Aylesbury Estate Regeneration Phase 2B
Planning Application

Statement of Community Involvement

May 2022

Notting Hill Genesis

Southwark Council
southwark.gov.uk

SOUNDINGS • NOTTING HILL GENESIS • MAY 2022

STATEMENT OF COMMUNITY INVOLVEMENT

AYLESBURY ESTATE REGENERATION PHASE 2B

Aylesbury Regeneration Phase 2B - Initial Plans

Commercial Space

Overview

A number of new commercial and community spaces are being built across the neighbourhood as part of the Aylesbury Estate Regeneration. These include a community centre being built on the First Development Site (FDS) on Albany Road, to be run by Southwark Council, and the new library and health centre on Thurlow Street.

In addition, generous ground-floor space has been included in Phase 2B that could have a variety of uses. We are keen to hear more from you about what those could be.

Some of your ideas:

- 'Parks with different activities such as arts centres, a café or a food market'
- 'Allotments and community gardens'
- 'Pop-up gallery spaces'
- 'A multi-purpose hall that doubles as a party venue'
- 'A cycle repair workshop'
- 'A pub would be nice'
- 'Social cooking space'
- 'Small independent shops and cafés'
- 'Art studios'
- 'Eld…'
- 'A c… gro…'
- 'A …'
- 'Boo… East…'
- 'Train… from…'
- 'Local food…'
- 'A music gro…'
- 'Links with Uni…'

You said...
I'd like to see an independent café in the area

Response...
This is one of a number of options that will be considered as the plans progress, and could form part of another use, such as a social enterprise or co-working space.

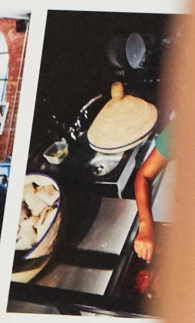
The new commercial space

Plans for Phase 2B incorporate a new commercial space in the ground floor of the central building (Plot 5B). This sits between the two new neighbourhood parks.

This could be used for a range of uses such as co-working, a café or start up businesses. The vision is that it would form a new community heart where existing and new residents would come together. It would also connect the surrounding spaces together.

Opportunity for ground floor …

Example of business start-up space


Example of community café and …

00 Contents

01 Executive Summary 5

02 Introduction & Context 29

03 Consultation Plan & Summary of Engagement 39

04 Social Value Statement 55

05 Stage 1: Introducing the Project 63

06 Stage 2: Concept Plans 81

07 Stage 3: Revised Plan 103

08 Planning Submission & Tracking Changes 123

09 Engagement Plan & Next Steps 137

10 Youth Engagement 143

11 Appendices 154

A - FAQs
B - Communications Table
C - Exhibition Boards (Stages 1, 2 & 3)
D - Feedback Forms and Canvas Cards (Stages 1, 2 & 3)
E - Communications Materials (Stages 1, 2 & 3)
F - Newsletters
G - Youth Engagement Presentations
H - Stage 3 Design Fly through
I - Friends of Burgess Park mitigation report and NHG response letter

01 Executive Summary

IN THIS SECTION

- Activities and Communications Summary
- Phase 2B plan evolution
- Key themes from the community
- Stakeholder map
- Next steps

OVERVIEW

From June 2021 to March 2022, a robust engagement and consultation programme was conducted by Soundings, in partnership with Notting Hill Genesis and the London Borough of Southwark, to support the development and design of the Aylesbury Phase 2B Regeneration area.

The focus of the engagement has been to gather local insights and knowledge from residents and stakeholders in and around the Phase 2B area throughout the design process, while aspiring to deliver more affordable homes, better connections and active travel options since the 2016 Aylesbury Estate Masterplan was approved.

1.1 INTRODUCTION

1.1.1 Aylesbury Estate Regeneration – Phase 2B

In 2014 Notting Hill Housing Trust was chosen as Southwark Council's development partner to complete the Aylesbury regeneration, delivering 3,500 new homes to replace existing blocks. In 2015 they gained outline planning permission for the Aylesbury Estate Masterplan including detail planning for the First Development Site, which is currently under construction.

In 2018 Notting Hill joined with Genesis housing association making one of the largest housing associations in London and the South East.

New homes are being delivered for the London Borough of Southwark on the First Development Site (Contract A) and (Contract B) and NHG are currently delivering Plot 18 which includes social rent and market rent homes centred around significant community facilities including a health centre, library, nursery and a new public square.

