an exhibition on 'Revised Preferred Options' over three days in three different locations within the AAP boundary from 30th October to 2nd November 2008. The event was visited by 54 people, 46 of whom filled in questionnaires.
- A1.1.4 The extensive consultation undertaken has been instrumental in shaping the AAP. For instance we consulted on a 'Revised Preferred Options' Report making the proposals more family friendly to respond to the Preferred Options consultation. Further it was clear from early consultation that the residents felt that the redevelopment should re-provide homes with a generous floor space. As a result the AAP sets out a requirement to exceed Parker Morris standards for floorspace by 10% in the social rented homes. Another example is that at the issues and options stage we consulted on providing homes on part of Surrey Square Park as an early re-housing site. The local community was not in support of this option and this option was rejected at the preferred options stage. The Neighbourhood Team at a very early stage developed the spread of density across the action area core by playing our innovative Aylesbury game. The game allows players to understand the various elements that need to be balanced against each other to create a successful, vibrant place that is also deliverable economically.
- A1.1.5 Further details of the consultation that has been undertaken and how the responses from the consultation have been taken on board are set out in the Consultation Statement.

A1.1.6 Once the AAP has been adopted, any future planning applications received for development will be subject to further consultation in accordance with our Statement of Community Involvement.

Appendix 2: Planning policy

Appendix 2: Planning policy

- A2.1.1 The AAP is consistent with national planning policies set out in Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). National policies such as PPS1: Delivering Sustainable Development, PPS3: Housing are considered particularly relevant for the AAP and it is consistent with these and other government policies.
- A2.1.2 The AAP is in general conformity with the London Plan (Table A2.1) and will contribute towards achieving the Mayor's six objectives for the future of London (GLA, 2008 pg 6-11). It particularly contributes to achieving the London Plan's housing policies by creating a high quality neighbourhood that will include a mix of tenures, housing types and size. The AAP has had regard to all the relevant London Plan policies including Policy 3D.11 Open Space Provision in DPDs, Policy 3C.19 Local Transport and Public Realm Enhancements, Policy 3C.20 Improving conditions for buses and Policy 3C.21: Improving conditions for walking.
- A2.1.3 The Aylesbury AAP is one of a number of LDF documents Southwark is preparing. Other documents include the Core Strategy and AAPs for Peckham and Canada Water. The Core Strategy will be used for deciding what sort of development should take place within Southwark, when, where and how it will happen. We have consulted on the issues and options and the preferred option. This AAP is being prepared before the Core Strategy because we need a planning framework to facilitate redevelopment of the estate. This will also allow us to maintain the momentum from starting work in the south-west corner of the estate (phase 1a). The AAP accords with the vision and objectives of the emerging Core Strategy. The Core Strategy Publications/submission focuses development in growth areas, which includes the Aylesbury Action Area and our intention to produce an Area Action Plan for Aylesbury is clearly set out in the report.
- A2.1.4 The preparation of Southwark's LDF over the next few years will take into account the transition between the previous system of unitary development plans and the new system. Southwark adopted a new unitary development plan in July 2007 – The Southwark Plan – which has been "saved" until 2010. In 2010, we may apply to extend some of the policies in the Southwark Plan for a further period.
- A2.1.5 The AAP is broadly consistent with policies in the Southwark Plan and the Core Strategy Publications/submission (Table A2.1). Because the AAP is specific to the estate and surrounding area, it provides an area specific interpretation of policies in the Southwark Plan and the Core Strategy Publications/submission. Where there is a difference between policies in the Southwark Plan and the AAP, because the AAP has been adopted more recently, it takes precedence over the Southwark Plan.
- A2.1.6 The AAP only contains policies which are specific to the AAP area and does not repeat policies in existing documents such as the London Plan and the Southwark Plan. On issues in areas in which the AAP has no policies, for example on the use of metropolitan open land and the need to incorporate green roofs and sustainable urban drainage systems, policies which are in the London Plan, Southwark Plan and the Core Strategy will apply.
- A2.1.7 The AAP also takes into account Southwark 2016, our Sustainable Community Strategy,

other council strategies including the Housing Strategy and plans for nearby areas including the Elephant and Castle and Peckham.

A2.1.8 We also have a number of supplementary planning documents (SPDs) which provide further guidance on policies in the Southwark Plan and this AAP. These SPDs include Residential Design, Sustainable Design and Construction and s106 Planning Obligations. Because the AAP is area specific and comprises a development plan, where there is a conflict between the guidance contained in SPDs and AAP policy, for example on minimum floor areas, the AAP will take precedence.

A2.1.9 Table A2.1 below sets out the relationship between policies in the AAP, the London Plan, the Southwark Plan, the Core Strategy Publications/submission and Southwark's SPDs.

AAAP Policy	London Plan	Southwark Plan	Southwark Core Strategy Publications/ submission	Southwark Supplementary Planning Documents
MP1: The Masterplan	2A.7 Areas for Regeneration	SP1-SP20: All the strategic policies apply Section 7: Local Policy Areas. The AAP introduces a vision for Aylesbury, there was no vision in the Southwark Plan.	Section 4 sets out the vision for Aylesbury.	
MP2: Proposals sites		SP20: Development sites uses, Southwark Plan Proposals Map. The AAP adds further proposals sites to those in the Southwark Plan	The Core Strategy Publications / submission proposals map includes the sites allocated in the AAP.	
BH1: Number of homes	3A.1 Increasing London's supply of housing, 3A.2 Borough Housing Targets, 3A.3 Maximising the potential of sites	SP14: Sustainable buildings, SP17: Housing.	Strategic Policy 5: Providing new homes.	
BH2: Density and distribution of homes	Policy 3A.3: Maximising the potential of sites	SP14: Sustainable buildings, Policy 4.1: Density of residential development. The core action area is designated an area in which densities in excess of 700 hr/ha may be permitted. This is consistent with the Core Strategy.	Strategic Policy 5: Providing new homes.	Sustainability Assessment SPD, Residential Design Standards SPD
BH3: Tenure mix	3A.4 Efficient use of stock	SP17: Housing, Policy 4.4: Affordable housing. The AAP amends policy 4.4 to require more affordable housing for the AAP area and to require more social rented housing within the affordable housing.	Strategic Policy 6: Homes for people on different incomes. The tenure split for the AAP area is set out in the Core Strategy.	Sustainability Assessment SPD, Affordable Housing SPD
BH4: Size of homes	3A.5 Housing stock, 3A.6 Quality of new housing provision	SP17: Housing, Policy 4.3: Mix of dwellings. The AAP amends policy 4.3 to require more family housing and fewer studios.	Strategic Policy 7: Family housing.	Sustainability Assessment SPD

Table A2.1: Relationship to UDP and London Plan Policies

AAAP Policy	London Plan	Southwark Plan	Southwark Core Strategy Publications/ submission	Southwark Supplementary Planning Documents
BH5: Type of homes	3A.17 Addressing the needs of London's diverse population, 3A.9 Affordable Housing targets, 3A.15 Loss of housing and affordable housing, 3A.7 Large Residential Sites	SP17: Housing Policy 4.3: Mix of dwellings. The AAP amends policy 4.3 to set out the different types of housing.	Strategic Policy 7: Family housing	Sustainability Assessment SPD, Residential Design Standards SPD
BH6: Sustainable design and construction	4A.3 Sustainable design and construction	SP10: Development Impacts, SP12: Pollution Policy 3.4: Energy efficiency. Policy 3.5: Renewable energy. The AAP amends policy 3.5 to require 20% renewable energy for the AAP area.	Strategic Policy 13: High environmental standards	Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
BH7: Energy	4A.4 Energy assessment, 4A.6 Decentralised Energy: Heating, Cooling and Power, 4A.7 Renewable Energy	SP10: Development impacts, SP12: Pollution, Policy 3.4: Energy efficiency, Policy 3.5: Renewable Energy. The AAP amends policy 3.4 to require Code for Sustainable Homes level 4.	Strategic Policy 13: High environmental standards	Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
PL1: Street layout	Policy 3C.18 Allocation of street space , 3C.19 Local transport and public realm enhancements	SP13: Design and heritage, Policy 3.13: Urban design. The AAP provides more detail on design principles and layout.	Strategic Policy 12: Design and conservation	Sustainability Assessment SPD, Design and Access Statements SPD
PL2: Building block layout and types	3B.2 Mixed Use development	SP13: Design and heritage, Policy 3.12: Quality in design, Policy 3.13: Urban design, Policy 3.14: Designing out crime. The AAP provides more detail on design principles and layout.	Strategic Policy 12: Design and conservation	Sustainability Assessment SPD, Design and Access Statements SPD, Residential Design Standards SPD

AAAP Policy	London Plan	Southwark Plan	Southwark Core Strategy Publications/ submission	Southwark Supplementary Planning Documents
PL3: Building heights	4B.9 Tall buildings - location, 4B.10 Large-scale buildings - design and impact, 4B.12 Heritage conservation	SP13: Design and Heritage, Policy 3.15: Conservation and historic environment, Policy 3.18: Setting of listed buildings, conservation areas and world heritage sites, Policy 3.20: Tall buildings, Policy 3.22: Important local views. The AAP amends policy 3.20 by allowing tall buildings outside the Central Activities Zone.	Strategic Policy 12: Design and conservation.	Sustainability Assessment SPD, Design and Access Statements SPD
PL4: Open space	3D.8 Realising the value of open space and green infrastructure, 3D.11 Open space provision in DPDs, 3D.12 Open space strategies, 3D.14 Biodiversity and nature conservation, 3D.13 Children and young people's play and informal recreation strategies	SP15: Open space and biodiversity, Policy 3.25 Metropolitan open land, Policy 3.26 Borough open land, Policy 3.27 Other open spaces, Policy 3.28 Biodiversity	Strategic Policy 11: Open spaces and wildlife	Sustainability Assessment SPD
PL5: Burgess Park	3D.8 Realising the value of open space and green infrastructure, 3S.10 Metropolitan Open Land	SP15: Open space and biodiversity, Policy 3.25: Metropolitan Open Land	Strategic Policy 11: Open spaces and wildlife	
TP1: Designing streets for all road users/ Designing streets as attractive public spaces	Policy 3C.18 Allocation of street space, 4B.3 Enhancing the quality of the public realm	SP18: Sustainable transport, Policy 5.3: Walking and cycling. The AAP provides further detail to the Southwark Plan policies.	Strategic Policy 2: Sustainable transport	Sustainability Assessment SPD, Sustainable Transport SPD
TP2: Public transport	3C.1 Integrating transport and development, 3C.3 Sustainable transport in London, 3C.9 Increasing the capacity, quality and integration of public transport to meet London's needs	SP18: Sustainable transport, Policy 5.4: Public transport improvements. The AAP amends the proposals map through the route for high capacity public transport.	Strategic Policy 2: Sustainable Transport. The route for high capacity public transport is shown on the proposals map.	Sustainability Assessment SPD, Sustainable Transport SPD

AAAP Policy	London Plan	Southwark Plan	Southwark Core Strategy Publications/ submission	Southwark Supplementary Planning Documents
TP3: Parking standards	3C.19 Parking Strategy	SP18: Sustainable transport, SP19: Minimising the need to travel, Policy 5.6: Car parking, Policy 5.7 Parking standards for disabled people or the mobility impaired. The AAP amends appendix 15 of the Southwark Plan by requiring different parking standards.	Strategic Policy 2: Sustainable transport.	Sustainability Assessment SPD, Sustainable Transport SPD
COM1: Location of social and community facilities	3A.18 Protection an enhancement of social infrastructure and community facilities	SP6: Accessible services, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities. The AAP provides more detail than in the Southwark Plan.	Strategic Policy 4: Places to learn and enjoy	
COM2: Opportunities for new business	3B.1 Developing London's economy, 3B.5 Supporting innovation, 3B.5 Creative Industries	SP4: Removing barriers to employment, SP5: Regenerating and creating employment	Strategic Policy 10: Jobs and businesses	Sustainability Assessment SPD
COM3: Health and social care	3A.20 Health objectives	SP6: Accessible services, SP9: Meeting community needs, Policy 2.2: Provision of new community facilities. The AAP provides more detail to the Southwark Plan policies.	Strategic Policy 4: Places to learn and enjoy	Sustainability Assessment SPD
COM4: Education and learning	3A.24 Education facilities	SP9: Meeting community needs, Policy 2.3: Enhancement of educational establishments. The AAP provides more detail to the Southwark Plan policies.	Strategic Policy 4: Places to learn and enjoy	Sustainability Assessment SPD

AAAP Policy	London Plan	Southwark Plan	Southwark Core Strategy Publications/ submission	Southwark Supplementary Planning Documents
COM5: Community space and arts and culture	3D.5 Development and promotion of arts and culture	SP7: Arts, culture and tourism, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities	Strategic Policy 4: Places to learn and enjoy	Sustainability Assessment SPD
COM6: Shopping/ Retail	3D.3 Maintaining and improving retail facilities,	Policy 1.8: Location of developments for retail and other town centre uses. The AAP provides further detail to policy 1.8.	Strategic Policy 3: Shopping, leisure and entertainment	Sustainability Assessment SPD
D1: Phasing	Policy 6A.8 Phasing of development and transport provision	SP20: Development sites uses		
D2: Infrastructure funding	Policy 6A.4 Priorities in Planning obligations, Policy 6A.5 Planning obligations	Policy 2.5: Planning Obligations	Strategic Policy 14: Implementation and delivery	S016 Planning obligations SPD

Appendix 3: SWOT analysis

Appendix 3: SWOT analysis

A3.1.1 The following table summarises the strengths, weaknesses, opportunities and threats faced by the AAP area. Further details can be found in the Baseline Report.

A3.1.2 All of the background work described in Part 1 of this document has been taken into account in preparing the AAP. Together with the extensive consultation a series of objectives have been developed. These are outlined in appendix 4 as place-making, delivery and sustainable development objectives.

Strengths	Weaknesses
<ul style="list-style-type: none"> • The AAP area enjoys a central London location and is surrounded by areas of significant investment and change, including Elephant and Castle to the north and Peckham to the south; • The AAP area has a strong strategic movement structure, including good north-south routes (Walworth Road, Old Kent Road and Thurlow Street) that also have good bus links; • Within the AAP area there are a number of designated conservation areas with attractive buildings and streets that should be preserved; • East Street is home to a street market that offers local employment and low cost food and other goods; • There is a concentration of community facilities along Thurlow Street; • Burgess Park is one of the largest open spaces in Central South London that includes a number of good quality and well-used sports facilities; • The AAP area contains a wide range of uses such as housing, parks and open spaces, shops and schools; • The AAP area is characterised by its diverse communities with strong community cohesion; • There is relatively low car ownership on the Aylebury Estate; • There is a good provision of programmes for youth in the AAP area; • There are good local primary schools particularly the well-performing Michael Faraday School; • There is good pre-school nursery provision. 	<ul style="list-style-type: none"> • The current housing on the Aylesbury Estate is dated. The buildings are characterised by first floor level walkways, dark corridors and staircases with poor visibility; • Much of the AAP area is unwelcoming – streets and open spaces do not have enough people in them and are not adequately overlooked by surrounding buildings. Partly as a result, certain parts of the area suffer from the effects of crime and the fear of crime; • The Aylesbury Estate, at present, consists predominantly of socially rented housing and there could be a better mix of housing types; • Parts of Burgess Park are under-used, particularly during the evening hours; • Access to public transport is relatively poor in the centre of the area and is a contributing factor to low levels of mobility; • Cycling and walking is discouraged because of concerns about personal security and a lack of facilities, including crossing points, cycle lanes and cycle parking; • There are fewer residents with higher skilled jobs and a high proportion of residents who are out of work; • At present, Walworth Academy is under-performing; • A significant number of people have health problems; • The Aylesbury Estate fails to use natural resources efficiently.
Opportunities	Threats
<ul style="list-style-type: none"> • Redevelopment provides an excellent opportunity to create a sustainable community that is well integrated with its surroundings; • Burgess Park can be significantly improved – this will encourage greater use of the park and will maximise land values within the immediate surroundings; • Improvements to bus services will bring better, more frequent transport within reach of more people; • There is a great opportunity to build a highly sustainable scheme with an efficient combined heat and power system, energy efficient buildings, local renewable energy systems and a sustainable urban drainage system. 	<ul style="list-style-type: none"> • Moving people while redevelopment is taking place is a sensitive issue which has the potential to affect the timescale for redevelopment; • Securing the funding of the scale required to deliver the redevelopment proposals is a considerable challenge, and failure to do so would seriously undermine ability to deliver. • The Cross River Tram would have significantly improved access to the AAP area but is no longer a priority for the Mayor of London and will therefore not be delivered in the short to medium term; • Shops and services within the action plan area will face competition from improvements to Elephant and Castle and Peckham; • Running of schools and children’s services may be disrupted during redevelopment of the action area core.

