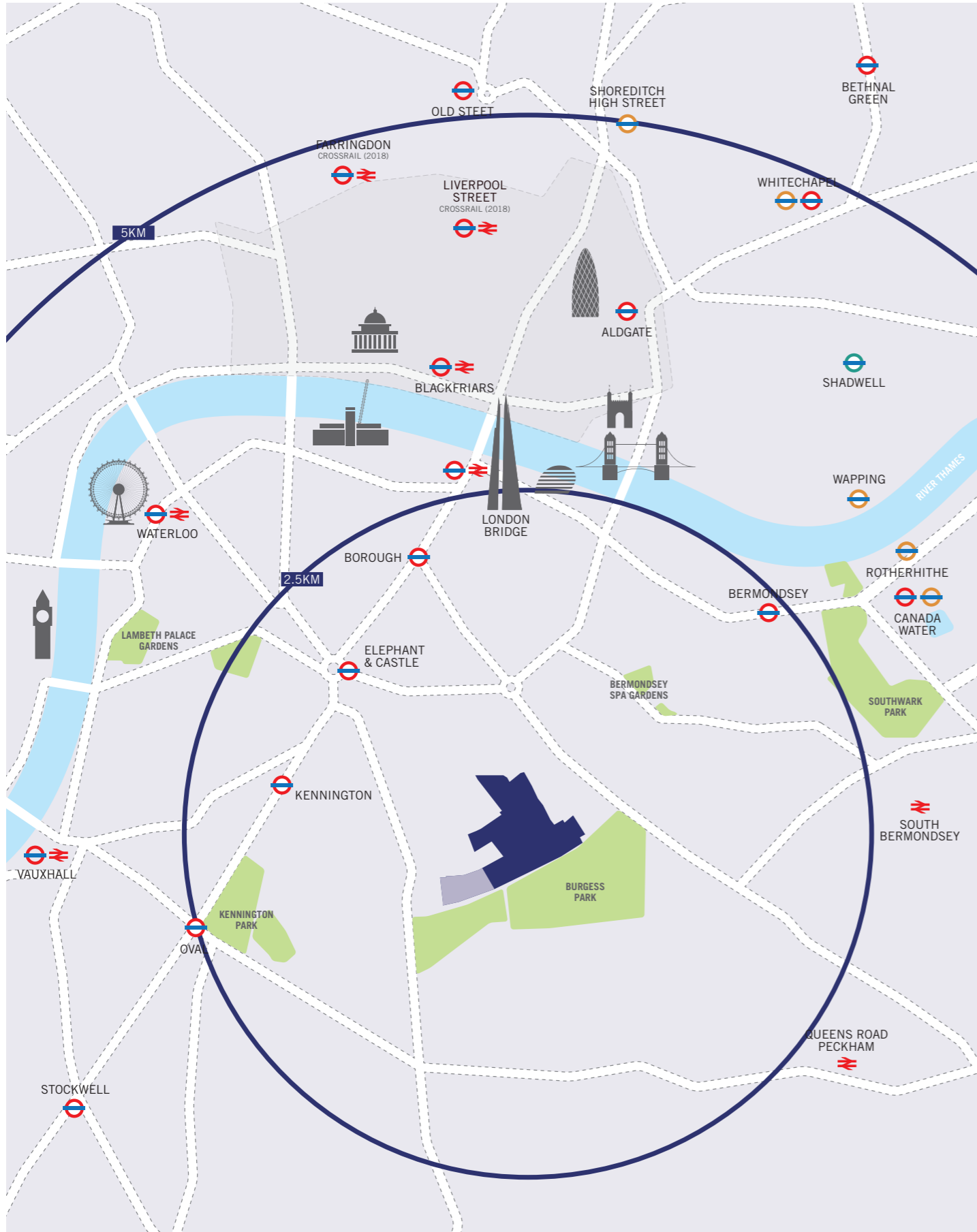


Masterplan Application



Landscape Statement

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Artist impression of the Aylesbury Masterplan



1.0 INTRODUCTION

Aylesbury Illustrative Masterplan



1.1 PURPOSE AND STATUS OF THE DOCUMENT

The Masterplan Landscape Design Statement has been prepared by HTA Design LLP on behalf of Notting Hill Housing Trust in support of the Masterplan Outline Planning Application for the Aylesbury Estate regeneration (excluding sites 1a, 1b, 1c and 7), as defined by the Aylesbury Area Action Plan (AAP). This report sets out the public realm and landscape design proposals for this development in accordance with the requirement of Policy PL5 of the AAP.

Background to the Outline Application

In 2010, LBS adopted the AAP which provides the planning policy context for the regeneration of the Aylesbury Estate. Early phases of the AAP regeneration area have already been redeveloped (Site 1a) or are under construction (Site 7). In January 2014, Notting Hill Housing Trust (NHHT) was selected by Southwark Council (LBS) as the preferred developer to work in partnership with the Council in delivering the remainder of the regeneration of the Estate.

Relationship between the Outline and Detailed Applications

This statement describes the public realm and landscape design for the area covered by the Outline Masterplan and the First Development Site. It describes the evolution of the masterplan, the character and appearance of the five character areas of the new Aylesbury, and the design strategies that underpin the masterplan.

The statement is to be read in conjunction with the following documents:

- Masterplan Application Design and Access Statement
- Masterplan Application Parameter Plans
- Masterplan Application Design Code
- Masterplan Application Illustrative Masterplan
- First Development Site Landscape Statement
- Masterplan & First Development Site Application Tree Strategy

1.2 SUMMARY OF PUBLIC REALM AND LANDSCAPE PROPOSALS

The vision for the new Aylesbury is to create a new part of London that is knitted seamlessly into the surrounding city. With safe streets, attractive and well maintained open spaces and great cycle access, Aylesbury will be a place that all households can make their home, right in the heart of London.

The public realm and landscape vision is to remove the physical and psychological barriers that signal the edge of the estate by creating a network of tree-lined streets that link to surrounding areas and attractive neighbourhoods around which communities will develop; focussed around their local park.

Creating attractive, legible and safe routes for pedestrians and cyclists that integrate into the surrounding streets is one of the key design principles of the Aylesbury masterplan. All streets have been designed to reflect the character of the surrounding 'traditional street' typologies.

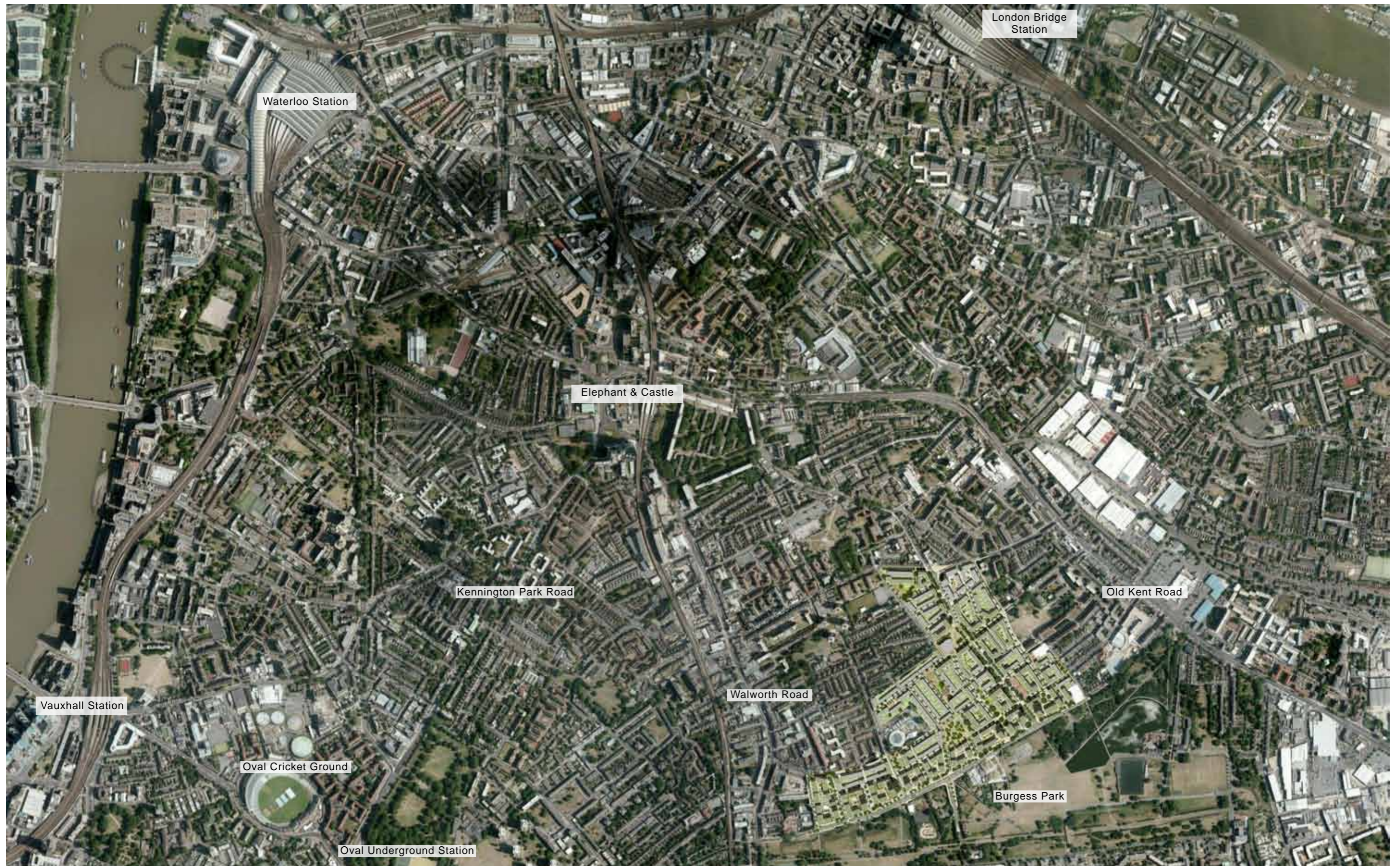
Differences in the design character of the streets, parks and squares, coupled with the building typologies, will create interesting and legible neighbourhoods around which the residents will identify. Appealing, safe streets that are pedestrian and cycle prioritised and planted with regular street trees will link these neighbourhoods, encouraging movement within Aylesbury. In particular, east-west Community Spines and north-south Green Links will connect open spaces to destination locations within and beyond Aylesbury to create accessible, green and attractive places for residents and visitors.

Working names have been used for the new open space, based on existing street names. These will be re-named in the future following consultation with local residents.

Open Space, Green Links and Community Spine Network



Aylesbury Illustrative Masterplan in Context



2.0 CONTEXT AND ANALYSIS

Existing Aylesbury Estate



2.1 LOCAL AREA CONTEXT AND CHARACTER

The Aylesbury Estate is situated near Elephant and Castle (1.2 miles north of the site) in the borough of Southwark, South London. It is a 28 hectares estate with over 2,700 housing units in total (area covered by the AAAP).

The 'physical' boundaries of the Estate are the edge of Burgess Park to the south, Walworth and Old Kent Road to the east and west and, to a lesser extent, East Street to the north. However, more than by the physical boundaries, the estate is defined by the considerable change in architectural form and character that occurs at its edge. The Estate's large scale, concrete buildings and tower blocks with repetitive modules contrast strongly with the two to three storey brick townhouses surrounding the estate, particularly at the Liverpool Grove Conservation Area to the north-west.

The site is surrounded by predominantly residential areas varying from pre to post war. To the west, the area is mostly post war (Elizabeth Estate) and new build residential (Site 1A). To the northwest is the Liverpool Grove Conservation Area, consisting of 2-3 storey brown brick buildings. The north is mostly 1-5 storey, old residential stock and also includes retail along East Street at ground floor and a school housed in a Victorian building. To the east, 2-6 storey residential buildings using a mix of yellow, brown and red brick stock are found. This includes the Grade II listed yellow brick terrace houses on Surrey Square.

Most streets surrounding the Aylesbury Estate are 'traditional' two-way streets with on street parking and pavements either side. Some traffic calming measures have been introduced, including the closure of some smaller roads to traffic, the creation of one way roads and restrictions of vehicle access (Eg Lytham Street, Merrow Street, Liverpool Grove, Surrey Square).

The Aylesbury Estate and the surrounding Elephant and Castle region are well connected to key destinations in London such as the City, Waterloo and West End. There are three underground stations near to site: Elephant and Castle (1.2miles); Kennington (1.1 miles), and Oval (1.3 miles). There are regular bus services along Walworth Road, old Kent Road and two services that run through the site along Thurlow Street and Albany Road.

In the wider region, there is a concentration of retail use along Walworth Road and Old Kent Road. A market runs on East Street to the north of the estate. Apart from the odd scattered general store there is little retail in or directly around the estate. There are a number of schools within close proximity to the estate, including the new Walworth Academy. The recently rebuilt Michael Faraday Primary School is the only school within the estate boundary.

Burgess Park to the south of the proposed development is by far the largest recreational space in the locality. Other parks in close proximity to the site include Faraday Gardens, Nursery Row Park and Surrey Square Park. Refer Section 2.4.3 for further details on the surrounding open space, play and recreation provision.

Aylesbury AAP Boundary with the Outline Masterplan and First Development Site highlighted



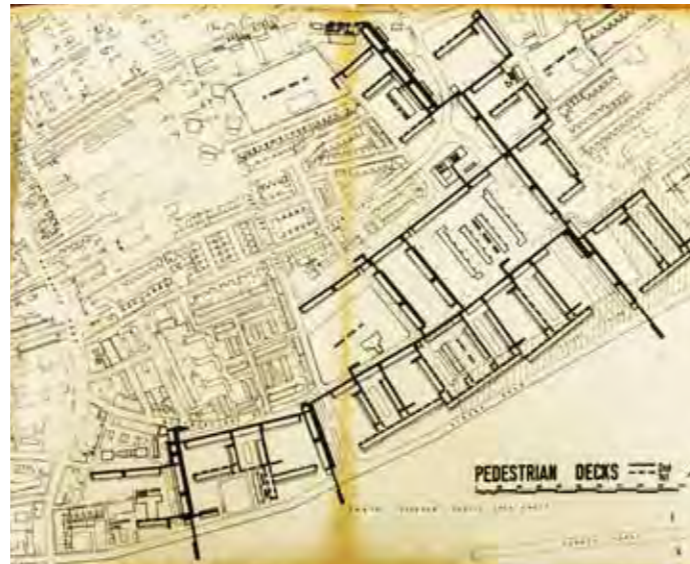
Cycle Access from Aylesbury



Photos from Aylesbury Estate 2014



Plans from Walworth Study Aylesbury Estate
Proposals Southwark Archives



AAAP Site Boundary and existing figure ground



2.2 HISTORIC CONTEXT

In Roman times, the area now known as Southwark consisted of low-lying marshes and mudflats with a number of higher sand and gravel islands. The Romans built major roads through the area to other Roman cities in the south of England, including Watling Street to Canterbury (present day Old Kent Road) and Stane Street to Chichester (Newington Causeway and Kennington Park Road).

The village of Walworth was separated from Camberwell by a stream which ran by Boundary Lane on Walworth Common (where Aylesbury Estate is situated now). Walworth came into the ownership of Canterbury Cathedral in the 12th Century. A map of 1681 shows a few houses along 'Walworth Street' with the centre of the village at a cross-roads with a lane leading to the east (East Street). In the 18th and 19th centuries, Walworth was famous for producing and selling fresh fruit and vegetables.

One of the grandest surviving examples of Walworth's early development is Surrey Square, built in the 1790s by the architect Michael Searles. St Peter's church in Liverpool Grove was built to a design by Sir John Soane in 1825 to serve the rapidly growing community.

The land remained with Canterbury as the fields were slowly built over until 1862 when the Walworth Estate area (now the Liverpool Grove Conservation Area) was made over to the Ecclesiastical Commissioners, today named Church Commissioners. The Walworth Estate area was rebuilt by the Church Commissioners and Octavia Hill from 1903 to 1908.

At the turn of the 19th century, Walworth was a tightly packed urban space made up of narrow streets and Victorian housing. The Grand Surrey canal was built from the river Thames and progressed as far as Walworth Road on land that is now part of Burgess Park.

The Aylesbury Estate, designed by Hans Peter Trenton and built between 1967 and 1977. The project was the largest public housing scheme in Europe at the time and it was intended to house 10,000 people. Its creation was a response to the housing crisis of the time and part of a large slum

clearance programme in this part of south London.

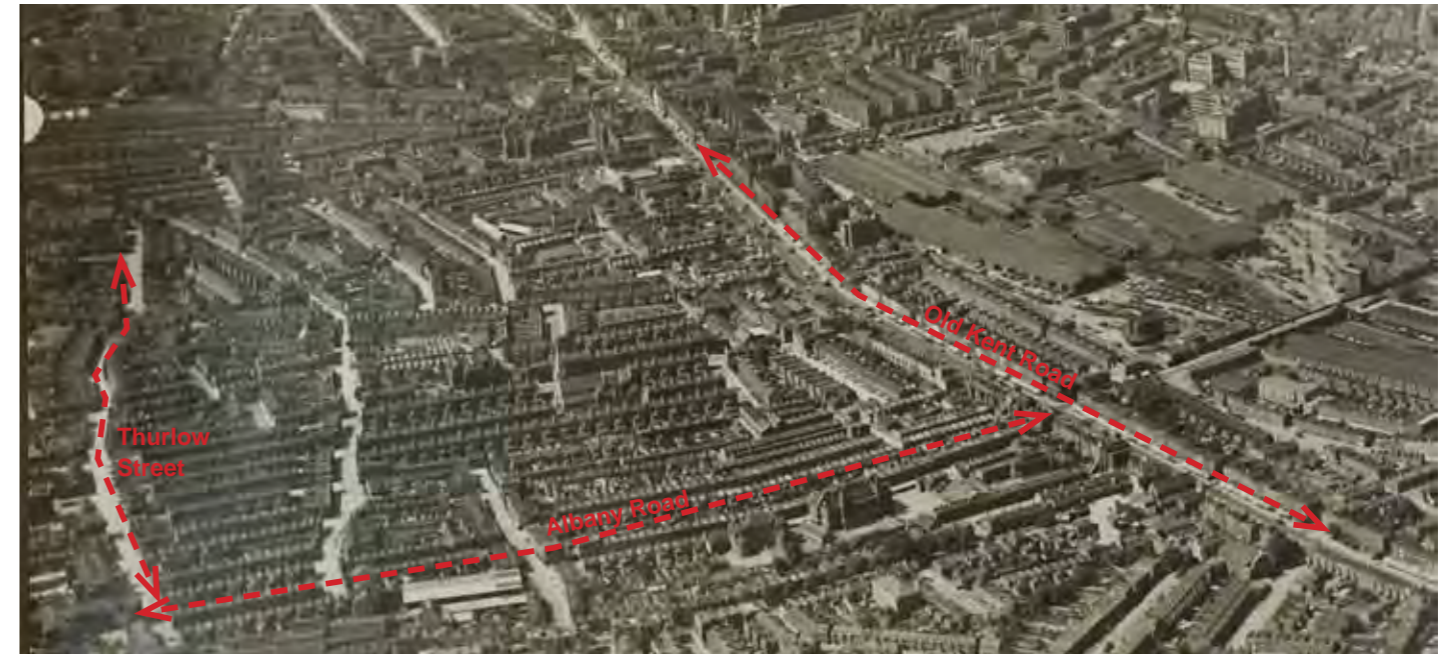
Prior to its development, the site of the Aylesbury Estate was mostly comprised of land then in Southwark ownership characterised by low rise Mid-Victorian terraces subdivided into flats and generally suffering from a prolonged lack of maintenance. The site was selected as it had received heavy bomb damage during the war, as had the streets nearby which would later be razed to create a new park for South London, Burgess Park. The difference in the historic and postwar street patterns are clear in the figure ground drawings and how the provision of social housing has evolved through the years to respond to the housing need.

The process to transform the Aylesbury Estate began in 1997 when Tony Blair gave his first speech as Prime Minister on the estate. In September 2005 the Council concluded that it would be too costly to bring the existing homes up to decent homes standards and recognised that the current built fabric was dated and could not be retained long term due to deterioration in quality.

In conjunction with local stakeholders and residents the Council concluded that the redevelopment of the estate was the best way forward was to create a vibrant neighbourhood, a well-connected place, for people to live and work. Following four years of extensive consultation and masterplanning and with the support of local residents, the London Borough of Southwark (LBS) adopted the Area Action Plan for Aylesbury (AAP) in 2010 to create a new neighbourhood. The transformation of the Aylesbury Estate is identified as a priority for regeneration to create an integrated neighbourhood based around well-designed and safe streets.

Over the next 15 to 20 years the redevelopment of the Aylesbury Estate will create a new vibrant neighbourhood in this part of south London providing the opportunity to improve the quality of life for everyone living in the area.

Aerial view of Walworth looking North, 1930
LB Southwark Archive



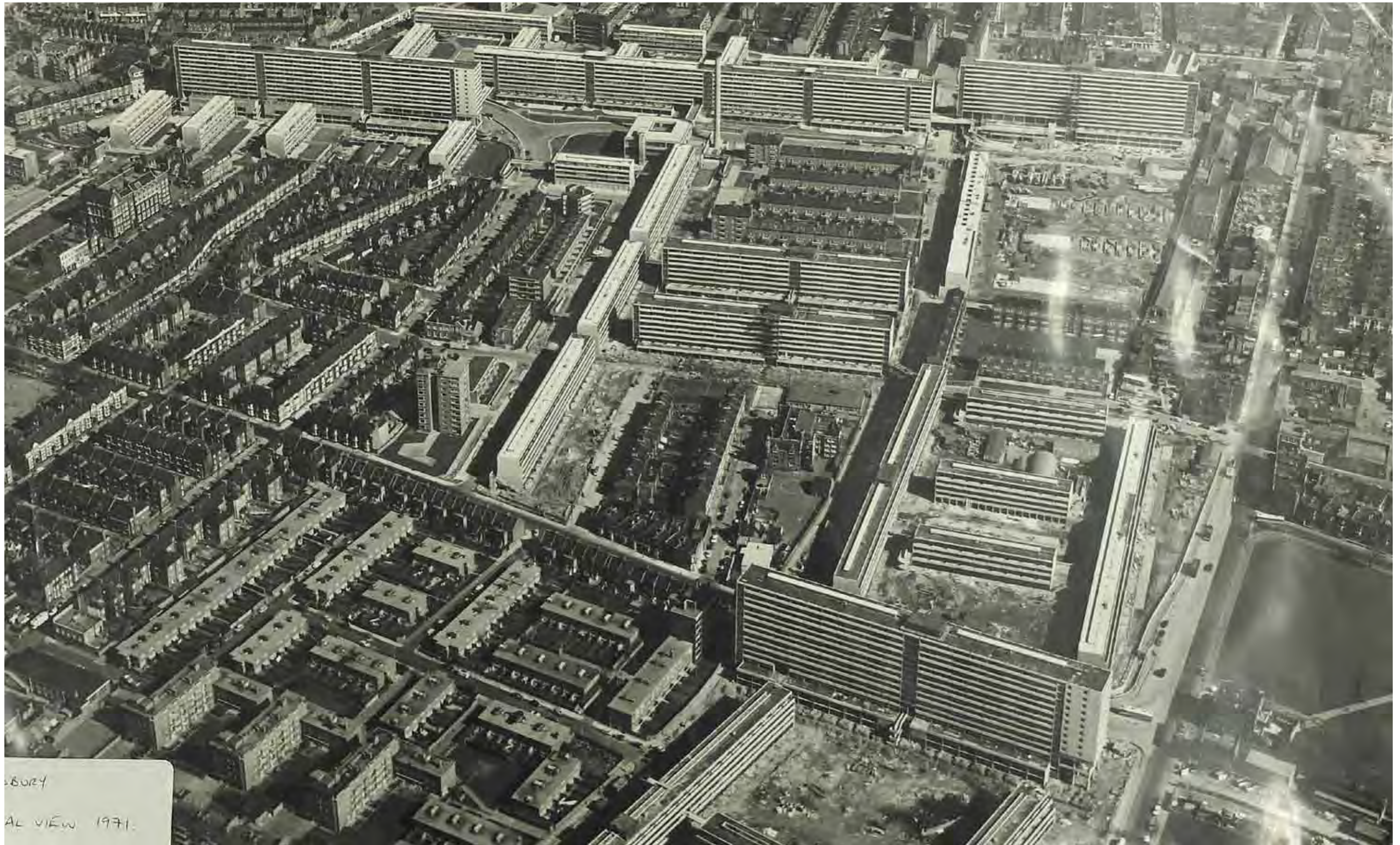
Area Action Plan boundary on 1842 street plan
LB Southwark Archive



Urban Grain Figure Ground Studies



Aylesbury Estate Aerial View 1971
Southwark Archives



AYLESBURY
AERIAL VIEW 1971

2.3 EXISTING ESTATE CHARACTER AND FEATURES

The Aylesbury Estate was designed by Austrian architect Hans Peter Trenton. His vision for the Estate was very much a product of the time; in the vein of modernism with its utopian ideals. It comprised a number of tall residential blocks, low-rise flats and concrete walkways, and it was part of a futuristic plan to link estates between the Elephant and Castle and Peckham with linear walkways which would separate pedestrian traffic from road traffic. However elevating the pedestrian activity led to garages forming the ground level and created large voids between buildings, predominately concrete, deserted with little activity.

The 'Aylesbury Estate in Use' report produced in 1973 by Southwark Architect's and Planning Department, found that the original designs "anticipated a much higher level of activity in the Ground, Second and First floor levels of the High Rise Blocks than has occurred." This reduction in pedestrian activity reduced the quality of experience of the estate. The setting and design of the current buildings and open spaces within the Estate lead to overshadowing of public areas creating an unwelcoming, almost overbearing feel to the area. The department concluded that the public areas were the least successful part of the development with poor quality of materials and lack of finishes present.

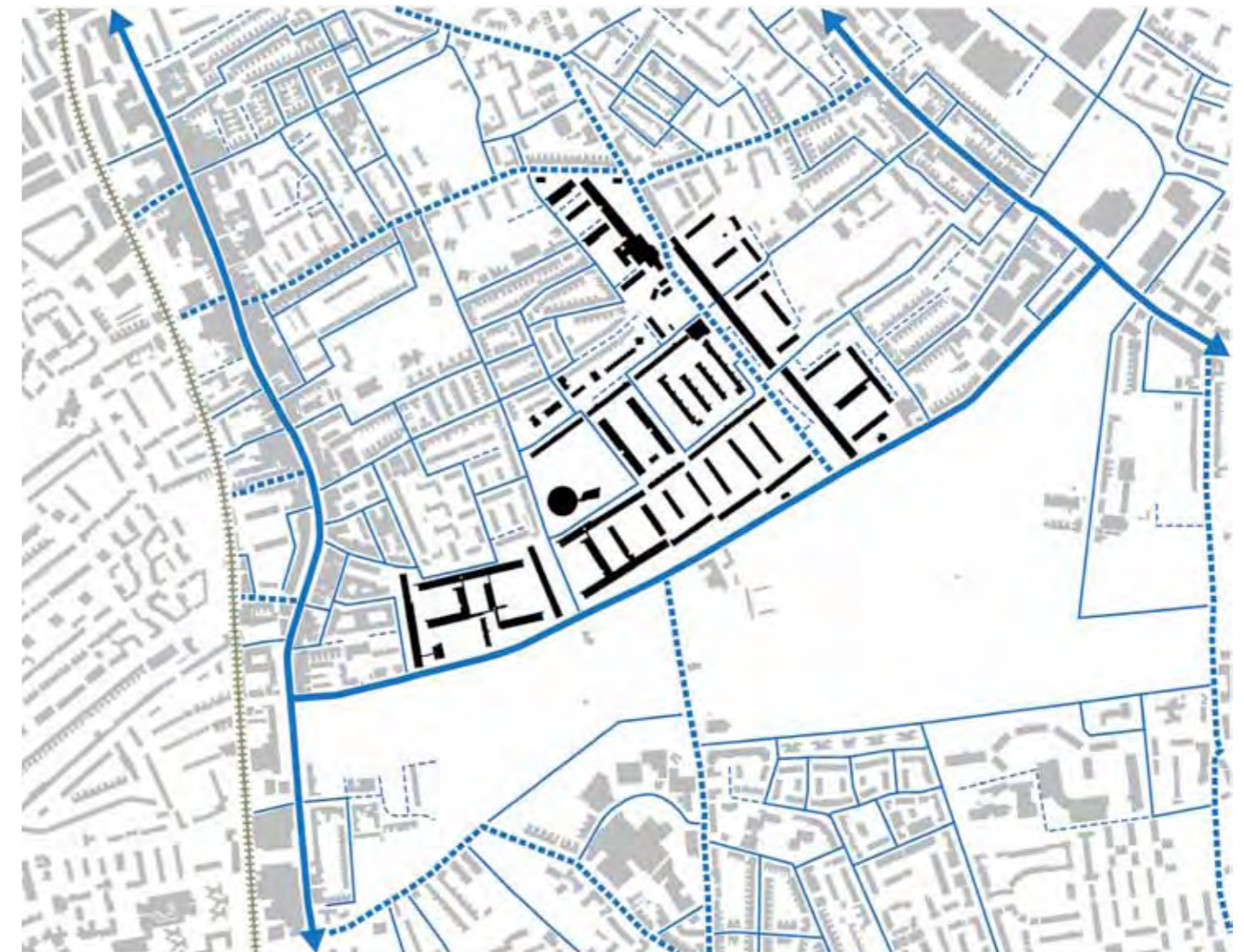
The architectural style of the existing buildings with the block layout, the elevated walkways and the lack of ground floor activity, led to the creation of poor and confusing street layout, which lack vibrancy and activity. The result was the creation of spaces which were infrequently visited by the public, creating blank spots and hiding places across the estate. All of these contribute to safety concerns, antisocial behaviour and negative public perception of the area.





The architectural style also creates a distinctive boundary between the estate and the surrounding area. Due to the recognisable form and style of the buildings, the estate boundary follows the red-line development boundary as the architectural style changes in appearance and scale to 3-4 storey brick residential buildings, in particular at the Walworth Conservation Area to the north-west of the estate.