NHG consulted on amended proposals for the First Development Site (Contract C) throughout 2021 and subject to a Section 73 planning application will be delivering social rent, shared ownership and market sale homes on the First Development Site (Contract C) with works commencing in early 2023.

While much of the Phase 2B site, the subject of this consultation, sits within the boundary of the outline planning permission, the proposed development is a standalone scheme that builds upon the principles established within the Aylesbury Estate Masterplan. It comprises a mixed-use development that will contribute towards the regeneration of the wider Aylesbury Estate.

Consultation on Phase 2B began in 2015-16 but was paused; a new process started in May 2021 for what will be a fresh planning application to reflect the significant policy and social changes – including the creation of a new Southwark Local Plan, new London Plan policy about re-providing social housing, the climate emergency and the COVID-19 pandemic.

The site sits between Thurlow Street to the west, Albany Street to the south, Bagshot Street to the east and Kinglake Street to the north. Forming a new neighbourhood integrated into the surrounding streets, communities and parks.

There are currently 373 existing homes on the Phase 2B site. The redevelopment will deliver 614 new homes (1,927 habitable rooms) which will be 50% affordable by habitable room – including 163 for social rent (738 habitable rooms) and 82 intermediate (225 habitable rooms) – two new public spaces, a multi use games area (MUGA) and ground-floor commercial / community uses.

1.1.2 Pre-Stage 1 engagement

Notting Hill Genesis had been on site since 2015, prior to the Phase 2B design stages commencing in June 2021, building relationships with estate residents through community participation in different social programmes, design consultations and youth engagement.

Southwark Council have been leading on the re-housing process. NHG has assisted by providing housing options in other nearby developments (Camberwell Fields, Manor Place Depot, Peckham Place).

1.1.3 Community consultation and engagement

Soundings were appointed by NHG in February 2021 to carry out community and stakeholder consultation and engagement to ensure that community views are heard and have the opportunity to influence the plans as they developed. The aims of the process have been to:

- Be inclusive, accessible, transparent, engaging
- Use a variety of different ways to communicate
- Raise awareness of the regeneration
- Facilitate constructive dialogue between local residents, the development / design team
- Provide the opportunity for local residents and stakeholders to see the proposals for the site and to feed back their views
- Communicate the feedback from the local community to the design team
- Inform the Phase 2B plans development.
- Present the evolution of the designs in a clear and straightforward manner

1.1.4 Youth and protected groups

The Aylesbury Estate has a very diverse population, with a large number of residents with Black, African and Caribbean origins, and a significant Latin American population. Young people form a larger part of the community than the UK average.

A number of targeted activities, from coffee catch-ups, to the pop-ups and dedicated sessions and a youth engagement programme ensured that the views of these groups were heard. A series of creative co-design workshops with young people living on the estate, led by the landscape architects, informed the plans for Bagshot Park and provided general understanding of how the young people experience public realm in their daily lives and through COVID-19.

1.1.5 COVID-19 response

The engagement process has been a mix of online and in-person events, working around government guidance and restrictions to ensure people's safety first, maximising accessibility in an area where digital poverty is rife. NHG have provided computers as part of the social investment during COVID as well as other measures to help people maintain communications and support their mental health.

1.1.6 Southwark draft Development Consultation Charter

The SCI follows the guidance included in London Borough of Southwark's (LBS) draft Development Consultation Charter by providing:

- An Engagement Summary of the pre-application process and how this has informed the plans ('you said: we did'), Section 03
- A Social Value Statement describing the economic, social and environmental impacts of the Phase 2B site redevelopment, Section 04
- An Engagement Plan setting out how NHG will support the statutory consultation and continue to engage with the community, Section 09

An Equalities Impact Assessment (EQIA) has also been submitted separately as part of the planning application.

1.1.7 Statement of Community Involvement

This document describes the process and findings and shows how the development team has adapted the designs in response to community feedback. An Engagement Summary table is provided in Section 1.5 outlining the key feedback and comments received.

1.2 SUMMARY OF EVENTS AND INVOLVEMENT

1.2.1 Three-stage process

Three rounds of consultation and engagement took place between June 2021 and March 2022 to inform the design and development of Phase 2B and the new planning application. The starting point was the long-term process of community engagement and stakeholder meetings that had been in operation since 2015. Each stage aligned with the design and planning process, outlined here.