Table A3.1: SWOT analysis

Appendix 4:

Plan objectives

Appendix 4: Plan objectives

PLACE-MAKING OBJECTIVES

A4.1.1 The Aylesbury Estate currently displays a whole range of defects in terms of the quality of the place and the environment. We want to ensure that the design of the new development takes into account lessons learned from elsewhere, and in particular, from the way successful places work. 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: the Aylesbury area as a high quality and integrated residential neighbourhood:

- 1 To create a range of affordable and high quality homes.
- 2 To offer a mix of housing types and tenure in order to promote a more balanced community and a wider range of living choices than presently exists in the area.
- 3 To offer existing Aylesbury tenants homes of a similar size to those that they occupy now.
- 4 To concentrate higher densities within the Aylesbury redevelopment in the parts of the area with the best public transport and with higher land values.
- 5 To create a neighbourhood with a distinct character and identity and one

which integrates far better with its surroundings.

- 6 To promote the Aylesbury as a good example of sustainable building and construction; and
- 7 To maintain existing housing to a high standard.

P2: Public Life: the Aylesbury area as an exemplar for better and safer Streets, Squares and Parks

- 1 To improve Burgess Park and greatly improve its useage, security and range of facilities commensurate with its size and status as a metropolitan park.
- 2 To promote well designed and safe streets and parks which are far more pleasant to use than those in the present development; and
- 3 To provide better management and maintenance of public spaces.

P3: Connections: The Aylesbury area as a place with excellent public transport links

- 1 To improve public transport links so as to greatly widen the living, educational, recreational and employment choices of the existing and new residents.
- 2 To make the wider Aylesbury area accessible for all; and
- 3 To provide high quality pedestrian and cycle routes to encourage more people to use healthy and sustainable transport modes.

P4: Community: The Aylesbury area as a strong community: Enhanced Social and Economic Opportunities

- 1** To provide access to a wider and better range of educational, health and social opportunities.
- 2** To provide more and better local shopping to Aylesbury residents and the new community; and
- 3** To promote more accessible local employment opportunities.

DELIVERY OBJECTIVES

A4.1.2 As well as ensuring that all the place-making objectives set out above are met, it is essential to develop a plan for the Aylesbury redevelopment encompassing wider plan objectives that is socially, physically and economically deliverable and flexible. We have therefore developed a set of delivery objectives, which are as follows:

D1: Growing value in the Aylesbury area: The need to provide adequate funds for the regeneration of the estate and the wider area including Burgess Park

- 1** To generate value: if a high quality place is developed through the four place-making objectives, this will considerably assist in generating value.
- 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; this will require a different mix of homes and different densities from those that currently exist in the estate.

3 To convince public sector bodies like The Homes and Communities Agency and other government agencies to help fund the regeneration.

D2: Image: Positively transforming 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 the regeneration of the Aylesbury area.

- 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

A4.1.3 Finally, sixteen sustainable development objectives to guide the Aylesbury redevelopment have been identified as part of the scoping exercise for the Sustainability Appraisal.

S1: To tackle poverty and encourage wealth creation.

S2: To improve the education and skill of the population.

S3: To improve the health of the population.

S4: To reduce the incidence of crime and the fear of crime.

S5: To promote social inclusion, equality, diversity and community cohesion.

S6: To reduce contributions to climate change.

S7: To improve air quality and reduce pollutants.

S8: To reduce waste and maximise use of waste arising as a resource.

S9: To encourage sustainable use of water resources.

S10: To maintain and enhance the quality of water, land and soils.

S11: To protect and enhance the quality of landscape and townscape.

S12: To conserve and enhance the historic environment and cultural assets.

S13: To protect and enhance open spaces, green corridors and biodiversity.

S14: To reduce vulnerability to flooding.

S15: To provide everyone with the opportunity to live in a decent home.

S16: To promote sustainable transport and minimise the need to travel by car.

A4.1.4 A Sustainability Appraisal Report has also been produced to accompany the Preferred Options Report. The appraisal checks the preferred options for developing the AAP area against the set of sustainable development objectives set out above. 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.

Appendix 5: Schedule of proposals sites

Proposal site	Development number and address	Proposed uses (all figures are approximate)	Sizes of homes (all figures are approximate)							Total	Types of homes (all figures are approximate)			Anticipated phasing
			Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Flats		Maisonettes	Houses		
AAAP P1		<ul style="list-style-type: none"> •1,417 homes (C3 Use Class) •1,050sqm retail uses (A Use Classes) •1,980sqm community space (D1 Use Class) •2,500sqm health and social care space (D1 Use Class) •400sqm of pre-school facilities 	36	465	608	225	61	22	1,417	67%	23%	10%	Phase 1 (2009-2016)	
	Indicative development block sub-totals													
	1a: (1-12 Red Lion Close; 1-41 Bradenham; and the Aylesbury Day Centre)	<ul style="list-style-type: none"> •260 homes (C3 Use Class) •400sqm retail uses (A Use Class) •1,480sqm community space (D1 Use Class) (Aylesbury Resource centre) 	-	99	135	19	7		260	100%	0%	0%		
	1b: (1-35 Chartridge; 42-256 Bradenham; 69-76 Chartridge; 77-105 Chartridge; Ellison House; 1-28 Arklow House)	<ul style="list-style-type: none"> •408 homes (C3 Use Class) •250sqm retail uses (A Use Classes) 	13	132	170	69	18	6	408	67%	27%	6%		
	1c: (36-68 Chartridge; 106-119 Chartridge; 120-149 Chartridge; and 1-172 Chiltern)	•472 homes (C3 Use Class)	15	153	196	80	20	8	472	67%	27%	6%		
	7: (1-27 Wolverton; and 28-59 Wolverton)	•165 homes (C3 Use Class)	4	39	61	41	13	7	165	49%	19%	32%		
	10: (Youth Club Amersham; and 300-313 Missenden)	<ul style="list-style-type: none"> •112 homes (C3 Use Class) •2,500 health facilities (D1 Use Class) •500 community space (D1 Use Class) 	4	42	46	16	3	1	112	81%	19%	0%		
AAAP P2		645 homes (C3 Use Class)	18	172	253	139	43	20	645	55%	24%	21%	Phase 2 (2013-2018)	
	Indicative development block sub-totals													
	4a (391-471 Wendover; 1-30 Foxcote; 140 Albany Road; 24-36 Ravenstone; and 67-81 Ravenstone)	212 homes (C3 Use Class)	7	68	92	34	9	2	212	67%	33%	0%		
	4b (241-390 Wendover; 1-30 Winslow; 1-25 Padbury; 1-23 Ravenstone; and 37-66 Ravenstone)	206 homes (C3 Use Class)	4	38	69	61	21	13	206	38%	13%	49%		
	5 (37-62 Wendover; 117-156 Wendover; 201-240 Wendover; 126-151 Waverton; 152-175 Waverton; and 176-192 Waverton)	227 homes (C3 Use Class)	7	66	92	44	13	5	227	60%	27%	13%		

Table A5.1: Schedule of proposals sites

AAAP P3	449 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class) (Unspecified location) 400sqm of pre-school facilities (D1 Use Class)	8	82	160	129	44	26	449	38%	19%	43%	Phase 3 (2017-2020)
Indicative development block sub-totals												
	168 homes (C3 Use Class)	3	33	58	48	16	10	168	41%	13%	46%	
	62 homes (C3 Use Class)	2	16	25	13	4	2	62	53%	29%	18%	
	219 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class)	3	33	77	68	24	14	219	31%	21%	48%	
AAAP P4	1,692 homes (C3 Use Class) 400sqm retail/café space (A Use Class) 1,000sqm energy centre (Unspecified location) 300sqm of pre-school facilities (D1 Use Class)	43	416	627	408	130	68	1,692	52%	18%	13%	Phase 4 (2020-2027)
Indicative development block sub-totals												
	196 homes (C3 Use Class)	6	54	75	42	13	6	196	57%	21%	22%	
	312 homes (C3 Use Class)	10	102	124	56	14	6	312	67%	20%	13%	
	298 homes (C3 Use Class)	9	88	115	61	17	8	298	61%	20%	20%	
	321 homes (C3 Use Class)	9	86	122	71	22	11	321	55%	20%	25%	
	174 homes (C3 Use Class) 400sqm retail/café space (A Use Class) 1000sqm energy centre	4	40	62	45	15	8	174	47%	16%	37%	
	172 homes (C3 Use Class)	2	19	56	60	22	13	172	23%	15%	62%	
	101 homes (C3 Use Class)	1	4	28	41	16	10	100	9%	6%	85%	
	119 homes (C3 Use Class)	2	23	45	32	11	6	119	40%	26%	34%	

Appendix 6:

Design guidance

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A6.1 The purpose of this design guidance

A6.1.1 The vision for the AAP area is set out in Section 1.6 of the AAP. It places design excellence at the core of the redevelopment. By setting out the design principles and standards required for the action area core, this design guidance will help ensure that the vision is met. Future planning applications and designs will need to comply with the guidance in order to deliver the vision of the AAP and achieve design excellence for the Aylesbury area. Proposals which accord with the guidance can be determined more quickly as the overall design standards are already set. Ultimately the guidance will ensure that the area is developed to consistent and high standards of design.

A6.1.2 The guidance is particularly relevant to the following policies in the AAP:

- † BH2 Density and Distribution of Homes
- † BH5 Type of homes
- † PL1 Street Layout
- † PL2 Design Principles
- † PL3 Building Block Types and Layout
- † PL4 Building Heights
- † PL5 Public Open Space
- † PL6 Children's Play Space
- † PL7 Private Amenity Space
- † TP1 Designing Streets
- † TP3 Parking Standards

A6.2 Relationship to other guidance and policies

A6.2.1 This design guidance needs to be read in conjunction with existing guidance and policies. We have several other supplementary planning documents (SPDs) that focus on design. These will still be applied in the AAP area. Of particular note are:

† Residential Design Standards SPD, September 2008

† Transport Planning for Sustainable Development SPD, September 2008

† Sustainability Assessment SPD, draft

† Sustainable Design and Construction SPD, draft

† Design and Access Statements SPD, September 2007

A6.2.2 Appendix 2 sets out the wider policy context to the area action plan. Where there are differences between the existing SPDs and this document, the AAP design guidance appendix will take precedence as it is the most recent document and is part of a development plan document.

A6.3 The scope of this design guidance

A6.3.1 The guidance has been written to ensure high quality design across the whole of the AAP area. It is purposely not too prescriptive as we do not want to stifle creativity or innovation, or make it impossible to respond to changes in building technology or design. However, where planning applications propose a different design approach from this guidance, applicants will need to demonstrate, through their design and access statements, the rationale of their approach, how an equally high quality of design is to be provided, and how the proposed design and development will help to bring about the vision and objectives of the AAP.

A6.3.2 The guidance currently does not go into detailed design on all aspects of the AAP area. We may in the future decide to provide more detailed guidance through SPDs, planning briefs or further design guides. These will need to be used in addition to this document.

A6.3.3 The new neighbourhood will be based on three design principles.

(a) Its urban design will be based on a normative approach, which aims to create excellent buildings and blocks with high quality architecture while still allowing for special buildings that will become the landmarks for the new neighbourhood.

(b) It will be based on high quality connected streets, squares and parks as the primary location for safe, inclusive and vibrant public life.

(c) It will promote a mix of different uses within the area, including homes, integrated community facilities, local shops and opportunities for employment.

A6.3.4 Having regard to these design principles, the guidance below sets out requirements and guidance for the following topics:

- † The normative approach to urban design
- † Streets and spaces, including descriptions for all the key streets and open spaces in the action area core
- † Blocks and buildings, including design, materials and building heights
- † Homes, including space standards and layout
- † Landscape and the public realm, including car parking

A6.4 Our normative approach to urban design

- A6.4.1 Most places are 'normal': repetition, rhythm, harmony and diversity are the hallmarks of successful urban fabric in London. The urban design approach for the action area core recognises this. It places emphasis on creating a normal urban fabric that forms the bedrock of the new neighbourhood. 'Specialness' is only reflected against the background of the normal.
- A6.4.2 This normative approach is based on the establishment of a fine grain of development, allowing for repetition, rhythm, harmony, richness, diversity and adaptability both inside the dwellings and outside in the street. This approach will encourage meaningful shifts in architectural treatment along street elevations, require frequent ground-level entrances and minimise the sharing of common parts in apartment buildings.
- A6.4.3 This approach allows for occasional 'special' buildings that have no set design rules except that they must be built to a high standard of design. These will be located at key vistas and around important spaces and help achieve the AAP vision by reinforcing legibility, identity and urban activity. All landmark and tall buildings will be special buildings. The rest of the action area core follows the design principles for normal buildings and these are set out in this guidance.
- A6.4.4 This urban design approach recognises that successful neighbourhoods are not the product of a single design style, or a single tenure or type of housing. The normative approach allows for many different designs and designers to work together in a co-ordinated way to create a successful neighbourhood.



Figure A6.1: Massing model of the action area core

A6.5 Streets and spaces

A6.5.1 Residential streets must be designed as attractive places in their own right, not just as a means of getting from one place to another or a place to park cars. Good streets and spaces have a distinctive character and create a 'sense of place.' Streets should be designed to achieve a local distinctiveness through their use, character, proportions, materials and street furniture whilst at the same time remaining simple and economical to maintain. Streets must also be accessible and safe for all users, taking into account the requirements of vulnerable road users and mobility impaired people.

A6.5.2 In summary designers must consider the following:

- † Start by thinking about the place rather than the vehicles.
- † Design streets so that pedestrians and cyclists feel safe.
- † Design to minimise clutter.
- † Design for easy maintenance.

Streets typology

A6.5.3 Different streets within the action area core have different functions and therefore need to be designed in different ways. The following streets need special consideration.



Figure A6.2: Streets typology plan

Thurlow Street

CHARACTER

A6.5.4 Thurlow Street is shown in the masterplan as the main route from the north to the south of the area. It will be the heart of the Aylesbury community, busy with residential and commercial uses, and buildings of local importance.



Thurlow Street will be a grand boulevard with plenty of landscaping



Thurlow Street will include space for all modes of movement, including public transport

DESIGN PRINCIPLES

- † Thurlow Street will be predominantly a residential street with clusters of non-residential uses being focused around the junction of Thurlow Street and the Community Spine and at Amersham Square.
- † As Thurlow Street is the main route from north to south, the street must be generous enough in width to allow for a high number of pedestrians on the pavements and vehicles and cyclists on the roads. The optimal building face to building face width is between 31 and 36 metres depending on the uses proposed and the privacy strips.
- † A high quality pedestrian and cycling environment must be provided, including improved pedestrian crossings.
- † An improved route for vehicles and public transport, including possibly accommodating a tram or guided bus system.
- † An opportunity exists for a central median planting strip.
- † Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping.
- † Designers must create diversity in the building heights along Thurlow Street to provide a varying skyline and avoid a single monotonous streetscape.