The Aylesbury Estate is well served by the north-south roads of Portland Street and Thurlow Street, as well as the nearby Old Kent and Walworth Roads, and is edged by the east-west route, Albany Road. However, the remainder of the road system consist of cul-de-sacs and roads disconnected from the wider street network, creating barriers to the surrounding area.

The relatively flat site precludes long distance views, particularly at street level, although from the elevated walkways and within the properties the site's proximity to central London allows views of buildings in the City of London, the Shard and the taller buildings at Elephant and Castle.

Existing road network and vehicular movement across the site



- Key
-  Local Connector
 -  Primary Road
 -  Secondary Road
 -  Dead End

2.4 EXISTING SITE LANDSCAPE CONDITIONS

The key landscape features of the estate are the existing mature trees within the estate and its proximity to the major regional park, Burgess Park, and local parks, Surrey Square Park, Faraday Gardens and Nursery Row Park.

The following section describes the existing landscape features within and surrounding the estate.

2.4.1 GREEN SPACES

There are around 31 incidental green spaces which lie between and around the housing blocks on the Estate. The appearance and use of these areas vary and the spaces can be broadly defined in three categories as follows:

Courtyard Greenspace - These are primarily rectilinear and are usually surrounded by blocks on all sides with either private back gardens or pedestrian paths directly on the boundary of the space. In most cases the spaces are mounded and have scattered tree planting, whilst a few have children's play equipment and/or ball courts.

Roadside Greenspace - In general these spaces are located between roads (Albany Road, Thurlow Street, Bagshot Street) and housing blocks with their most notable feature being scattered mature tree planting. In most cases they are edged by private back gardens.

Strip Greenspace - Strip Greenspaces are identified as the space between car parking/garage areas and housing blocks. Typically, they are flat and featureless, apart from traffic control hoops in some instances and occasional low brick wall boundaries.

Access to the green spaces on the Estate is unrestricted.

Courtyard Greenspace



Courtyard Greenspace



Amenity Green Spaces



Roadside Greenspace on Albany Road



Strip Greenspace within the Estate



2.4.2 PLAY AND RECREATION PROVISION

There are 5 play spaces within the Aylesbury Estate with dedicated children’s play equipment. The play spaces are located within or adjacent to amenity greenspace and feature equipment for a range of ages. All have seating for carers/parents, usually in the form of picnic style tables.

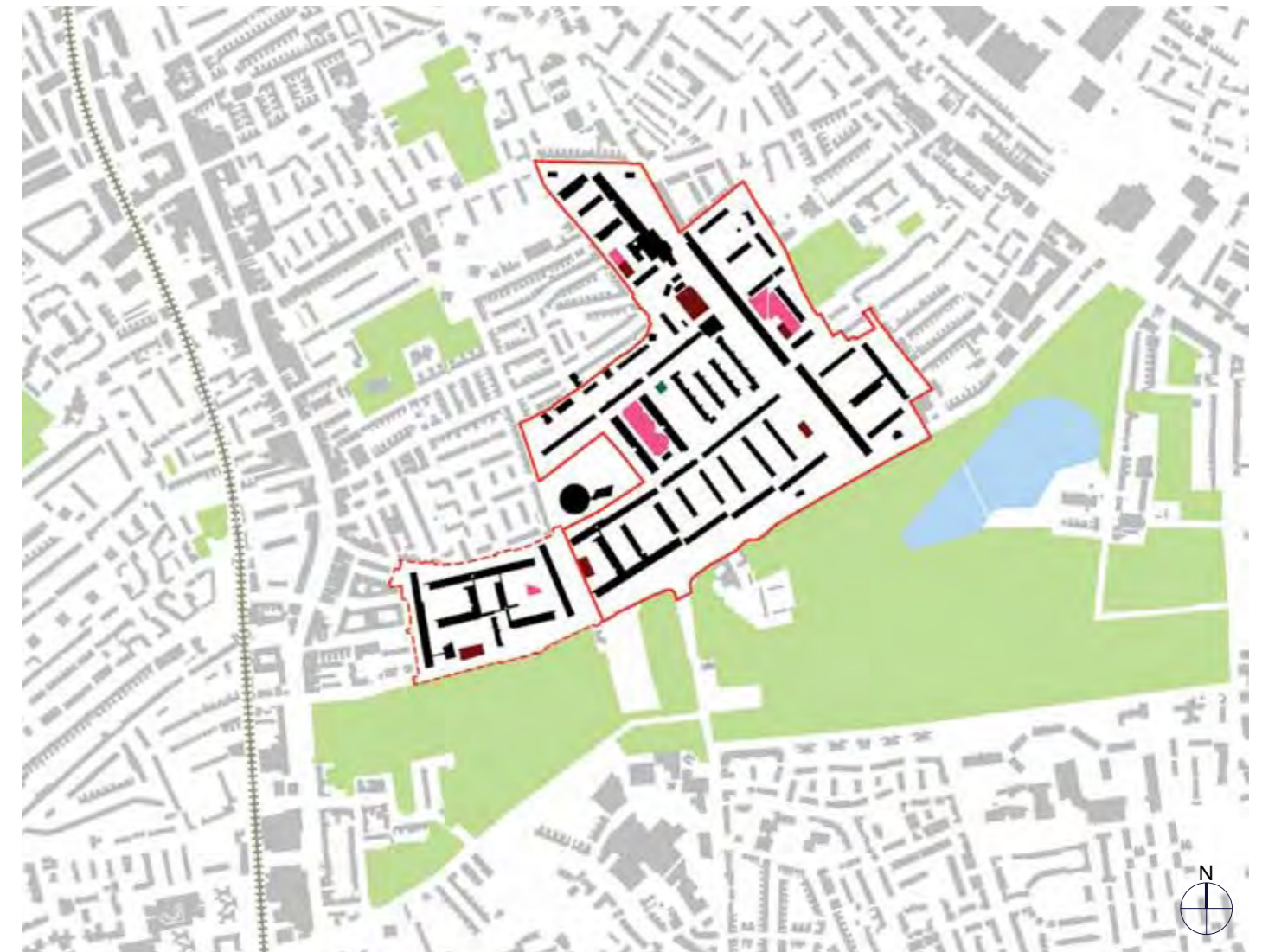
For older children and adults, there are 6 games courts and one outdoor gym located around the estate. The outdoor gym is a recent addition to the estate and is well used and appreciated by residents.

The games courts are generally sunken and are surrounded by fencing. They have facilities for football and basketball and are open for use by all. The quality of the ground surface and facilities within these sunken games courts varies across the Estate.

There are two games courts adjacent to Thurlow Street that have been installed relatively recently and are well managed and well used. The Creation Trust, a charity dedicated to residents on the Aylesbury estate, uses one of these games courts as a mobile skate park every Saturday, a popular facility run and managed by local residents.

There is one community garden within the estate that is well used and thriving.

Play and Recreation Facilities within Aylesbury Estate



Key	
Open Space	■
Children's Play	■
Games Courts	■
Community Garden	■

Children's Play Area on Dawes Street



Games Court on Thurlow Street



Games Court on Dawes Street



Community Garden within Aylesbury Estate



2.4.3 OPEN SPACE, PLAY AND RECREATION PROVISION SURROUNDING THE AYLESBURY ESTATE

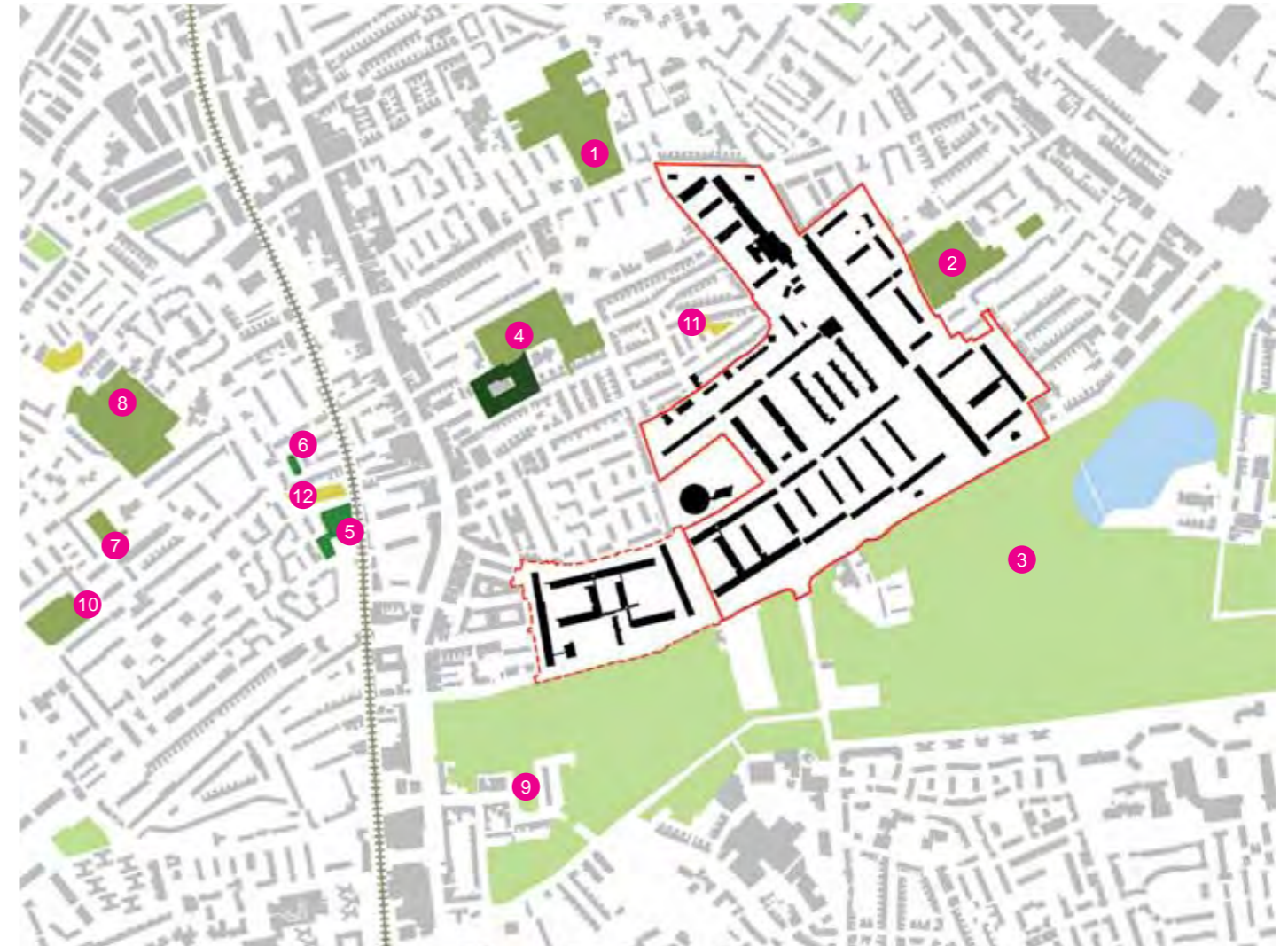
The Aylesbury Estate is surrounded by good quality local parks within easy access from all parts of the estate, including the recently regenerated major regional park, Burgess Park. These parks provide a range of different play and recreation opportunities and different spaces for all ages to enjoy.

The survey conducted during the development of Southwark's Open Space Strategy found that residents in the borough are generally happy with the quality of open space in the borough and recognise its contribution to their quality of life. The majority of residents walk to open spaces and the Strategy recognises the need to ensure that open spaces are accessible by foot, are inviting, and have clear entrances that are welcoming to those not already familiar with the space. The survey also noted that there is strong support for the development of more allotments and community gardens and that open spaces should be managed to minimise conflict between dog walking areas and spaces for formal and informal sport and children's play.

Open Spaces surrounding Aylesbury Estate

- Open Spaces
- Nursery Row Park 1
 - Surrey Square Park 2
 - Burgess Park 3
 - Faraday Gardens 4
 - Pelier Park 5
 - Sutherland Square 6
 - Lorrimore Square Gardens 7
 - Pasley Park 8
 - Addington Square Gardens 9
 - Lorrimore Square Gardens 10
 - Aylesbury Road Allotments 11
 - Fielding Street Allotments 12

- Key
- District Park
 - Pocket Park
 - Cemetery
 - Allotment
 - Small Local Park



Lorrimore Square Gardens



Faraday Gardens



Surrey Square Park



Sutherland Square



Open Space surrounding the Aylesbury Estate

(*Source: Southwark Open Space Strategy Appendix 1 and 2)

Name*	Typology*	Size*	Level of Open Space Protection*	Site of Importance for Nature Conservation*	Features and Characteristics
Surrey Square Park	Small Local Park	1.39	Borough Open Land	Local Importance	A public park on slightly undulating ground sited to the east of the Aylesbury Estate. Enclosed by a steel fence in the north west corner of the park is Peter Martin Memorial Garden. The garden has a mixture of shrub and herbaceous planting around it's perimeter. There is also tree and tall shrub planting in the garden as well as 3 'L' shaped raised planters and seating along the main path which leads into the main part of Surrey Square Park. Surrounded by mounds in the north east corner of the park is a children's play area with equipment catering for ages 0-11. The parks features also include a sports court with facilities for basketball and football, a nature garden and an area with natural play equipment. The Friends of Surrey Square Park, a local group of volunteers, maintain and improve the park. As a result the park shows signs of good maintenance and design.
Pasley Park	Small Local Park	1.56	Borough Open Land	Local Importance	Also known as Surrey Gardens this park can be accessed through a landmark entrance on Sturgeon Road and from surrounding streets. The park is raised around it's perimeter where much of the tree and shrub planting is located. There are indications that the central portion of the park is used for sports. A fenced children's play area is located in the north east section of the park with equipment for a range of ages.
Sutherland Square	Pocket Park	0.04	Borough Open Land		A small park on Sutherland Square with seating and tree planting, enclosed by a low brick wall and hedges.
Pelier Park	Pocket Park	0.28	Other Open Space		A play and recreation space located on the western side of Walworth Road. Pelier Park features play equipment for younger age groups within a fenced area and other equipment for older children outside of this area. The park is generally mounded around the edges with a sports pitch at the southern end. There are benches across the park as well as lighting along main paths.

Open Space surrounding the Aylesbury Estate

(*Source: Southwark Open Space Strategy Appendix 1 and 2)

Name*	Typology*	Size*	Level of Open Space protection*	Site of Importance for Nature Conservation*	Features and Characteristics
Faraday Gardens	Small Local Park	1.23	Borough Open Land		This park is sited at the north end of Portland Street. A sports pitch with football and basketball facilities occupies the eastern side of the park by the Portland St entrance. There is a small play area in the middle of the park opposite St Peter's C.E. Primary School. Tree planting is mostly concentrated on the western side of the park around a circular lawn and path. The park can be also be accessed from Liverpool Grove and Date Street.
St Peter's Churchyard	Cemeteries	0.36	Borough Open Land		St Peter's Churchyard is a park and garden surrounding St Peter's Church. The space is located in immediately south west of Faraday Gardens. The garden portion of the churchyard features a number of sculptures, as well as planting around the borders, plating in raised timber beds and around pergolas. The park portion of the space is made of lawn areas with mature tree planting around the border and hedge planting to the back of the church.
Forsyth Gardens	Small Local Park	0.45	Other Open Space		A rectilinear park surrounded by roads on all sides. The park has a mounded profile and features a number of continuous brick walls that rise and fall to provide seating in some areas and act as a retaining wall in other areas.
Burgess Park	District Park	47.62	Metropolitan Open Land	Borough Importance (Grade 2)	A large park stretching from Camberwell and Walworth in the west to Peckham and the Old Kent Road in the east. The park has been recently re-opened after works that added a number of facilities including mounding on the Albany Road perimeter, new children's play areas and a 400m BMX National Standard track. Creation Outdoor Gym is located along Albany Road. Adjacent to this is a small natural play area.
Aylesbury Road Allotments	Allotments	0.10	Recommended for protection as Other Open Space		A residents only allotments located in between Aylesbury Road, Brettell Street and Merrow Street.
Fielding Street Allotments	Allotments	0.16	Recommended for protection as Other Open Space		An allotment on Fielding Street managed by Walworth Allotment Society
Lorrimore Square Gardens	Small Local Park	0.49	Recommended for protection as Borough Open Land		An open space around the Church of St Paul which has been recently re-landscaped. The space is mostly covered by grass, scattered tree planting. Children's play equipment is located close to the church building on soft fall surfaces. Picnic tables and low sculptural timber benches provide seating . A number of sculptures are located in the centre of the space around a circular paved area.

Play and Recreation Facilities surrounding Aylesbury Estate



Surrey Square Park



Pasley Park



Pelier Park



Burgess Park



2.4.4 EXISTING TREES

There are 377 existing trees on the estate, the majority of which were planted when the estate was built in the 1970s. The most significant trees within the public realm are London Plane trees located along Albany Road, Thurlow Street and Inville Street. Many of the trees within the estate have been impaired by compacted ground conditions which have resulted in surface rooting and in some cases potential instability of the trees.

The tree survey undertaken to understand the health and longevity of the existing trees on the estate identified that there is only one tree classified as a category A under BS 837:2012. The majority are category B and C, with approximately a third classified as category C. The trees are predominantly mature.

Further information on the existing trees can be found in the Tree Strategy.

Existing Tree categories within the Masterplan site



Photos of Existing Trees



Existing trees - Inville Road



Existing trees - East Street



Existing trees - Albany Road



Existing trees - Thurlow Street

3.0 EVOLUTION OF THE LANDSCAPE MASTERPLAN

3.1 AYLESBURY AREA ACTION PLAN DESIGN PRINCIPLES

The Aylesbury Area Action Plan (2010) set in place a useful starting point for the key issues to be addressed in the regeneration of the Aylesbury Estate. It provides guidance to achieve the following key changes:

- Better homes: A higher quality residential neighbourhood
- Public life: better and safer streets, squares and parks
- Connections: Improved transport links
- Community: Enhanced social and economic opportunities

This chapter discusses how the outline masterplan has built on the foundations of the AAAP through the design process.

3.2 DESIGN DEVELOPMENT PROCESS

The masterplan proposals presented within this statement have been through a number of stages in a rigorous and lengthy design development process.

The initial brief for this masterplan was the Aylesbury Area Action Plan. The AAAP document presents the key design principles and aspirations for redevelopment of the estate, a schedule of accommodation, phasing and demolition proposals, strategies for density, building heights, public open space, play and access and in addition some detailed design guidance.

As part of the design process undertaken during the tender for the regeneration project, the design team challenged some of the design approaches of the AAAP masterplan, namely the approach to public open space, block types and neighbourhoods.

Following the successful selection of NHHG as the preferred developer, the pre-application stages of the design evolution has seen further testing of the massing along the park edge, refinement of the key masterplan block types, their density, height, parking and amenity provisions. Some of the most significant design development has occurred around the Aylesbury square/ plot 18 area of the masterplan.

The key design principles presented in the AAAP regarding the public realm and landscape design include open space, play facilities, existing trees, green links and the community spine. These principles have been developed and the masterplan design evolved in response to these issues as part of the design process, as is discussed in the following pages.

Aylesbury Area Action Plan



3.3 EXISTING TREES

The existing trees on the estate were reviewed in relation to the value they provide to the local distinctiveness of the area, their current health, projected lifespan and location in relation to the proposed development.

Early in the design process, it was noted that the existing trees could be separated into three categories:

Tree Lined Streets – the canopies, rhythm, colour and texture provided by the existing trees within the streetscapes along Thurlow Street, East Street, Albany Road and Inville Road create a distinctive character to these streets. Their current health and projected lifespan also highlighted these trees as being of value and identified them to be retained within the masterplan. The street layout accommodates the existing alignments of these streets to allow the retention of these trees.

Key Groups – key groups of trees within the existing courtyards of the Aylesbury Estate were highlighted as providing value due to their group character. These trees influenced the open space strategy of the masterplan, with parks located to retain these trees where possible.

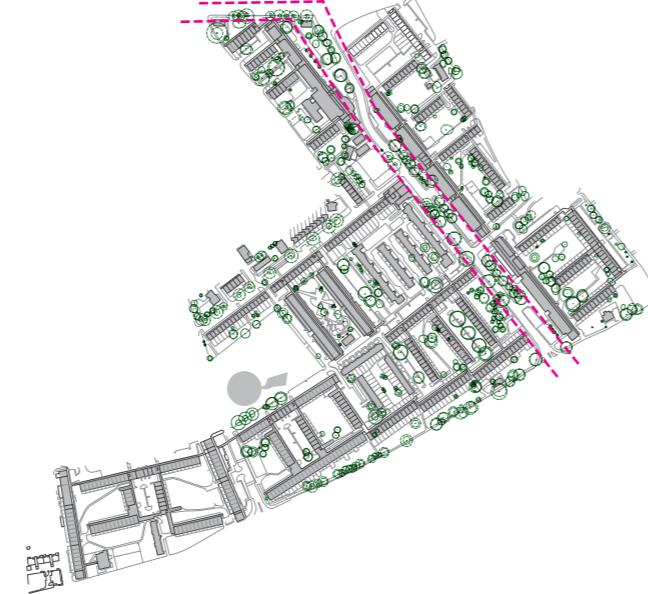
Key Individual Trees – particular trees with good form, life span and character were identified and opportunities for retaining them explored.

The masterplan design was adjusted to retain as many of the trees and tree groups identified as providing value.

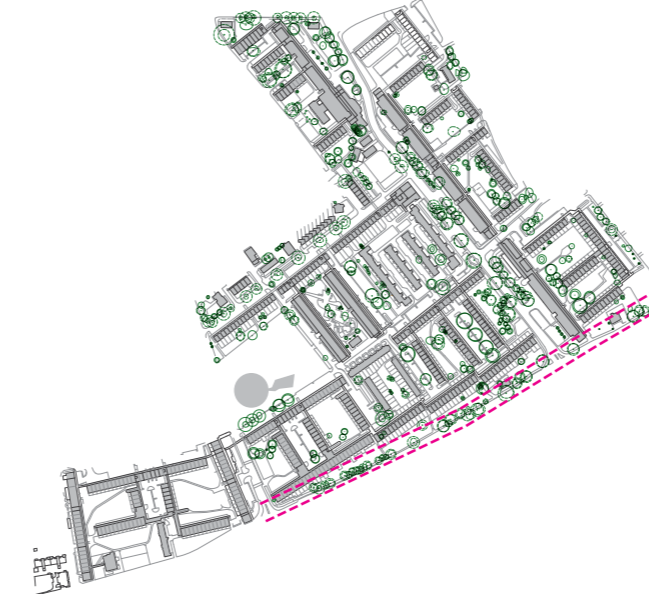
Please refer to Tree Strategy in Section 6.0 for more detail on the existing trees to be retained.

Analysis of existing trees

Alignment Thurlow Street / East Street



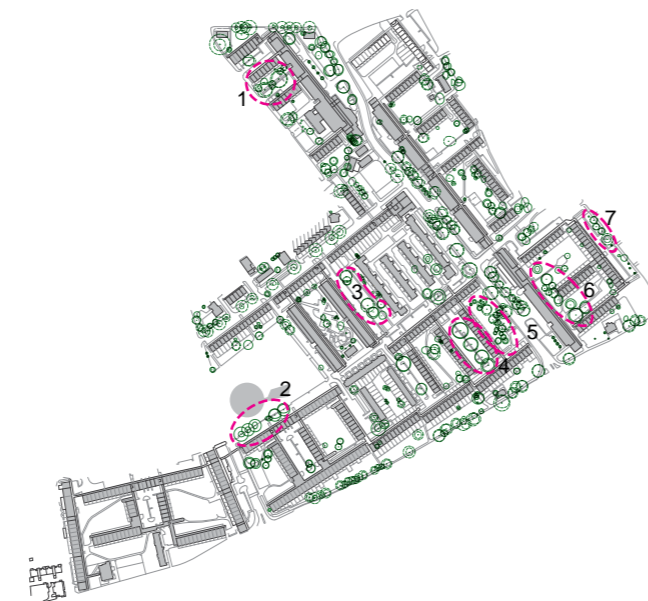
Alignment Albany Road



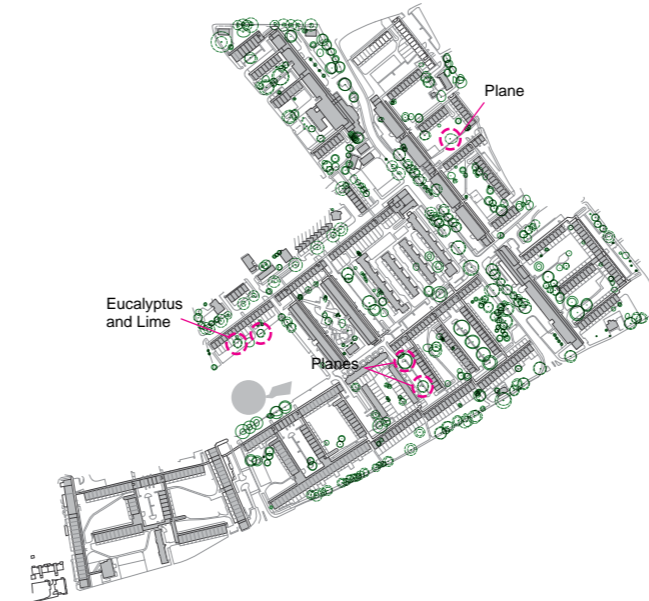
Alignment Inville Road



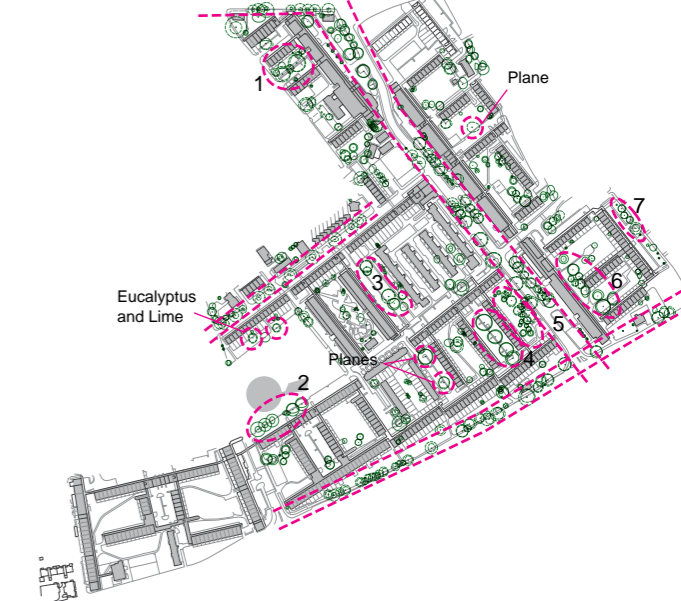
Key Groups



Key individuals



All alignments, groups and individuals combined



3.4 STREETS AND PUBLIC REALM

The Aylesbury Area Action Plan (AAP) masterplan represented a vision for the regeneration of the estate as a “well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park.” The AAP masterplan sets out the principles to ensure that the new development will be integrated with its surroundings so that it does not feel like a separate place. It achieves this by suggesting “streets and spaces should contain landscaping schemes as an integral part of their design”, including planting, greenspace, attractive boundary design and hard surfaced spaces. It identifies that high quality materials should be used consistently.

In particular, the AAP identified the following key principles regarding the streets and public realm:

- 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.

The proposed masterplan follows these principles, with modifications to the green fingers concept.

Parking

The AAP states that on-street parking will be located on streets adopted (managed and maintained) by the council and regulated by a Controlled Parking Zone (CPZ). It identifies that 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
- streets should be designed to minimize 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

The masterplan design follows these parking principles.

Thurlow Street

The AAP identifies the requirement for a quality public transport route along Thurlow Street to Wells Way and along the community spine to be “safeguarded in the new development to enable it to accommodate quality, high capacity transport services, whether by bus, guided bus or tram.”

The proposals provide capacity for additional public transport services along Thurlow Street and Albany Road to Well's Way, although it would require the removal of trees and landscape features.

The additional public transport service along the community spine was not considered necessary because it would require diverting existing routes away from the current alignment along Thurlow Street and Albany Road. Whilst new routes could have been provided along the community spine, it was felt that it was more beneficial to have routes that are concentrated so people know that frequent services are available from key bus stops.

The community spine, without public transport, allows easy direct connections east/west to areas where high public transport accessibility is available, but does not introduce large vehicles to an area that is intended to be low traffic priority, low speed and volume. This approach was discussed and agreed with Transport for London and Southwark Council during the pre-application process.

Adoptable Standards

Notting Hill Housing (NHHG) and the Council's development agreement requires that new and existing streets and spaces within the project area need to be designed in accordance with the adoptable standards of the Council in its capacity as Highway Authority, although the open spaces (excluding civic spaces) will not be adopted. The Highway Authority's adoptable standards are contained in the Southwark Streetscape Design Manual (SSDM).

The SSDM identifies that the project area falls within the *General* Specification area for which a basic palette of paving materials and street furniture is required as standard. Departures from the SSDM standards are allowed but need to be formally agreed with the Highway Authority as a variation from SSDM requirements.

HTA met with members of Southwark's Highway Authority to discuss issues relating to the highways and public realm of the Aylesbury Estate and the implementation of the SSDM on the following dates:

- 28 March 2014
- 30 April 2014
- 06 May 2014
- 21 May 2014
- 04 June 2014
- 14 June 2014

During these meetings, the arrangement of streets, street widths, kerb radii, cycle and pedestrian access, traffic calming devices, materials, street trees and the location of potential special placemaking opportunities were discussed and the outcomes influenced the masterplan layout.

3.5 COMMUNITY SPINE

The Masterplan improves the Community Spine alignment identified within the AAAP by creating an open space, Gaitskell Park, that allows pedestrians and cyclists to diagonally cross so the Spine connects to directly between Walworth Road via Westmoreland Street and the new Walworth Academy, Old Kent Road and the large Tesco store via Mina Road.