A varied programme of in-person and online events, digital and printed media, targeted workshops and street pop-ups was used to maximise the breadth of the engagement, reaching all key demographics across the area, including some traditionally harder to engage.

This set up an ongoing conversation whereby what was heard during one stage of consultation could be acted on (alongside other influencing factors) then fed back to consultees to explain how the Phase 2B plan had evolved and seek further input.

Stage One: Introducing the project

June – August 2021

Stage One included a series of online youth workshops, online stakeholder one-to-one meetings and street-based pop-ups.

A chance to revisit what had been heard in earlier consultations (2015/16) and ongoing engagement, and to share some high-level aspirations for the site and changes in policy that have influenced changes to the Phase 2B plan since 2016.

Stage Two: Concept plans

September – December 2021

Stage Two included two in-person public exhibitions, youth club and schools' workshops, public online discussions and a range of one-to-one stakeholder meetings.

Concept plans could be shared with local residents and stakeholders, design development explained, and feedback sought.

Stage Three: Revised / final draft plans (pre application)

January – March 2022

Following the revision of the Concept Plans, incorporating feedback heard at Stage 2, Revised Plans were publicly presented, with changes again highlighted. Further comments and insight was solicited prior to the final Phase 2B plans being produced for submission.

Stage Three included a dedicated session for the Latin American community, online themed workshops and a public Q&A; an outdoor public exhibition (four weeks); printed information in local libraries; a street pop-up; and group walkabouts.

1.2.2 Communications

A project website (*aylesburyphase2b.commonplace.is*) was set up to provide: a dedicated location to find clear and updated information on the Phase 2B plan; an easy-to-use portal where comments could be submitted. Printed flyers and posters were distributed for each stage of engagement as well as email newsletters and social media posts. These linked to the website.

1.2.3 Feedback channels

Multiple feedback channels were used to make participation as easy as possible: in-person and online conversations; printed surveys and canvas cards; postcards for open comments; workshop drawings; via the project Commonplace website; email (*aylesbury@nhg.org.uk*); telephone.