Albany Road

CHARACTER

A6.5.5 Albany Road should be perceived as a street through the park rather than a vehicular bypass. It is one of the few continuous east to west links in the area, and as a result it will have to carry a certain volume of through traffic in addition to local traffic. A calmed route must be developed that creates better integration with the park.



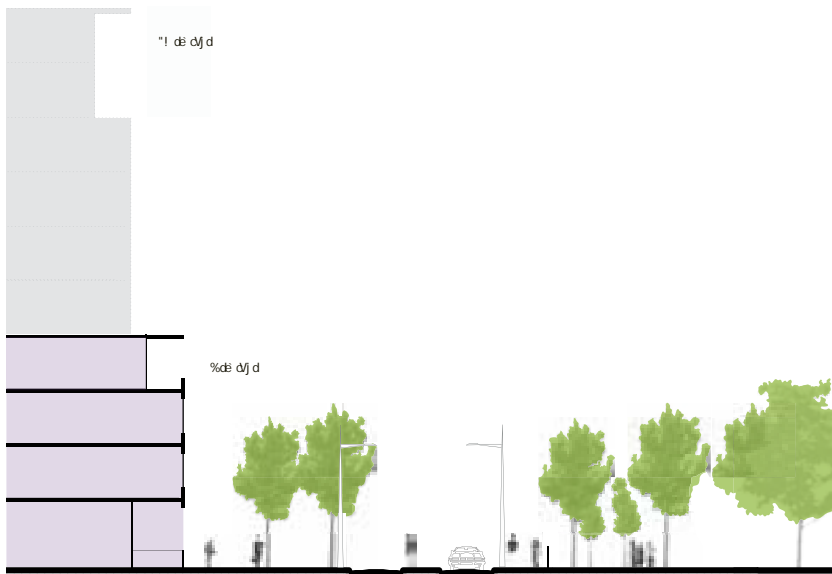
The design of Albany Road will make it easier to cross into Burgess Park



Albany Road will include wide pavements and generous tree planting

DESIGN PRINCIPLES

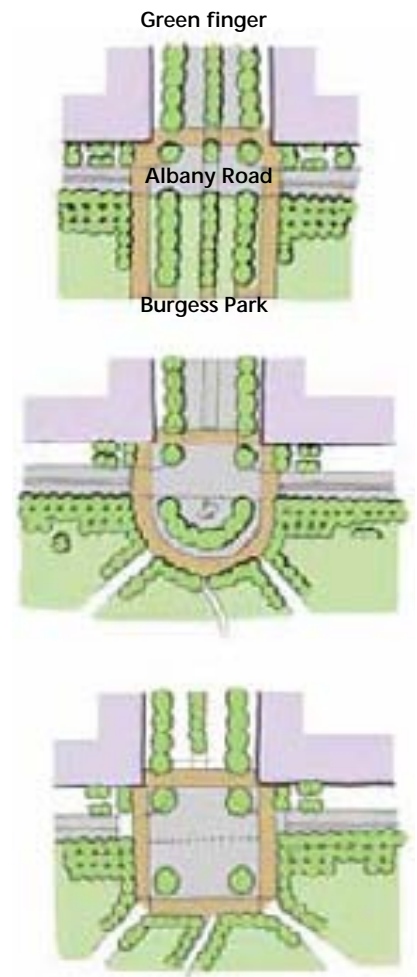
- † Albany Road will be predominantly residential.
- † The frontage along Burgess Park must include a strong building line, allow for a range of heights and massing and include excellent architectural design. The park front should be designed to allow for light into rear courtyards and allow for views and glimpses from the park into the areas beyond the immediate front.
- † It will contain a main public transport route from east to west.
- † Wider pavements must be provided along the building frontage.
- † Gateway entrance opportunities exist at either end and could be used to further encourage the feeling that the road users are crossing through a park.
- † Pedestrian crossing opportunities exist along Albany Road at the intersections with the green fingers to enhance the pedestrian linkage between the green fingers and Burgess Park and ease pedestrian movement across Albany Road.
- † Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping.



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Figure A6.4: Albany Road 23m wide - indicative plan and section



Possible design treatments for the intersection of the green fingers and Albany Road

Community Spine

CHARACTER

A6.5.6 The community spine will be a shared space. Treatment of this shared space must ensure a high quality environment and a consistent surface treatment along the community spine to ensure visual continuity.



The community spine links the main community facilities in the new neighbourhood



The community spine will be a safe place for people to walk and cycle

DESIGN PRINCIPLES

- † The community spine could potentially also function as a public transport corridor for a tram or a guided bus system.
- † The optimal building face to building face width along the possible transport corridor section in the Beconsfield section of the community spine is 21 metres. Along the rest of the community spine the optimal building face to building face width is 12 metres.
- † It must allow full access for emergency vehicles at all times.
- † Service vehicles will only be given full access during defined hours.
- † It will connect the public transport routes with the main schools and some of the community facilities in the AAP area.
- † It will be a shared surface that gives priority to pedestrians and cyclists.
- † Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping.
- † Opportunities should be taken to introduce streetscape planting.

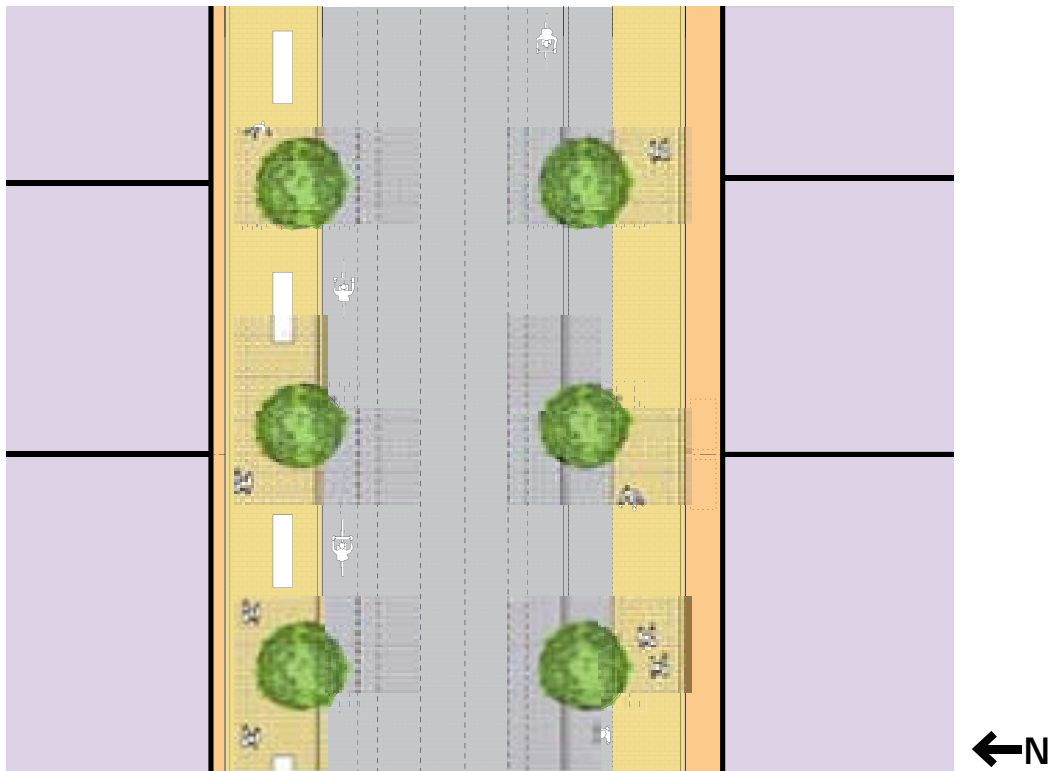
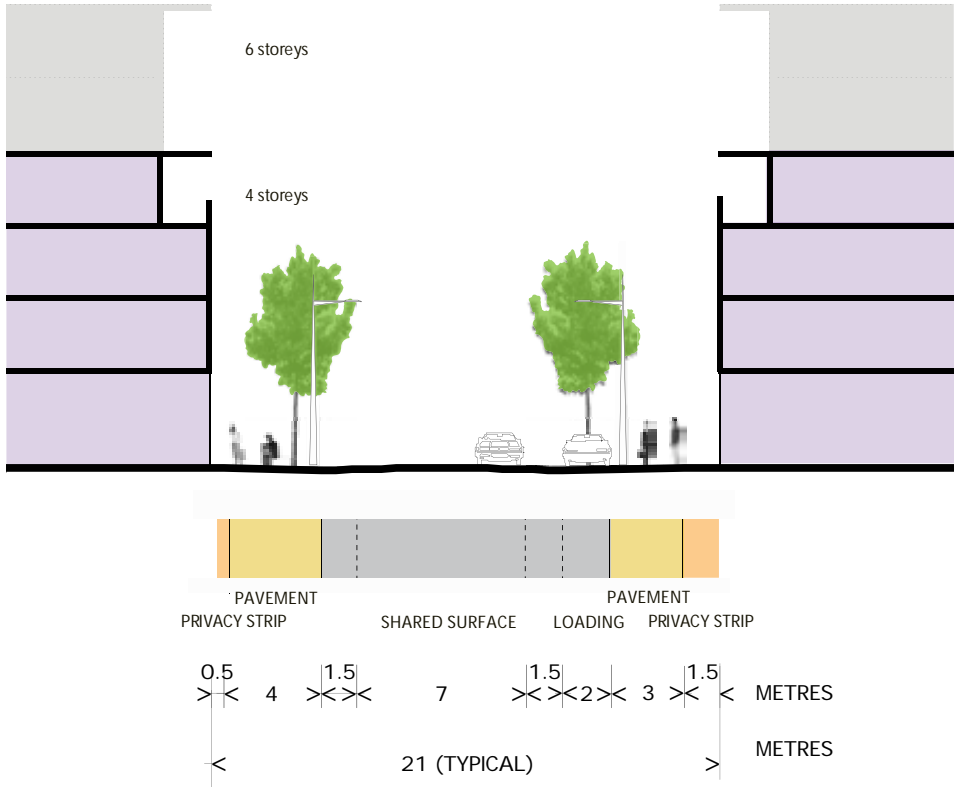


Figure A6.5: Community Spine 21m wide - indicative plan and section

Green Fingers

CHARACTER

A6.5.7 A series of 'green fingers' will be created, extending from Burgess Park into the action area core interlinking the park with the development. Their predominant function is that of a public space with social interaction, pedestrian and cycle movement dominating.



Green Fingers should be multi- functional spaces that link with Burgess Park



Green fingers will include a range of play areas

DESIGN PRINCIPLES

- † The green fingers will have different widths that will offer a range of different streetscape treatments.
- † Soft and hard landscaping features should be provided in local squares, including communal planting spaces, paved surfaces, play spaces and seating areas.
- † The green fingers should have limited vehicular movement and parking, and limited vehicular access along shared pedestrian surfaces.
- † They must allow full access for emergency vehicles at all times.
- † Service vehicles will only be given full access during defined hours.
- † 'Home Zone' principles will be used. This will involve the prioritisation of pedestrians so that the green fingers become a place of social activity where playing and socialising on the streets will be encouraged.
- † The green fingers will be surrounded predominantly by residential accommodation.



Green fingers should include a range of landscape characters

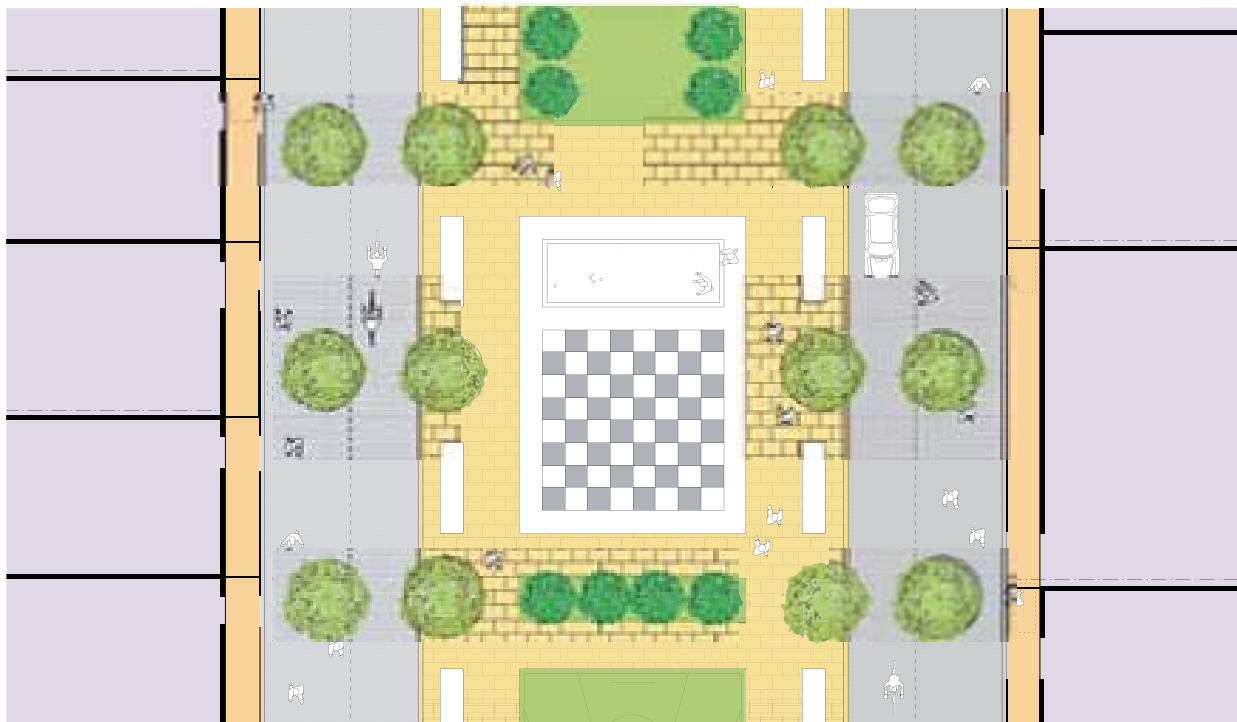
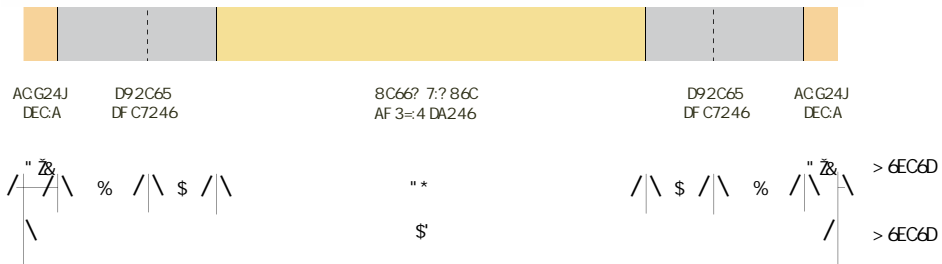


Figure A6.6: Green fingers 36m wide - indicative plan and section

Access streets

CHARACTER

A6.5.8 Access streets will comprise the vast majority of the masterplan street network and their predominant functions will be to allow easy and direct walking and cycling into and through the area, provide local vehicular access, and give access to buildings. Only low levels of traffic are envisaged on these streets. Designs must incorporate measures to ensure pedestrian priority and ease of access through the development ("permeability") as well as very low vehicle speeds.