The AAAP identifies an east-west 'Community Spine' within its masterplan to 'connect public transport routes and town centres with the main schools and some of the community facilities in the action area core'. The Community Spine shown on the AAAP Masterplan connects Walworth Road to Old Kent Road via the dogleg on Kinglake Street. The alignment of the AAAP's Community Spine was changed by the Site 1A development, pushing it north to the current Westmoreland Road alignment.

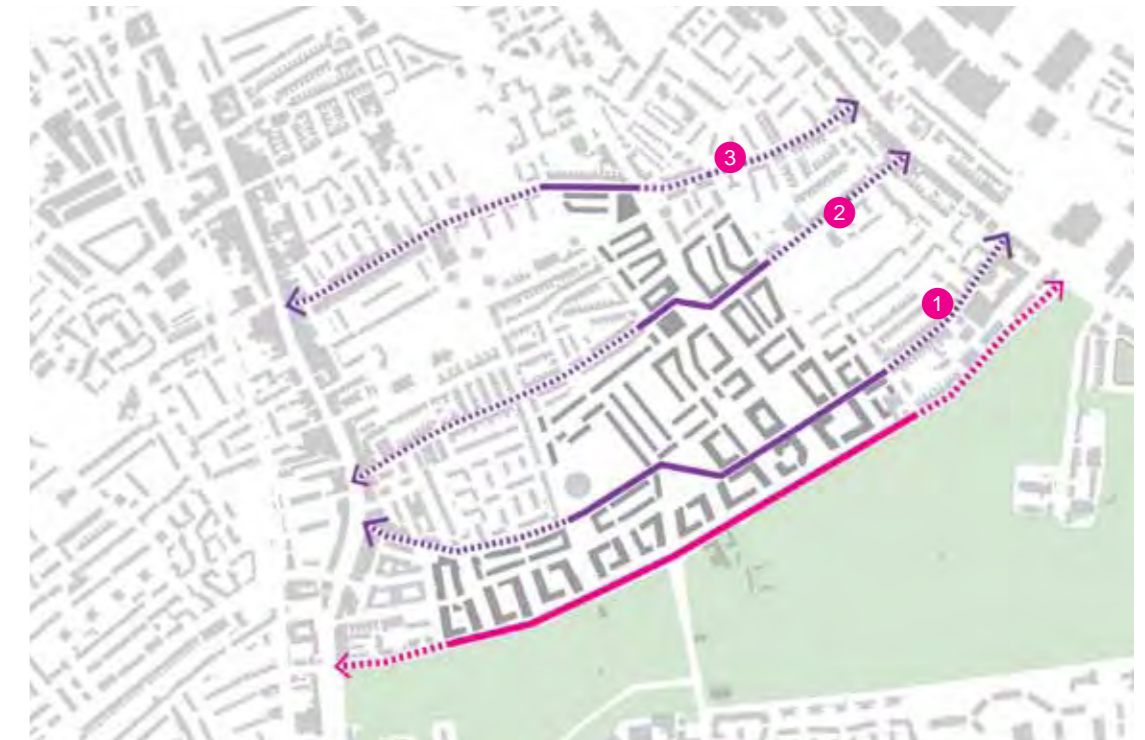
As well as improving the AAAP's Community Spine, the proposed masterplan identifies additional east-west community spines along Merrow Street / Surrey Square via the proposed Aylesbury Square and East Street to provide alternative east-west connections for pedestrians and cyclists to Walworth Road and Old Kent Road.

The AAAP identified that the Community Spine would be a shared space that gives priority to pedestrians and cyclists within the design guidance in Appendix 6. Due to the increased number of 'community spines' within the masterplan, shared space principles have not been introduced to the full length of these streets. To prioritize pedestrians and cyclists and slow vehicular traffic as was the intent of the AAAP's shared space treatment, localised shared space areas and raised tables at key junctions have been introduced, as well as road closures to create pedestrian and cyclist only streets.

AAAP Community Spine
Aylesbury Area Action Plan



Proposed Community Spines



- Key
- Albany Road
 - Community Spine
 - 1 Aylesbury Community Spine
 - 2 Merrow Street / Surrey Square Community Spine
 - 3 East Street Community Spine

Artist Impression of the Aylesbury Community Spine through Gaitskell Park



3.6 OPEN SPACE

The AAAP identifies that the 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”. In addition, “small children’s play areas should be integrated into the residential areas” (PL5 Public Open Space). The key open spaces within the AAAP masterplan was three ‘green fingers’ that extended from Burgess Park into the action area core to link the park with the development.

During the evolution of the masterplan, the benefit of retaining existing mature trees was identified as a key design principle as they provide a memory of the existing estate, provide established planting whilst new trees establish, and retain habitat and ecological value. Ensuring all residents have access to open space and providing a view of green from every home were also identified as key design principles. This suggested that breaking up the ‘green fingers’ into a series of smaller and varied open space areas linked by ‘Green Links’ and ‘Green Streets’ would provide more value to future residents.

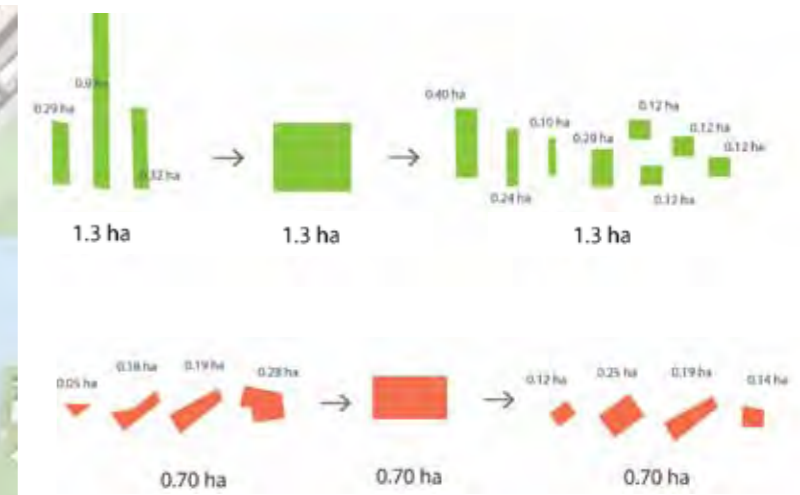
The proposed smaller parks and squares are located on strategic routes and connections throughout the development for ease of access, to enhance the experience of moving through the neighbourhood, and to connect to parks and key destinations beyond the masterplan boundary.

The key characteristics of the ‘Green Fingers’ identified in the AAAP, including provision of soft and hard landscaping, communal planting spaces, play spaces, seating areas and ‘home zone’ principles (identified as shared spaces within the masterplan) have all been included in the masterplan design.

Green Fingers within the Aylesbury Area Action Plan
Aylesbury Area Action Plan



Interpretation of AAAP Green Fingers and Civic Spaces to series of different sized open spaces



Green Links and Open Spaces: Design Concept



3.6.1 OPEN SPACE ACCESSIBILITY

Southwark’s Open Space Strategy (2013) requires the following accessibility standards to open space within the borough:

Open Space	Accessibility Requirement
Metropolitan Parks	3.2km
District Parks	1.2km
Local Parks, Small Local Park or Pocket Park	400m
Natural Greenspace	Maximum of 500m from Sites of Borough Importance for Nature Conservation
All allotment and community garden facilities	1.2km

Due to the large number of existing, designated open space parks of differing sizes and characteristics surrounding the Estate, all of the Aylesbury Estate has access to an open space area within a 280m Catchment Area which is satisfactory under Southwark’s Open Space Strategy standards.

3.6.2 OPEN SPACE PROVISION

Southwark’s Open Space Strategy identifies a requirement for a certain level of open space provision per 1,000 population within the borough. Table 3.6.1 shows the existing provision of open space surrounding Aylesbury greatly exceeds these quantity standards. Therefore, there is no requirement for designated open space within Aylesbury regeneration area.

The AAAP suggests that there will be about 60 hectares of public open space within or immediately available to the development, including Burgess Park, Surrey Square Park and Faraday Gardens. Within the adopted AAAP, it is unclear as to the quantum of open space required to be provided within the regeneration area. However, the Green Fingers within the AAAP masterplan are identified in the AAAP’s Background Paper: Open Space Strategy (2009) to have the following areas:

- King William IV green finger – 0.24 hectares
- Chumleigh green finger – 0.72 hectares
- Bagshot green finger – 0.36 hectares

This would provide a total of 1.32 hectares of Green Fingers within the total Aylesbury regeneration area (Aylesbury Outline Masterplan, First Development Site, Site 1A and Site 7).

Section 10 of the AAAP’s Background Paper: Open Space Strategy (page 76) has a table that outlines the amount of open space that will be provided across the AAP area following the redevelopment of the Aylesbury Estate. To compare the provision of the Outline Masterplan and FDS with the AAAP proposal, this table has been reproduced and the FDS and Outline Masterplan open space figures added (Table 3.6.2 Review Open Space Provision).

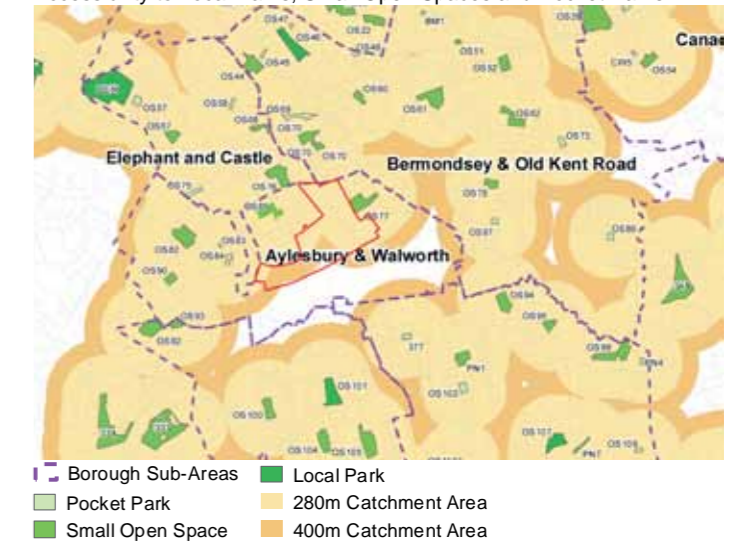
It is difficult to compare the AAAP figures with the FDS and Outline Masterplan as the AAAP includes areas outside of the site boundary as well as Site 1A and Site 7 - areas that have been excluded from the FDS and Outline Masterplan. Also, the AAAP Background document acknowledges that the figures for the housing greenspace is an over estimate and it does not explain what is included within the housing greenspace or roadside figures, making it difficult to ensure the same types of spaces are

being compared. Given these factors, it is hard to demonstrate that the FDS and Masterplan is providing the equivalent of the AAAP’s required open space provision.

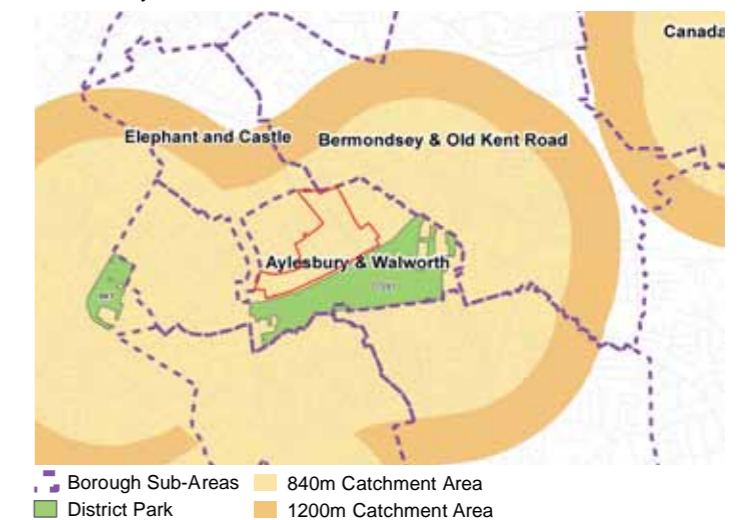
However, the provision of 1.59 hectares of parks within the Outline Masterplan and 0.20 hectares in the FDS, a total of 1.79 hectares, proves that more parks are being provided than the AAAP’s 1.32 hectares of green fingers. This is further supplemented by additional open spaces in the form of civic squares and street frontages to make a total of 2.83 hectares of open spaces within the Masterplan and FDS; a figure greater than the AAAP’s 2.72 hectares of green finger and roadside greenspace.

Accessibility of open space surrounding Aylesbury Estate Southwark Open Space Strategy Evidence Report

Accessibility to Local Parks, Small Open Spaces and Pocket Parks



Accessibility to District Parks



Accessibility to Metropolitan Parks

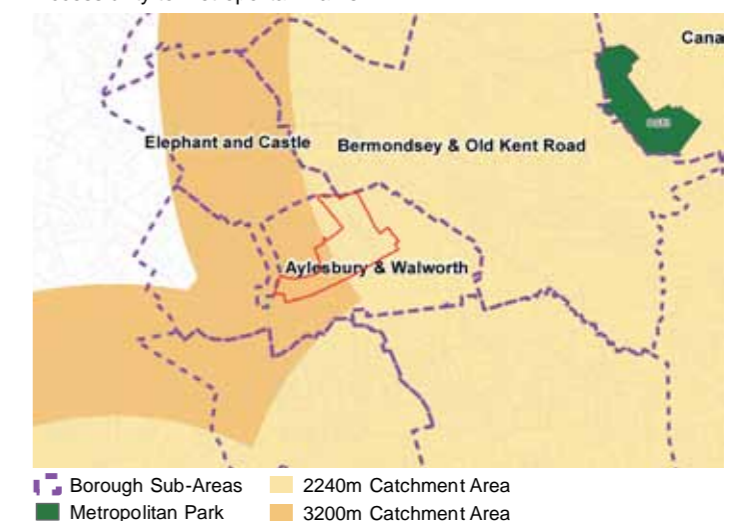


Table 3.6.1 Current and projected open space requirement based on Aylesbury and Walworth Sub-Area Population

Open Space	Quantity Standard	Existing Provision	Requirement based on 2011 population (incl. current Aylesbury Population)	Requirement based on 2026 population (incl. future Aylesbury Population)
Parks	0.72 ha of park space per 1,000 population	51.01ha	2.33 ha /1,000 pop	2.10 ha /1,000 pop
Natural greenspace	1.5ha of natural greenspace per 1,000 population	26.57ha (Southwark Park)	2.24 ha /1,000 pop	2.01 ha /1,000 pop
Allotment	No quantity standard	0.43ha	-	-

Table 3.6.2 Review of Open Space Provision

Urban Task Force Typology	Detailed Typology	Total AAAP identified existing unrestricted open space (ha)*	Total AAAP proposed unrestricted open space (ha)*	Total Masterplan and FDS open space (ha)	
Parks and gardens †	Major park	46.07	46.07	46.07	
	Local park	2.4	2.4	2.4	
	Square	0.18	0.18	0.18	
	Total	48.65	48.65	48.65	
Playspace	Doorstep	0.33	0.25	Accounted for within Small Open Spaces and Pocket Parks	
	Local	0.35	0.57		
	Neighbourhood	0.61	0.58		
	Youth space	0.78	0.96		
	Total	2.07	2.36		
Amenity green space				Outline Masterplan	FDS
	Housing greenspace	4.83	4.8	1.62^	0.45^
	Green fingers	N/A	1.32	N/A	N/A
	Small Open Spaces and Pocket Parks	N/A	N/A	1.59	0.20
	Civic Spaces	N/A	N/A	0.36	0.14
	Roadside greenspace	1.4	1.4	0.59	0.08
	Pedestrian only streets	N/A	N/A	0.19	0.02
	Sub-total	6.23	7.52	4.35	0.89
Total	6.23	7.52	5.24		
Cemeteries and churchyards †	Churchyards	0.36	0.36	0.36	
	Total	0.36	0.36	0.36	
TOTAL open space		56.02	57.49	54.25	

* Figures taken directly from the table on page 76 of AAAP's Background Paper: Open Space Strategy

^ communal courtyard spaces

† Assumed existing off-site provision

3.7 GREEN LINKS

The aim of the AAAP's Green Finger proposal was to provide open spaces that linked Burgess Park with the masterplan area and to Faraday Gardens and Surrey Square Park beyond the Estate's boundary. The three green fingers were located in the masterplan as follows:

- within the First Development Site (FDS) connecting to Faraday Gardens,
- centrally between Portland Street and Thurlow Street, and
- along the masterplan's eastern boundary on Bagshot Street connecting to Surrey Square Park.

The "Green Fingers" are also suggested within Southwark's Open Space Strategy (2013) sub-area strategy for Aylesbury and Walworth as it responded to the proposals in the AAAP.

The locations of the "Green Fingers" in the FDS and Bagshot Street have been re-imagined by Living Streets and Southwark Cyclists as "Green Links" within their report, 'Green Links – A Walking and Cycling Network for Southwark' (2010). Their concept was to use open space to create alternative routes for pedestrians and cyclists to streets that are dominated by vehicles. The report identifies a network of routes through open spaces within the borough that could be developed over time as funding becomes available.

To maintain the principle of the "Green Finger" and "Green Links" proposals to connect Burgess Park to Faraday Gardens and Surrey Square via open space and 'greened streets', the proposed masterplan and First Development Site have been designed with "Green Links".

The masterplan's Green Links have been designed as low speed environments that link open space areas both within and beyond the site boundary between Burgess Park and Elephant and Castle. The Links have been located to match the AAAP and Living Streets' locations as follows:

- Within the First Development Site, Westmoreland Park has been located to connect to Faraday Gardens via Queens Row. The street between Westmoreland Park and Burgess Park has

been widened with large trees planted between perpendicular parking and a raingarden to create a 'green' street.

- On Bagshot Street, a park has been created and with new street trees planted where possible to complement the existing trees and planting installed as part of the 'Green Links' strategy. The reconfigured Alvery Street will continue the Green Link as a shared space past Surrey Square Park, improving access to the park. The existing road closure between Alvery Street and Sedan Way is retained to maintain low traffic speeds and new street trees added.
- Two Green Links that combine at Aylesbury Square connect Wells Way and Chumleigh Gardens within Burgess Park with Nursery Row Park and via the new open spaces of Aylesbury Square, Gaitskell Park, Missenden Park, Planes Park and Dawes Street Park.
- Portland Street is another Green Link within the masterplan, linking Burgess Park and Elephant and Castle via Faraday Gardens, Nursery Road Park and the new open spaces of Portland Street Park and Michael Faraday Square. Portland Street is currently the number 23 cycle route and will be part of TfL's new cycle quietways.

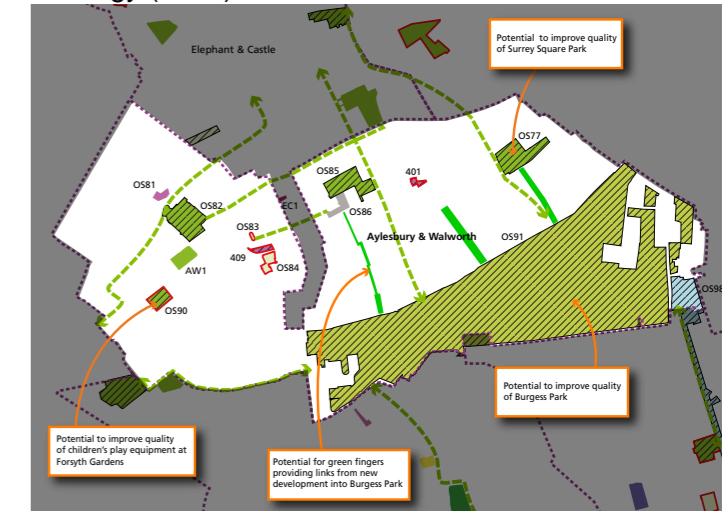
Thurlow Street is a key pedestrian and cycle route from Burgess Park to Elephant and Castle. However, it will remain the main public transport and north-south vehicle route through the area so cannot be considered a low vehicle street. However, the masterplan proposes two open spaces along its route, Thurlow Park and Aylesbury Square, and the streetscape will be improved with widened footpaths with generous planted verges under the existing trees and an on-road cycle lane added. Therefore, Thurlow Street will also be a type of "Green" link.

The masterplan's north-south Green Links strategy complements the east-west Community Spines to create a network of streets and spaces that provide attractive green routes for pedestrians and cyclists to destinations both within the development area and beyond.

Green Fingers within the Aylesbury Area Action Plan Aylesbury Area Action Plan (2010)



Green Fingers within Sub-area strategy for Aylesbury and Walworth Southwark Open Space Strategy (2013)



Green Links Proposals

Green Links – A Walking and Cycling Network for Southwark (2010)



Proposed Green Links



3.8 PLAY FACILITIES

The play provision within the masterplan has been designed using the guidance within the Mayor's 'Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance' (2012) and the AAAP.

The AAAP's PL6: Children's play space requires:

"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.... New youth space should be provided within the larger areas of public open space."

The adjacent figure shows the suggested location of playable spaces within the AAAP masterplan.

Similarly, the Mayor's SPG requires 10 sqm of play space per child bed space to be located within maximum walking distances (Table 3.8.1 Accessibility to Play Space (future provision)) and to follow different typologies based on the size of the play space and the age of the children it will cater for (Table 3.8.2).

The proposed masterplan's play provision follows these guidelines.

Table 3.8.1 Accessibility to Play Space (future provision)

Child Age	Maximum Walking distance from residential unit (taking into account barriers)
Under 5s	100 m
5-11 year olds	400 m
12+	800 m

AAAP's Indicative Location of Play Spaces



Table 3.8.2 Playable Space Typology

	Doorstep Playable Space	Local Playable Space	Neighbourhood Playable Space	Youth Space
Description	A landscaped space including engaging play features for young children, and places for carers to sit and talk. Parental/guardian supervision	A landscaped space with 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. Flexible use No formal supervision	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, with some youth facilities. Flexible use May include youth space May be supervised	Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. No formal supervision
Minimum Size	100 sq m	300 sq m	500 sq m	200 sq m
Age Group	0-5	0-11	all ages	12+
Examples of Facilities	<ul style="list-style-type: none"> Landscaping Climbable objects Fixed equipment Seating for carers Sand and water feature (if possible) 	<ul style="list-style-type: none"> Landscaping to create natural feel, including changes of level Equipment integrated into the landscaping, that allows children to swing, slide and climb Multigames/ball walls Kick about area Basketball nets Seating area away from equipment Sand (if possible) 	<ul style="list-style-type: none"> Landscaping to create natural feel, including changes of level Equipment integrated into the landscaping, that allows children to swing, slide and climb Seating area away from equipment Bike, skate and skateboard facilities Kick about area Basketball nets Hard surface area if possible Sand if possible Water feature if possible Shelter plus basketball net, small wheeled facility or climbing wall/boulder for young people 	<ul style="list-style-type: none"> Space and facilities for informal sport or recreation activity (e.g. table tennis table, multi-use sports areas (MUSA), multi-use games area (MUGA), climbing walls or boulders, wheeled sports area, skatepark or BMX track, traversing wall, exercise trails, outdoor exercise/fitness equipment) Kick about area Seating areas on the edge of the activity space Landscaping Outdoor stage Youth Shelter
Location	<ul style="list-style-type: none"> Residential areas including housing estates Pocket Parks Public Squares 	<ul style="list-style-type: none"> Residential areas including housing estates Local Parks 	<ul style="list-style-type: none"> Larger residential areas and housing estates Local Parks District Parks School playgrounds 	<ul style="list-style-type: none"> Larger residential areas and housing estates Adjacent to community facilities Local Parks District Parks Town centres

3.8.1 ACCESSIBILITY OF EXISTING PLAY FACILITIES

Accessibility of Existing Play Facilities

A review of the accessibility of existing play facilities surrounding the development site revealed that all areas of the site are situated within the Mayor's SPG accessibility to play space requirement (existing provision) (Table 3.3.3).

However, the quantum of potential new children within the development determined by the Mayor's SPG child yield calculator identified that provision of playable spaces within the development was necessary.

Table 3.3.3 Accessibility to Play Space (existing provision)

Child Age	Actual Walking distance from residential unit (taking into account barriers)
Under 5s	100 m
5-11 year olds	400 m
12+	800 m

3.8.2 PLAYABLE SPACE REQUIREMENTS

The playable space requirement has been determined using the SPG's child yield calculator (Table 4.6.1 Child Yield and Playable Space Requirements).

Table 3.3.4 Child Yield and Playable Space Requirements

Age Group	Number of Children	Playable space requirement (m ²)
Under 5	758	7,580m ²
5 to 11	816	8,160m ²
12+	602	6,020m ²
Total	2,176	21,760m ²

3.8.3 PLAYABLE SPACE PROVISION

The 'AAP Background Paper Open Space Strategy' identifies a requirement for 2.36 hectares of play space would be provided within the existing boundary of the estate and the wider AAP area. The report identifies on page 73 that 1.1 hectares of playable space will be located within the boundary of the existing estate, and 1.25 hectares of neighbourhood and youth space located within open space areas surrounding the site. These figures also include play space provision within the First Development Site which is not included within the Outline Masterplan.

To meet the Mayor's SPG child yield and playable space requirement, the proposed masterplan will try to provide 2.176 hectares of playable space within the development area (excluding the FDS). This will include play space provision within back gardens of houses, as allowed under paragraph 4.32 of the Mayor's SPG. However, similar to the AAP, there will be a requirement for some off-site playable space provision, particularly for older age groups. This will require review as each phase of works comes forward as some phases may require more off-site provision than others.

The playable spaces will be located around the development within public open space, communal courtyards and back gardens, as discussed in greater detail in Section 6 Design Strategies.

The 'AAP Background Paper Open Space Strategy' recommends that Local Playable Space should be accommodated within communal courtyards of over 1,500m² so that the play does not dominate the space and leaves adequate space for alternative functions.

A review of the AAP's courtyards and play space diagram revealed that, contrary to the AAP's requirement for local playable space to only be located within courtyards greater than 1,500m², many of the proposed locations of local playable space within the courtyards on the AAP masterplan are smaller than 1,500m². The proposed masterplan locates local playable spaces within the larger communal courtyards of the development and doorstep play in the remainder (refer Section 6).

Accessibility of play facilities within open spaces surrounding Aylesbury



Key
 ● Existing Youth Playable Space
 ○ 800m Distance from Youth Playable Space



Key
 ● Existing Neighbourhood Playable Space
 ○ 400m Distance from Neighbourhood Playable Space



Key
 ● Existing Local Playable Space
 ○ 400m Distance from Local Playable Space

3.9 CHARACTER AREAS

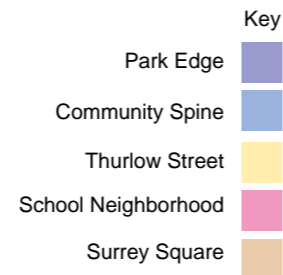
The proposed masterplan has developed based on a series of framework principles, one of which being to create distinct and connected neighbourhoods.

Five character areas have been identified as part of the masterplan proposals. These areas have emerged through the distinct changes in density, massing, building type, street character and landscape proposals across the masterplan.

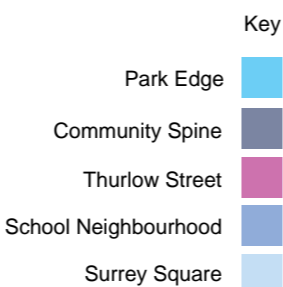
Their character has been designed in response to the edges of the site, and they blend in with the context in terms of built form, open spaces and street layout so that they will create the framework for a new successful urban area.

The five character areas and their respective synopsis are:

- **The Park Edge:** A new and recognisable park edge for London
- **The Community Spine:** Connecting community through open spaces
- **Thurlow Street:** A green and dynamic boulevard
- **School Neighbourhood:** A contemporary extension to the conservation area
- **Surrey Square:** Formal streets and intimate mews



Public Realm Character Areas



Building Typology Character Areas



4.0 THE MASTERPLAN

4.1 VISION

The vision for the new Aylesbury is to create a new part of London that is knitted seamlessly into the surrounding city. With safe streets, attractive and well maintained open spaces and great cycle access, Aylesbury will be a place that all households can make their home, right in the heart of London.

The public realm and landscape vision is to remove the physical and psychological barriers that signal the edge of the estate by creating a network of tree-lined streets that link to surrounding areas and attractive neighbourhoods around which communities will develop; focussed around their local park.

Differences in the design character of the streets and the diverse parks and squares, coupled with the building typologies, will create interesting and legible neighbourhoods around which the residents will identify. Appealing, safe streets that are pedestrian and cycle prioritised and planted with regular street trees will link these neighbourhoods, encouraging movement within Aylesbury. In particular, east-west Community Spines and north-south Green Links will connect open spaces to destination locations within and beyond Aylesbury to create accessible, green and attractive places for residents and visitors.

Open Space, Green Links and Community Spine Network



Key

- - - - Albany Road
- - - - Community Spine
- - - - Green Link
- - - - Thurlow Street Green Link

4.2 DESIGN PRINCIPLES

The key landscape design principles of the masterplan are as follows:

Neighbourhoods

- Create diverse and varied neighbourhoods focussed around parks and squares around which communities can develop.
- Improve legibility and community ownership by developing distinct characteristics for each neighbourhood, based on five character areas.

Social Interaction

- Encourage interaction between people of different age groups and communities by creating places where people can come together.
- Encourage active and passive recreation for children, youths and adults through the provision of different play and recreation facilities and spaces.
- Create spaces and seating areas for casual meetings.
- Create spaces that allow for community events such as festivals or fetes to occur.
- Create spaces that are destinations for local residents and visitors.
- Provide visitor cycle stands in close proximity to destination points and where people live.
- Locate parks and squares within close proximity to all residents around the development.
- Ensure all roads promote and facilitate pedestrians and cycling.

Trees

- Maximise the retention of existing trees wherever possible.
- Incorporate new trees within the streets and open spaces to create an urban forest that provide neighbourhoods with character and amenity.
- Create suitable growing conditions for all new and existing trees to ensure healthy and safe trees for future generations.