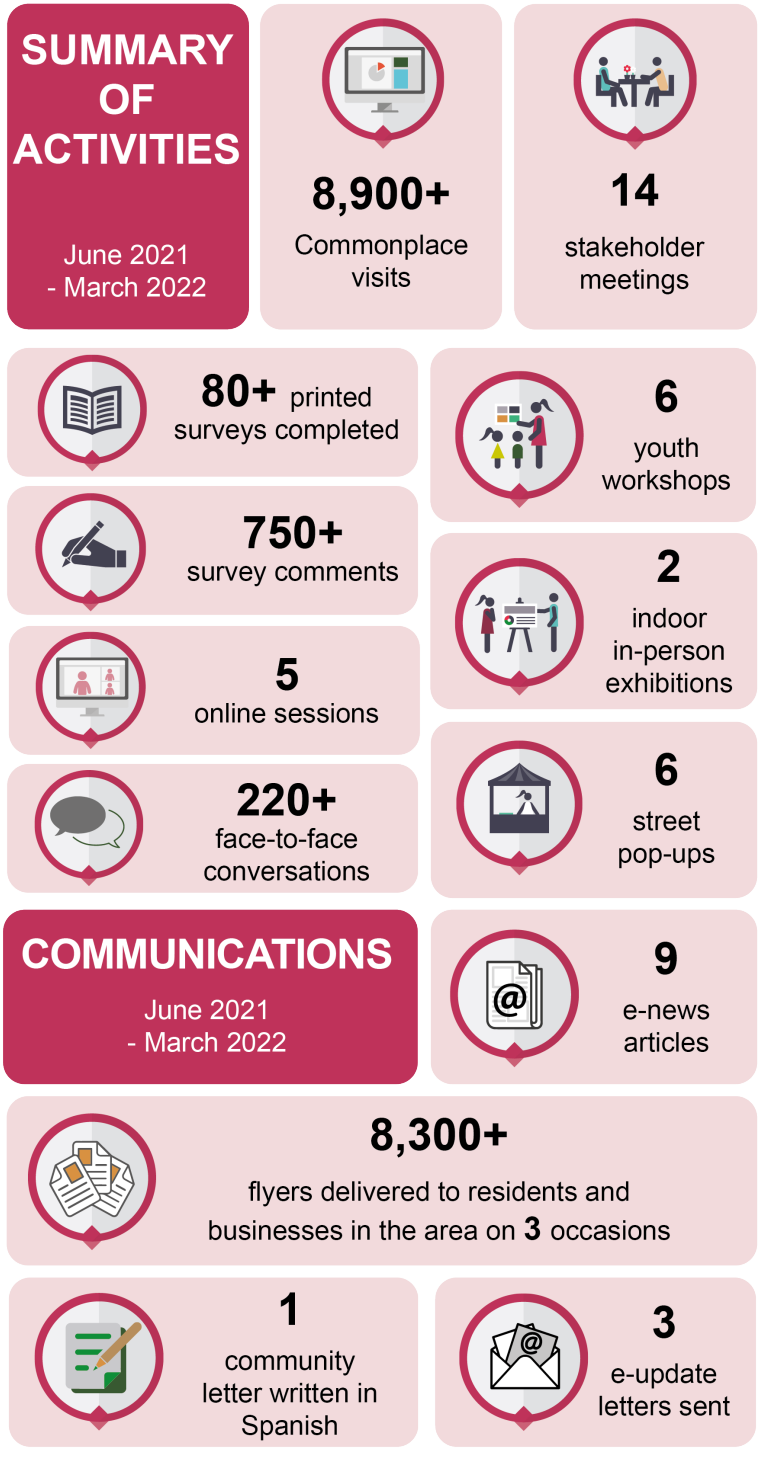
1.2.4 Feeding into the Phase 2B plans

Findings from the consultation have been regularly discussed with the NHG communications and development team, lead architects Maccreanor Lavington and lead landscape architect EAST to help inform the thinking and Plan's development.

- Members of the project team attended all consultation events to discuss the project and hear feedback first-hand.
- Findings from events are fed back to the wider team shortly after.
- Dedicated sessions with the project team to present and discuss consultation findings.

1.2.5 Facts and figures

An overview of events and activities that have taken place in producing the Phase 2B plan.



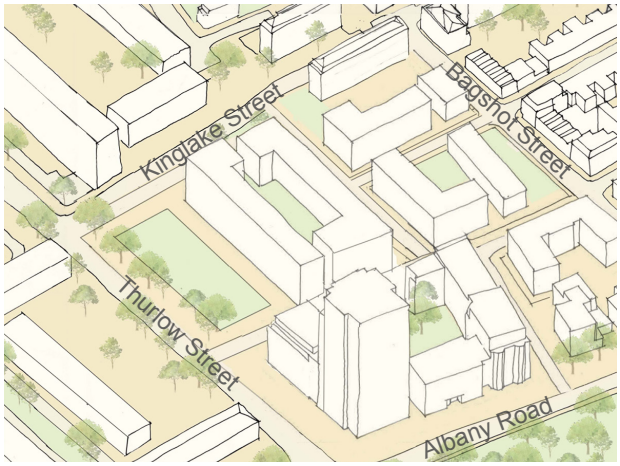
1.3 PHASE 2B PLAN EVOLUTION 2016 – 2022

Since consultation took place on Phase 2B in 2015-16, there have been significant policy and social changes. These include a new Southwark Local Plan - with which the plans must now comply. In response to these, extensive changes have been made to the Phase 2B plans.

As the Phase 2B plan evolved, continuous engagement with residents, businesses and stakeholders has taken place in order to gain local insight: first in Summer 2016, and more recently in Summer and Autumn 2021, and Spring 2022.

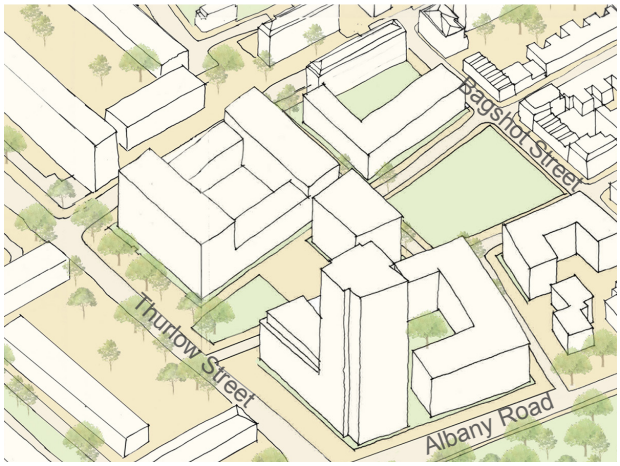
NHG and the design team have taken on board what the community has voiced in these sessions, alongside other factors, and continued to revise and improve the scheme.