Access streets will include integrated on street parking



Access streets will provide a high quality pedestrian environment

DESIGN PRINCIPLES

- † The optimum building face to building face width of access streets are as follow:
 - N-S Street: 15 to 18 metres building face to building face
 - E-W Street: 12 metres building face to building face
- † Pedestrian paths must be physically separated from vehicle carriageways through a change in height and paving detail.
- † On street parking will be provided.
- † Access to underground or podium car parking will be from the access streets.
- † There must be a consistent paving and carriageway treatment between stages of development.
- † Access streets will be predominantly surrounded by residential accommodation.

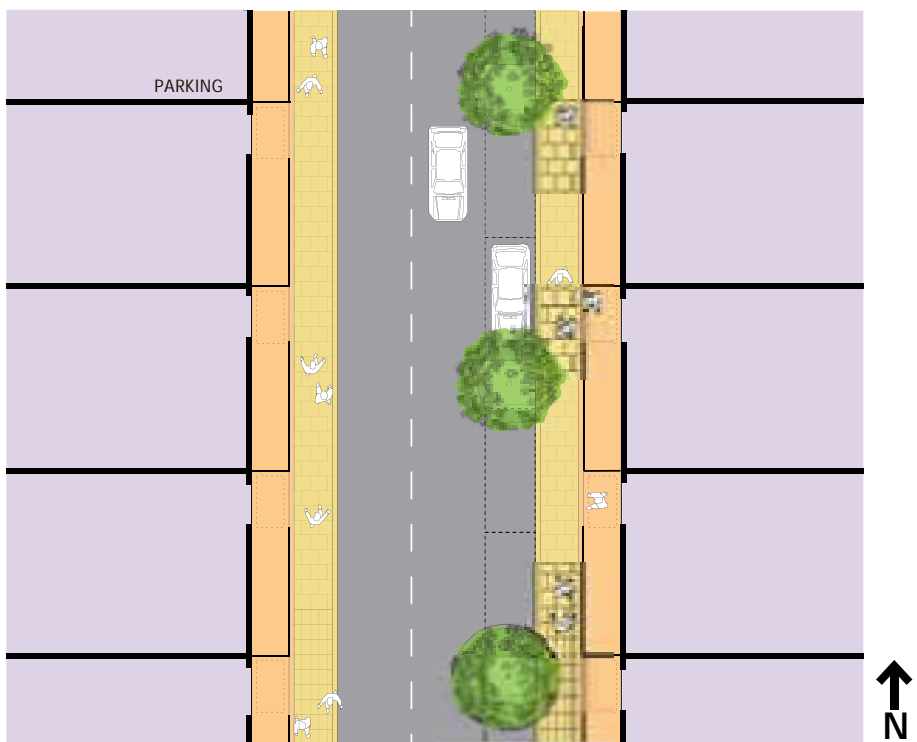
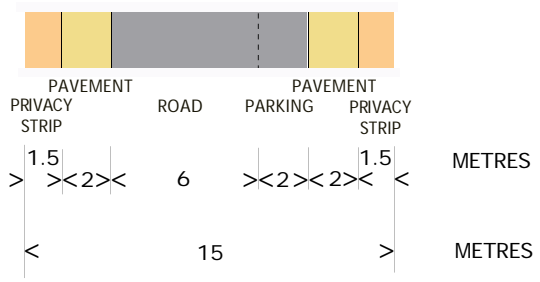
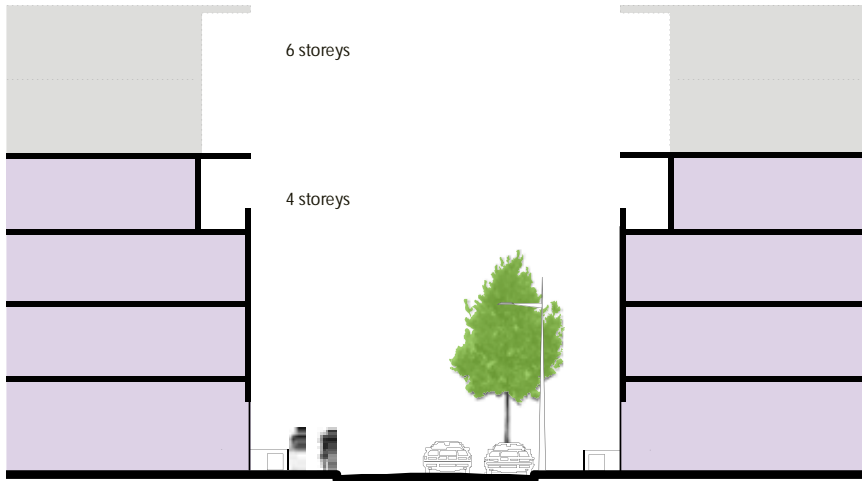
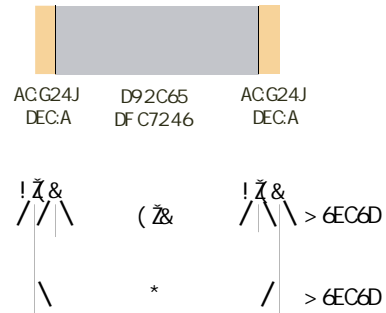


Figure A6.7: N-S Street 15m wide - indicative plan and section

Mews / home zones

CHARACTER

A6.5.9 Mews streets are the smallest scale streets within the masterplan. These will cut through the centre of residential blocks along the long axis. The alignment in the masterplan is only indicative and can change if designers can justify this in a design and access statement. Mews streets will operate primarily as a space for social use with local amenity, and secondly as a route into mews homes and parking areas.



Mews will be intimate residential streets



Mews will be designed as Home Zones

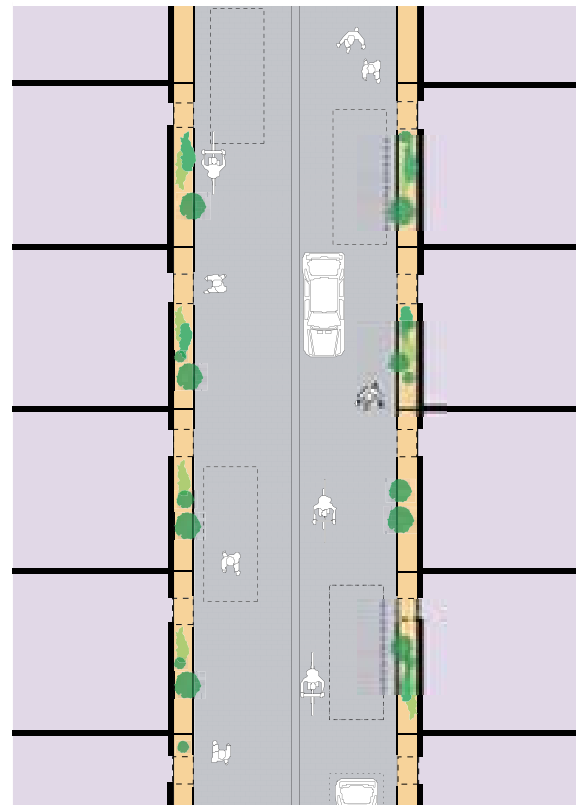


Figure A6.8: Mews - indicative plan and section

DESIGN PRINCIPLES

- † Mews streets will be fronted by small terraces or rows of houses.
- † They will have a standard building face to building face width of 9m and will have an intimate feel typical of traditional London mews streets. Notwithstanding this, developers should show in their design and access statement how the privacy of occupiers and neighbours has been considered.
- † They will be 'pedestrian priority streets'. Pedestrians will be prioritised above vehicular traffic through 'Home Zone' principles which will encourage the mews streets to become a place of social activity where playing and socializing on the streets will be encouraged.
- † The streets must be designed so as to create natural limits to vehicle speed.
- † A shared surface must be provided for vehicles, pedestrians and cyclists.
- † Mews streets will be suitable for on-street car parking.
- † Mews type blocks can include garages.
- † Mews streets may include features such as benches, tables and play spaces to encourage social interaction.
- † Street trees and areas of planting, ideally maintained by residents, may also be a feature.
- † Emergency and servicing vehicles must have full access.

Spaces

A6.5.10 Policy COM1 sets out the five locations where new social and community facilities will be provided. These facilities will relate to important spaces. The following design principles will be applied to ensure that the spaces are successfully designed.



Figure A6.9: Indicative locations of non-residential facilities

Amersham Square

DESIGN PRINCIPLES

- † Amersham Square must be integral with the redevelopment on the former Amersham site.
- † It must be treated as a special space, responding and relating to the treatment of Thurlow Street and be robustly designed to be an extension of activity space for the community building.
- † The interface of the residential buildings on the north of the square must be carefully designed to deal with privacy issues by raising the ground floor or providing non-residential uses including local enterprise space along this length.
- † Amersham Square will be a focus for public art, special lighting and hard landscaping, and tree planting which will be integrated with Thurlow Street.



Amersham Square will be a focus for activity and will include high quality hard and soft landscaping

East Street

DESIGN PRINCIPLES

† East Street will be a robust and multipurpose hard space that will allow for additional market stalls, and local play and parking when the market is not in operation.



East Street will be a well-overlooked multi-functional space

Westmoreland Square

DESIGN PRINCIPLES

- † Westmoreland Square will be a unique space with a focus for public art, special lighting and surface treatments.
- † It will have a surface shared between vehicles, cyclists and pedestrians.
- † Tree planting will be encouraged.
- † The space will allow for a range of community activities. Features will include outdoor seating, local hard space for playing and the possible location of temporary structures for community events.
- † Non-residential uses will provide active frontages to this area.



Westmoreland Square will have high quality community buildings fronting onto public space



A computer generated image of Westmoreland Square

Michael Faraday School and Community Learning Centre

DESIGN PRINCIPLES

- † The space will respond and relate to the public realm treatment of both the Portland Street frontage and the community spine with robust hard surfaces and a grid of trees set within the space.
- † It should provide informal parking for local shops around and allow for school pickup and drop-off facilities.
- † It should be the focus of local public transport activity with bus stops, waiting areas and interchange between different modes.
- † It will contain extensive cycle parking.
- † It should be well overlooked with active frontages and frequent door openings at ground floors along its length.
- † There will be opportunities for additional landscaping where the space widens out.



The public space will link to the community spine



The new school will help to animate the surrounding streets and spaces

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A6.6 Blocks and buildings

Blocks overview

A6.6.1 The masterplan establishes the layout of streets and spaces and creates a regularised block structure. Policy PL3 sets out the three types of building blocks for the Aylesbury area; Perimeter Blocks, Mews Blocks and Special Buildings.

A6.6.2 Blocks should accommodate a range of housing types and styles which include:

- Flats
- Maisonettes/ houses over houses
- Houses

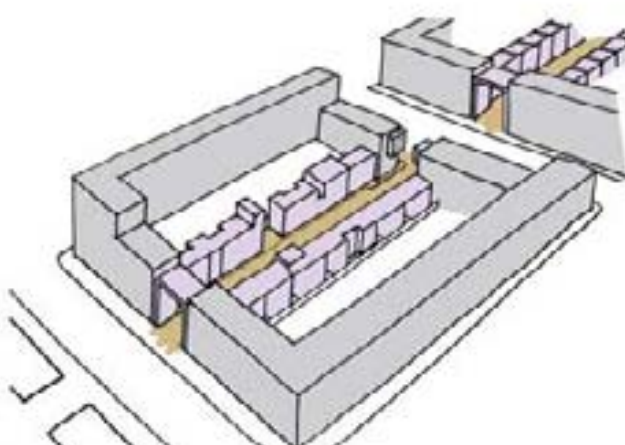
A6.6.3 The layout of the blocks should demonstrate:

- Building line continuity along the main streets.
- Subdivision of long perimeter blocks into smaller development parcels, which offers the opportunity to provide a modulation of a long facade and allow for access routes and views from the main streets through to central courtyard spaces.
- Clear definition of the separation between private and public space within a block.

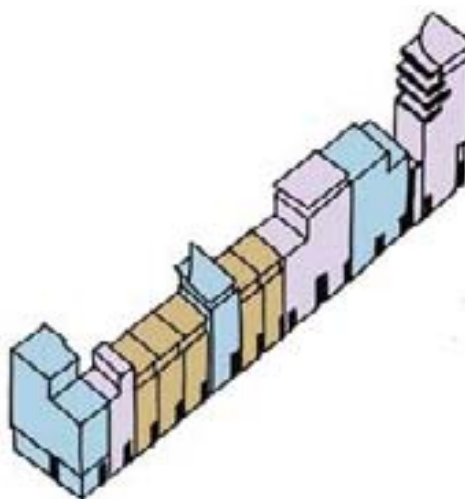
A6.6.4 Most apartment blocks should have homes with direct access to the street on ground, or ground and first floor levels, with flats provided above.



Block sub-division will encourage variety along the street



Perimeter blocks can be divided by a mews street



Development should follow a consistent building line with frequent sub-division to allow for variety

Orientation

A6.6.5 Buildings should be laid out to maximise views over green space including Burgess Park, green fingers and communal gardens.

A6.6.6 Blocks and buildings should be laid out to encourage glimpses into rear courtyards. This will help to break up the blocks and improve the quality and interest of the street environment.



Development adjacent to Parc Bercy shows a strong building frontage, whilst allowing for views of the park



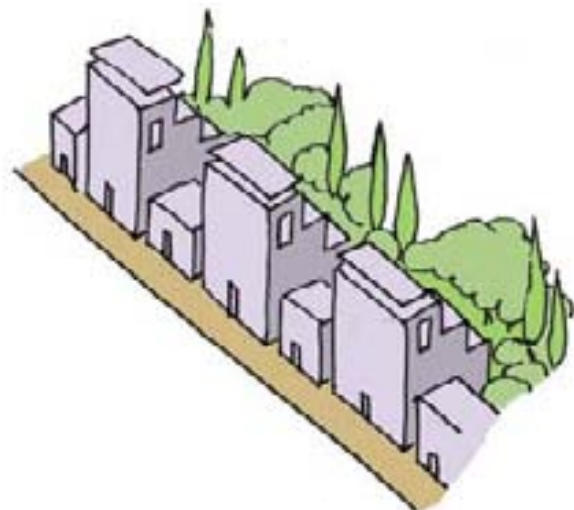
This example shows how glimpses into rear courtyards can be achieved through generous entrance areas



Albany Road will be lined by high quality taller buildings



Buildings should be designed to allow for glimpses into rear courtyards



Breaking up the massing of the park frontage buildings will allow for views and light into rear courtyards

Horizontal shift / plot width

A6.6.7 Large blocks can be overbearing unless consideration is given to the treatment of continuous building façades. The use of articulation in the design of a street façade can humanise the street, enhance the design potential of the block and add to the visual interest of the public realm as a whole.

A6.6.8 Consequently, street frontages should be broken down into a series of development plots, which are of varying sizes depending on building use and proposed height of the block:

- A standard plot width for an apartment block should be 15 to 18 metres.
- Smaller scale mews houses or maisonette plots should be 5 to 9 metres wide.

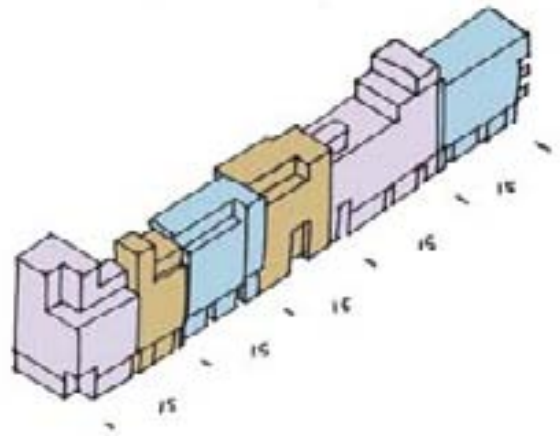
A6.6.9 In the larger scale streets the blocks may be larger than the standard plot width. In order to reduce the scale of these blocks there is the opportunity to provide a meaningful change in the horizontal articulation of the façade, which can be accommodated within these plot widths:

- Large scale blocks with wider plots should provide a change in architectural treatment if the length is greater than 30m.
- Smaller scale streets should provide a shift if the length is greater than 15m.