Green Streets

- Create Green Links and Community Spines that provide attractive, low vehicle, 'green' routes for pedestrians and cyclists to key destinations within and beyond Aylesbury via parks and squares.
- Improve biodiversity and ecological features through the planting of trees, wildflowers, bulbs and native shrubs and groundcovers that provide food and habitat for birds and invertebrates within streets and open spaces.
- Provide stormwater attenuation through sustainable drainage devices such as bioretention areas that also create 'green' streetscapes.

Artist Impression of 'View of a tree from every home'



4.3 THE MASTERPLAN

The Aylesbury masterplan knits the new Aylesbury seamlessly into the surrounding neighbourhood. The proposed street network continues the subtle deflections and offsets that characterise the surrounding streets to provide a new street pattern that will slow vehicle traffic and appeal to pedestrians and cyclists. Access to the amenities and transport links of Walworth Road and Old Kent Road are improved through east-west Community Spines, and the whole of Walworth will be better connected to the regenerated Burgess Park through north-south Green Links.

Distinctive new squares and open spaces will form the focal points of the various and diverse neighbourhoods that make up the masterplan. The character of each space is formed both by the approach to landscape, planting, play and amenity provision within that reflects the community's needs; and the varied character of buildings that enclose the space.

Block typologies are modulated to include simple streets of terraced housing surrounding quiet landscaped gardens with play for younger children, up to the highest density blocks with the tallest buildings fronting more civic spaces with non-residential uses, and facing the wide open space of Burgess Park. The distribution of the open space within the masterplan will ensure that every home is within easy access of green space.

An urban forest character is the aspiration of the masterplan tree planting strategy. The retention of existing trees and the large number of new tree planting within the streets and open spaces will ensure that every house will look out onto at least one tree; softening the built form, providing seasonal character and introducing habitat into streetscapes to extend the park character of Burgess Park into Aylesbury.

The park designs, whilst distinctive to each neighbourhood, are simple in style to allow the community to develop the designs over time. The uses within the parks complement but do not compete with the open space, play and recreation facilities within Burgess Park.

The landscape and public realm design of the streets and spaces within the masterplan is explained in Sections 5.0 and 6.0 through the description of key characteristics of the five character areas that have inspired their design and the open spaces within each area, and a broader discussion of the design strategies that influence the whole of the masterplan.

Aylesbury Illustrative Masterplan



Key

- 1 Albany Road Park Edge
- 2 Park Edge Green Links
- 3 Thurlow Street
- 4 Aylesbury Square
- 5 Thurlow Park
- 6 Aylesbury Community Spine
- 7 Michael Faraday Square
- 8 Gaitskell Park
- 9 Planes Park
- 10 Bagshot Park
- 11 Missenden Park
- 12 Dawes and East Park
- 13 Inville Park
- 14 Alsace Park
- 15 Alvey Park
- 16 Westmoreland Square
- 17 Westmoreland Park
- 18 Portland Park



Artist impression of the Aylesbury Masterplan

5.0 APPEARANCE AND CHARACTER

5.1 CHARACTER AREAS

The distinctive neighbourhoods focused around diverse new squares and open spaces that will be created within the new Aylesbury have been influenced by the five character areas developed as part of the masterplan evolution to integrate the development into the surrounding area.

As described in Section 3, the character areas have been developed in response to the edges of the site so the new development will blend with the existing context in terms of built form, open spaces and street layout to create the framework for a new successful urban area.

The five character areas and their respective synopsis are:

- **The Park Edge:** A new and recognisable park edge for London
- **The Community Spine:** Connecting community through open spaces
- **Thurlow Street:** A green and dynamic boulevard
- **School Neighbourhood:** A contemporary extension to the conservation area
- **Surrey Square:** Formal streets and intimate mews

The character of each area is formed both by the approach to landscape, planting, play and amenity provision within that reflects the community's needs; and the varied character of buildings that enclose the space. This in turn influences the landscape and public realm design with the appearance and character of elements such as the streetscape layout, materials, boundary treatments, planting and open space design used to reinforce the five character areas across the development.

The design objectives and strategies of each of the character areas and the open spaces within them are described in the following pages.

Public Realm Character Areas



Illustrative Masterplan showing the location of the key public realm and landscape spaces



5.2 PARK EDGE



Vision

A new and recognisable park edge for London

Description

Located adjacent to Burgess Park, the Park Edge has been designed to integrate the development with the Park and ensure clear and legible access from the development to the Park.

Key Objectives

- Integrate Albany Road into Burgess Park by changing its character to a 'Park Road'
- Retain existing trees
- Improve pedestrian access between development and Burgess Park
- Improve cycling both along Albany Road and between Burgess Park and the regeneration area

Park Edge Illustrative Plan



5.2.1 ALBANY ROAD FRONTAGE



Design Objectives

- Provide a linear open space on the northern side of Albany Road to integrate the road into Burgess Park, retain existing trees and create the 'Park Road' character
- Create multi-use, informal and relaxing spaces with places to stop and sit
- Introduce on-road cycle lanes on Albany Road
- Increase the number crossing points from Burgess Park and identify them to vehicles with contrasting paving
- Reduce vehicle speeds by narrowing the carriageway and introducing parking, street tree planting, crossing points and on-road cycle lanes
- Formalise parking along Albany Road
- Reduce clutter and increase visibility by removing the wall to the existing estate boundary and potentially the railing fence to Burgess Park
- Reduce potential future clutter within the streetscape by combining elements such as signage and lighting and using planting beds and seats rather than bollards
- Introduce sustainable urban drainage elements such as bioretention areas
- Provide hedge planting with railing boundary treatments to maisonettes facing Albany Road to reflect the park boundary to the northern side of the street. This requires refuse capacity to be provided within communal bin stores to ensure bin enclosures do not interrupt hedge planting.
- Planting to be naturalistic, simple and bold to reflect the simple planting palette used within Burgess Park
- Paving materials and street furniture to follow the Burgess Park palette and unite along its length, regardless of phasing

Albany Road Frontage Materials and Precedents



Crossing points to be paved with a consistent material to act as a visual cue to drivers to lower speed.



Burgess Park seating used as retaining walls/ seating elements.

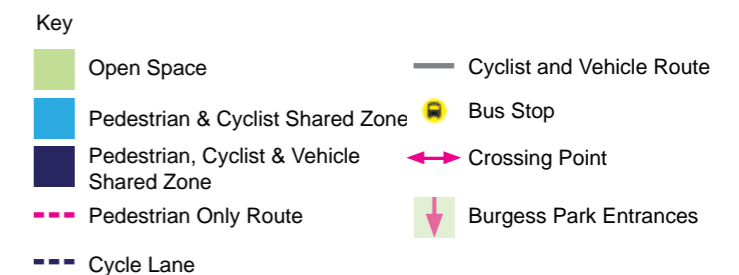
Burgess Park signage (by others) (Burgess Park Masterplan, 2010)

Design Strategy

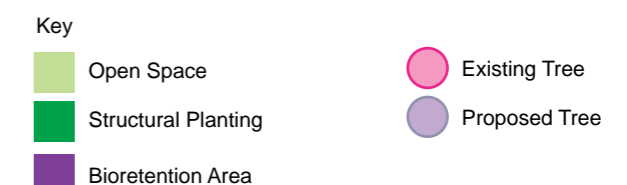
Albany Road will be transformed from a wide, high speed, traffic dominated road to a 'Park' road with green edges, slow traffic, and frequent crossing points to facilitate pedestrian and cycle access to Burgess Park. The existing Plane trees to the northern side of the road will be maintained and enhanced with the removal of the brick wall, new tree planting, and the creation of seating and meeting areas. Natural play elements will be provided if appropriate. Formal and informal crossing points will be located at every road junction if possible and highlighted with contrasting paving to improve legibility and safety.

To further improve visibility into Burgess Park and the creation of Albany Road as a 'Park Road', Southwark Council is considering removing the railing fence on the northern edge of Burgess Park. However, consultation with the Friends of Burgess Park identified concern within the community with this proposal. There is also the potential to identify the Burgess Park entry paths with signage. Further consultation with the community will be undertaken before these opportunities are carried out.

Albany Road Frontage Movement Principles (Extract)



Albany Road Frontage Design Concept Principles (Extract)



Artist Impression of Albany Road 'Park Road'



Albany Road Frontage Masterplan (Extract)

- 1 Portland Street
- 2 Thurlow Street
- 3 Well's Way
- 4 Burgess Park
- 5 Existing trees retained with seating elements acting as retaining walls
- 6 Proposed trees reinforce the Park Road character
- 7 Bioretention areas
- 8 Increased crossing points to Burgess Park
- 9 On road cycle lane on Albany Road
- 10 Formalized parking along Albany Road



5.2.2 PARK EDGE GREEN LINKS



Design Objectives

- Create 'Green Links' between Burgess Park and open space areas within and beyond the regeneration area by maximising planting within the streetscape. This includes hedge planting as part of the boundary treatments to adjacent blocks.
- Introduce raised thresholds from the Park Edge Green Links to Albany Road to reduce vehicle speeds and encourage pedestrian and cycle use
- Introduce sustainable urban drainage elements such as bioretention areas that also 'green' the streets
- Planting to be naturalistic, simple and bold to reflect the simple planting palette used within Burgess Park

Design Strategy

The Park Edge Green Links are the first part of the link between Burgess Park, the development, and open space areas within and beyond the Aylesbury Estate. To emphasise the streets, perpendicular parking and bioretention areas where possible, create wider streets to allow larger canopied street trees and more planting to be introduced into the streetscape. As well as producing 'green' links that connect residents to Burgess Park, the wider streets will create more space between the taller buildings along Burgess Park.

Park Edge Green Link Typical Masterplan



- 1 Hedge planting as boundary treatment to private terraces
- 2 Bioretention areas
- 3 Perpendicular parking
- 4 Raised thresholds to prioritise pedestrians
- 5 Minimum 2.1m wide footpath
- 6 Minimum 2.9m wide footpath along perpendicular parking
- 7 Large canopy trees with planted tree pit

Park Edge Materials and Precedents



Bioretention planting beds



Opportunity for seating and informal play elements



5.3 COMMUNITY SPINE



Vision

Connecting community through open spaces

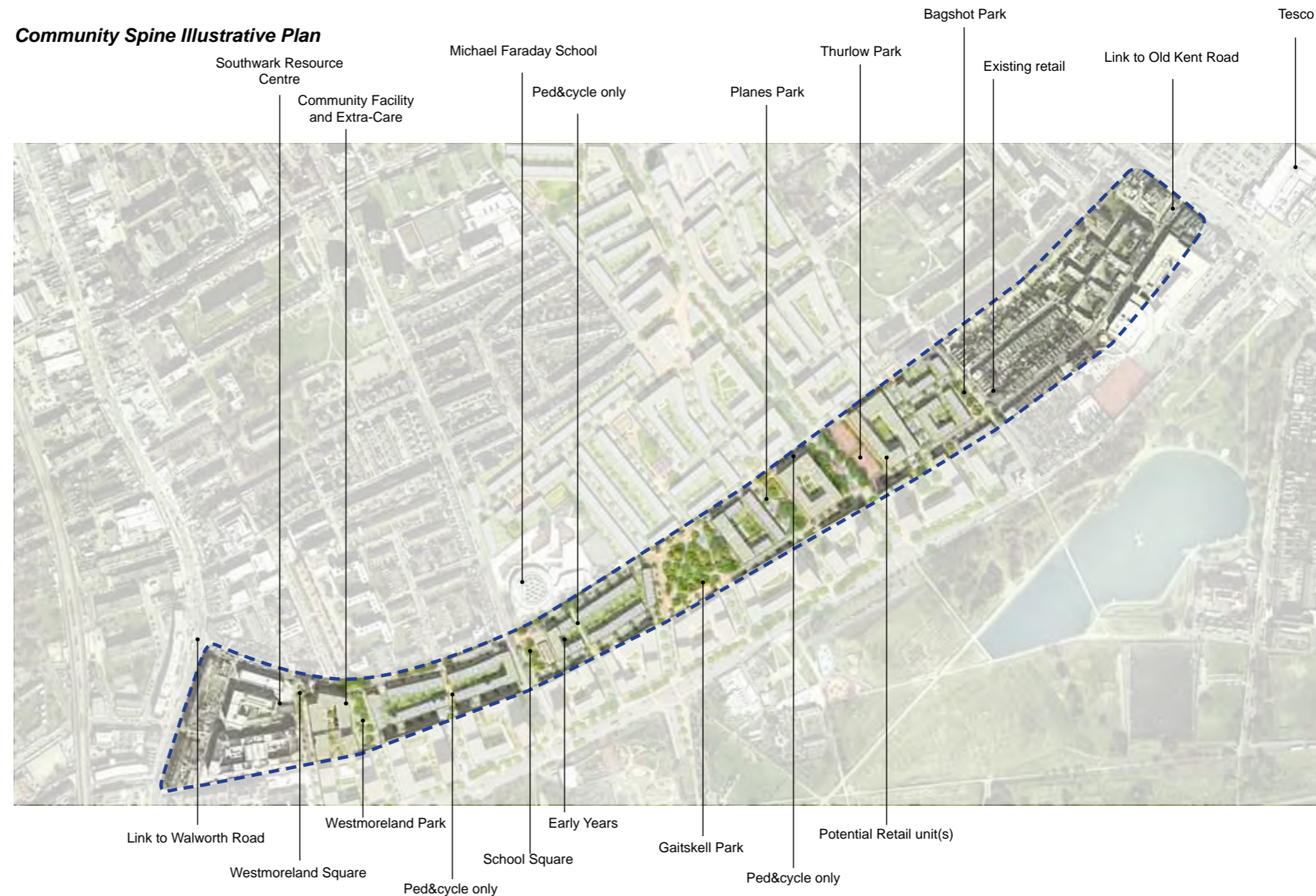
Description

The community spine character area covers the key east-west link between Walworth Road and Old Kent Road. Creating an attractive, legible and safe route for pedestrians and cyclists is the key design outcome for the community spine.

The character of the community spine recognises its connections with Walworth Road, Westmoreland Square and Park, Thurlow Street and Old Kent Road. Michael Faraday Square, Gaitskell Park and Thurlow Park provide key crossing points between the two east-west streets that make up the community spine, as well as resting and gathering places.

Taller trees with a more formal habit, underplanted with a carpet of evergreen groundcovers, will provide a continuous green rhythmic character to the streets. Street trees will be planted every two parking bays to reinforce the tree-lined character of the community spine. Hedge planting will be used as part of the adjacent boundary treatments to also emphasise the 'green' character of the community spine.

Shared space treatments adjacent the parks and square and raised tables at key junctions allow 'Town Centre' style materials such as granite to be introduced to emphasise the route's importance and its connections to key locations.



Key Objectives

- Create a legible and safe route east-west between Walworth Road and Old Kent Road
- Emphasise the community spine through regular street tree planting, including groundcover underplanting, and hedges within adjacent boundary treatments
- Prioritise pedestrians at crossing points
- Reduce vehicle speeds by narrowing carriageway widths and introducing parking, street tree planting and traffic calming features such as raised tables and shared surfaces where required

5.3.1 MICHAEL FARADAY SQUARE



Design Objectives

- Create a place where parents and carers can wait for children to finish school activities
- Retain existing trees
- Introduce Mayor's Cycle Hire Scheme (24 bikes)
- Provide cycle parking
- Provide community gardening facilities
- Ensure safe access for children exiting the school and entering/exiting the square
- Use shared space treatments to surrounding roads to prioritise pedestrian access to the square
- Provide pedestrian access to the adjacent flat block, including to private ground floor gardens.
- Create a neighbourhood playable space without formal play equipment. Play to be elements such as safe places for children to ride bikes and scooters and areas that encourage interactive and imaginative play between the children.
- Provide community garden facilities
- Planting to be simple and bold to provide rhythm to the square's design
- Paving materials and street furniture to complement those used within Portland Street Park

Design Strategy

Michael Faraday Square creates a space for children, parents and pedestrians to interact within a safe and attractive environment. The square is to cater for parents and young children before and after school times and community members using the school facilities out of school hours.

Hard paved with shade and seating for waiting parents and children, the square will facilitate high numbers of people at any one time and allow for freedom of movement in many directions. The grid of trees and hard surface creates a maze-like environment for young children to skate or cycle around whilst their parents rest on the seating elements around the trees.

Community Garden facilities will be provided that can be used by the school and local community.

The AAP design principles for the square identified that the space needs to 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, all of which is provided. However, it also required that the square provide informal parking for local shops around, allow for school pickup and drop-off facilities and be the focus of local public transport activity with bus stops, waiting areas and interchange between different modes. Limited pickup and drop-off facilities have been provided but informal parking is not required as there are no shops in close proximity and consultation with the school identified that they do not want to encourage parents driving their children to the school by extensive parking provision. As identified in Section 3.1, the provision of a public transport route along the community spine was not considered necessary so facilities related to this use have not been included.

Michael Faraday Square Movement Principles



- Key
- Open Space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route

Michael Faraday Square Design Concept Principles



- Key
- Open Space
 - Structural Planting
 - Community Garden
 - Meeting and Gathering Space
 - Existing Tree
 - Park Entrance

Michael Faraday Square Masterplan



- 1 Existing trees retained
- 2 Proposed trees with feature seating
- 3 Mayor's Cycle Hire bikes
- 4 Pick-up and drop-off facilities
- 5 Community Garden
- 6 Safe access for children to cross from school
- 7 Shared space prioritizes pedestrians
- 8 Pedestrian access to residential block provided

Artists Impression of Michael Faraday Square



Michael Faraday Square Materials and Precedents



Opportunity for bespoke seating elements around grid of trees to act as playable space



Paving can be used for scooters and skating



Community Garden

5.3.2 GAITSKELL PARK



Design Objectives

- Provide a contemporary park that allows for a variety of activities
- Allow both cyclists and pedestrians to use the square to facilitate east-west access along the community spine and north-south access between Burgess Park and Aylesbury Square
- Use shared space treatments to surrounding roads to prioritise pedestrian and cycle access to the park
- As the park will be used as part of the Community Spine and Green Link movement corridors by pedestrians and cyclists, ensure the lighting meets standard footpath lighting requirements.
- Consider the introduction of a pond and wetland feature to attenuate surface water but also provides interaction and access to nature for adults and children. Water safety and cleanliness to be considered before interaction with water confirmed.
- Create a neighbourhood playable space with formal play equipment
- Provide outdoor gym facilities as an activity trail to encourage use by different groups
- Provide seating, picnic and barbeque facilities
- Planting to be naturalistic, simple and seasonal
- High quality paving materials to be used in feature areas
- Bespoke street furniture and play elements to be used to create a Gaitskell Park character

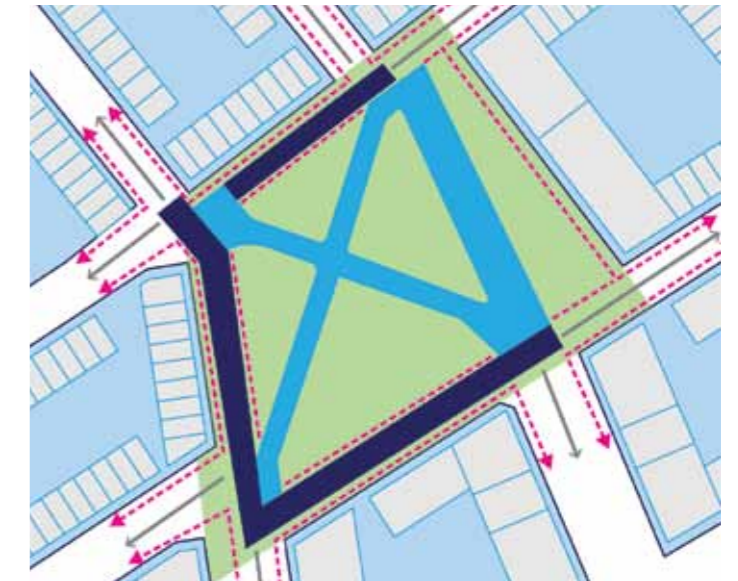
Design Strategy

Gaitskell Park is a key public space along the Community Spine forming a hinge that allows a east-west and north-south change of alignment for pedestrians and cyclists travelling through the development. This directional movement will be clearly legible through the park to enable easy pedestrian and cycle movement.

Gaitskell Park is to be the key destination park within the new development. It will provide complimentary facilities to Burgess Park that encourage social interaction between different age groups. Facilities such as picnic tables and barbeques that allow groups to gather are to be provided. The space is to be mainly soft, with tree planting, hedges, shrub and groundcover planting and turf to enable passive recreation and small neighbourhood gatherings.

The outdoor gym facility is to provide a complementary but alternative option to the outdoor gym on Albany Road within Burgess Park. Its design is to be inclusive of all ages and ethnic groups and to discourage use by one dominate group. The layout is to be as an activity trail rather in one consolidated area to allow different groups to use the facility at the same time.

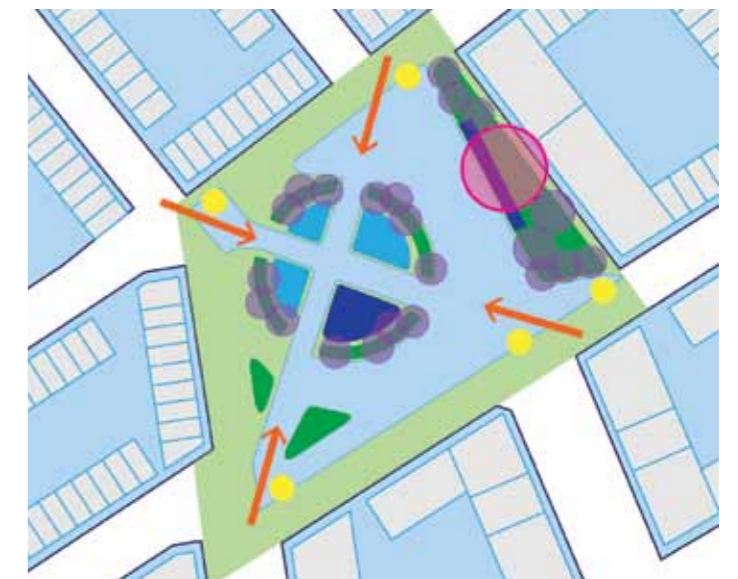
Gaitskell Park Movement Principles



Key

- | | |
|---|---------------------------|
| Open Space | Pedestrian Only Route |
| Pedestrian, Cyclist & Vehicle Shared Zone | Cyclist and Vehicle Route |
| Pedestrian & Cyclist Shared Zone | |

Gaitskell Park Design Concept Principles



Key

- | | |
|---------------------------------------|---------------|
| Open Space | Existing Tree |
| Structural Planting | Proposed Tree |
| Equipped Playable Space & Outdoor Gym | Park Entrance |
| Picnic and Informal Play | Key Views |
| Meeting and Gathering Space | |

5.3.2 GAITSKELL PARK

Gaitskell Park Masterplan



- 1 Shared surface to surrounding streets to prioritize pedestrians and cycle access to square
- 2 Aylesbury Community Spine
- 3 North-south Green Link
- 4 Outdoor gym facilities
- 5 Neighbourhood playable space with formal play equipment
- 6 Dancing fountains
- 7 Bespoke seating features
- 8 Existing tree retained
- 9 Picnic and BBQ facilities

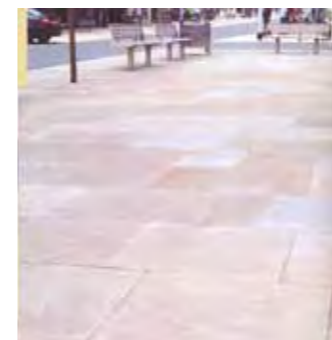
Artist Impression of Gaitskell Park



Gaitskell Park Materials and Precedents



Outdoor gym equipment



Opportunity to introduce Yorkstone paving to feature areas.



Neighbourhood play for children of all ages



5.3.3 PLANES PARK



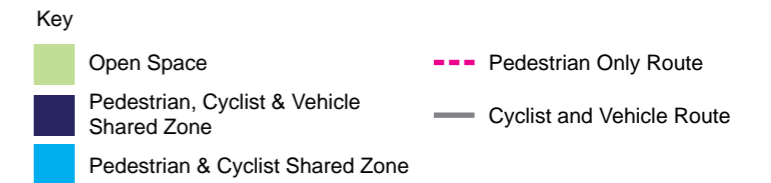
Design Objectives

- Create a local park that provides a quiet space for residents to sit and rest and young children to play
- Retain existing trees
- Use shared space treatments to roads that cross the park to prioritise pedestrian and cycle access
- Pedestrian access to be provided to adjacent residential blocks
- Planting to be simple bold and seasonal

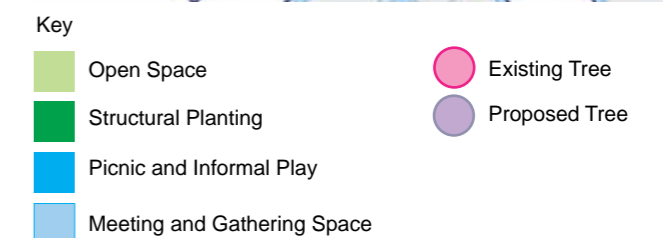
Design Strategy

Planes Park will have a small-scale, garden character to enable a high level of community ownership and involvement. With its several large existing trees, the park provides an opportunity for varied planting and seasonal interest. The north-south alignment of the existing Plane trees will be reinforced with new trees. Pedestrian access and seating opportunities generate smaller garden areas within the park in which the community can create their own character. Pedestrian and cyclist circulation will be prioritized at the crossing with raised tables to ensure the continuity of the park and access along the Community Spine.

Planes Park Movement Principles



Planes Park Design Concept Principles



Planes Park Masterplan



- 1 Existing trees retained
- 2 Proposed new trees continue existing tree avenue
- 3 Shared surface to prioritize pedestrians
- 4 Pedestrian and cyclist only street continues Aylesbury Community Spine with tree planting, seating and bioretention area
- 5 Feature seating creates meeting and gathering areas
- 6 Lawn and planting areas
- 7 Pedestrian access to residential block provided

Artist Impression of Planes Park



Planes Park Materials and Precedents



Colourful, seasonal herbaceous planting



Timber benches with and without backs encourages use by all age groups

5.3.4 BAGSHOT PARK



Design Objectives

- Create a meeting and gathering space that compliments the local shops
- Retain existing trees
- Create a quality space that integrates the residential area with the new development
- Provide informal play opportunities
- Planting to be simple bold and seasonal

Design Strategy

Bagshot Park is a small scale park that presents the opportunity for interaction between the existing residents adjacent the estate and the new residents of the development area. The adjacent shops also provide the opportunity for the park to be a meeting and gathering space.

Seasonal planting and lawns surround the existing trees, along with the planting of new trees to provide shade and a pleasant environment to relax and gather. Street play is to be encouraged with informal play opportunities like stepping stones.

As well as being on the community spine, Bagshot Park is also on the Green link between Burgess Park and Surrey Square Park. The shared zone treatment along the road will prioritize pedestrian access to the park from the local shops as well as reduce vehicle speeds to encourage cyclists to use the Green Link. A bioretention strip along the park presents an edge to the park and helps to 'green' the 'Green Link', complementing the existing street trees and planting.

Bagshot Park Movement Principles



- Key
- Open Space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route

Bagshot Park Design Concept Principles



- Key
- Open Space
 - Structural Planting
 - Meeting and Gathering Space
 - Existing Tree

Bagshot Park Masterplan



- 1 Soil levels maintained under existing trees by sculptural seating/retaining wall elements
- 2 Proposed new trees
- 3 Shared surface to prioritize pedestrians and encourage access from adjacent shops
- 4 Lawn and planting areas with opportunities for informal play elements
- 5 Bioretention area reinforces north-south Green Link
- 6 Pedestrian access to residential block provided

Bagshot Park Materials and Precedents



Potential to use sculptural precast concrete to create seating / retaining walls to maintain the soil levels around the existing trees



Opportunity for sculptural informal play elements that create a feature within the park

5.4 THURLOW STREET NEIGHBOURHOOD



Vision

A green and dynamic boulevard

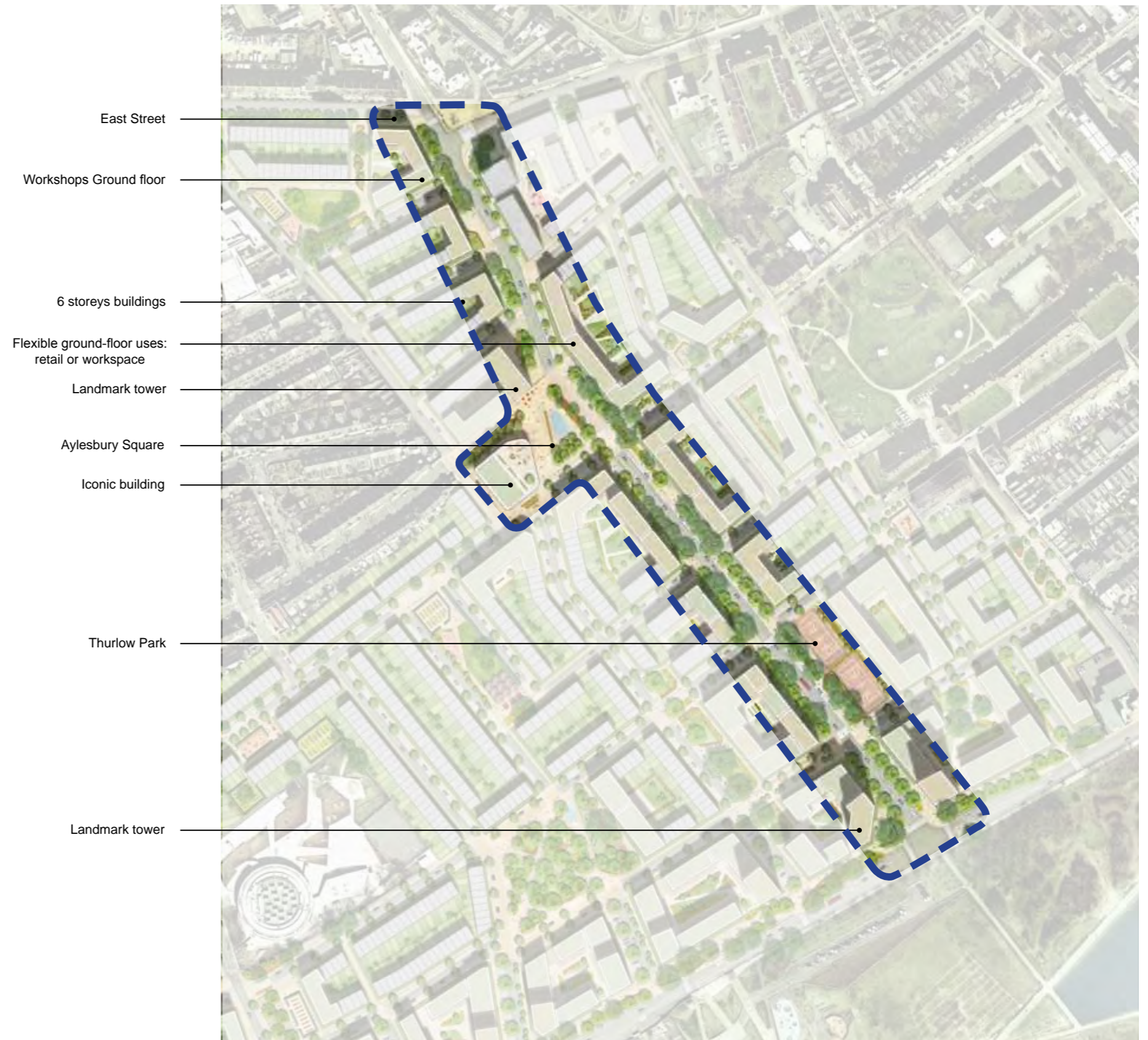
Description

Thurlow Street has both movement corridor and placemaking functions as it is the main north-south route through the development area and is the main focus of retail and community uses. It will be used by pedestrians, cyclists, buses and other vehicles, and will be a place where people congregate both along the street as well as within Aylesbury Square and Thurlow Street Park.