Early ideas shown in 2016



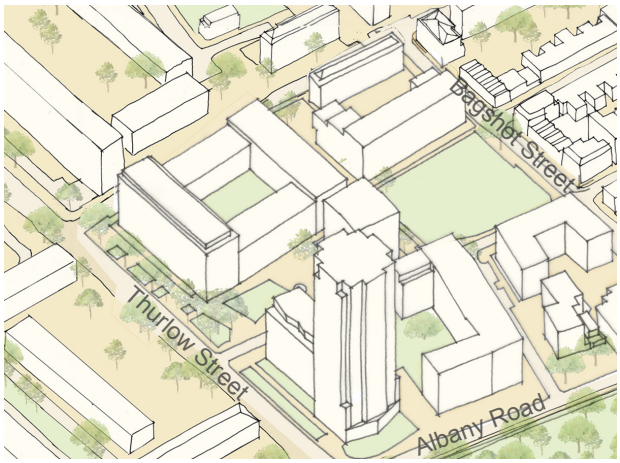
- 415 units
- One 20 storey building
- Thurlow Street frontage - 8 storeys
- Other buildings up to 8 storeys

Plan as shown in July 2021



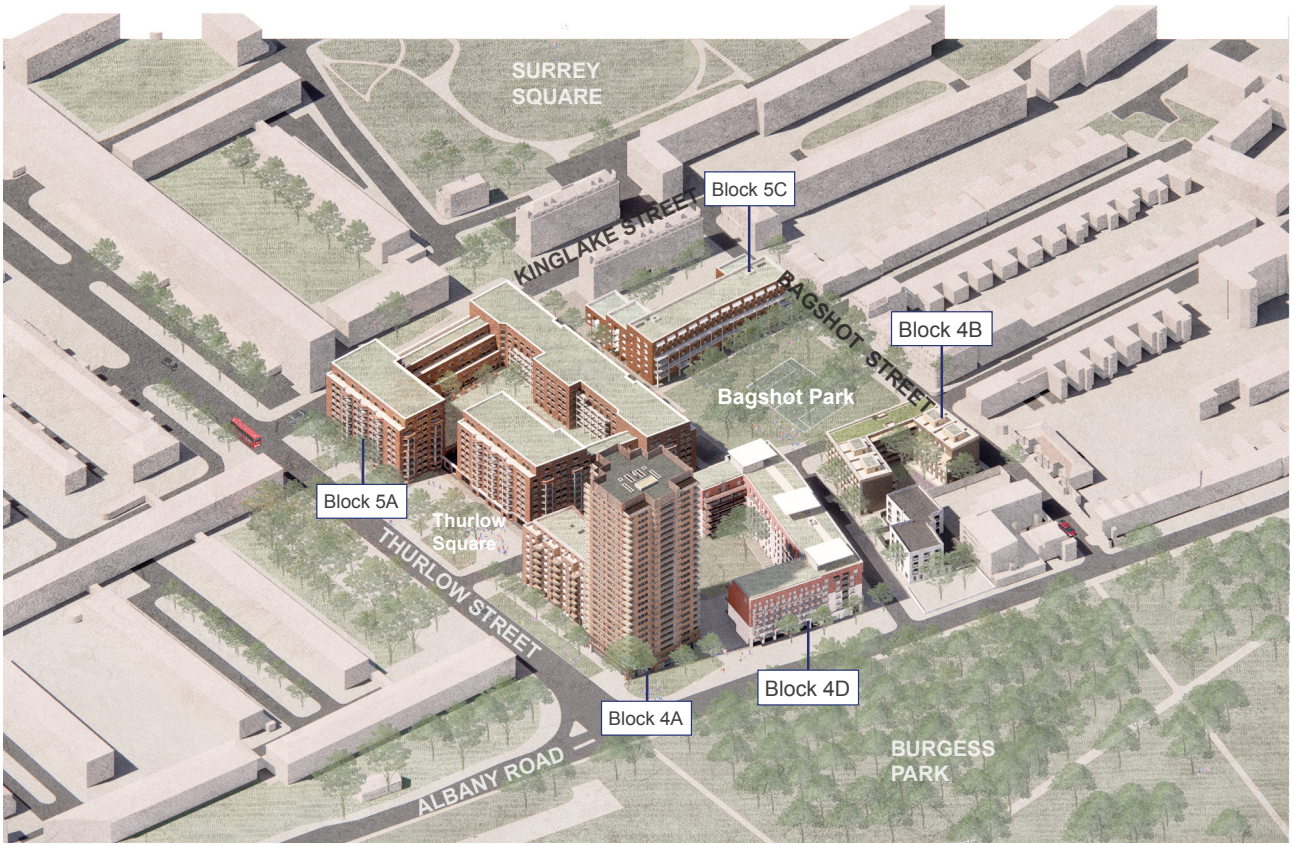
- Over 600 units
- One 20 storey building (+services floor)
- Thurlow Street frontage - 9 storeys
- General heights - 5-7 storeys
- New neighbourhood park with play areas
- New ground floor spaces for commercial / community use
- Improved connections (pedestrian and cycle routes)