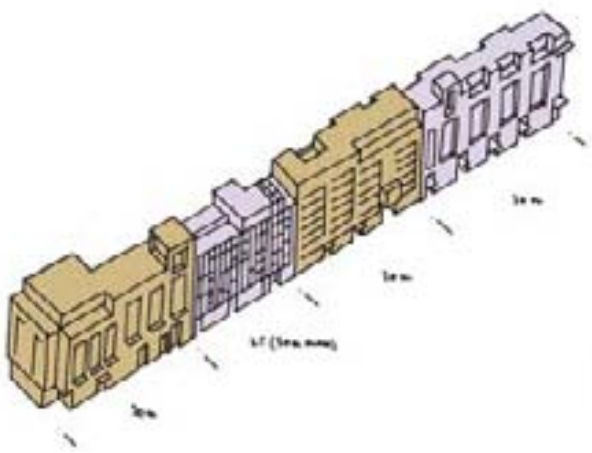
A6.6.10 This can be accomplished in a number of ways:

- Breaks or openings in the blocks to allow views into communal gardens from the street.
- Use of different façade materials, colours and finishes.
- Varying building heights.
- Differentiating non-residential uses from residential accommodation by providing signage, protruding canopies and larger more noticeable entrances.

- Varying the position and style of windows across the building façade.
- Encouraging varying design opportunities within each block.
- Providing balconies that either protrude or are setback into the facade.



Smaller scale blocks should have more frequent shifts in architectural treatment



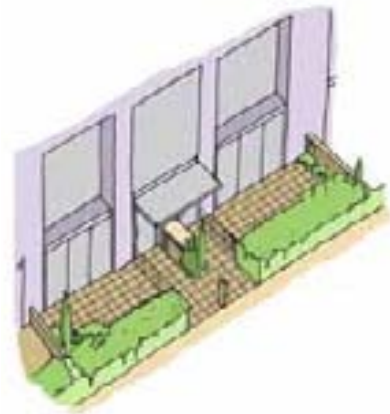
Larger scale blocks should also display variety in architectural treatment

Privacy strip

A6.6.11 A privacy strip defining the space between the building line and the adjacent street or public space should be provided. The dimension of the privacy strip can vary depending on building use, street type and scale, and should follow the Street Typology Guidelines in Section A6.5 of this document.

A6.6.12 Buildings must use the following privacy strips:

- 2.5 to 3m - Thurlow Street and Albany Road
- 1-1.5m - Access streets
- 1.5m - Green fingers
- 0.5 to 1.5m - Community spine
- 0.75m - Mews / Home Zones
- 0m - Non-residential uses



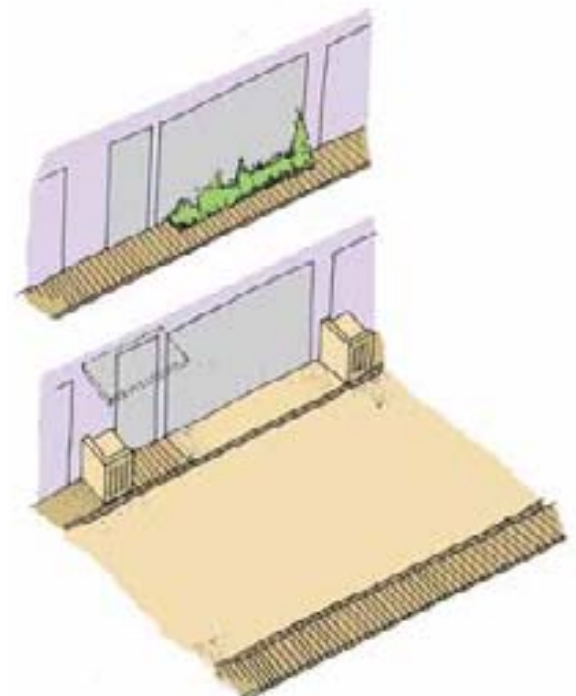
Example of how the privacy strip along Thurlow Street might work



Example of how the privacy strip along access streets might work



Example of a privacy strip along a community spine



Example of how the privacy strip along the community spine and mews might work

Privacy

A6.6.13 Proposals should ensure that the privacy of occupants is protected without compromising the ability to create a compact urban neighbourhood with streets that provide a good sense of enclosure. Design solutions, relating to the scale of the street, should be used to ensure privacy is protected.

A6.6.14 Most residential development will need to follow the guidelines on privacy and security in our adopted Residential Design Standards SPD. This ensures that there is privacy in rooms.



The design of buildings will ensure the privacy of occupants

Boundary line / street interface

A6.6.15 A common building line along streets is encouraged to create a continuity of built form. Setbacks from this line can be used for emphasis or to create public space or to retain significant trees, but usually only where a building is considered to have an important role or civic function.

A6.6.16 Active frontages increase vitality, safety and create a sense of place. All development must create an active frontage where it faces on to public realm and other areas where appropriate. This can be achieved

through the provision of balconies that overlook the street and by having habitable rooms on the ground floor facing the street. This can help to reduce acts of vandalism and can also provide a sense of security and safety.

A6.6.17 The design of the blocks should ensure that there is a clear definition between each type of use and indicate the kinds of activity that go on inside.



Active frontages help to create a sense of place

Ground and lower floor non-residential uses

A6.6.18 The locations for non-residential uses are set out in policy COM1, and activities include medical and health services, shopping, cafés, take aways, offices and community uses.

A6.6.19 Locating non-residential uses on the ground and lower floors can provide active street frontages and additional animation to the streetscape, thereby increasing security in the area, as well as allowing residents to clearly identify the use.

A6.6.20 Non-residential uses should provide the following:

- A strong identifiable street address.
- A minimum floor-to-ceiling height of 4.0m at ground floor.
- Generous window sizes or areas of glazing. If matched with a generous floor to ceiling height this can facilitate good daylighting, ventilation and well-being.
- No setback from the street, allowing unhindered access to the spaces and a clear view of activities inside and outside of the building.
- A variety of signage design which should respond to the scale of the street, shop entrances and long and short views. Any projecting signage should not obstruct long views and should be of a standardised design.
- A design which permits the space to be fitted out for multiple-uses and makes it easy to adapt for other uses in the future without fundamental restructuring or rebuilding work.



The location of non-residential uses on the ground floor will ensure the creation of active street frontages and a vibrant street scene

Entrances

A6.6.21 All building entrances must be welcoming and easily identifiable to help improve legibility. The scale and style of an entrance should relate to its function. The more important the function of the building the more impressive the entrance should be. For example a special building will have a larger and grander entrance than a house. There should be no difference in design quality between affordable housing and private housing.

A6.6.22 To add animation to the streetscape and create an active street frontage main entrances to houses, ground floor flats and maisonettes, houses over houses, communal hallways and non residential uses must directly face onto the public street or public mews and be easily visible from the public realm. Where possible, each home with direct ground floor access should have its front door opening on to the street.

A6.6.23 Entrances should make a positive contribution to the street in respect of surveillance and legibility and provide protection from the weather through overhanging awnings and canopies, particularly for public buildings.



Entrances should open onto the street



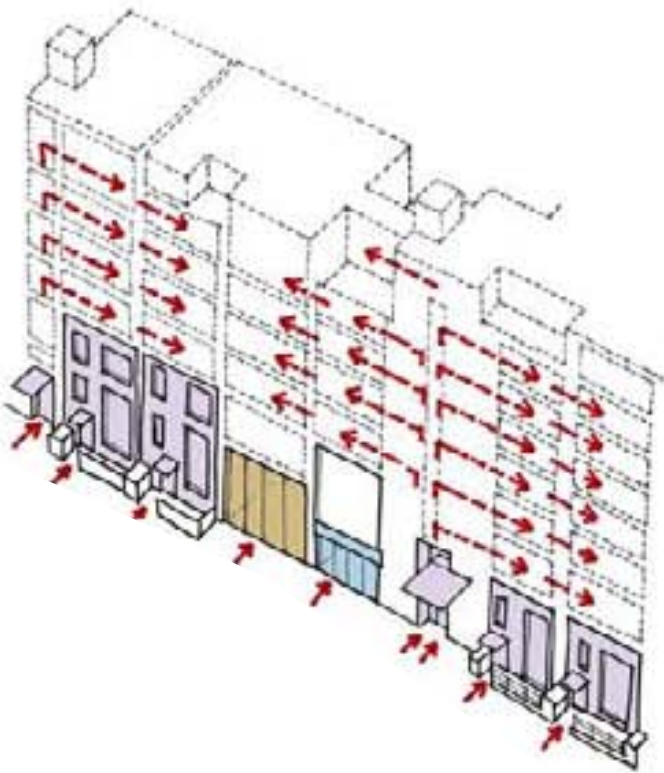
Domestic entrances should reflect the scale of the building



Entrances to apartment buildings should be light and open



Building entrances should be welcoming and make a positive contribution to the street



This sketch shows an arrangement of maisonettes with direct access to the street, with apartments above, each of which shares a core with a small number of other apartments

Materials

A6.6.24 One of the key elements in the Vision for Aylesbury is to provide a new permanent and stable neighbourhood. Therefore the use of high quality, durable, robust and sustainable building materials throughout is encouraged.

A6.6.25 The choice of materials, colour and finishes should be complementary to and reinforce the local identity of the existing residential streets surrounding the action area core.

A6.6.26 Building facades should be predominantly of brick or masonry and should generally be designed to create continuity and consistency with any adjoining existing or new building developments. There should be minimal use of render and cladding materials.

A6.6.27 Generally, all windows should be slender and elegant so as to maximise the amount of light entering habitable rooms, and should be light in colour.

A6.6.28 Special Buildings offer the opportunity for exceptional building and façade design and should explore the use of very high quality and more striking materials to enhance the visual impact of these buildings as well as to create iconic buildings for the action area core.



Building facades should be predominantly brick



There is an opportunity for special buildings within the action area core - these buildings should use more striking materials

Block corners

A6.6.29 Corner buildings are important and act as local landmarks. Designers are therefore encouraged to develop innovative solutions for the treatment of corners that incorporate fenestration wrapping around building corners and other solutions such as projecting window bays, balconies, varied roof and ridge levels. Windows incorporated into corner plots are particularly important in creating natural surveillance. Corner buildings should face both directions and blank walls terminating views are to be avoided.



Innovative solutions to the treatment of corners is encouraged



Corner treatment should encourage the overlooking of public spaces



Corners should be points of emphasis within the architectural design

Balconies

A6.6.30 Balconies offer an opportunity to modulate and create visual interest on building façades, articulating frontages and providing outdoor amenity space for residents. Balconies also provide more active building frontages by allowing residents to overlook streets and open spaces below, which increases vitality and safety on the streets and helps to develop a sense of place. The location of balconies must however be balanced with the need to provide daylight to lower levels flats and to the street.



Balconies should add visual interest to the building facade



Balconies should be of a good useable size

Refuse areas

A6.6.31 Refuse storage and collection facilities should be designed to be convenient and easily accessible, while integrating with the surrounding environment and be as unobtrusive as possible. If sited at the front of the property they should be appropriately screened visually from the public footpath or enclosed in a well ventilated cupboard. They should be designed into developments so as to avoid large areas of blank frontages.



Refuse storage should be convenient, easy to access and unobtrusive

Building heights and roofscape

A6.6.32 The AAP proposes a range of general building heights for the development, as established in Policy PL4.

A6.6.33 These general building heights are indicative heights for large areas in the masterplan. However, development proposals should reflect the guidelines for breaking up and articulating the horizontal massing of blocks.

A6.6.34 The use of articulation in the design of the upper floors and roofscapes of buildings will ensure that there is a diversity to the vertical massing of a block, and will provide a varied skyline that will create visual interest across the AAP area. Mechanical plant areas should be integrated into the roof design and concealed from view.

A6.4.35 A varied skyline can be achieved through the following:

- Varying the height of each building plot – there should be a minimum change in height of 1.5 metres for every 30 metres of roofline.
- Different expressions of roofs and tops of buildings by using varied materials and finishes.
- The introduction of projections on the building and roofline.
- Stepping back the façade at upper levels of the building. This can reduce tunnel effects, improve natural lighting at street level and provide roof terrace amenity space.



The horizontal massing of blocks should be clearly articulated



Development should have a varied roofline

Tall buildings

A6.6.36 The AAP also highlights particular opportunity areas for taller landmark buildings, as established in Policy PL4.

A6.6.37 These tall buildings should be of outstanding architectural and urban design quality with particular attention being given to the following:

- They should be designed with sufficient slenderness (the ratio of base to height) to form an attractive visual feature from all angles.
- Their design should not create excessive overshadowing or wind effects.
- Careful design attention must be paid to how the building meets the ground, public realm, micro-climate, quality of materials, and the relationship to surrounding buildings and public spaces.
- Tall buildings should achieve some visual separation from adjacent developments.
- They should be set within a generously proportioned public realm to avoid the spaces around them feeling cramped, unwelcoming, claustrophobic or dark.
- The design should include the three dimensional modelling of the top and roofline to demonstrate how a sculptured and visually interesting profile and a vibrant skyline are to be achieved. Mechanical plant areas should be integrated into the roof design and concealed from view.



Taller buildings should be of outstanding architectural design

A6.7 Homes

A6.7.1 Well designed homes are critical to the successful redevelopment of the Aylesbury area. A well designed home helps to improve residents' quality of life through ensuring each home is liveable, accessible and creates a pleasant environment.

A6.7.3 The standards are Parker Morris plus 10% for social rented housing, Parker Morris plus 5% for intermediate housing and the basic Parker Morris standard for private housing. Table A6.1 sets out the minimum net internal floor areas (sqm) for each of the three types of tenures.

Space standards

A6.7.2 The minimum floor area standards are based on the Parker Morris Report standards and ensure enough space is provided to achieve the better living conditions and quality housing the vision aspires to. The existing Aylesbury Estate was built to Parker Morris plus 10% and through consultation with residents, we have decided that the estate needs to be redeveloped to similar large dimensions.

Bed size / number of people	Habitable rooms	Net internal floor area sqm		
		Private	Intermediate	Social rented
Flat studio/1p	1	32.5	N/A	N/A
Flat 1b/2p	2	47.5	49.9	52.3
Flat 2b/3p	3	60.0	63.0	66.0
Flat 2b/4p	3	73.5	77.2	80.9
Flat 3b/5p	5	82.5	86.6	90.8
Flat 4b/6p	6	90.0	94.5	99.0
Flat 5b/7p	7	105.0	110.3	115.5
Maisonette 2b/4p	3	75.5	79.3	83.1
Maisonette 3b/5p	5	85.5	89.8	94.1
Maisonette 4b/6p	6	96.0	100.8	105.6
Maisonette 5b/7p	7	111.5	117.1	122.7
House 2b/4p	3	79.0	83.0	86.9
House 3b/5p	5	89.5	94.0	98.5
House 7b/6p	6	97.0	101.9	106.7
House b3/7p	7	114.5	120.2	126.0

Table A6.1: Space standards

Layout of apartments

A6.7.4 Limited corridor lengths and a small number of flats per core are closely related to the quality of living accommodation, security and the ability of residents to identify with and personalise their environment. They are also important in achieving a fine grain of development, in creating visual variety and enabling the area to adapt and change incrementally in the future.

A6.7.5 The length of internal corridors inside blocks of flats must allow for good access, provide safety and security, and whenever possible encourage natural lighting and ventilation. The length of a corridor to a flatted building should be as short as possible up to a maximum of 15 metres.