Key Objectives

- Create a high street catering for local needs
- Retain existing trees
- Improve pedestrian and cycle access along and across Thurlow Street
- Improve public transport facilities, including the capacity to introduce a potential future public transport service
- Create a civic space that becomes a destination for Aylesbury residents and visitors
- Provide active recreation facilities

Thurlow Street Illustrative Plan



5.4.1 THURLOW STREET FRONTAGE



Design Objectives

- Create a contemporary 'boulevard' that combines movement corridor functions for pedestrians, cyclists, public transport and other vehicles, along with placemaking opportunities to provide an attractive destination meeting place within the new Aylesbury
- Retain existing trees and introduce new trees with lawn or herbaceous planting under to unite the boulevard
- Create multi-use, informal and relaxing spaces with places to stop and sit
- Allow retail units to use pavement space if appropriate
- Increase the number and prioritise pedestrian crossing points
- Introduce on-road cycle lanes along Thurlow Street and potential cycle only crossing across the street
- Reduce vehicle speeds by narrowing the carriageway width and introducing parking, cycle lanes and street tree planting
- Reduce clutter by removing walls and service roads and reduce potential future clutter within the streetscape by combining elements such as signage and lighting and using planting beds and seats rather than bollards
- Planting to be simple and bold to reflect the space as a movement corridor
- Paving materials and street furniture to unite along its length, regardless of phasing

Thurlow Street Materials and Precedents



Pre-cast concrete retaining walls to existing trees to be used to create sculptural seating and planting beds

Design Strategy

To reflect its importance and the large number of existing trees within the existing streetscape, Thurlow Street has been designed as a grand boulevard, with 'plenty of landscaping' as required by the AAAP. Landscaped verges on both side of the carriageway allow the retention of all the existing Plane trees and the inclusion of new tree planting. The character of the verges will change along the street as the adjacent uses and the existing conditions of the existing trees affect the design.

In many locations along the street, the existing trees are planted in sloping concrete paved areas or raised planting beds. To improve the soil conditions and maintain ground levels around the trees, soft landscape beds in the form of grass or herbaceous planting will be introduced under the existing trees with seating edge retaining walls used to take up level changes where required. Timber decking will be used to create a permeable and attractive surface

whilst maintaining the soil level of two Plane trees planted at a lower ground level to Thurlow Street.

Paths between the trees break up the verge treatment to allow access and encourage use of the spaces. The verges under both the new and existing trees will be designed to encourage people to use the spaces, with seating areas created.

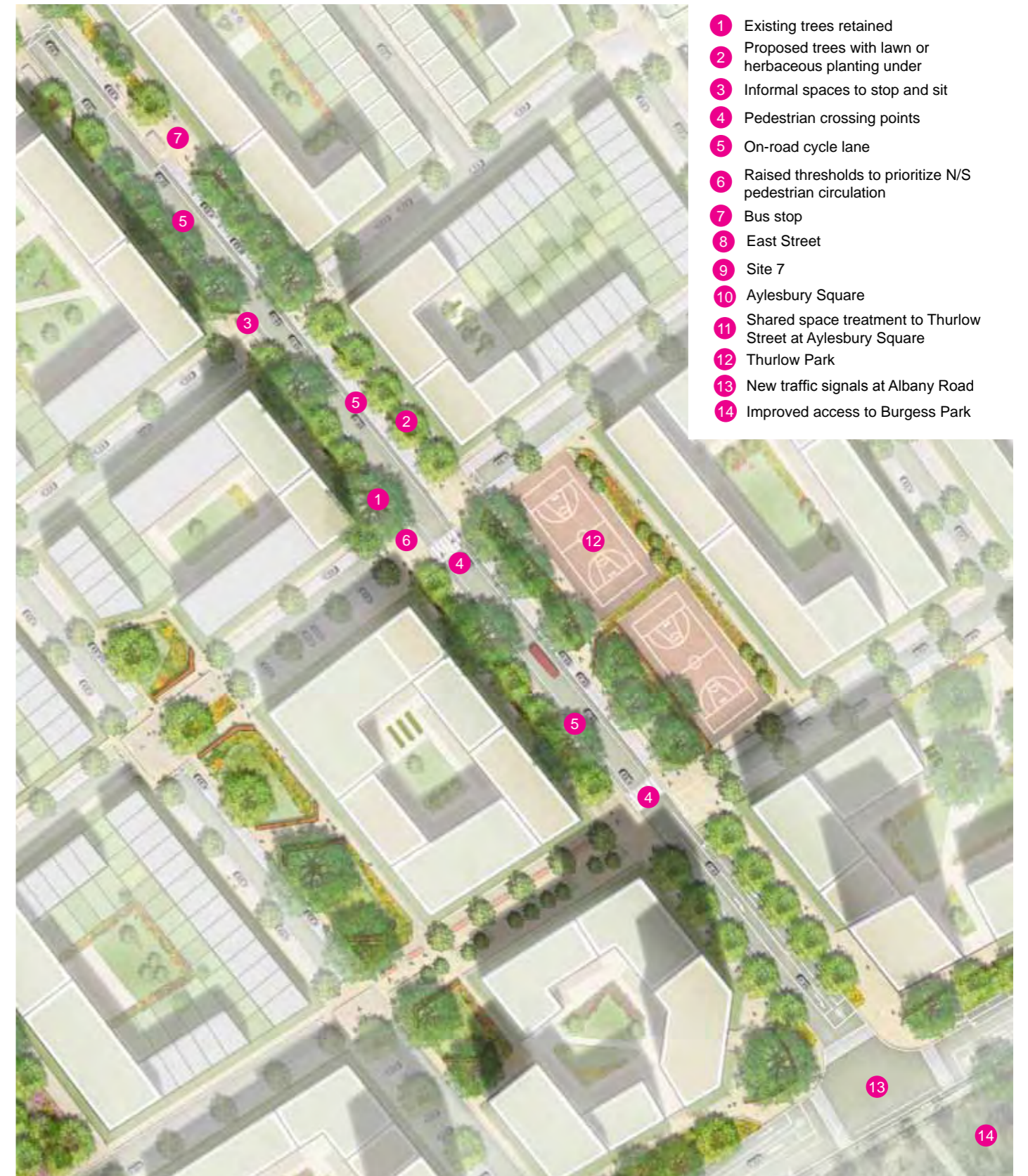
To provide a high quality pedestrian and cycling environment and improved pedestrian crossings as required by the AAAP, on-road cycle lanes and an increased number of pedestrian crossings will be provided. The existing bus route will continue along the street and capacity for a future tram or guided bus route can be provided by the removal of one of the landscaped verges. Pedestrian paths are located adjacent the buildings and adjacent the kerb where space is available.

Artist Impression of Thurlow Street



5.4.1 THURLOW STREET FRONTAGE

Thurlow Street Masterplan



- 1 Existing trees retained
- 2 Proposed trees with lawn or herbaceous planting under
- 3 Informal spaces to stop and sit
- 4 Pedestrian crossing points
- 5 On-road cycle lane
- 6 Raised thresholds to prioritize N/S pedestrian circulation
- 7 Bus stop
- 8 East Street
- 9 Site 7
- 10 Aylesbury Square
- 11 Shared space treatment to Thurlow Street at Aylesbury Square
- 12 Thurlow Park
- 13 New traffic signals at Albany Road
- 14 Improved access to Burgess Park

5.4.2 AYLESBURY SQUARE



Design Objectives

- Create a space that is flexible and robust to allow for a variety of uses
- Ensure the space is designed to be used comfortably by many or just a few
- Introduce activity within the space, such as dancing fountains and seating areas, to encourage use when there are no events
- Provide electrical supply for events. Location and casing of feeder pillars to be considered as part of square design and incorporated either within a community building or as part of a bespoke street furniture element
- Encourage surrounding retail and community uses to occupy the square through an inclusive management structure
- Introduce Mayor's Cycle Hire Scheme (24 bikes)
- Introduce cycle parking
- Ensure suitable emergency and service vehicle access is provided
- Emphasise the importance of the square through the use of high quality materials, feature lighting and bespoke seating
- Extend and highlight the square by introducing shared space features and feature lighting the adjacent section of Thurlow Street

Design Strategy

Aylesbury Square is the largest public square in the development and will be the focal point for the local area. It will be a flexible, activity space for the surrounding community and retail buildings and will be suitable for outdoor events.

The AAP identified that the square (called Amersham Square in the AAP) 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. In addition, the Square will be a focus for public art, special lighting and hard landscaping and tree planting which will be integrated with Thurlow Street.

The masterplan incorporates these design principles to create a simple and attractive square that responds to its function as the entrance to the medical centre and other community and retail uses while creating a space that is suitable for community events. The existing and proposed tree planting within and to the edges of the square provide enclosure to the space without reducing views into and through the square. Bespoke, feature seats and dancing fountains provide activity and amenity day-to-day and allow the space to be transformed to an event space when required.

Thurlow Street will be designed as a shared space along the full extent of Aylesbury Square, slowing traffic and allowing pedestrians and cyclists to cross the street with ease.

To reflect the importance of Aylesbury Square, high quality materials and furniture, including feature lighting, will be used.

Aylesbury Square Movement Principles



Key

Open Space	Pedestrian Only Route
Pedestrian & Cyclist Shared Zone	Cycle Lane
Pedestrian, Cyclist & Vehicle Shared Zone	Cyclist and Vehicle Route
Pedestrian, Cyclist & Vehicle Shared Zone (Emergency & Delivery Vehicles Only)	Bus Stop
	Cycle Hire

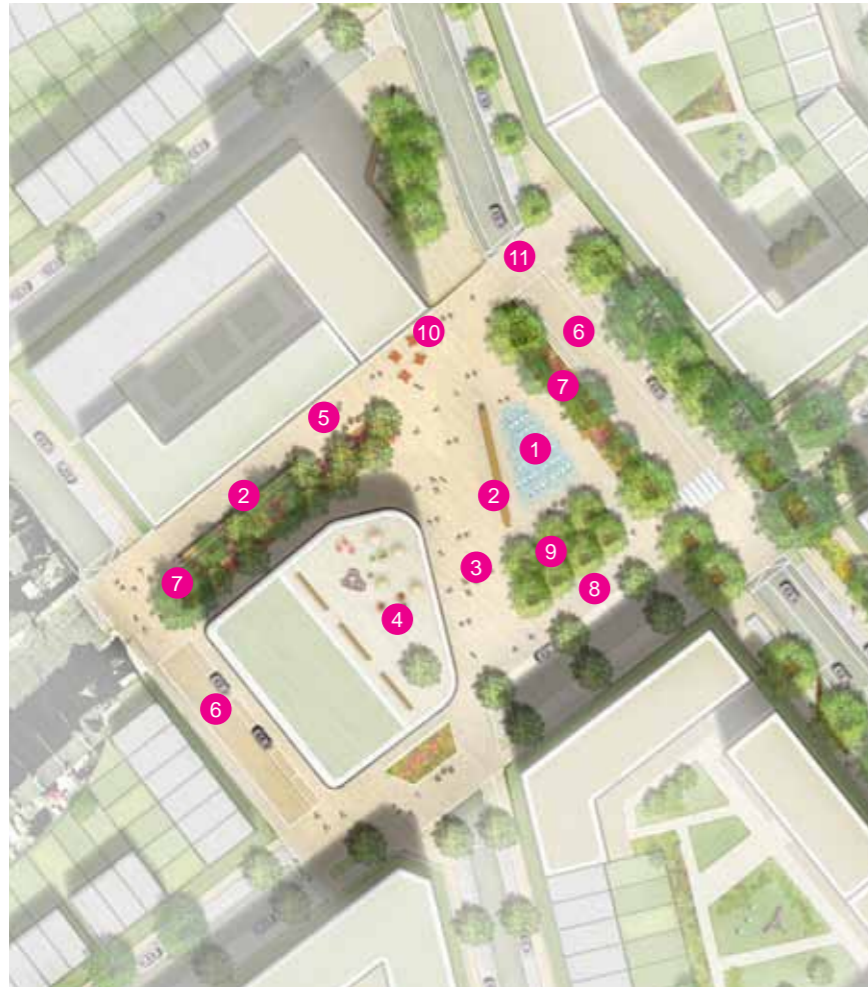
Aylesbury Square Design Concept Principles



Key

Open Space	Key Views
Existing Tree	Meeting and Gathering Space
Proposed Tree	Events Space
Park Entrance	

Aylesbury Square Masterplan



- 1 Dancing Fountains
- 2 Feature seating areas
- 3 Feature lighting
- 4 Iconic building
- 5 Emergency and service access only
- 6 Shared space treatment
- 7 Existing trees retained
- 8 Mayor's Cycle Hire bikes
- 9 Tree grid with seating under
- 10 Opportunity for outdoor cafe seating
- 11 Shared zone treatment to full extent of Square, including Thurlow Street

Artist Impression of Aylesbury Square



Aylesbury Square Materials and Precedents



Dancing fountains create interest and activity



Feature seating elements



Opportunity for mobile seating to create dynamic seating areas



Opportunity for pleached trees as structural tree planting

5.4.3 THURLOW PARK



Design Objectives

- Provide two multi-use games areas (MUGAs) that meet Sport's England's design specifications with capacity for tennis, netball, basketball and 5-a-side football
- Retain existing trees
- Provide seating for spectators and carers
- Reduce noise and light spill into adjacent properties
- Introduce Mayor's Cycle Hire Scheme (24 bikes)
- Provide cycle parking
- Planting to be simple and bold to marry into Thurlow Street design
- Paving materials and street furniture to marry into Thurlow Street design

Design Strategy

Thurlow Park is the key active recreation area within the new development with two games courts (MUGAs) the focus of the park. It will not compete with Burgess Park but provide complimentary facilities that encourage social interaction for all ages.

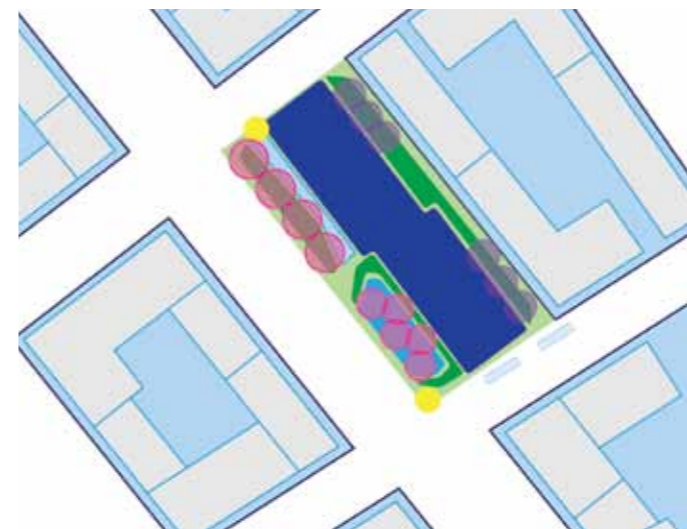
The existing trees are retained and protected in wide planting beds with feature seating areas for spectators and carers, shielding the park from the busy Thurlow Street. A planting buffer and retaining wall protects the residential blocks from noise spills, while ensuring shade and a pleasant image to the park.

Thurlow Park Movement Principles



- Key
- Open Space
 - Pedestrian & Cyclist Shared Zone
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cycle Lane
 - Cyclist and Vehicle Route
 - Pedestrian Crossing
 - Potential Cycle Crossing

Thurlow Park Design Concept Principles



- Key
- Open Space
 - Picnic and Informal Play
 - Structural Planting
 - Recreation Zone
 - Meeting and Gathering Space
 - Existing Tree
 - Proposed Tree
 - Park Entrance
 - Cycle Hire

Thurlow Park Masterplan



- 1 Multi-use game court
- 2 Existing trees retained
- 3 Seating area
- 4 Mayor's Cycle Hire Bikes
- 5 1.5m high brick wall and planting to reduce noise spill to adjacent residential block
- 6 Raised table to prioritize pedestrians
- 7 Planting and lawn under existing trees

Thurlow Park Materials and Precedents



MUGAs with capacity for tennis, netball, basketball and 5-a-side football



Potential for other active recreation and play facilities to be installed

5.5 SCHOOL NEIGHBOURHOOD



Vision

A contemporary extension to the Conservation Area

Description

The school neighbourhood is adjacent to the Liverpool Grove Conservation Area on its eastern boundary. It recognises the importance of the conservation area by reflecting the character of its streets and terrace housing built form within a contemporary approach. Elements such as the narrow streets with parking and black railing boundary fences are used to create a similar streetscape character to the conservation area.

Key Objectives

- Reflect the conservation area character within the streetscape and public realm design
- Retain existing trees along Inville Road / Roland Way
- Integrate the estate into surrounding neighbourhood by connecting existing and proposed streets
- Create local parks with play and places to relax.

School Neighbourhood and Conservation Area illustrative plan



5.5.1 MISSENDEN PARK



Design Objectives

- Prioritise pedestrians and cyclists as part of the Green Link between Burgess Park and Aylesbury Square
- Retain existing trees
- Create a local playable space with formal play equipment and other playable spaces
- Provide community gardening facilities
- Provide seating and gathering opportunities
- Planting to be follow a food-growing theme with orchard trees

Design Strategy

Missenden Park is part of the Green link for people walking or cycling between Aylesbury Square and Burgess Park. Shared zone treatments and raised tables will prioritize pedestrian and cycle access to the park and along the Green Link.

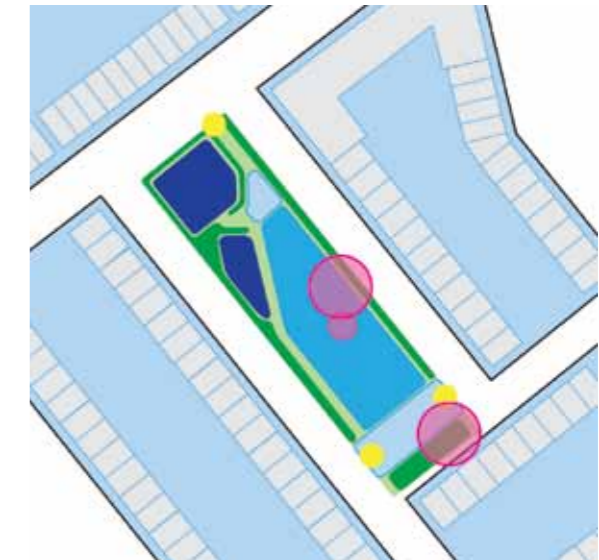
The scale and orthogonal layout of the park is that of a typical London square and the design is to encourage ownership by the surrounding houses. Community Garden facilities and the planting of an orchard will create the opportunity for the engagement of the community in the maintenance and use of the park. The park is mainly soft, with generous grass and planting areas. An equipped play area is provided to encourage the use of the park by the surrounding children. The park edges will be strongly defined with a traditional hedge on one side and a bioretention area on the other.

Missenden Park Movement Principles



- Key
- Open Space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian & Cyclist Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route

Missenden Park Design Concept Principles



- Key
- Open Space
 - Structural Planting
 - Equipped Playable Space & Community Garden
 - Picnic and Informal Play
 - Meeting and Gathering Space
 - Existing Tree
 - Park Entrance

Missenden Park Masterplan



- 1 Existing trees retained
- 2 Community garden
- 3 Local play area
- 4 Orchard with seating opportunities
- 5 Seating opportunities
- 6 Bioretention area reinforce north-south Green Link between Aylesbury Square and Burgess Park
- 7 Hedge boundary
- 8 Shared surface to prioritize pedestrian and cyclist circulation

Artist Impression of Missenden Park



5.5.2 DAWES STREET AND EAST STREET PARKS



Design Objectives

- Retain existing trees
- Create a local playable space with formal play equipment and other playable spaces
- Provide community gardening facilities
- Provide seating and gathering opportunities
- Provide emergency and service vehicle access to houses

Design Strategy

Dawes Street and East Street Park is the main park within the northern part of the new development. It will be used by both surrounding residents and people working locally and needs to accommodate facilities for both. The space is to be a combination of soft and hard landscape features including community gardening facilities, paved surfaces, play spaces and seating areas to enable passive recreation and small neighbourhood gatherings.

Dawes and East Street Parks Movement Principles



- Key
- Open Space
 - Pedestrian, Cyclist & Vehicle Shared Zone (Emergency and Service Vehicles Only)
 - Pedestrian Only route
 - Cyclist and Vehicle Route

Dawes and East Street Parks Design Concept Principles



- Key
- Open space
 - Structural Planting
 - Equipped Playable Space & Community Garden
 - Picnic and Informal Play
 - Meeting and Gathering Space
 - Existing Tree
 - Proposed Tree
 - Park Entrance
 - Retaining Wall to Maintain Ground Levels to Existing Tree

Dawes and East Street Parks Masterplan



- 1 Existing trees retained
- 2 Community garden
- 3 Local play area
- 4 Seating opportunity under existing trees with colourful planting
- 5 Lawn and planting area
- 6 Sculptural seating and planting under existing and proposed trees provide seating
- 7 Retaining wall maintains existing tree ground level

Artist Impression of Dawes Street Park



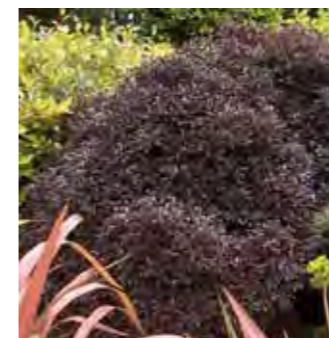
Dawes and East Street Parks Materials and Precedents



Long timber seat to edge of lawn



Play could respond to existing trees



Strong, bold planting

5.5.3 INVILLE PARK



Design Objectives

- Create a local park for the local residents to relax and gather
- Provide a small enclosed garden and play space to encourage community ownership
- Planting to be simple and easy maintained

Design Strategy

Inville Park will be a local park featuring a local playable space. It will have a small-scale feel to enable a high level of community ownership and involvement. Seating opportunities to be provided under the shade of new trees.

The park will also provide access to two community gardens located behind the residential gardens. Two existing trees will be retained in the spaces.

Inville Park Masterplan



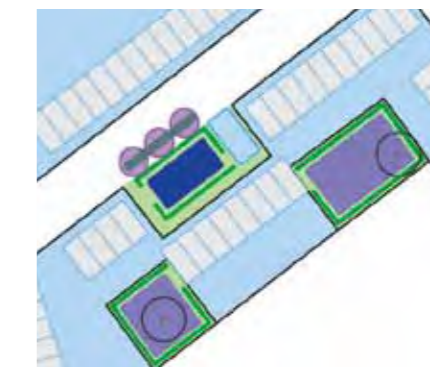
- 1 Local play area
- 2 Seating opportunities
- 3 Trees and planting separate park from road to increase safety
- 4 Hedge boundary to play area
- 5 Shared surface to prioritize pedestrian circulation
- 6 Access to residential buildings provided
- 7 Access to community garden
- 8 Community garden

Inville Park Movement Principles



- Key
- Open Space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route

Inville Park Design Concept Principles



- Key
- Open Space
 - Structural Planting
 - Equipped Playable Space
 - Meeting and Gathering Space
 - Community Garden
 - Proposed tree
 - Existing tree

5.6 SURREY SQUARE NEIGHBOURHOOD



Vision

Formal streets and intimate mews

Description

Located between Thurlow Street and Surrey Square Park, the Surrey Square Neighbourhood responds to the larger buildings around the Park and on Thurlow Street. East-west and north-south access through the neighbourhood is key, connecting Surrey Square Park both to Burgess Park and Aylesbury Square. The north-south road within the neighbourhood will have a mews character with two storey buildings with no privacy strip where children will be encouraged to play. There is the opportunity to pave the road surface, potentially using warmer narrow clay pavers.

Key Objectives

- Integrate the estate into surrounding neighbourhood by connecting existing and proposed streets
- Retain existing trees where possible
- Reinforce the north-south Green Link from Bagshot Street
- Highlight the east-west community spine connecting Aylesbury Square with Surrey Square Park
- Improve pedestrian access to the park and slow traffic by introducing shared surfaces and retaining existing street closures

Surrey Park Neighbourhood Illustrative plan



5.6.1 ALSACE PARK



Design Objectives

- Create a local park that provides a quiet space for residents to sit and rest and young children to play
- Retain existing tree
- Introduce raised tables on surrounding roads to prioritise pedestrian access to the park
- Planting will be naturalistic, simple and seasonal

Design Strategy

Alsace Park is a small park created around the retention of an existing tree. It will have a small-scale feel to enable a high level of community ownership and involvement. Seasonal planting areas and lawn surround the existing tree, delimited by seating, creating a relaxed and interactive atmosphere for different users of the park. New trees will be planted over an informal seating area to provide shade for individuals to enjoy the park.

Alsace Park Movement & Design Concept Principles



- Key
- Open space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route



- Key
- Open Space
 - Structural Planting
 - Meeting Area with Informal Play
 - Existing Tree
 - Proposed Tree

Alsace Park Masterplan



- Existing tree retained with planting and lawn under
- Seating and informal play opportunities
- Bioretention area emphasises east-west link from Aylesbury Square to Surrey Square Park
- Shared surface to prioritize pedestrian circulation
- Access to residential buildings provided

5.6.2 ALVEY PARK



Design Objectives

- Create a local park for the residents to relax and socialise
- Provide a small enclosed garden and play space to encourage community ownership
- Planting will be simple and easy maintained

Design Strategy

Alvey Park will be a local park featuring a local playable space. It will have a small-scale feel to enable a high level of community ownership and involvement. Seating opportunities will be provided under the shade of new trees.

Alvey Park Movement & Design Concept Principles



- Key
- Open space
 - Pedestrian, Cyclist & Vehicle Shared Zone
 - Pedestrian Only Route
 - Cyclist and Vehicle Route



- Key
- Open Space
 - Structural Planting
 - Equipped Playable Space
 - Proposed Tree
 - Meeting and Gathering Space

Alvey Park Masterplan



- Local play area
- Seating opportunities
- Trees and planting separate park from road to increase safety
- Hedge boundary to play area
- Shared surface to prioritize pedestrian circulation
- Access to residential buildings provided

6.0 DESIGN STRATEGIES

6.1 DESIGN STRATEGIES

The overall appearance of the masterplan will be influenced and defined by a number of site wide strategies and detailed design decisions. As an outline planning application, much of the detail which contributes to the final appearance of the development is reserved and is not defined as part of this submission. However certain strategic influences are set out in the following pages which will help to shape the final appearance and character of the new development.

Artist Impression of Albany Road 'Park Road'



6.2 PUBLIC REALM AND STREETSCAPES

Creating attractive, legible and safe routes for pedestrians and cyclists that integrate into the surrounding streets is one of the key design principles of the Aylesbury masterplan. All streets have been designed to reflect the character of the surrounding 'traditional street' typologies.

Wide footpaths and traffic calming features such as shared space areas, raised tables at key junctions and road closures to create pedestrian and cyclist only streets have been introduced to improve pedestrian and cyclist comfort and safety.

The AAAP's Policy TP1: Designing Streets identifies that streets must be designed as attractive public spaces that have a distinctive character and create a 'sense of place'. It requires that the streets "cater for a range of users with priority generally given to pedestrians and cyclists", "designed to minimise the impact of speeding vehicles" and that the "design and layout of streets must take into account the requirements of vulnerable road users and mobility impaired people". In summary, the AAAP identifies that the following must be considered when designing the streets:

- Design streets so that pedestrians and cyclists feel safe.
- Design to minimise clutter.
- Design for easy maintenance.

The streets in the Aylesbury masterplan have been designed to meet these objectives. A uniform street width is maintained to meet SSDM requirements. Local distinctiveness has been achieved through their use, character, materials and street furniture, reflecting the masterplan character zones as well as their location within the pedestrian, cycle and vehicular road hierarchy.

Shared surfaces have been located adjacent to the parks and squares to act both as traffic calming elements and to improve pedestrian access to the open spaces. As required by the AAAP and SSDM, clear markers or separation elements will be provided for all users in all shared surface streets to ensure they are safe and effective. The markers can range from a change in level, material finish or a marking on the ground. Separation elements include street furniture such as lighting, bollards and seating or planting beds.

The street hierarchy and cycle provision is discussed in further detail in the Design and Access Statements for the Masterplan and First Development Site.