A6.7.6 Circulation cores should be open plan, generous in size, allow for good natural lighting, include the potential for winter gardens or other greenery and serve a maximum of 8 units per core per floor.

A6.7.7 Shared external access should serve as few flats as possible, and be well proportioned and designed. Bedrooms should not face out onto the deck though it may be acceptable for secondary bedrooms to face the deck if privacy issues are dealt with by careful design, such as providing a buffer space in front of the window, or by offsetting the circulation path from the front wall of the apartment.



Shared access should be well proportioned and be designed to allow plenty of light

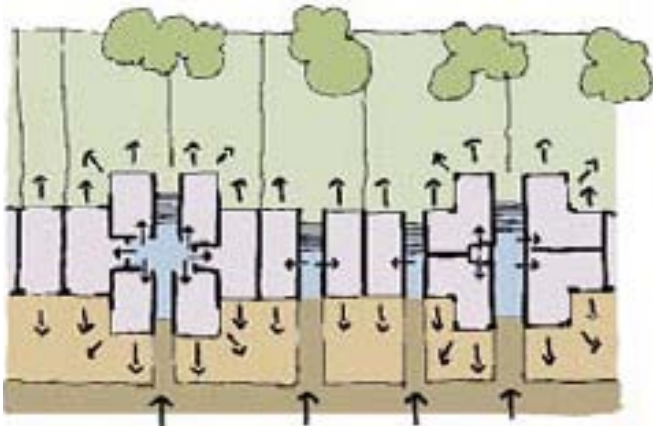


Shared external access should be of a high quality design

Dual aspect and single aspect dwellings

A6.7.8 Multiple windows looking in more than one direction (dual aspect) ensures good levels of light into a home, cross ventilation and a choice of views.

- At least 75% of apartments in each development should have dual aspect.
- Single aspect flats will only be permitted where it can be demonstrated that there is sufficient daylight, ventilation, safety and security and internal space. They should not be north facing. See the Residential Design Standards SPD for further guidance on proving that a single aspect dwelling is acceptable.



Most homes across the action area core should be dual aspect



Where possible blocks should include communal gardens

Outdoor private / shared amenity space

A6.7.9 Outdoor amenity space plays a vital part in creating high quality living environments by providing residents with places to relax, play and enjoy. It includes both private and communal outdoor amenity space. The Residential Design Standards SPD already sets out the basic requirements for outdoor amenity space. The guidance below is additional.

A6.7.10 All dwellings must have direct access to private open space, whether in the form of a garden, roof garden, courtyard or balcony. 1 and 2 bedroom dwellings must have a minimum of 6 square metres of private amenity space. Larger dwellings should aim to meet the minimum standards set out in our adopted Residential Design Standards SPD.

A6.7.11 Houses should be designed with individual private gardens or patios. They may also be designed with integral or enclosed private gardens or patio areas enveloped within the building line, thereby providing more habitable rooms with direct views and greater access to private amenity space. This may be preferable to the continuous run of fenced off garden spaces common to traditional residential developments. Layouts in which rear private gardens are separated by fences or walls from public thoroughfares tend to create a security risk and such layouts should wherever possible be avoided.

A6.7.12 Communal gardens should:

- Be clearly separate from publicly accessible open space and easily accessible for all residents.
- Be able to be secured for use only by residents.
- Ensure the communal garden can be used by all residents of the development to which it immediately relates, regardless of whether the resident lives in a private, intermediate or social rented dwelling. This should be secured through a section 106 agreement.
- Be designed to encourage rich biodiversity through planting, trees, water features and habitat creation.
- Be of a distinctive design to encourage diversity and identity through the action area core.
- Offer a variety of amenity spaces, such as areas of hard and soft landscaping, seating areas, playspaces or areas for community planting.



The action area core should include high quality open spaces, which cater for a range of ages and activities

A6.8 Landscape and public realm

- A6.7.13 Parks and open spaces are important contributors to the local identity, and offer opportunities to reflect elements of the local landscape, culture and heritage through design concepts, materials, topography and planting.
- A6.7.14 The landscape design approach for the AAP area is to create a connected network of open spaces and landscaped streets of different scales and functions that provide much needed social, economic and environmental resources for both the local and wider communities. The spaces should include both equipped and informal play and sports spaces for all age groups as well as more formal spaces for relaxation and learning. Residents and children within the AAP area should have safe and easy access to these spaces.
- A6.7.15 All landscaped areas need to be accessible, safe, durable, and fit for the purpose for which they are designed. They must also be provided in a condition that can be effectively managed and maintained in accordance with accepted good working practice.
- A6.7.16 Policy PL5 of the AAP requires landscaping schemes to be submitted as an integral part of development proposals.



Soft landscaping should be appropriate to its context and function

Soft Landscape

- A6.8.17 Soft landscaping refers to all greenery that is to be planted or retained within the area. Trees and plants should be selected that are appropriate for the local environment. They must take into account the street hierarchy, the need for shade and wind protection, and the need to maintain daylighting into peoples' homes, as well as the outlook from their homes. Consideration should be given to the use of semi-mature trees where it is desirable to give a street or space a feeling of maturity. Planting should also enhance the surrounding landscape and encourage biodiversity. Proposed planting should never be used as a tool to mitigate or remedy poor design.



Green fingers should have imaginative landscaping



Hard landscaping should be high quality, durable and easy to maintain

Hard landscape

A6.8.18 Hard landscaping includes all hard surfaces to be created or retained within the site including paved areas, car park surfaces, driveways, steps, boundary walls, fences, roads and paths. All paving surfaces should be limited to an agreed palette or style of material that is appropriate to its function. The design of hard landscape features should be influenced by a combination of the character and location of the site and the function that they are designed to perform. For example, a more durable paving material would be used where greater pedestrian movement is expected, or where vehicles and pedestrians might share the surface. Surface treatments should be useable in all types of weather conditions and should not create conditions where people might slip or fall. Hard landscape design should take full account of the security and safety of all users.



Street furniture should be well positioned to avoid creating clutter but encourage public activity

Street furniture

A6.8.19 Items such as street furniture, signage, lighting and artwork have a great deal of impact on the quality of public realm. Across the action area core street furniture should be taken from a defined and limited range. It should be well designed and durable, easily maintained, not create unnecessary clutter and be carefully positioned to ensure that it is safe for all users, particularly those that are visually or mobility impaired.



New development must ensure a clear definition between public and private space, achieved in this example through planting



Shared surfaces should be well defined, safe and uncluttered

Boundary treatments

- A6.8.20 Public and private space should be clearly defined by means of well-defined demarcation, encouraging ownership of private spaces. This can be achieved through the provision of railings, walls, fences and hedge planting. Different approaches may be taken on mews streets where there is less traffic and fewer pedestrians and cyclists, and therefore less need to have separation.
- A6.8.21 Gates giving access into private areas should be designed to be secure and lockable and should be of similar height to adjoining fencing to minimise security risks. Areas of high vulnerability, for example where private open space is potentially directly accessible from a public thoroughfare, should be avoided by design, but where these do occur they may require enhanced boundary definition to create a visibly secure enclosure which will deny unauthorised access.

Shared surfaces

- A6.8.22 Several of the street types in the masterplan are indicated as being shared surfaces for the use of pedestrians, cyclists and vehicles. For shared surfaces to be effective, safe, clear markers or separation elements must be provided for all users in all shared surface streets except for those with the lowest usage. Markers could be a change in level, material finish and or a marking on the ground. Separation elements include bollards, railings and landscaping elements. Whichever method is chosen the designer must ensure the shared surfaces are well defined while avoiding cluttering public spaces or limiting the movement of pedestrians.



Development within the action area core should use SUDS where possible



The action area core should include a range of play spaces for children of all ages

Sustainable Urban Drainage Systems (SUDS)

A6.8.23 SUDS are techniques implemented to manage surface water runoff and are to be used in conjunction with good management of the site to prevent flooding and pollution. There are five general methods of control:

- Prevention
- Filter strips and swales
- Permeable surfaces and filter drains
- Infiltration devices
- Basins and retention ponds

A6.8.24 These controls should be located as close as possible to where the rainwater falls and are to be fully integrated into the planning and design of the urban realm.

Play spaces

A6.8.25 Play areas must be designed and constructed in response to the needs of users, including parents and carers. When designing a play space it is important to consider the sort of challenge and activity that children may want to take part in, such as:

- Creative play with sand, mud and other loose materials
- Construction and destruction, eg dens, dams
- Physical games and informal sport (chase games, hide-and-seek, ball games, throwing/catching games)
- Social interaction or 'hanging out'
- Cognitive play, such as swinging, sliding, hanging, climbing etc.

A6.8.26 The types of play spaces proposed throughout the AAP area are shown in Figure 12.

Street lighting

A6.8.27 Lighting key routes and landmarks helps to increase the legibility of urban areas and can also bring about a sense of safety and security. Feature lighting can act as a landmark in its own right. This might involve lighting important buildings or focal points or lighting a series of buildings as part of an overall strategy.

A6.8.28 Adequate lighting should be provided to parking areas and other vulnerable locations. Care should be taken to avoid light spillage onto adjacent dwellings and light pollution of the night sky.

A6.8.29 Mews streets are to have wall mounted lights and standard pole top lighting is to be used elsewhere.



Innovative lighting solutions are encouraged within the action area core to create visual interest and improve safety

Focal points

A6.8.30 There is the opportunity for proposals to provide unique elements located within the public realm or on buildings to enhance the sense of place and quality of the new neighbourhood and create features of surprise or delight. These might be achieved by the following:

- Public art opportunities
- Wayfinding elements
- Street Furniture
- Lighting
- Paving
- Landscape elements



There are opportunities within the action area core for public art, such as the example above from Parc Bercy, Paris

Car parking

A6.8.31 Policy TP3 of the AAP sets out the maximum amount of parking spaces per home. Our adopted Transport Planning for Sustainable Development SPD already provides guidance on car and cycle parking. The guidance set out below is in addition to the guidance in the SPD.

OFF STREET CAR PARKING

A6.8.32 Most allocated parking spaces should be provided in underground or podium car parks which should be accessed easily from homes, with all access being from access streets. The following principles should be followed:

- Car parks should be wrapped within buildings to ensure active frontages to the street
- Ventilation grills should not be visible from the street.
- Podium car parks should be designed to ensure that the ground floor of surrounding buildings have sufficient natural light.
- Entrances for servicing and car parking should be combined to reduce the impact on the streetscape by minimising the number of entrances.

A6.8.33 Mews type blocks can include garages. There should be no more than two consecutive garages in any street frontage. Rear parking courts will not be acceptable.



All off street parking will be easily accessible from homes

ON STREET CAR PARKING

A6.8.34 On-street parking will be located on streets adopted (managed and maintained) by the council and regulated by a Controlled Parking Zone (CPZ).

A6.8.35 In addition, short-stay parking could be provided in the public highway along Albany Road, Thurlow Street and Portland Street.

A6.8.36 The following principles need to be followed:

- There should be a maximum of five parked cars before there is a break
- Car parking should be designed so that it does not dominate the streetscene and is used as intended and the opportunities to park in inappropriate locations are minimised by the design of streets.
- Streets should be designed to minimise parking in inappropriate locations.
- All on-street parking should be in marked bays and landscaping should be used to soften the impact of parked cars on the streetscape.
- Car parking should be minimised on the green fingers, and should not detract from the nature and function of the important public spaces and routes.



On street parking should not dominate the street scene and, where possible, should be interspersed with soft landscaping

Appendix 7: Delivery and implementation

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INTRODUCTION

A7.1.1 The Area Action Plan will be developed in 4 phases over the next 20 years. Our aim is to combine the expertise of public and private sectors, capture growth brought about by regeneration and deliver change within an accelerated phasing programme.

A7.1.2 Much work is already under way, in particular:

- The first phase of development, Phase 1a, starts on site shortly.
- Preliminary works are underway for Phase 1, and re-housing has commenced.
- A re-housing policy and phasing plan have been established.
- Commitment to funding and political support has been achieved.

OVERALL APPROACH

A7.1.3 We will deliver the scheme by creating manageable development parcels attractive to a wide private sector market as well as to different types of developer, contractor, investment fund and RSL at different times throughout the redevelopment programme. A public sector partnership will be set up which will help us to secure funding and manage risk. The council will control the release of sites to the development market in a series of phases over time, rather than the council seeking a single Master Development Partner for the whole site. This is to optimise developer interest by offering packages that are most likely to attract the best developers and the best design, and which are deliverable within commercially acceptable time-frames, in the order of 5 years. We will retain control of the process, and we will create vacant

possession and cleared sites to control the phasing and timescale of redevelopment.

A7.1.4 Our approach – taking a major development led role, securing vacant possession and clearing sites, and putting in place a strong planning framework – is designed to stimulate a high level of private sector confidence in the project, enabling it to secure more competitive funding terms leading to improvements in viability. The key advantage of this approach is that we and our partners will bear the up-front costs of securing the land, thus taking away the risk of the very costly enabling elements of the scheme including agreed leaseholder acquisitions and CPOs, and smooth the cash-flow over a period of time and across the land release programme. This will enable the scheme to attract bids from beyond the volume house-builder market.

A7.1.5 This approach will help us to respond to the various property market, macro-economic, and financial risks and other factors that change over time and will affect how and when, sites are taken to the market. Flexibility will be vital for the project to adapt and adjust to the changing property market, economic and financial conditions. It will also be necessary to respond to changing trends and lifestyles during the delivery period and embrace the opportunity for new developers, architects, building forms and styles to come to the fore during the regeneration of the Estate.

A7.1.6 In summary, this approach will have significant advantages. It will:

- have the effect of creating a series of neighbourhoods, each with its own character;
- provide us with the flexibility to influence the form and content of the

individual phases that will make up the whole scheme;

- take full advantage of the characteristics of different parts of the site;
- enable us to respond more effectively to the changes that will take place over time in the surrounding area;
- allow us to manage effectively the delivery of mixed tenure housing to create a balanced community;
- make best use of the public sector's skills and attract the best private sector developers and architects; and
- enhance the financial viability of the project and reduce the risk.

PHASING

A7.1.7 The scheme will be broken up into 4 main phases over a 20 year period and spanning several economic cycles. Detailed implementation proposals will be brought forward on a phase by phase basis. Each phase may be broken in to smaller sub-phases to meet the demands of the market. In terms of land disposal, the early public sector intervention will:

- Remove the financial barriers to the smaller more niche developers participating in the project
- Allow greater flexibility in parcelling up development opportunities and taking them to the market
- Allow greater participation for registered social landlords
- Provide the council more control and influence in partnering with the private sector and getting results that further the aims of the AAP
- Allow the council, through the land disposal, to negotiate more competitive margins from the private sector as their levels of risk exposure are lowered

- Provide greater certainty to the private sector allowing it to respond to, and take on, greater levels of risk elsewhere
- Reduce the likelihood that public and private partners will later seek to compromise the AAP objectives in order to secure continued project viability.

A7.1.8 There is a clear desire amongst residents to move ahead with the scheme as quickly as possible.

A7.1.9 In order to minimise abortive expenditure on blocks which are due for demolition, we will demolish the worst blocks first and maximise the pace of change i.e.:

- Undertake a managed acquisition of existing leaseholders, re-housing of tenants and demolition programme.
- Accommodate approximately 50% of existing tenants through the re-provision of homes on site, the remainder being accommodated off site, but given the option to return to the estate.

A7.1.10 The following table (table A7.1) indicates the anticipated phasing programme, although the actual programme will take into account the requirements for flexibility and viability referred to above.

Phase	Phase 1	Phase 2	Phase 3	Phase 4	Total
Site reference	1a, 1b, 1ci, 1cii, 7, 10	4a, 4b, 5	6, 8, 9	2a, 2b, 3a, 3b, 11, 12, 13, 14	
No. private units	582	322	224	986	2,114
No. social for rent units	592	241	169	565	1,568
No. of intermediate units	245	81	57	144	527
Total units	1,419	645	450	1,695	4,209
	34%	15%	11%	40%	100%
Construction Phase	2009-2016	2013-2018	2017-2020	2020-2027	

Table A7.1: Anticipated phasing programme

WORK UNDER WAY

A7.1.11 Phase 1 comprises the following sites and is well underway:

- Phase 1a
- South West corner of the estate (sites 1b and 1c)
- Amersham site (site 10)
- North Wolverton (site 7)

A7.1.12 In Phase 1a, an RSL has been appointed to deliver and manage a mixed tenure scheme totalling 260 homes. This development will provide some replacement housing for tenants from elsewhere on the estate. Phase 1a will also include a new resource centre to replace the existing day care centre for adults with physical, neurological and sensory disabilities.

A7.1.13 As regards the South West corner, detailed arrangements for re-housing, land disposal and early site delivery are in hand in advance of the AAP. A five year demolition notice was served on southwest corner homes in 2006. Re-housing policies for tenants and leaseholders have been developed in conjunction with residents. Lettings have been formally stopped and negotiated leaseholder buy-backs have commenced and will intensify from 2010.

A7.1.14 The Amersham site is located in the centre of the redevelopment area and has already been cleared. It will be redeveloped to provide a combination of housing and health, community and retail facilities.

A7.1.15 In addition to the above, the improvement of Burgess Park is a very important part of the whole project as it will help to enhance the desirability of the area as a place to live, so improving land values and the financial viability of the project. We have sought funding to kick start the regeneration of

Burgess Park. We shall be undertaking improvement works within an overall strategy for the renaissance of the park.

A7.1.16 Significant progress is already being made in improving education and learning facilities in the AAP area through the redevelopment of Michael Faraday school and Community Learning Centre as well as the Walworth Academy. Michael Faraday will start on site in Easter 2009 with completion of the main building in Summer 2010 to allow the new building to be occupied from the start of the school year 2010/11. Construction of the Walworth Academy building completes in December 2009 with the overall scheme completing in Summer 2010. Another new school is also planned on the Walworth lower school site. The planned opening date for the new school is September 2013.

LEASEHOLD ACQUISITIONS

A7.1.17 The land required for the programme is in the council's freehold ownership, subject to a number of long leases granted either under Right to Buy (RTB) or as business leases. In addition, many dwellings have secure tenancies granted under the Housing Act 1985. We have already begun a programme of buying leases through negotiation. However, where it is not possible to come to an agreement with leaseholders, we will use our compulsory purchase powers.

A7.1.18 We have agreed policies in place for re-housing tenants in regeneration schemes and a range of options for leaseholders whose interests are being bought out. We have already served a demolition notice on southwest corner residents. We will serve future demolition notices in accordance with legislative timescales to prevent further RTB completions. We have also

commenced stopping further permanent lettings.

A7.1.19 We have developed an interim investment programme based on the remaining life and priorities of existing blocks e.g. heating, lifts and security.

RE-HOUSING

A7.1.20 We have established a re-housing team whose aim is to support each household, both tenant and leaseholder, through the process of re-housing. This model has been successfully used on the Heygate Estate, part of the Elephant & Castle regeneration area. The team will use the model, incorporating lessons learned, in their work with Aylesbury residents. The council will transfer this resource to the Aylesbury estate in January 2010 to support re-housing in the southwest corner.

A7.1.21 Rehousing will be managed in accordance with the phasing plan, with stopping of relets, active rehousing and security measures being applied in sequence to deliver vacant possession of blocks or sections of blocks. Rehousing of tenants will take place in accordance with the council's Lettings Policy which makes available a choice of two options; rehousing to existing stock or to a new home built as part of the scheme. Most tenants living in the initial phases who opt for new build will need to move away from the estate and then make a second move when the new properties are completed.

A7.1.22 The rehousing capacity required will be made available through lettings of existing council or RSL housing in Southwark and new RSL housing delivered through the normal development pipeline. Tenants will access these rehousing opportunities through our choice-based lettings system

'Homesearch'. Tenants living in an active re-housing phase have the top priority.

A7.1.23 The council has developed a housing supply and demand model which will be the primary tool for running the rehousing programme.

FINANCIAL VIABILITY AND FUNDING

A7.1.24 Affordability is a key consideration, especially in the current financial climate. However, this project is expected to span several property cycles and it is important that a long term view is taken of the property market and the underlying demand in London for homes. As part of our AAP we have produced a financial model for the lifetime of the project. The model calculates the full lifetime cost of the capital programme at around £1.2 billion and has identified a total funding shortfall of around £169m (see table 7A.2 for details).

A7.1.25 The model assumes that we will deliver the first three phases of development to the market as cleared sites i.e. re-housing and demolition complete. The second and third phases may be partially delivered through the Government's Private Finance Initiative (Round 6) and details of this are set out below. The fourth phase which is likely to retain greater value, may be demolished by the appointed developer. The total additional costs to be incurred by the public sector in facilitating this are estimated in the following table.

Public sector funding requirement	Total funding shortfall £m
Land value deficit	62.98
Infrastructure costs (shortfall after developer contributions)	3.44
Leaseholder acquisitions	65.73
CPO enquiry costs	1.50
Re-housing tenants	15.39
Demolition	11.28
Land disposal and programme management	9
Total	169.32
Funding Income	86.69
Funding Gap	82.63

Table A7.2: Public Sector Funding Requirement

These costs are the estimated cost over time including inflation.

A7.1.26 Funds are already committed in partial support of phase 1 and an expression of interest for PFI for phases 2 and 3, which would partially cover costs, has already been submitted to Communities and Local Government. Infrastructure is to be provided on site by appointed contractors or by preferred developer partners and will be paid for out of an estate wide infrastructure tariff.

A7.1.27 We have evaluated a number of other scenarios to improve viability through delivering different, and more financially viable tenure mixes as well as smaller units. However, we do not want to compromise key components of the AAP i.e. the balance currently achieved between good design standards, mixed densities, the emphasis on family units, providing homes for current residents and meeting the future need for social housing, and providing homes for a range of income groups.

A7.1.28 The phasing plan set out in table A7.1 is the leanest timetable we have been able to devise and is dependent on securing the public sector investment above.

A7.1.29 The council will fund the costs of re-housing and estate management including community safety. We have already committed investment into procurement, leasehold acquisitions and re-housing costs and the cost of re-providing the community resource centre.

A7.1.30 Valuable public sector funding has already been secured for the Aylesbury re-development. This includes £10m London Housing Board approved borrowing and £19m NDC funding. This funding will support leaseholder acquisitions, re-housing, procurement and programme management costs.

A7.1.31 The council has secured £2m from the GLA under the Priority Parks scheme to support improvements to Burgess Park. We have a commitment of £4m NDC match funding.

A7.1.32 We are also seeking significant housing subsidy from the Homes and Communities Agency (HCA) (formerly Housing Corporation and English Partnerships) in order to support the delivery of new replacement affordable rented and intermediate accommodation. The council has been in discussions with the HCA about the funding of phase 1 throughout the development of the AAP.

A7.1.33 As regards phases 2 and 3 of the project, the council has recently submitted an Expression of Interest for Housing Revenue Account (HRA) Private Finance Initiative Funding (PFI) to CLG to partially support the delivery of these phases through a PFI.

PUBLIC SECTOR PARTNERSHIP

A7.1.34 Some UK area based regeneration schemes have been more successful than others.

We see collaborative working with other public sector organisations as one of the factors for success. It is for this reason that we have hosted the first of a series of 6-monthly public sector summits. A partnership will bring together LBS, HCA, GLA and GOL to share aims, objectives and priorities and responsibilities and provide public sector leadership in a clearly defined client role. This will allow us to optimise public sector expertise and financial support, and will enhance private sector developer confidence as the early phases are brought forward. The partnership will ensure that direction is achieved on a cross-agency basis to bring about lasting change. We have already formed a partnership with Creation Trust, the successor body to Aylesbury NDC.

A7.1.35 The Partnership will retain control over all aspects of the development programme and outputs, sharing expertise and risk, securing secure political and financial commitment and delivering confidence to the community and private sector.

A7.1.36 The Partnership will be able to maximise its returns on a phase by phase basis because it will retain control of the land rather than disposing of the whole site early in the project. In this way, as the regeneration takes effect and land values increase, the benefit will stay with the public sector rather than passing to the private sector. At the same time the Partnership will ensure that infrastructure is delivered in a sustainable way to ensure adequate support for the proposed level of development throughout the project.

INFRASTRUCTURE AND INFRASTRUCTURE TARIFF

A7.1.37 The creation of a successful and sustainable neighbourhood will depend not only on

the provision of new homes, but also on the creation of shared infrastructure from which all future residents will benefit. The scheme includes a social and strategic infrastructure tariff, which will provide the private sector with certainty and transparency about the required levels of contribution to items of infrastructure.

A7.1.38 The social and strategic infrastructure tariff will be charged on a standard rate per residential unit and will secure the delivery of the following key components:

- Public Open Space including the provision of 'green fingers', parks and squares and improvements to Burgess Park
- Public realm works at Westmoreland Road Square, Amersham, Michael Faraday and East Street
- Play facilities
- Highways improvements to Albany Road and Thurlow Street and Portland Street
- The Combined Heat and Power Plant and its energy infrastructure
- Community facilities and early years facilities

A7.1.39 The tariff will be published in an SPD. This will be designed with flexibility in mind and will be updated in line with inflation and the changing needs of the regeneration of the area. It will also allow the tariff to take into account a Community Infrastructure Levy (CIL) should this come into effect.

A7.1.40 The costs which have been allowed for within the tariff are set out below (at today's prices):

Surrey Square	690,000
King William IV Green Finger	270,000
Chumleigh Green Finger	800,000
Bagshot Green Finger	400,000
Westmoreland	735,000
Albany Road Strip	5,030,000
Thurlow Street	5,000,000
Amersham	655,000
Pre AAP Utilities & CHP	4,226,000
Phase 1 Utilities & CHP	4,172,000
Phase 2 Utilities & CHP	2,004,000
Phase 3 Utilities & CHP	1,925,000
Phase 4 Utilities & CHP	647,000
Michael Faraday	575,000
Portland Street	2,000,000
Burgess Park phase 1	6,060,000
Burgess Park phase 2	6,060,000
Playspace	4,725,000
Pre school phase 1	600,000
Pre school phase 3	600,000
Pre school phase 4	450,000
East Street	250,000
Contingency	6,000,000
Total Infrastructure Costs	
Out-turn Infrastructure Costs (Includes Inflation)	
Out-turn Residential Infrastructure Contribution	
Out-turn Surplus / Shortfall	
Infrastructure tariff per unit	

Table A7.3: Costs that have been allowed for with the infrastructure tariff

RISK

A7.1.41 The main challenges to achieving our proposed timetable for redevelopment are:

- funding – for leasehold acquisitions, re-housing tenants, demolition and provision of social and strategic infrastructure.
- housing supply to create the off-site accommodation necessary for us to empty and demolish blocks and allow building work to get under way.
- the current economic climate/ development market.

A7.1.42 Funding – we have identified the need for investment to fund the enabling works to draw in private sector participation and finance. Were only part of the money committed (for example a third over the first 5 years), we could make good progress with phases 1 and 2, demolishing one third of the estate and re-housing one third of existing tenants. The masterplan would then be delivered in a more piecemeal way.

A7.1.43 Social Housing Grant is critical to moving forward with the regeneration programme. In this regard we continue to engage with the HCA which has been fully supportive of the project and in its former role as Housing Corporation has encouraged applications on a phase by phase basis. We are currently in detailed discussions about Phase 1.

A7.1.44 The success of the scheme requires the private sector to commit to significant levels of investment. A series of land disposals would generate competitive bids, attract a diverse range of bidders and allow the project to adapt to external factors.

A7.1.45 The timely delivery of the scheme will depend upon the ability to relocate the substantial number of owner occupiers. The process for carrying this out is described above. We recognise that we are best able to manage this risk and will take responsibility for relocation through a combination of voluntary sales and compulsory purchase orders.

A7.1.46 As regards current and future market conditions, the scheme is designed to be flexible enough to take into account changing market conditions. We have considerable prior experience of managing risk within a major regeneration context and understand the risks associated with the Aylesbury Estate as we have been working on its regeneration for many years.

Appendix 8: Existing and proposed PTALs

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A8.1.1 The following plans show indicative public transport accessibility levels across the Aylesbury AAP area both as they are now (Figure A8.1) and as they might be following the redevelopment of the estate (Figure A.1a). The increases in PTALs shown in Figure A8.1a are due to the fact that following redevelopment, blocks in the action area core will be smaller and routes to bus stops will be more direct.

A8.1.2 Improvements to bus services will bring further improvements to PTALs. PTALs in the action area core taking into account both the masterplan layout and bus service improvements are shown in Figure A8.2. (Nb. The plan is based on the improvement of service frequencies for existing transport routes through the area and does not consider the introduction of new routes or the modification of existing routes.) This plan demonstrates that improvements to bus services will result in higher levels of public transport accessibility.