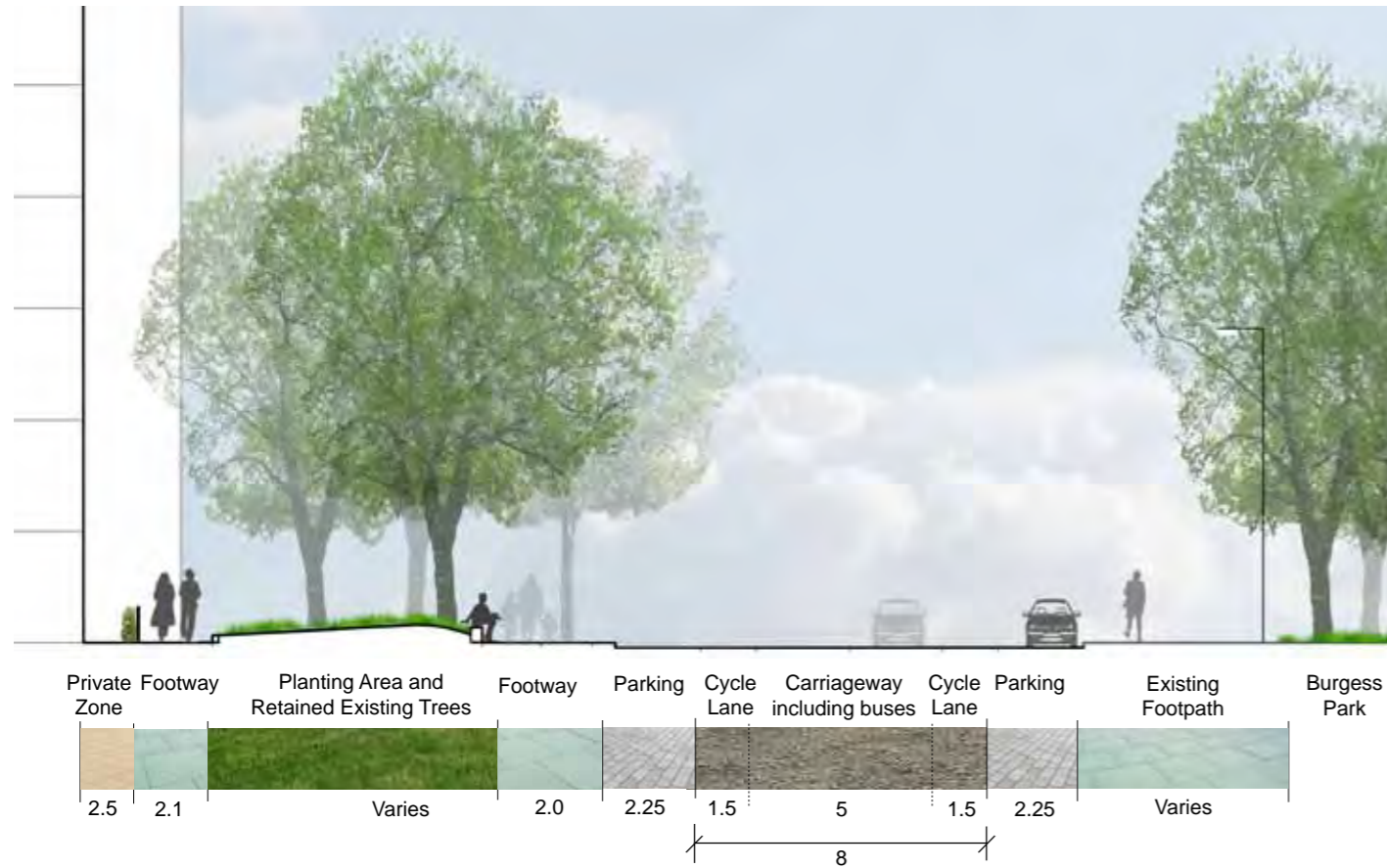
Street Network Plan



Key

- Primary Road with Public Transport
- Primary Road
- Secondary Road / Community Spine
- Tertiary Road
- Local Road
- ⋯ Local road with restricted traffic
- - Pedestrian and Cycle only

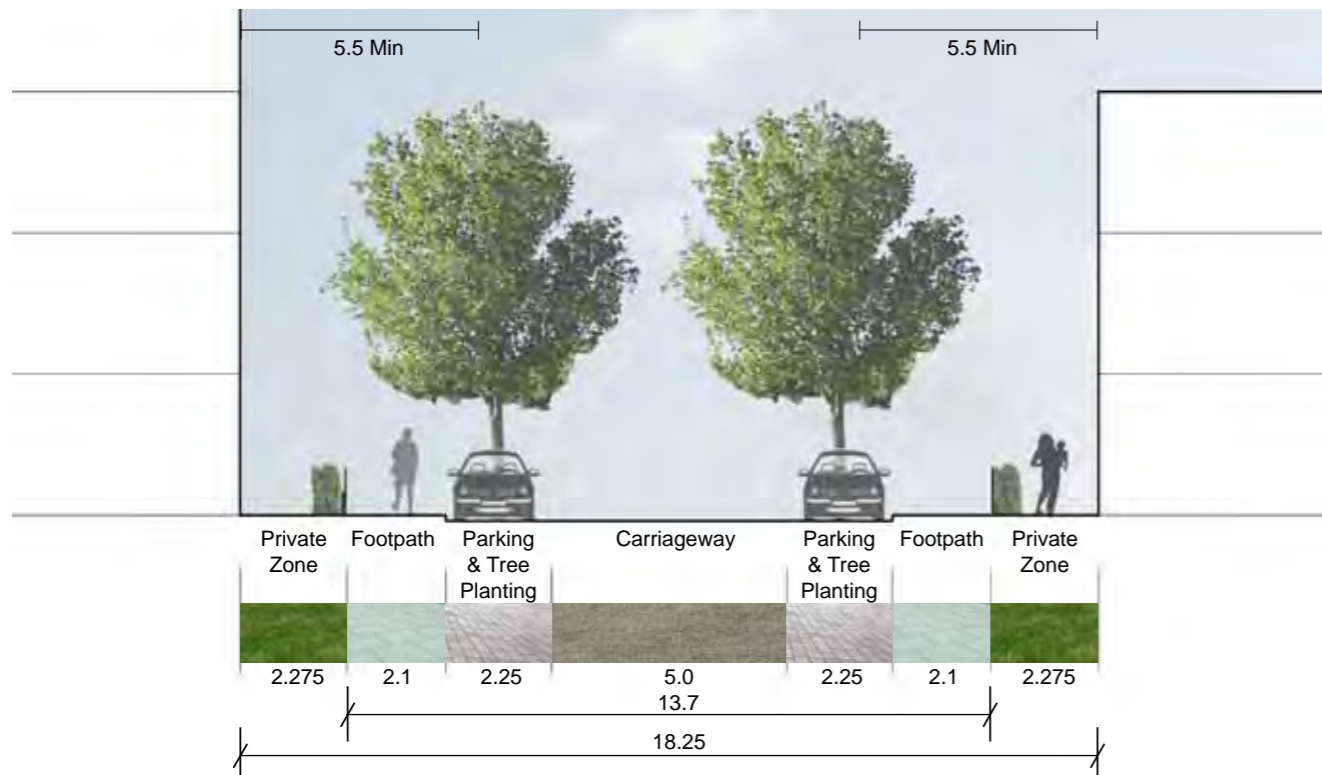
Street Section: Primary Road - Albany Road



Street Section: Primary Road - Thurlow Street



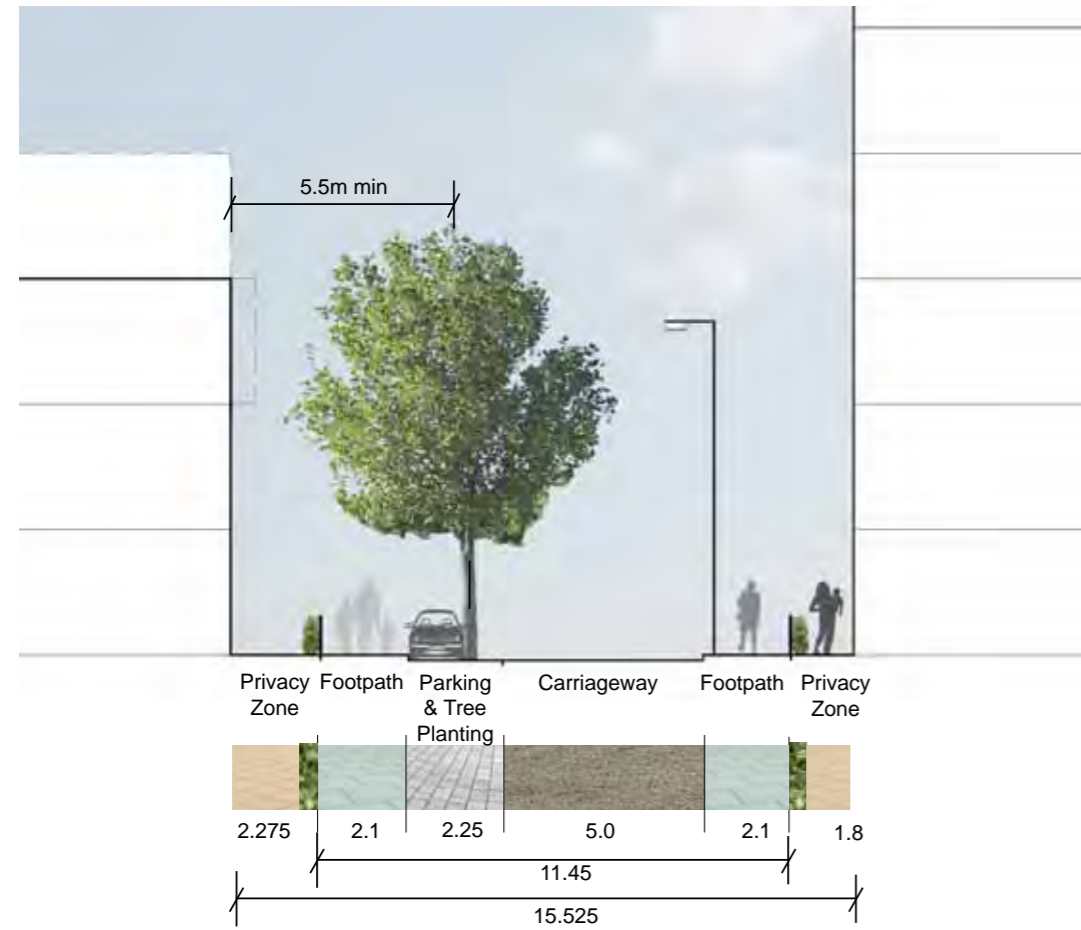
Street section: Local Road - Parallel Parking Type 1



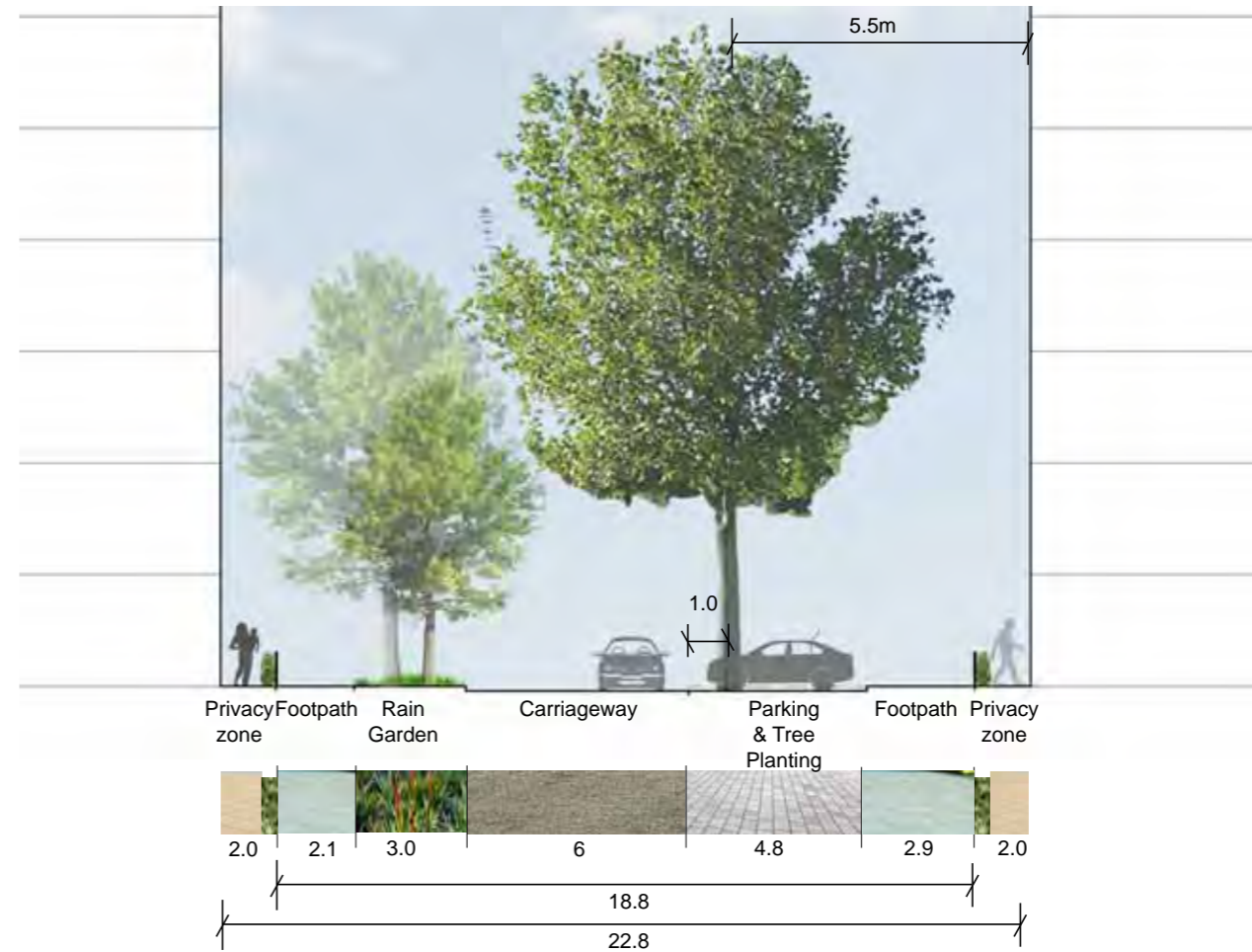
Artist Impression of Local Road



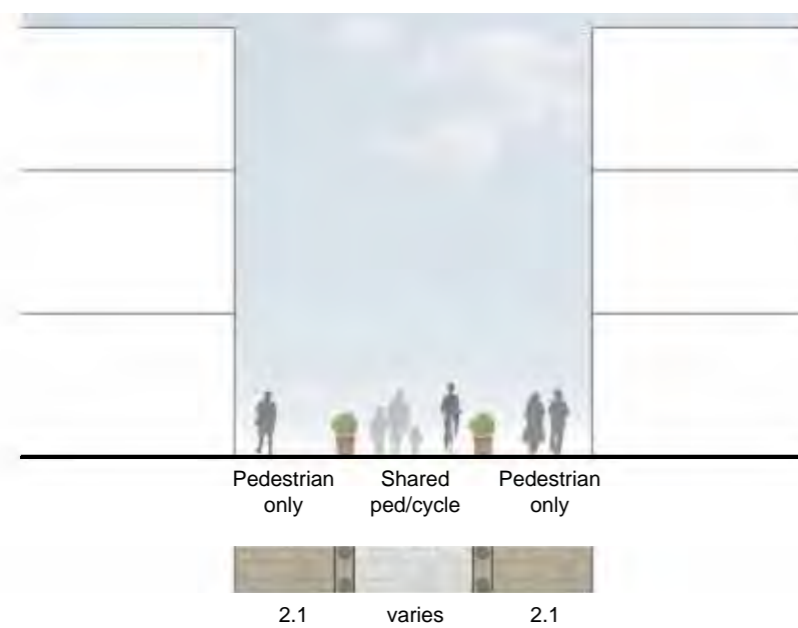
Street section: Local Road - Parallel Parking Type 2



Street Section: Local Road - Perpendicular Parking



Street section: Pedestrian and Cycle only



Artist Impression of Shared Zone adjacent Surrey Square Park



Cycle Strategy Plan



Key

- Existing designated cycle network: Future TfL Quietway
- Burgess Park Wide Cycle Network
- Thurlow Street On-street cycle lane
- Albany Road On-road cycle lane
- Community Spine
- Residential Streets
- Proposed Open spaces
- Proposed Cycle Hire rental locations
- Cycle priority junctions
- Potential Cycle Early Start Junction

Traffic Calming Strategy Plan



Key

- Raised Tables
- Shared surface
- Pedestrian / Cycle only
- Pedestrian crossing

6.3 PUBLIC OPEN SPACE

The masterplan proposes a wide variety of public open spaces ranging in size from a large civic square with the capacity to stage events and community gatherings, to small intimate pocket parks with places to sit and relax.

The outline masterplan provides 1.95 hectares of open space, of which 1.59 hectares are parks and 0.36 hectares are civic spaces. In addition, the masterplan also provides 0.54 hectares of open space within the Albany Road and Thurlow Street road frontages, creating a total area of open space of 2.49 hectares.

The parks and squares are located on strategic routes and connections throughout the development for ease of access, to enhance the experience of moving through the neighbourhood, and to connect the parks to destinations beyond the masterplan boundary. By creating this network of 'green' spaces connected by Green Links and Community Spines, the masterplan encourages healthy activity and increases opportunities for chance social encounters by prioritising pedestrians and cyclists. The range of open spaces have also been located to maximise the retention of existing quality trees, provide a park within easy access of all local residents, and provide a view to open space from every home.

The planting within the open spaces will provide colour and interest within a cost effective maintenance regime. The community will be encouraged to take ownership of planting and community garden areas, providing opportunities for them to work and socialise together to personalise their neighbourhoods.

Three types of open spaces are provided within the masterplan:

Civic Spaces

The civic spaces are social spaces within the estate that relate to community facilities. They are to be designed as flexible, robust spaces able to accommodate a varied programme of events and activities. Their design should be inclusive for all age groups and provide facilities and spaces that will attract a range of people.

Small Open Space

The Small Open Space within the masterplan is the largest park in the development, Gaitskell Park. It will not compete with Burgess Park but provide complimentary facilities that encourage social interaction for all ages. It will be mainly soft, with tree planting, hedges, shrub and groundcover planting and turf to enable passive recreation and small neighbourhood gatherings. Seating and play facilities are to be provided as well as access for cyclist to traverse.

Pocket Parks

Pocket Parks will be local parks that will have a small-scale feel to enable a high level of community ownership and involvement. They will respond to their local context to create a place for surrounding residents to meet and interact.

Open Spaces Plan



Key

- District Park
- Existing Small Open Spaces
- Small Open Space
- Pocket Park
- Civic Spaces

- | | | | | |
|---|---|--|---|--|
| ● 1 Westmoreland Square | ● 5 Gaitskell Park | ● 9 Alvey Park | ● 13 Alsace Park | ● 16 Burgess Park |
| ● 2 Westmoreland Park | ● 6 Planes Park | ● 10 Inville Park | ● 14 Dawes Park | ● 17 Faraday Gardens |
| ● 3 Portland Street Park | ● 7 Thurlow Park | ● 11 Missenden Park | ● 15 East Park | ● 18 Surrey Square |
| ● 4 Michael Faraday Square | ● 8 Bagshot Park | ● 12 Aylesbury Square | | ● 19 Nursery Row Park |

6.4 PLAY STRATEGY

The provision of playable spaces that will meet the needs of the residents of the new Aylesbury is a key component of the masterplan.

All open space areas have been designed as playable spaces with informal and natural play features. A series of youth, neighbourhood, local and doorstep dedicated play spaces with formal, equipped play areas have also been provided.

Dependent on phasing and the size of each parcel of development, some off-site provision may be required. Playable spaces for under 5 year olds will generally be provided within private gardens of houses and maisonettes and within communal courtyards of flat blocks.

Table 4.6.1 Play Provision across the Masterplan shows how the playable space has been distributed within open space areas, communal courtyards and private gardens across the masterplan and Table 4.6.2 shows the type of play that will be included in each location.

Play Strategy Plan



Key

- | | |
|---|--|
| ● Neighbourhood playable space (proposed) | ● Youth space / Games court (existing) |
| ● Neighbourhood playable space (existing) | ● Youth space - outdoor gym |
| ● Local playable space (proposed) | ● Youth space - BMX track |
| ● Local playable space (existing) | ● Doorstep play |
| ● Youth space / Games court (proposed) | ● Allotments / Community gardens |

Table 4.6.1 Play Provision across the Masterplan

Location	Open Space										Street Frontage		Squares		Private and Communal Amenity Space		Play Provision provided	Play Provision required	Difference
	Gaitskell Park	Planes Park	Inville Park	Missenden Park	Thurlow Park	Bagshot Park	Kinglake Park	Alace Park	Dawes Street Park	East Street Park	Albany Road Frontage	Thurlow Street Frontage	Michael Faraday Square	Aylesbury Square	Communal Courtyards	Private Gardens			
Age Group																			
Under 5s in houses																2,700	2,700	2,700	0
Under 5s in flats	300	300	100	500		100	100	100	300						3,100		4,900	4,880	20
5 to 11	500	500	300	800	300				800		500		500		3,000		7,400	8,160	-760
12+	500	200			1,200	200			200		500	800		500	1,200		5,300	6,020	-720
Total Play Provision (m2)	1,300	1,000	400	1,300	1,500	300	300	100	1,300	0	1,000	800	500	500	7,300	2,700	20,300	21,760	-1,460
Open and Amenity Space Areas (m2)	5,083	2,074	488	2,074	2,208	641	460	343	2,377	224	2,932	2,509	1,630	1,985	16,000	24,300			

Table 4.6.2 Type of Play Provision across the Masterplan

Age Group	Type of Play Facilities in each Location															
	Gaitskell Park	Planes Park	Inville Park	Missenden Park	Thurlow Park	Bagshot Park	Kinglake Park	Alace Park	Dawes Street Park	East Street Park	Albany Road Frontage	Thurlow Street Frontage	Michael Faraday Square	Aylesbury Square	Communal Courtyards	Private Gardens
Under 5 for houses																informal
Under 5 for flats	equipped, informal and access to nature	informal and natural play	equipped play	informal play		informal and natural play	equipped play	informal and natural play	equipped, informal and access to nature							informal and natural play
5 to 11	equipped, informal and access to nature	informal and natural play	equipped play	equipped and informal play	equipped play	informal and natural play	equipped play	informal and natural play	equipped, informal and access to nature	informal play	informal play		informal play			informal and natural play
12+	equipped, informal and access to nature	informal play, social space			equipped play, social space	social space			informal play		social space	social space		social space	social space	

Neighbourhood Equipped Play Precedents



6.4.1 TYPES OF PLAY FACILITIES

Play facilities will range from formal play equipment to informal and natural play elements that encourage imaginative play. As well being as being overlooked and well lit, dedicated play facilities for different age groups will be given their own clearly defined space. Playable spaces will provide different challenges and activities as identified in the AAAP, 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.
- Provide opportunities for access to nature

It is envisaged that the play facilities provided within the open space areas will be themed to match the character areas, with active and physical facilities within the more active community spine

character area, and quieter more domestic scale facilities within the School and Surrey Square neighbourhoods. Open space play areas will have a mix of bespoke and proprietary play equipment whilst play facilities within communal courtyards will be combination of natural play elements such as log dens and tunnels, stepping logs, sand pit, mounds and structures with some proprietary equipment. At reserved matters application stages, the local residents will be engaged to develop ideas about the form and content of both the public and communal play facilities.

All the playable spaces are to be inclusive and designed to encourage access by foot and small wheeled transport such as bikes, buggies and scooters. Clear and visible 'green links' to Burgess Park and the other parks beyond the neighbourhood have also been strengthened to encourage residents to access play and recreation facilities beyond the regeneration area.

6.4.2 ACCESSIBILITY TO PLAYABLE SPACES

The Play Strategy Plan identifies the key locations of the play facilities that will meet the SPG's Playable Space Typology (refer Section 3). The Accessibility to Proposed Playable Spaces within Open Spaces identifies the walking distances from these play facilities to show that all residents will have access to playable spaces.

Accessibility to Proposed Playable Spaces within open spaces



- Key
- Proposed Neighbourhood Playable Space
 - 400m Distance from Neighbourhood Playable Space



- Key
- Proposed Local Playable Space
 - 400m Distance from Local Playable Space



- Key
- Proposed Youth Playable Space
 - 800m Distance from Youth Playable Space

6.5 PRIVATE AMENITY AND COMMUNAL AREAS

Southwark's Residential Design Standards SPD requires that all new residential development provide an adequate amount of useable outdoor amenity space and that the nature and scale of the amenity space be appropriate to the location of the development, its function and the character of the area within which it is situated. In most developments, it advises that there should be a mixture of both private and communal amenity space and that these can take the form of private gardens, balconies, terraces and roof gardens. In addition, the SPD requires that communal amenity areas should meet the following standards:

- They should be located towards the rear of the property or as an inner courtyard
- They must be designed appropriately to be used by all the residents
- Dwellings within the development should overlook the amenity space to increase passive surveillance and make the amenity space a safe place for residents to use
- All units in the development must have access to the communal amenity area.

To meet these requirements, all houses will have private gardens and flat blocks will generally have access to communal amenity space which is private, secure and for the use of residents of those blocks only. This is facilitated by the perimeter block structures and clear distinctions between public and private space.

Communal courtyards will accommodate a range of activities including doorstep and local playable spaces, meeting and sitting areas, garden spaces with hard and soft landscape, community planting and biodiversity. At reserved matters application stages, the local residents will be engaged to develop ideas about the form and content of these courtyards.

Within the new neighbourhood blocks, there will be two different types of communal courtyard as follows:

Enclosed Courtyard at Grade

At grade courtyards may include existing trees that are to be retained and provide the opportunity for successful planting in natural soil. The design of these courtyards should take advantage of this by introducing biodiverse planting and natural features that will provide habitat and benefit the surrounding residents.

Enclosed Podium Courtyards

Podium courtyards will provide landscape amenity space on a deck over parking. The podium will either be at first floor level above parking at grade or at ground level over basement parking. The courtyard design will need to incorporate ventilation features to facilitate natural ventilation of the carpark. These should be sensitively integrated into the design of the courtyard, preferably as horizontal grills.

Horizontal Ventilation Grills to podium courtyards



Communal Courtyard Precedents



Artist Impression of Private Amenity Space



6.6 BOUNDARY TREATMENTS

Privacy strips, generally in the form of front gardens, have been provided to all buildings within the masterplan and are a minimum of 1.8 metres wide.

The AAAP suggests that a privacy strip defining the space between the building line and the adjacent street or public space should be provided and that the dimension of the privacy strip can vary depending on building use, street type and scale. As required by the AAAP, refuse bins within front gardens are to be appropriately screened from the public footpath using 1.2 metre high brick walls.

The boundary treatments to the front gardens vary with the street typologies and character areas. Six types of treatments are used to provide different characters as follows:

Type 1: 1200mm high railing fence within continuous hedge

Type 2: 1200mm high railing fence with refuse store brick detail and hedge behind

Type 3: 600-1200mm high brick wall with 600mm high railing insert and hedge or shrub planting behind

Type 4: 600-1200mm high brick wall with 600mm high railing insert with potential for shrub planting behind

Type 5: 800mm high brick wall with potential for hedge or shrub planting behind

Type 6: 1200mm high railing fence with potential for hedge or shrub planting behind

Type 7: Hedge or planting adjacent facade

Gates giving access into private areas will be secure and lockable and of a similar height to adjoining fencing to minimise security risks, as required by the AAAP.

Where back gardens are adjacent to communal courtyards or the public realm, 1.8 metre high masonry walls are to be used.