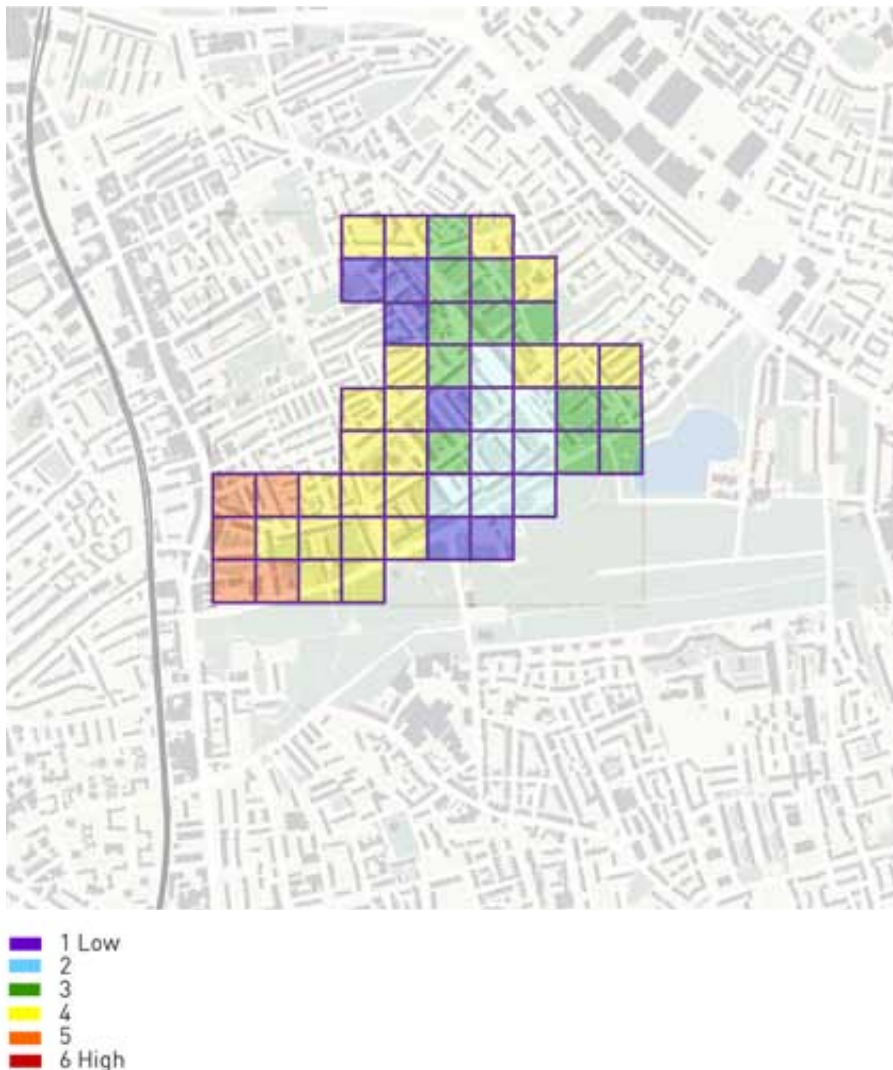
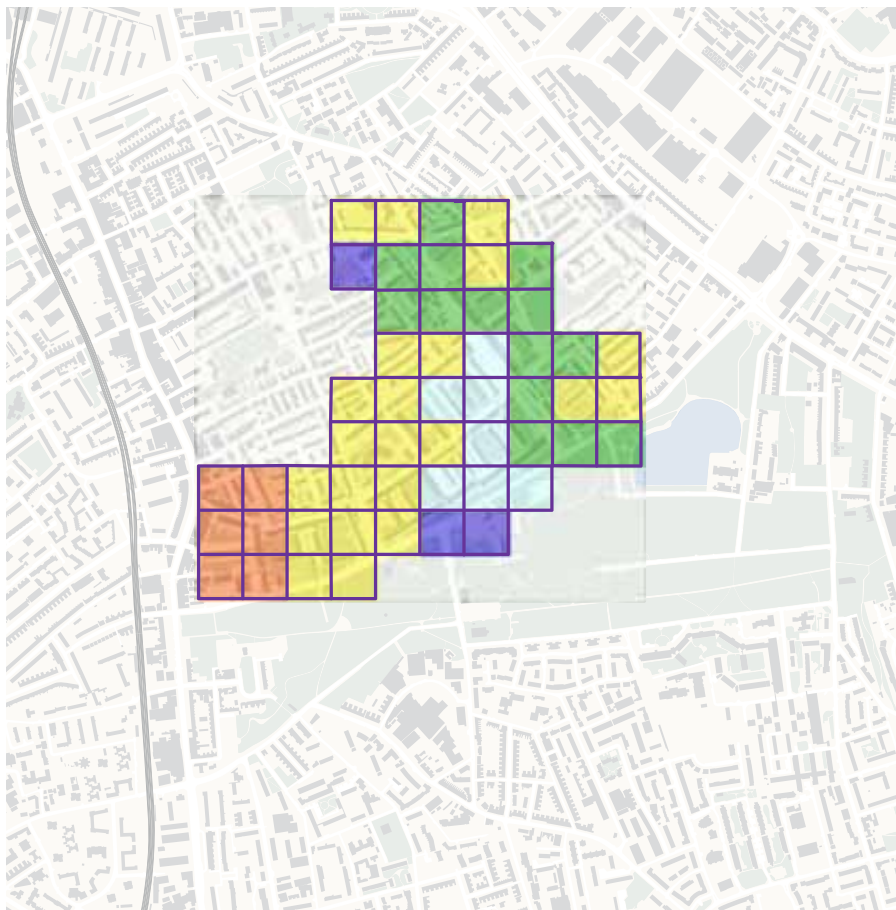
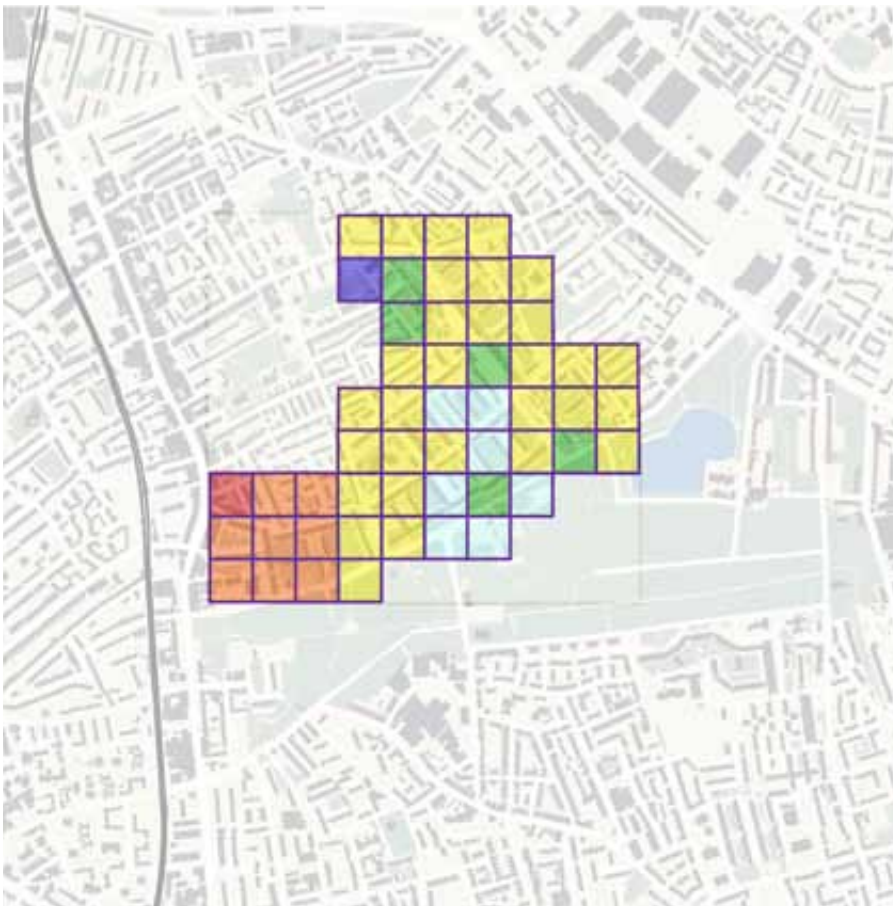


Figure A8.1: Existing public transport accessibility



- 1 Low
- 2
- 3
- 4
- 5
- 6 High

Figure A8.2: Proposed public transport accessibility, taking into account the masterplan layout



- 1 Low
- 2
- 3
- 4
- 5
- 6 High

Figure A8.3: Indicative proposed public transport accessibility, taking into account the masterplan layout and bus service improvements

Glossary

AAP Area Action Plan A development plan document that provides a planning framework for an area of significant change or conservation.

Accessibility The ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

Active Frontage Making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node concentration of activity at a particular point.

Affordable Housing Housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. Affordable housing comprises social and intermediate housing.

Annual Monitoring Report This is produced every year as part of the local development framework. It sets out how well our planning policies are performing based on a range of different indicators.

Social Rented Housing is housing provided by a landlord where access is on the basis of need, and rents are no higher than target rents set by the government for housing association and local authority rents.

Intermediate Affordable Housing Sub-market housing which is above target rents, but is substantially below open market levels and is affordable by households on incomes of between £17,600 and £58,600 (as at August 2008 to be reviewed annually to reflect changes in lower quartile house prices)

"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.

Borough Open Land Borough open land is open space of local importance and is designated in the Southwark Plan. 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.

BREEAM Building Research Establishment Assessment Method. Measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

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.

Built form See 'form'.

Business Incubator Business incubation provides small and medium enterprises and start-ups with the ideal location to develop and grow their businesses, offering everything from virtual support, rent-a-desk through to state of the art laboratories and everything in between. They provide direct access to hands on intensive business support, access to finance and experts and to other entrepreneurs and suppliers to really make businesses and entrepreneurs to grow. Source: UK Business Incubation

“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.

Community Infrastructure Levy The Community Infrastructure Levy (CIL) is a government proposal which will enable local authorities to make a charge for most types of new development in their area. CIL charges will be calculated using a formula and will be based on the size of a development. Funds raised by the CIL can be spent on infrastructure, such as public transport improvements, schools, parks etc. needed to support the development of the area

Context the setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Core Strategy A development plan document. Sets out the key elements of the planning framework for an area, comprising a spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. All other development plan documents should be in conformity with core strategy.

Compulsory Purchase Legal process undertaken by government or a local authority to require the owner of land/property to sell it when it is required for greater public benefit.

Creative and Cultural Industries The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, “advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production”.

DCLG Department for Communities and Local Government Created on 5 May 2006 with a powerful remit to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government.

Density The floor space of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

Design Code A document setting out with some precision the design and planning principles that will apply to development in a particular place. It provides a template within which to design an individual scheme or building.

Desire line An imaginary line linking facilities or places which people would find it convenient to travel between easily.

DETR Department for Environment, Transport and the Regions: Government department responsible, among other things, for matters of planning law and policy. Since devolved.

Doorstep playable space (minimum size 100 sq m): Small landscaped space including engaging play features for young children, and places for carers to sit and talk. This could include sand and water and climbable objects.

DPD Development Plan Document: A spatial planning document prepared by a plan-making authority and subject to independent examination.

DU/HA Dwelling Units per Hectare: A measure of residential development.

Development Briefs Development briefs provide detailed design advice for important development

sites. These can supplement higher level plans such as Area Action Plans. These allow local communities to participate in detailed design development and enable local authorities to deliver the vision for a site with a greater degree of certainty of what will be achieved.

Ecohomes An assessment method established by BRE which measures the environmental performance of homes by assessing water, waste, energy and travel usage.

Economically inactive People aged over 16 who are not in employment or claiming unemployment benefit e.g. housewives/husbands, full-time students, retired people.

Enclosure The use of buildings to create a sense of defined space.

Fine Grain See 'grain'.

Flat A self contained dwelling usually located on one floor of a building.

Floorplate The surface area of a building.

Form The layout (structure and grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Gateway A structure, building or group of buildings that defines an entrance/exit to an area.

Grain The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

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.

Height The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Home Zones Home Zones are an attempt to balance the needs of everyone who uses the street with the aim of trying to restore safety and peace to residential neighbourhoods with reduced speed limits and physical adaptations. Home Zones are also called "streets for people".

House A self contained residential dwelling. Houses can be detached, semi detached or terraced.

Human scale The use within the development of elements, which relate well in size to an individual human being and their assembly in a way, which makes people feel comfortable rather than overwhelmed.

Landmark A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans.

Landscape Design Involves the collective organisation of human activities, natural processes and physical components in the process of shaping external space. It encompasses both the built environment, and is allied with urban design in sharing the purpose of creating varied, distinctive and engaging places.

Layout The way buildings, routes and open spaces are placed in relation to each other.

LDF Local Development Framework: A portfolio of documents that together provide a framework for delivering the spatial planning strategy for an area. The framework includes the Core Strategy, Area Action Plans and Supplementary Planning Documents Collectively, these are known as Development Plan Documents.

Legibility the degree to which a place can be easily understood and traversed.

Lifetime Homes Standards A set of 16 design features that ensure a new house or flat will meet the needs of most people in terms of accessibility.

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.

Local Playable Space (Minimum size 300 sq m): A landscaped space with equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. This could include equipment integrated into the landscaping, multigames/ball walls, kick about areas, and basketball nets.

Maisonette A self contained apartment, usually on two floors connected by an internal staircase. Sometimes known as a duplex apartment. Where two maisonettes are stacked one on top of another with an external staircase, these are also known as "houses above houses".

Massing The combined effect of the height, bulk and silhouette of a building or group of buildings.

Metropolitan Open Land 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 (designated in the London Plan) similar to the controls on Green Belts.

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.

Mixed-uses a mix of uses within a building, on a site or within a particular area.

Movement people and vehicles going to and passing through buildings, places and spaces.

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.

Natural surveillance The discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows.

Neighbourhood Centre Defined by the London Plan as centres which provide services for local communities...with a key role to play in addressing the problems of areas lacking accessible retail and other services.

Neighbourhood playable space (Minimum size 500 sq m): A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. This could include equipment integrated into the landscaping, bike and skateboard facilities, sand and water features, youth facilities and basketball nets.

Neighbourhood Team A neighbourhood team was set up at the start of the project to help develop and champion the Aylesbury AAP. The team meets regularly and has 40 members representing a wide range of interests, ages, cultures and includes residents, those working with the young, old and vulnerable, transport groups and other social interest groups, local businesses and traders. The neighbourhood team members work with the wider communities within the Aylesbury area to ensure that any future plans for the area understand and respond to the needs and aspirations of the local community.

Node A place where activity and routes are concentrated often used as a synonym for junction.

ODPM Office of the Deputy Prime Minister: Government department responsible for housing, local government, regeneration, planning and urban and regional issues. Since devolved and replaced by the DCLG.

Perimeter block A street block each of whose frontages face public space (usually a street), creating more or less continuous building frontages along the streets (the individual buildings may be semi-detached houses, terrace houses or blocks of flats). This layout is often characteristic of relatively dense urban development. Perimeter blocks are crucial to the configuration of urban space and offer the additional advantage that any back gardens and private areas are inaccessible to public spaces, making them less vulnerable to intruders.

Permeability The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Planning Brief Planning briefs are prepared by a local authority as a guide for developers interested in buying and developing a site. They may contain more detailed information about the number of homes which can fit on a site, the design of homes, levels of car parking etc. They are not used to

help assess planning applications, unless they are adopted as supplementary planning documents.

Planning Regulations Relating to the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Transitional Arrangements) Regulations 2004. Introduced the need for production of Local Development Frameworks to streamline the planning process and promote a proactive, positive approach to managing development. Also introduced requirements for greater community and stakeholder involvement in the preparation of development plan documents and the need to produce Sustainability Appraisals.

PPG / PPS Planning Policy Guidance Note: Government guidance on general and specific aspects of planning policy that local authorities must take into account in formulating development plan policies and in making planning decisions. PPGs are being replaced by Planning Policy Statements (PPS).

Public Art Permanent or temporary works of art visible to the general public, whether part of a building or freestanding; can include sculpture, lighting effects street furniture, paving railings and signs.

Public Realm The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Registered Social Landlord Social landlords that are registered with the Housing Corporation most are housing associations, but there are also trusts, co-operatives and companies.

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.

S106 Planning Obligation These are also called planning gain or section 106 contributions. Applicants for major developments are usually required to provide payments to offset the impact of their scheme and make it acceptable. This may include improved transport, environment, employment, housing or recreation facilities. They could also be built as part of a development rather than provided as a payment.

SA Sustainability Appraisal: Local development plan documents need to be prepared with a view to contributing to the achievement of sustainable development. An SA is a systematic and iterative process. The purpose of the SA is to appraise the social, environmental and economic effects of the strategies and policies in a local development plan document from the outset of the preparation process.

Scale The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

Shoulder Height The general height of buildings in an area, above which landmark buildings stand out.

Small and Medium Enterprises (SME) small enterprises are defined as businesses with less than 50 employees and medium enterprises are businesses with up to 250 employees.

SPD Supplementary Planning Document: A piece of planning guidance supplementing the policies and proposals contained in development plan documents.

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.

Structured Parking Car parking provided within a structure such as a multi-storey or underground.

Sustainable Communities Plan The Sustainable Communities Plan was launched in 2003 and is a key policy of the DCLG in guiding its regeneration and departmental objectives. The Government's definition of a sustainable community is:

Sustainable Communities Are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Development As defined by the Bruntland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.

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 previous definition).

Urban design The art of making places. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.'

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, 2008)

Walkable Neighbourhood/Environment

A neighbourhood that designed for ease of walking. The quality of the routes should be designed to give walking priority and discourage car use. People should be able to walk to local facilities e.g. newsagent, bus stop, health centre, primary school etc.

Youth Space (Minimum size 200 sq m): Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. This could include multi-use games areas, basketball courts, climbing walls, exercise trails and outdoor exercise equipment.

Source: Supplementary Planning Guidance, Providing for Children and Young People's Play and Informal Recreation (March 2008), GLA