Within communal courtyards, private terraces will be provided for residents. The boundary treatment to these terraces will be in character with the architectural treatment and will not exceed 1.2

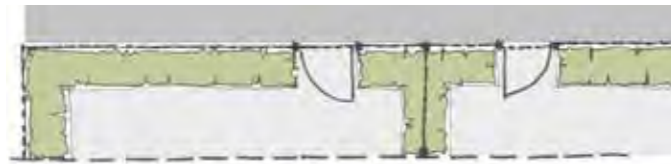
Boundary Treatments Plan



Boundary Treatments Precedents: Hedges and Perennial Planting



Type 1: 1200mm high railing fence within continuous hedge



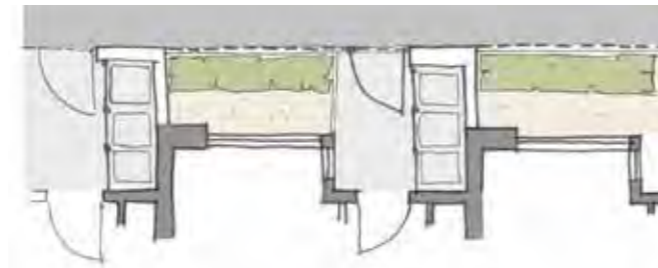
Typical Plan



Typical Section

Typical Elevation

Type 2: 1200mm high railing fence with refuse store brick detail and hedge behind



Typical Plan



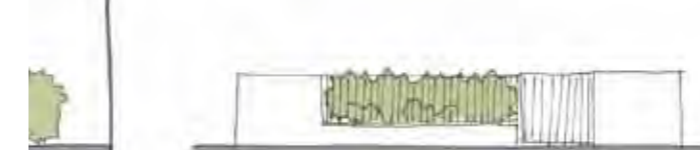
Typical Section

Typical Elevation

Type 3: 600-1200mm high brick wall with 600mm high railing insert and hedge or shrub planting behind



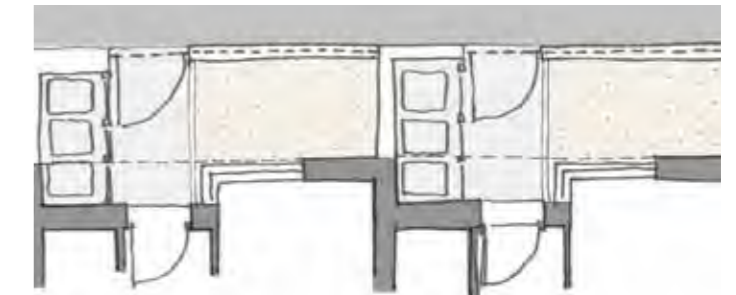
Typical Plan



Typical Section

Typical Elevation

Type 4: 600-1200mm high brick wall with 600mm high railing insert with potential for shrub planting behind



Typical Plan



Typical Section

Typical Elevation

Type 5: 800mm high brick wall with potential for hedge or shrub planting behind



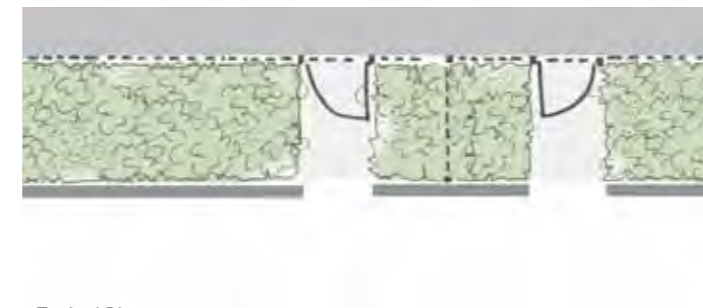
Typical Plan



Typical Section

Typical Elevation

Type 6: 1200mm high railing fence with potential for hedge or shrub planting behind



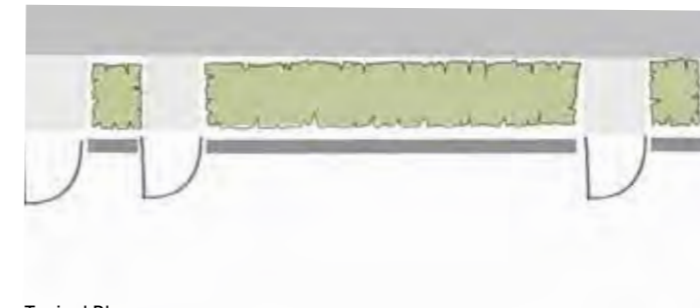
Typical Plan



Typical Section

Typical Elevation

Type 7: Hedge or planting adjacent facade



Typical Plan



Typical Section

Typical Elevation

6.7 ROOF TREATMENTS

The varying heights of the different buildings require that the roofs are treated to ensure an attractive outlook for residents of taller buildings. The roofs of the flat blocks will be used for the following:

Accessible Roof Gardens

Where possible, intensive, accessible roof gardens will be provided to increase the amenity area for the residents and to take advantage of the expansive views from Burgess Park and the centre of London. These roof gardens can either be private terraces or communal gardens enjoyed by all residents within the block.

Extensive Green Roofs

All roofs that are not accessible will be treated as green roofs. Wildflower matting will be used to increase biodiversity, provide foraging and habitat for insects and birds, and to create an attractive carpet of wildflowers for residents in taller blocks to look upon.

Photovoltaics

PVs will be required to meet renewable energy standards. The PVs are to be grouped together on a single roof within each perimeter block, rather than a few spread on each individual block. Where possible, wildflower matting is to be used under the PVs. If the arrangement of the PVs suggests that the wildflowers will not be successful, gravel should be used.

Accessible Roof Garden Treatment Precedents



Roof Treatments Plan



Key

- Intensive, accessible roof gardens
- Extensive green roof treatment
- Intensive, private, accessible roof gardens
- Either intensive roof gardens or extensive green roof treatment

Non-accessible Green Roof Treatment Precedents



6.8 TREE STRATEGY

The following section provides a summary of the tree retention and replacement strategy for the masterplan.

Please refer to the Tree Strategy for more information on the existing trees to be retained, tree replacement strategy and proposed trees.

6.8.1 EXISTING TREE RETENTION

The masterplan design balances the requirement for the creation of a successful network of streets with the ambition to retain as many good quality existing trees as possible. By using some of the existing road network layout, many of the strong formal lines of existing trees along existing streets will be retained, particularly along Thurlow Street, East Street, Inville Road/Roland Way and Albany Road. The strategy of parks and squares linked by tree-lined streets has also enabled open spaces to be positioned where clusters of existing trees are located. At a smaller scale, buildings have been aligned to ensure the retention of particular trees.

Existing Trees to be Retained and Removed in Masterplan



Key

- | | |
|--|---|
| ● Existing Retained Tree - Category A | Existing Removed Tree - Category A |
| ● Existing Retained Tree - Category B | Existing Removed Tree - Category B |
| ● Existing Retained Tree - Category C | Existing Removed Tree - Category C |
| ● Existing Retained Tree - Category U | Existing Removed Tree - Category U |

6.8.2 PROPOSED TREE STRATEGY

An urban forest character is the aspiration of the Aylesbury Tree Strategy. To complement the existing retained trees, new trees will be incorporated within the streets, parks and squares to create a strong green structure across the development as well as providing shade, colour, seasonal variation and improve ecological value and biodiversity. The street tree planting will reinforce the street hierarchy, emphasise the Green Links and Community Spine, and also provide continuity across the different character areas of the development.

All species will be chosen for their appearance, maintenance requirements and ecological value. The planting of new trees within the development will use the Tree and Woodland Framework for London 'Right Place - Right Tree' checklist to ensure new planting is appropriately located and designed.

Examples of Proposed Trees



Gleditsia triacanthus - Honey Locust



Platanus x hispanica - London Plane



Malus sp. - Apple



Liquidambar styraciflua - Sweet Gum



Fagus sylvatica 'Dawyck' - Fastigate Beech



Prunus serrulata 'Kanzan' - Japanese Flowering Cherry



Prunus subhirtella - Winter Flowering Cherry

Proposed Tree Species

Tree Typology	Tree Characteristics / Effects	Planting Characteristics	Suggested species - Common Name
Primary Trees	Large scale trees with long life expectancy	Planting to complement existing trees. Limited use of species. Spacing to follow character of existing trees to achieve a regularity of treatment. Regular spacing where achievable.	Platanus x hispanica - London Plane Platanus orientalis - Oriental Plane Tilia cordata 'Greenspire' - Small Leaved Lime Quercus robur fastigiata 'Koster' - Cypress Oak Fagus sylvatica 'Asplenifolia' - Fern-Leaved Beech Metasequoia glyptostroboides - Dawn Redwood Liquidambar styraciflua - Sweet Gum
Secondary Trees	Medium to tall trees with formal habit	Medium to tall trees with formal habit. Regular spacing where achievable.	Fagus sylvatica 'Dawyck' - Fastigate Beech Acer campestre 'Elsrijk'/Streetwise' - Field Maple Fagus sylvatica 'Dawyck' - Fastigate Beech Gleditsia triacanthus - Honey Locust Prunus avium 'Plena' - Wild Cherry
Tertiary Streets	Small scale trees selected for seasonal interest.	Mixed species.	Prunus serrulata - 'Kanzan' - Japanese Flowering Cherry Betula pendula - Silver Birch Amelanchier arborea 'Robin Hill' - June Berry
Bioretention Areas	Water edge trees within bioretention areas.		Betula pedula - Silver Birch Alnus incana - Grey Alder Amelanchier lamarkii - Snowy Mespilus Pinus nigra 'Maritima' - Black Pine Prunus 'Accolade' - Cherry

Proposed Tree Strategy Plan

Tree Typology	Tree Characteristics / Effects	Planting Characteristics	Suggested species - Common Name
Park Trees	Large scale trees with long life expectancy as feature trees.	Planting to complement existing trees where applicable.	<p>Large Scale Trees</p> <p>Platanus x hispanica - London Plane</p> <p>Quercus robur- Common Oak</p> <p>Fagus sylvatica 'Purpurea' - Copper Beech</p> <p>Liriodendron tulipifera - Tulip Tree</p> <p>Metasequoia glyptostroboides - Dawn Redwood</p>
	Medium to small scale trees with varied habit for structural planting. Potential for fruiting characteristics to complement Community Gardens	<p>Mixed species.</p> <p>Regular and informal spacing.</p>	<p>Medium to Small Scale</p> <p>Amelanchier lamarkii - Snowy Mespilus</p> <p>Betula utilis 'Jacquemontii' - Himalayan</p> <p>Carpinus betulus - Hornbeam</p> <p>Cercidiphyllum japonicum - Katsura Tree</p> <p>Gleditsia triacanthos - Honey Locust</p> <p>Parrotia persica - Persian Ironwood</p> <p>Prunus avium 'Plena' - Wild Cherry</p> <p>Robinia pseudoacacia 'Frisia' - False Locust</p> <p>Orchard Trees</p> <p>Prunus sp.- Cherry</p> <p>Pyrus sp. - Pear</p> <p>Malus sp. - Apple</p>



- Key**
- Primary Trees
 - Secondary Trees
 - Tertiary Trees
 - Open Space Trees

6.9 PLANTING STRATEGY

The main planting areas within the masterplan are the verges and planting beds around existing and proposed trees on Albany Road and Thurlow Street and within the open spaces and civic squares. The planting to Albany Road and Thurlow Street will be the showcase for the development, bringing colour and interest to the two streets. Planting will also be provided under street trees and in bioretention areas.

The planting has been designed with the following principles:

- create interest and vary with the seasons
- appropriate to the site conditions
- low maintenance
- enhance the ecological and biodiversity value of the site

Planting incorporated within the streets and open spaces will provide colour and interest within a cost effective maintenance regime. The community will be encouraged to take ownership of planting and community garden areas, providing opportunities for them to work and socialise together to personalise their neighbourhoods. Some interim sites will be used as plant nurseries to maximise the size of plants and trees available and so residents can help choose and grow the trees for the new streets and parks.

The planting typologies are as follows:

Park Edge Planting

The planting to Albany Road will respond to its location adjacent Burgess Park and the concept to make Albany Road a road within the park by introducing a mix of seasonal flowering ornamental and native perennial planting that respond to the sunny location and provide habitat value.

Thurlow Street Planting

The planting along Thurlow Street needs to provide consistency but variation along its length to recognise it as the main north-south vehicular route but also to reflect its change in character between Burgess Park and East Street. The shadier character of the street also requires different species depending on the location. A single species will be used consistently within the planting beds with variations in the quantity and number of complementary species. All species will provide colour and seasonal variation.

Park Planting

The planting within the park areas will vary depending on the uses and arrangement of the park design. The larger, more informal open spaces such as Gaitskell Park and Dawes Street Park will introduce a range of low, ornamental woodland style species to increase the opportunity for residents and children to experience a variety of planting styles. The smaller, more formal parks will be planted with arrangements of either cottage garden style planting (School Neighbourhood) or more contemporary swathes of single species (Surrey Square Neighbourhood).

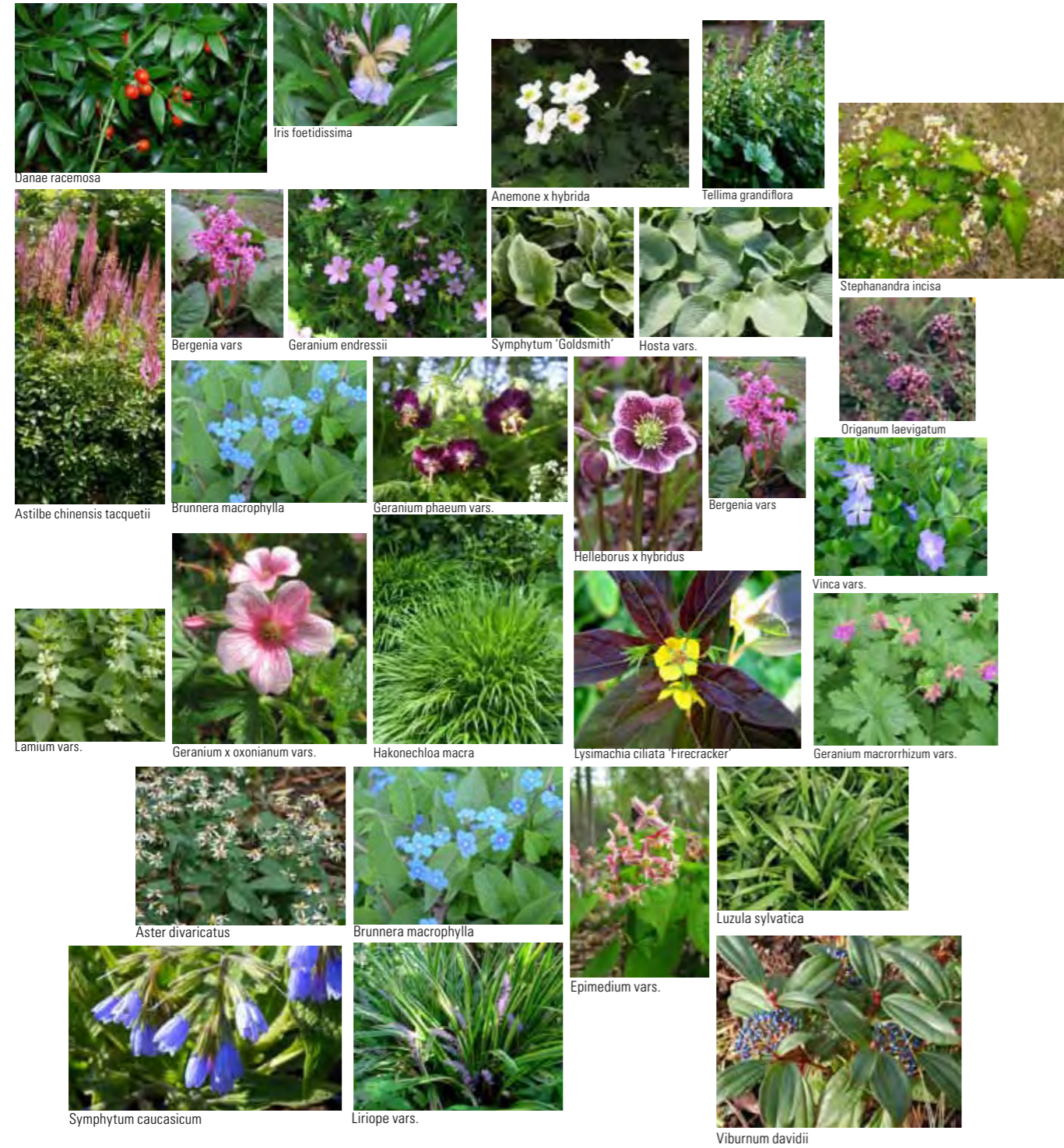
Under Street Trees

The large street tree planting bays provided between parking bays can either be planted with a single species or a permeable bound gravel surface used. The treatment of the bays is to be consistent on each side of the road between intersections.

Proposed Planting Strategy

Typology	Planting Location	Planting Type
Park Edge Planting	Verges and planting beds around existing and proposed trees on Albany Road. Bioretention areas and under street trees within north-south streets	Mixed perennial planting beds Mixed 'raingarden' species Species rich lawn
Thurlow Street Planting	Verges and planting beds around existing and proposed trees	Mixed perennial planting-emphasis on one species in all planting beds with a mix of complementary species Species rich lawn
Park Planting	Planting beds within parks	Mixed perennial planting Mixed 'Raingarden' species Hedges Species rich lawn
Under street Trees	Street tree inlet bays	Option to plant single species per planting bed or use permeable bound gravel surface. Consistent treatment on each side of road between intersections
Front Gardens	Front Gardens	Hedges Perennial planting

Potential Plant Species



Planting Strategy Plan



- Key**
- Park Edge Planting
 - Thurlow Street Planting
 - Pedestrian Streets and Open Space Planting

6.10 SUSTAINABLE URBAN DRAINAGE STRATEGY

Sustainable Urban Drainage (SUDs) will be provided throughout the new development to reduce surface water flooding and improve water quality. The priority will be to collect, treat and store stormwater through measures that utilise green infrastructure and improve amenity. SUDs features should be designed in to enhance the character of the local areas, integrating planting and hardscapes that are in keeping with the character area principles. Rainwater should be captured in SUDs features as close to source as possible.

The SUDs Strategy for the masterplan has been developed with WSP to meet Thames Water and the GLA's required rainfall discharge rates. Refer to WSP's drainage strategy for further detail on the drainage and attenuation requirements for the development.

Where possible, attenuation devices and SUDs features will be incorporated on-plot so each plot manages its stormwater attenuation. Within flat blocks, underground storage tanks and extensive and intensive roof gardens are proposed. Private gardens to the houses will include permeable surfaces that decrease the stormwater attenuation required.

Within the public realm, the SUDs design has been based on water sensitive urban design principles. This involves providing surface water retention and water quality treatment prior to discharge within the public realm, rather than relying purely on underground storage tanks.

The key features of the SUDs include:

Bioretention Areas

These are shallow planted depressions that attenuate surface water after rainfall events. The specially chosen plants and engineered soil remove pollution from the stormwater before it is discharged into the proposed surface water sewer.

Tree Planting Geocellular Soil Vault Attenuation System

The use of geocellular soil vaults under the paving to provide further rooting volume for street trees allows additional attenuation and treatment of stormwater

prior to discharge. The kerb surrounds to the tree pits are to be designed to allow both footpath and carriageway surface water runoff to enter the tree pits, providing both irrigation for the trees as well as attenuating the runoff. The tree pits are to be connected to the proposed surface water discharge to ensure the trees do not become water logged. The proposed planting within the parking inlet street tree bays will also help to treat the stormwater.

Permeable Paving

Where possible, permeable paving is to be proposed within parking areas to provide additional attenuation and treatment.

Extensive and Intensive Green Roofs

Green roof drainage systems are to be design to provide short term attenuation of stormwater. The planting to the green roofs will also help to treat the stormwater.

Pond and Wetland Features

Where space is available and surface water attenuation is required, small pond and wetland features can be included within parks and open space. Their design will include for attenuation as well as providing an attractive landscape and ecological feature. All standing water features are to be designed to meet ROSPA safety near water requirements.

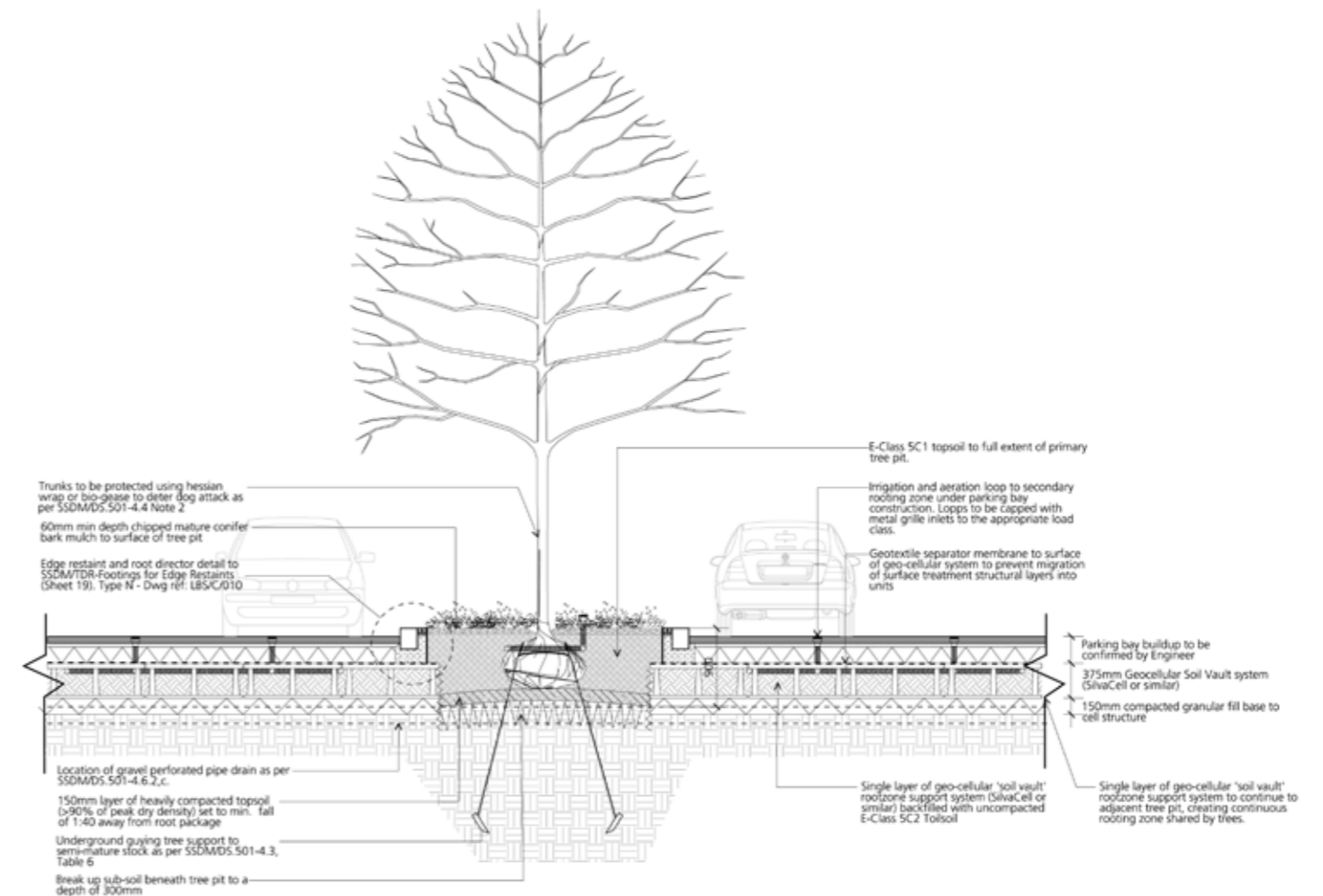
Permeable Surfaces

Within parks and open spaces, permeable surfaces such as grass, planting, self binding gravel and other permeable paving surfaces can be used to increase infiltration of surface water runoff.

Rainwater Harvesting

Within each block development, rainwater harvesting will be considered for irrigation or re-use in toilets.

Typical detail of tree pits acting as attenuation device



Precedents of SUDs Elements



Drainage cell for intensive and extensive green roofs



Bioretention Areas



Geocellular soil vault attenuation system used in tree planting



Opportunity for pond and wetland features

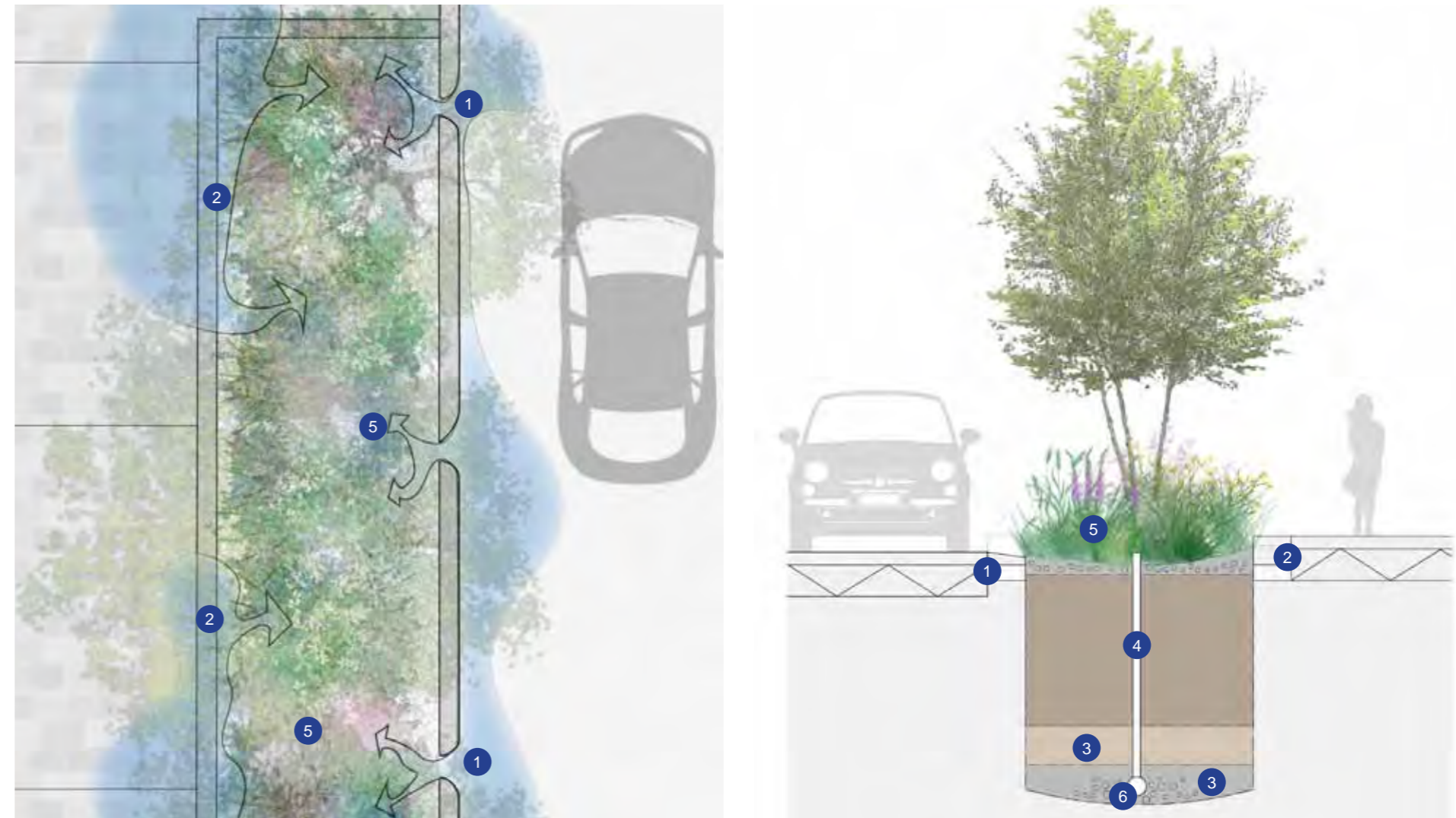
6.10.1 TREES AND PLANTING IN BIORETENTION AREAS

Due to the specific conditions within the bio-retention beds trees and plants have been chosen to be both drought and saturation tolerant. Structural shrubs and grasses will provide year round interest whilst being the hardest of the plants picked.

Mixed shade tolerant perennials will give colour and seasonal interest, softening the appearance of the street, creating a more domestic character.

The Raingardens are planted randomly with Silver Birches and Grey Alders, that complement a diverse and colourful planting mix, specially selected to adapt to the specific conditions and demands of the bio-retention areas. The structural image of the planting throughout the Winter is ensured by 30% of evergreen coverage.

Typical Bioretention Area Plan and Section



- 1 Inlets in upstand kerbs
- 2 Flush edging on footway side
- 3 Drainage medium
- 4 Overflow pipe
- 5 Planting
- 6 Connection to drainage network

Potential Bioretention Area Plant Species



Birch and Alder trees tolerant of drought and wet conditions



Rain Garden Mix

6.11 ECOLOGY AND BIODIVERSITY STRATEGY

The masterplan is committed to enhancing the ecological value of the area through a green infrastructure network of open spaces, green roofs, communal and private gardens linked by tree lined streets.

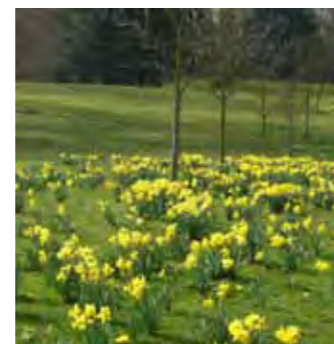
A wide number of strategies will combine to create a neighbourhood that both promotes biodiversity and provides amenity value. These include Landscape, Climate Change Adaption, Sustainability and Water Sensitive Urban Design. Under Code for Sustainable Homes and BREEAM Communities, each development plot will be designed in conjunction with an ecologist to protect, enhance and reinforce the existing biodiversity of the site.

The design and management of the public open spaces will encourage wildlife. Tree and plant species will be selected to attract flora and fauna specific to the London region in order to enhance the local ecological resource. Within the open spaces, opportunities to introduce ecologically sensitive management methods and establish a biodiverse structure of species rich grassland and native trees will be explored.

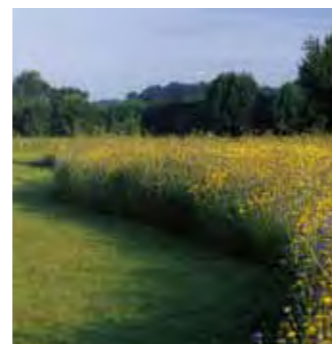
Whilst subject to a higher level of use by residents, communal courtyards will be designed to provide both communal amenity space and be attractive to wildlife. Measures to maximise biodiversity will include planting of native species and flowering herbaceous species selected to attract invertebrates and butterflies; greened walls using a wire trellis system and climbers to benefit provide foraging habitat and nesting areas for birds; and hedged boundaries to properties.

Extensive green roofs will be installed on flat blocks. The roofs will be designed to create a high value biodiverse environment through the provision of a broad range of wildlife habitat. Plants will be selected with a prolonged flowering period to provide extended ecological value. The extensive green roofs will only be accessed for maintenance, providing an environment where wildlife will be undisturbed for extended periods. Bird and bat boxes will be located on the extensive green roofs to provide nesting and roosting places where they will benefit from minimal disturbance.

Ecology and Biodiversity Precedents



Bulb planting within turf areas



Opportunity for wildflowers in larger parks



Wildflower extensive roof treatments



Opportunity for a range of species within bioretention areas



Insect hotel



Bird Boxes

Ecology and Biodiversity Strategy Plan



Key

- Opens Spaces and Road Frontages
- Extensive and Intensive Green Roof Treatment
- Communal Courtyards
- Bioretention Areas
- existing and proposed Trees

6.12 PUBLIC REALM MATERIALS STRATEGY

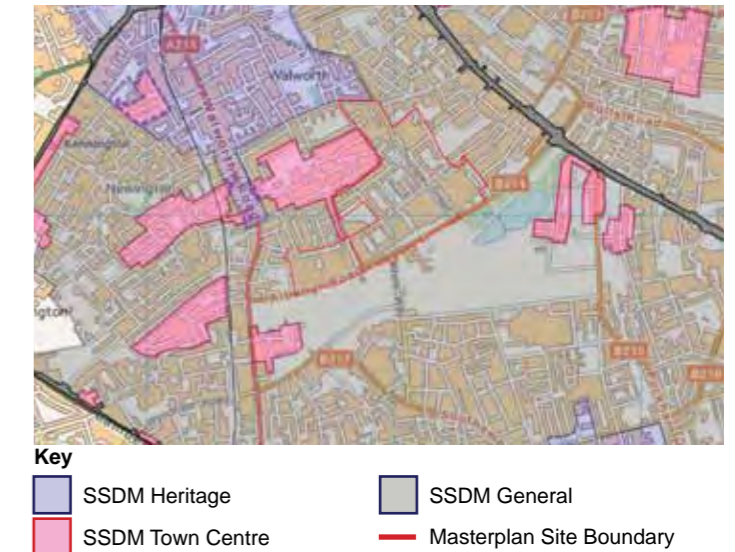
A simple yet robust palette of surface materials and street furniture will be used that is functional and low maintenance; will create consistency and legibility; and are also attractive and appropriate to the development. As required by the AAAP, the materials used in the public realm have been chosen to be complementary to and reinforce the local identity of the existing residential streets surrounding the development.

Materials and furniture will be selected from a coordinated palette in order to create a coherent identity. Landscape elements will also reinforce hierarchy and the transition between formal and informal spaces. In particular, the following principles will be applied:

- Furniture and materials will complement the surrounding landscape and architecture to enhance the sense of identity and place.
- Within a standardised range, there will be related forms, repeated key features and consistent materials, finishes and colours.
- Furniture and signage will be selectively placed so that they are an attractive addition to the scene and to avoid clutter.
- Products will be robust in construction, elegant in style and use component parts that are easily replaceable.
- Furniture will be constructed from sustainable sources, timber from accredited sustainable forests and recycled materials used if appropriate.
- Resting places will be provided at regular intervals along linear routes in compliance with accessibility advice. Locations will be chosen to maximise the enjoyment of views, provide focal / destination points along the route and create places of interest.
- Cycle parking will be provided at destination points such as at the parks and squares, community buildings, retail facilities and entrances to flat blocks

All public realm materials will be to adoptable standards. However, it is recognised that standards are likely to change over the duration of this project so the materials and furniture palette will need to be discussed with Southwark Council at the detailed design stages.

Extract from SSDM Regulating Plan with Aylesbury boundary



6.13 SURFACE MATERIALS STRATEGY

In principle, the surface materials will follow the surface materials palette and regulating plan of the SSDM to ensure the streets and spaces are to adoptable standards. However, within the new neighbourhood, there are aspirations to use higher quality materials such as natural stone in key areas such the Aylesbury Square, Thurlow Street, and open space areas to: differentiate them from the surrounding streets; reinforce and differentiate character areas; and provide an appropriate standard for the new development. Any changes to the surface materials palette will be subject to Southwark Highway's approval process. All materials within each character area and each street will be consistent with previous phases, subject to availability, to ensure continuity of materials and legibility.

The SSDM Regulating Plan identifies that the Aylesbury Estate falls within the SSDM General classification. It is edged by SSDM Heritage along the northern part of Portland Street where the Liverpool Grove Conservation Area edges the estate. The SSDM Town Centre classification also edges the site along East Street to the north. Contrary to the Regulating Plan, the SSDM Town Centre surface materials are being used for the Walworth Road and Westmoreland Road upgrades (completed as part of the Site 1A works).

The surface materials will be as follows:

Park Edge

The Park Edge will follow the General palette except on Albany Road where the Burgess Park palette will be introduced to reinforce Albany Road as a 'park road'.

The Burgess Park palette can be used as accents or feature paving, emphasizing key routes, intersections and/or points of interest, generally within the existing tree belt to the north of Albany Road. Key elements of the Burgess Park palette to be used along Albany Road include exposed aggregate concrete, surface dressed asphalt, and steel and timber edging.

Key elements of the Park Road surface material palette are:

Footpath surface	British standard precast concrete paving flag (750x600, 600x600)
Footpath surface features paving	Burgess Park Palette: Exposed aggregate concrete, surface dressed asphalt
Trim	Granite cube (80x80x80)
Main carriageway surface	Bituminous mixture surface course
Parking Bay surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey Bituminous mixture surface course to Albany Road parking
Raised Table plateau/ ramp surface, Traffic Carpet plateau surface	Imitation granite sett precast concrete blocks (300x150x100). Anti-shift units. Mid grey
Paved crossings to Albany Road	Imitation granite sett precast concrete blocks (300x150x100). Anti-shift units. Mid grey.
Under tree surface	Self bound gravel, planting, turf

Community Spine

The Community Spine surface materials pick up on the use of the Town Centre palette on Westmoreland Road in Site 1A and the First Development Site. The palette will follow the General palette with accents of granite from the Town Centre palette within the parks and on the Community Spine route to emphasise its importance and its connection to Walworth Road in the west and Old Kent Road to the east.

Key elements of the Community Spine surface material palette are:

Footpath surface	British standard precast concrete paving flag (600x600)
Footpath surface to open space/parks	British standard precast concrete paving flag (750x600) with opportunity for silver grey granite natural stone slab paving (600x750) to feature areas
Trim	Granite cube (80x80x80)
Main carriageway surface	Bituminous mixture surface course
Parking Bay surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey
Raised Table plateau/ ramp surface, Traffic Carpet plateau surface	Imitation granite sett precast concrete blocks (300x150x100). Anti-shift units. Mid grey
Paved crossings to Albany Road	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey [B-PC(AS)-G1b] generally; Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, silver grey on Community Spine route
Under tree surface	Planting

Thurlow Street

Thurlow Street is the main thoroughfare through the estate that will be used by vehicles, buses, cyclists and pedestrians. It is also the main focus of retail and community uses and will be a place where people congregate both along the street as well as within Aylesbury Square and Thurlow Street Park. The material choices reflect the importance of the street.

The Thurlow Street palette incorporates elements of the Town Centre palette, reflecting its use to the north along Flint Street, within a base of the General palette. Aylesbury Square and the portion of Thurlow Street associated with the square will be treated as a special placemaking opportunity and the Town Centre palette used exclusively.

Key elements of the Thurlow Street surface material palette are:

Footpath surface	British standard precast concrete paving flag (750x600, 600x600) Opportunity to include silver grey granite natural stone slab paving (600x750) to feature areas
Footpath surface to open space/parks	British standard precast concrete paving flag (750x600) with opportunity for silver grey granite natural stone slab paving (600x750) to feature areas
Footpath surface to Aylesbury Square	Silver grey granite natural stone slab paving (600x750)
Trim	Granite cube (80x80x80)
Main carriageway surface	Bituminous mixture surface course
Main carriageway surface adjacent Aylesbury Square	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey or Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, silver grey
Parking Bay surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey
Raised Table plateau/ ramp surface, Traffic Carpet plateau surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey
Under tree surface	Planting

School Neighbourhood

The School Neighbourhood edges the Liverpool Grove Conservation Area to the west, designated as the SSDM Heritage palette on the Regulating Plan. The General palette will be used for the remainder of the School Neighbourhood with accents from the Heritage palette in the parks and key areas.

Key elements of the School Neighbourhood surface material palette are:

Footpath surface	British standard precast concrete paving flag (750x600, 600x600)
Footpath surface to open space/parks and feature areas	British standard precast concrete paving flag (750x600, 600x600) with opportunities for Yorkstone natural stone slab paving (mixed gauges and lengths, 75mm thick), grey blue buff to feature areas
Trim	Yorkstone natural stone slab paving (mixed gauges and lengths, 75mm thick), grey blue buff
Main carriageway surface	Bituminous mixture surface course
Parking Bay surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey or bituminous mixture surface course
Raised Table plateau/ ramp surface, Traffic Carpet plateau surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey or bituminous mixture surface course
Under tree surface	Planting, permeable resin bound gravel (buff)

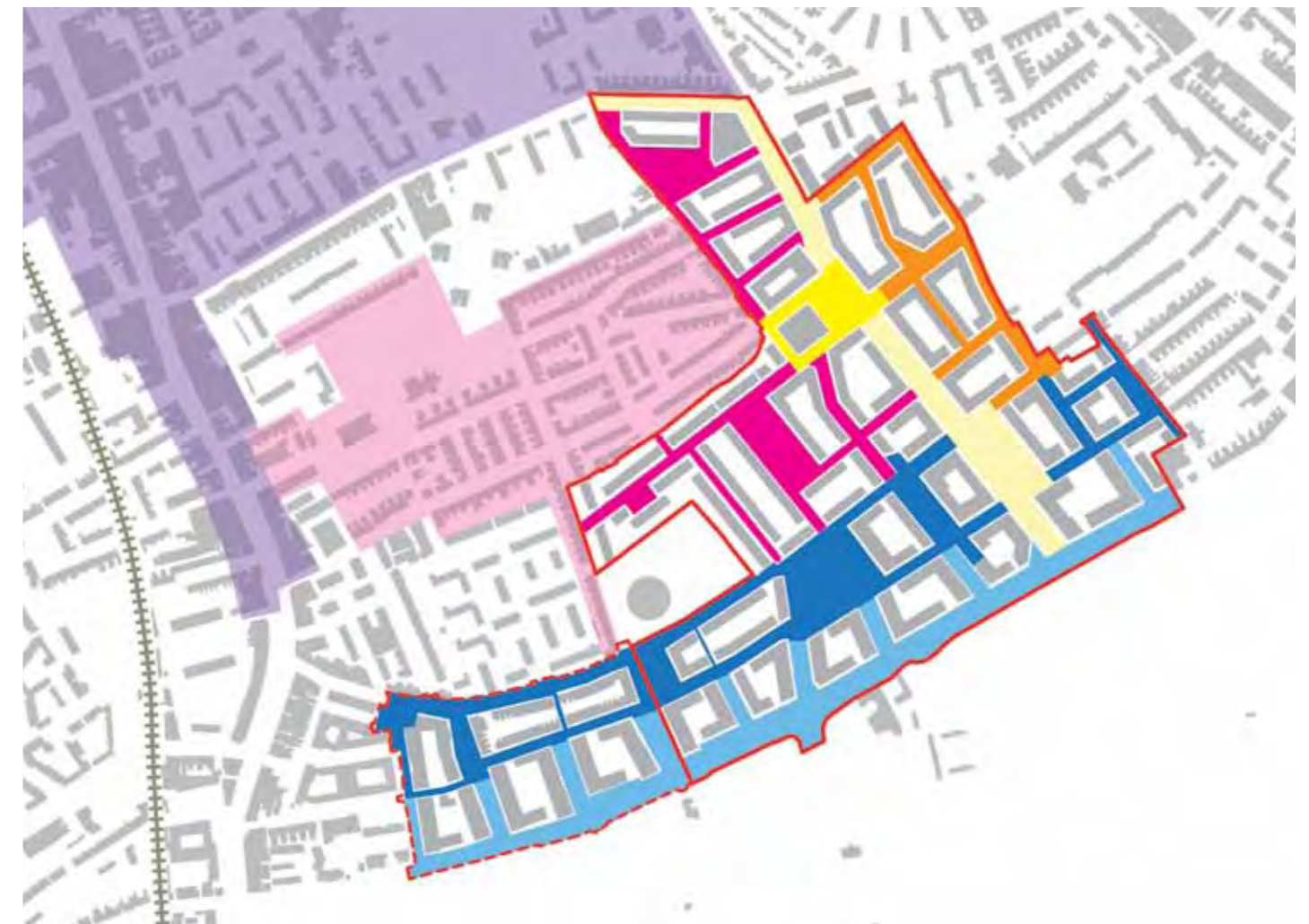
Surrey Square Neighbourhood

The Surrey Square Neighbourhood relates to Surrey Square park and the adjacent brick terrace housing and flat blocks. The materials within this area follow the General palette in principle with accents of warmer materials such as clay pavers.

Key elements of the Surrey Square Neighbourhood surface material palette are:

Footpath surface	British standard precast concrete paving flag (750x600, 600x600)
Footpath surface to open space/parks and feature areas	British standard precast concrete paving flag (750x600, 600x600) with opportunities for narrow pressed clay pavers (215x52x70), red-brown to feature areas
Trim	Basic precast concrete blocks - with face division (200x100x80), light grey
Main carriageway surface	Bituminous mixture surface course
Parking Bay surface	Imitation granite sett precast concrete blocks (300x150x100), anti-shift units, mid grey or bituminous mixture surface course
Raised Table plateau/ ramp surface, Traffic Carpet plateau surface	Narrow pressed clay pavers (215x52x70), red-brown
Under tree surface	Planting, permeable resin bound gravel (buff)

Surface Materials Plan



Key

- Park Edge Palette
- Thurlow Street Palette
- Aylesbury Square Palette
- Community Spine Palette
- School Neighbourhood Palette
- Surrey Square Palette
- SSDM Heritage Palette
- SSDM Town Centre Palette

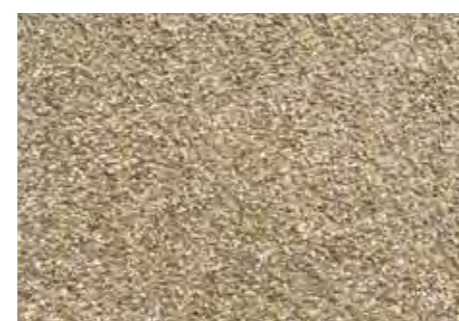
Surface Materials Precedents



Standard BS PCC flag paving



Mid and light grey concrete block pavers



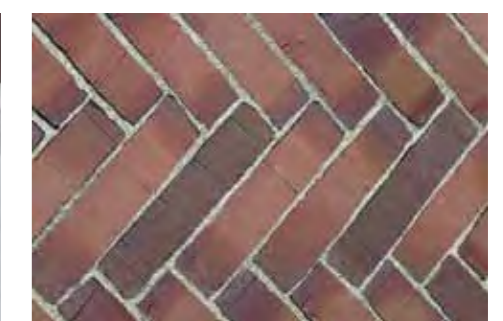
Resin bound gravel



Yorkstone paving



Silver grey granite paving



Narrow pressed clay pavers

6.14 STREET FURNITURE STRATEGY

The street furniture will be designed and located to enhance the environment into which it is set. The aesthetic and materials will contribute to the character and identity of the spaces as well as providing definition and sub-division. In line with the principles of the AAAP all the proposed elements are high quality and low maintenance using a limited range of compatible elements to keep future maintenance as simple as possible. Furniture will be kept to a minimum throughout the streets to maintain a clear and uncluttered environment.

The materials used will be of high quality and aesthetic value, while robust, pleasant to touch and easy to maintain. Precast concrete, wood and steel will be used throughout the public realm, adapting to the local character and use of the space.

6.14.1 SEATING

Best practice guidance is to provide seating with backrests and armrests every 50 metres. The regular location of open space and civic squares allows for seating to be provided at regular intervals along both the north-south Green Links and east-west Community Spines. Extensive seating will be provided along Albany Road and Thurlow Street, as the seats will be used as retaining walls for the existing trees to maintain ground levels. Seating will also be provided within pedestrian and cycle only streets and within bioretention areas.

The seating will respond to its location and use. For example, seating within open spaces will encourage people to linger, with lounging type benches as well as picnic style facilities that will cater for individuals and larger groups. Seating in the civic squares and more incidental type seating spaces such as Albany Road and Thurlow Street will vary in form to cater for people coming and going more frequently.

6.14.2 PLANTING BED / SEATING ELEMENTS

The planting beds along Albany Road and Thurlow Street require the inclusion of small retaining walls to maintain the ground levels around the existing trees. The intent is to use these retaining walls to create seating elements to increase the number of gathering spaces within the development. The design of the elements will be as follows:

Albany Road – the seating elements will follow the timber and concrete seating used within Chumleigh Gardens in Burgess Park to reinforce Albany Road as a 'park road'

Thurlow Street – light acid etch precast concrete with curved profile. These elements could match the Community Spine modular seating. A consistent design is to be used for the whole street.

Park Edge Seating Precedent

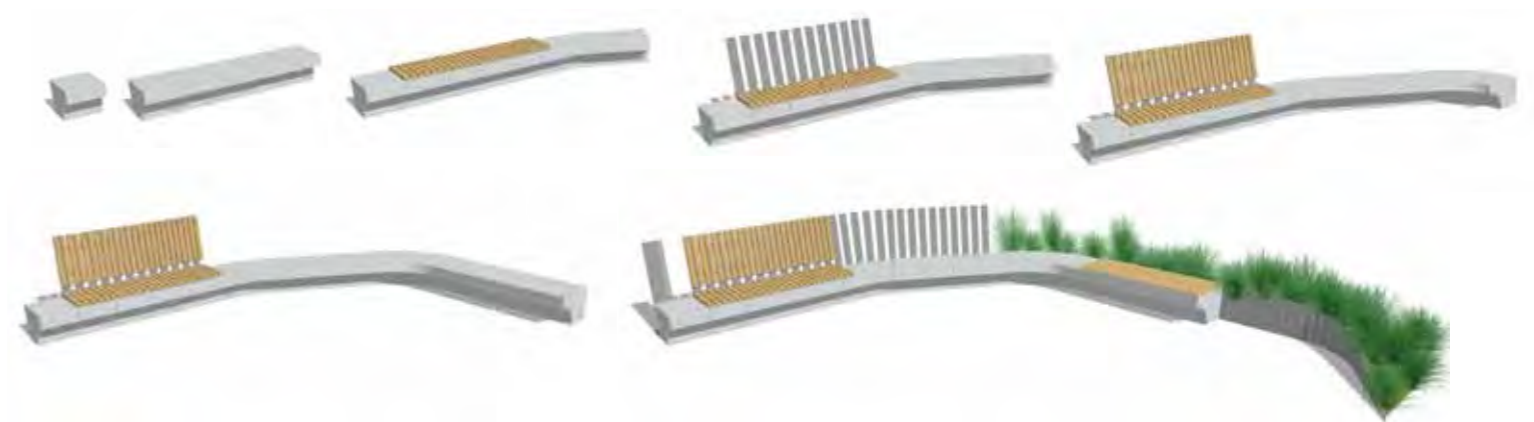


Burgess Park seating used as retaining walls/ seating elements.



Trapecio Bench by Santa & Cole

Community Spine Modular Seating



School and Surrey Square Neighbourhood Seating



Portiqa Park Bench by mmcite



Preva Urbana Park Bench by mmcite



Landscape Bench (LDP151-es) by mmcite

Thurlow Street Seating Precedent



Light acid etch precast concrete with curved profile



6.14.3 CYCLE STANDS

Sheffield type, stainless steel cycle stands will be regularly located around the development to encourage cycle use. As well as the private cycle parking provided within the communal cycle stores in flat blocks and individual cycle stores in the houses, visitor cycle stands will be provided at the entrance to community buildings, within open spaces and civic squares and at the main entrance cores to flat buildings. A minimum of three stands is to be provided in any one location. The stands should be positioned so that they are overlooked, convenient to get to and do not interrupt pedestrian walkways. Cover is also preferable if available.

6.14.4 BOLLARDS

The use of bollards should be avoided to reduce clutter if possible through the use of planting beds, seats and changes in levels such as kerbs.

6.14.5 STREET FURNITURE COLOURS

A palette of colours has been developed based on the public realm character areas. The colours respond to the colours found in the areas surrounding the site, such as the blue and grey colours in the Burgess Park signage and the warm red and blonde bricks of the conservation areas. These colours may be updated as part of the public art project, but this palette will provide a base from which the identity can respond.

The palette can be used for play elements as well as street furniture. However, neutral colours such as greys and blacks have been included in each character area palette to indicate that every piece of street furniture and play element does not need to be brightly coloured.

Cycle Precedents



Colour Palette

					Park Edge
					Community Spine
					Thurlow Street
					School Neighbourhood
					Surrey Square Neighbourhood

6.15 LIGHTING STRATEGY

Lighting key routes and landmarks to increase the legibility of the development and bring about a sense of safety and security is the key design principle of the Aylesbury design strategy, as required by the AAAP.

6.15.1 LIGHTING STANDARDS

In principle, the street lighting will follow Southwark’s adoptable standards and will be designed and installed in accordance with Southwark’s Public Realm Exterior Lighting Guide. The design standards to which public lighting installations within LBS will have to comply are BS 5489-1:2013 ‘Lighting of roads and public amenity areas’ and BS EN13201-2:2003 ‘Performance requirements’. LBS preferred lighting classes selected from Table 3 of BS EN13201-2:2003 and should be applied are as follows:

- a) Principal/Primary Routes – S1
- b) Major/Local Distributor Roads – S1
- c) Minor/Access/Amenity Roads – S2
- d) Footpaths/Cycle Paths/Open Spaces – S2/S3

As can be seen from Table 3 of BS EN13201-2:2003 above, all lighting levels are to be calculated in terms of illuminance with the unit of measurement being lux. Although the standards do not require a defined level of uniformity of the lighting scheme to be calculated, good lighting design practice should allow for a reasonably practicable level of light uniformity to minimise or prevent the lighting scheme from being patchy in appearance in terms of balance between light and dark areas.

All good lighting designs should be undertaken with due care and consideration for the environment in which it is to be installed. Where practicable current guidance notes and Professional Lighting Guides (PLG’s) produced by Institution of Lighting Professionals (ILP) should be referenced and utilised where applicable, in particular GN01 ‘Guidance notes for the reduction of obtrusive light’. Although the Aylesbury estate is an urban environment in which general levels of ambient lighting will be high, good lighting practices and techniques can be utilised that reduce or minimise the effects from new artificial lighting installations on the surrounding environment during the hours of darkness.

Table 3 of BS EN13201-2:2003

Class	Horizontal illuminance	
	E in lx (minimum maintained)	E _{min} in lx (maintained)
S1	15(22.5)	5
S2	10(15)	3
S3	7.5(11.25)	1.5
S4	5(7.5)	1
S5	3(5.5)	0.6
S6	2(3)	0.6
S7	Performance not determined	Performance not determined

To provide for uniformity, the actual value of the maintained average illuminance may not exceed 1.5 times the minimum E value indicated for the class.

6.15.2 BREEAM COMMUNITIES LIGHTING CREDITS

In addition to the standards above, the lighting design will consider achieving the maximum credits in relation to lighting for BREEAM Communities. There are three areas of credits where Lighting is relevant as follows:

SE16 Light Pollution

Three credits are achieved if:
100% high efficiency lighting with limited upward light transmission will be installed for additional lighting (car parks, play areas, etc).

- The final lighting design guide for the development outlines how light pollution will be minimised, and the specification of the lighting confirms (where possible) that lighting is low powered and designed / installed to reduce light pollution.

RE 01 (Energy strategy)

In order to achieve up to 11 credits, the energy strategy should include:
“...a prediction of the baseline energy demand and associated emissions for a Building Regulations Part L compliant development calculated using approved Building Regulations compliant energy modelling software and other modelling to cover site-wide consumption. This should include: emissions associated with street lighting and other electrically powered street furniture”.

BREEAM New Construction: Buildings

For any non-residential buildings, the following is required to demonstrate compliance for:

1. All external light fittings to meet the standards identified in Table 12 of BREEAM Communities: Buildings
2. External lightings are controlled through a time switch, or daylight sensor, to prevent operation during daylight hours. Daylight sensor override on a manually

6.15.3 LIGHTING DESIGN

The lighting design will emphasise Albany Road and Thurlow Street as the primary routes within the street hierarchy. As well as street lights for the vehicular and cycle traffic, pedestrian scale column lights will be used on the pedestrian routes adjacent the buildings along these streets. Feature lighting of the trees along Thurlow Street will also be considered, particularly at festival times such as Christmas.

Feature column lights will also be used at Aylesbury Square to emphasise its importance within the development and create a distinctive character. These large scale column lights will continue across the Thurlow Street shared space to highlight the square’s location. There is also an opportunity to light significant buildings within the square if appropriate. Feature lighting of key landscape elements may be considered, such as tree lighting, light bars to seating, artwork, walls and other urban elements.

Pedestrian scale column lights will also be used for the open spaces within the development for the primary pedestrian and cycle paths. As with Aylesbury Square, feature lighting of key landscape elements may also be considered.

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

Public Realm Street Lighting currently used by Southwark

Albany Road	Tubular steel column with an Urbis ZX3 Lantern mounted at nominal height of 10 metres with an outreach bracket arm of one metre
Thurlow Street	Tubular steel column with an Urbis ZX3 Lantern mounted at nominal height of 10 metres with an outreach bracket arm of one metre
All others roads	Tubular Steel Column with an Urbis Evolo 2 Lantern mounted at nominal height of 6 metres with an outreach bracket arm of 500mm

Lighting Precedents



Opportunity to include lighting within public realm elements and furniture



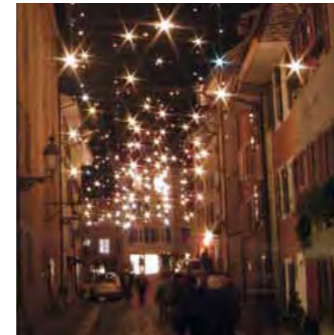
Uplighting, particularly of existing trees



Feature lighting columns



Lighting used to create patterns of light



Opportunity for feature lighting, particularly at christmas

Lighting Strategy Plan



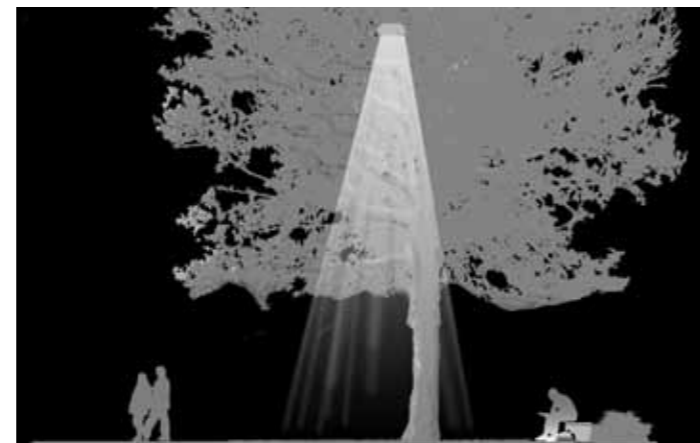
Key

- Albany Road / Thurlow Street
- Aylesbury Square
- Open Space
- Local Streets

Lighting Concept Ideas



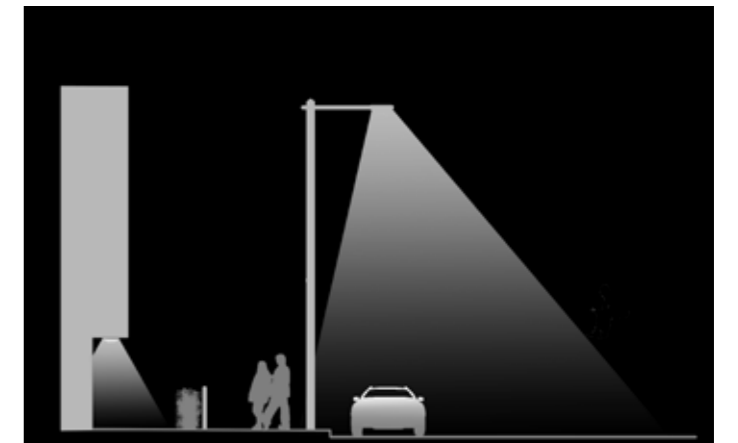
New trees in POS



Existing trees in public open space



Park Road Lighting



Street Lighting

6.16 PUBLIC ART AND WAYFINDING STRATEGY

Engagement and Public Involvement

Throughout the Planning process, we have engaged with the existing Aylesbury community using a range of activities and processes (see Statement of Community Involvement). We propose to continue these activities throughout the project's development and will find appropriate points the community to contribute and collaborate. These activities are identified below, but are not limited to the outlined ideas we have suggested. Ideally groups of collaborators could be identified and ideas generated amongst them, guided by the project team.

Wayfinding

The legibility of the estate is important, not just for those visiting or passing through, but for the new community. Identifying where you are and how you move through the newly developed masterplan is required on both a practicable level, as well as aesthetically.

Natural wayfinding has been incorporated into the urban design of the masterplan, but can be enhanced with defined spaces for certain activities, planting, changes in materials, visibility through spaces and recognition of local landmarks.

Signage

Renewed signage throughout Aylesbury will be required for new streets, parks and spaces as well as for identifying new buildings. A consistent palette of materials, colours and typography will be created as part of a 'physical identity' project.

Legible London signage may be preferred at major junctions and will be considered as a complimentary form of signage rather than a replacement.

When streets are being renamed or new spaces created, the project that was led by The Creation Trust called 'Put it on the Map', will be called on for a relevant starting point. Some street names from this project have already been adopted and the development could continue this exploration.

Identity

We have been working with groups of residents over a number of months to create a new umbrella identity for the over-arching estate identity. 'AYLESBURY NOW' has been selected by the general public (see SCI - Identity) and an aesthetic look and feel developed. The identity is to span the lifecycle of the project, but not necessarily to be retained as a long term name for the place. It is to function as the identifiable project brand - something that the community and project partners can identify and use on all communications materials relating to the project to bring consistency to the regeneration communications strategy and methodology.

The physical identity of the place sits alongside the masterplan, building and landscape design and is different from the communications identity.

Our Aylesbury

Creating a physical identity for the place will be developed in conjunction with the community. One idea, a digital participation project, has recently been undertaken. In this project, we asked residents to photograph elements of the existing estate that they love or treasure - from street signs, to graffiti, paving to window patternation.

Residents submitted their images via #youraylesbury to Instagram, where they were collected together and themes identified. We will be looking to translate their imagery into graphic patterns to be used throughout the new masterplan - in building facade patterns, balcony design, landscape elements, sculpture, railings, street signage and front doors to name a few.

Hoardings

Opportunities to create elements of public art on the site hoardings on a site by site basis with consistent themes running throughout will also be investigated.



Buildings

Play

Walls

Art

Paving

Building the Myth
Photos are turned into graphic patterns that can be used to create molds that are incorporated into built elements within the masterplan