Concept plan as shown in October 2021



- Over 600 units
- One 25 storey building (+services floor)
- Thurlow Street frontage - 9 storeys
- General heights - 5-7 storeys
- A range of buildings and architectural designs that reflect the local identity - 5 Architects

Revised plan as shown in January 2022



- Over 600 units, ranging from 1-person flats to 5-bedroom family maisonettes
- One 25 storey building (+services floor)
- Thurlow Street frontage - 9 storeys
- General heights - 5-7 storeys
- Legible routes through
- Wide, tree-lined streets
- Two new public spaces
- Thurlow Square reconfigured
- Improved play and sport facilities
- New commercial spaces closer to Thurlow Street

1.4 KEY THEMES

The following key themes were identified as important to the Aylesbury Estate community and discussed at different stages across the consultation, using a variety of media. These key themes are discussed further in the analysis of Stages 1-3 consultation.

Site layout and design principles | Architectural identity

Spatial layout and design principles

Looks at what goes where and how to arrange the site so that it is inviting and intuitive. Covers building heights, the general shape and size of buildings and density. Considers views and 'human scale' design. It also looks at spatial and design integration with surroundings streets and neighbourhoods

Architectural style and identity

What sense of place will be created and how this reflects local identity. Not only related to the physical treatment of public spaces, street furniture, signage and façades but also how the use of the site can contribute to a distinctive identity. And the way it welcomes neighbours.

New homes

Interior layouts and design

Exploring the design of the new homes and how these compare to the existing. The layout, storage, heating, natural light, energy efficiency and options for open plan or separated kitchen/dining areas. The importance of views and overlooking children's play spaces.

Private and shared outdoor amenity space

Considers both the private and public amenity spaces on offer which include public open spaces such as a new park and square and the private amenity space for each new home, such as balconies and private gardens. Shared communal courtyards are also provided for future residents which include secure play spaces for younger children and also more protected spaces for elderly or vulnerable residents.

Access & movement

Active Travel

Considers connections to from and within the site, pedestrian movement, cycle lanes and control of vehicle access to avoid rat-running and create people friendly spaces.

Private vehicles and parking

Explores the options for private vehicles in the area, while prioritising the safety of pedestrians and cyclists. Also considers accessibility for residents, and those who require parking provision.

Landscaping & public spaces

Public spaces - (including non-residential ground-floor uses)

Explores the design of two proposed new public spaces: Bagshot Park, a green space facing Bagshot Street, and Thurlow Square, a more civic-style square. Thurlow Square is linked to a new commercial/community facility and faces onto Thurlow Street, with retained mature trees. The public spaces consider issues of anti-social behaviour, management and maintenance.

One of the best loved aspects of the scheme.

Greener streets

Looks at the design of green streets, maximising tree planting and planting in general, Green links to Burgess Park and Surrey Square Park.

Bagshot Park - new multi-use games area (MUGA) and play space

Design of a new MUGA, play features and general landscape for Bagshot Park (and Kinglake Estate) Considering different ages, genders and needs.

Sustainability

Key principles

Sustainability was identified by the community as one of the most important principles that should run through all aspects of the design; this includes consideration of climate mitigation measures, biodiversity, tree retention as well as the proposed heating system and individual home occupier control methods to minimise energy consumption and bills. It also includes the specification of planting, and the management and maintenance plans.

Community

Sense of community

Explores what contributes to the connections between people and places in and around the Aylesbury Estate, by discovering what people value, and what makes people feel safe and secure.

Commercial Use

Contributes to the wider sense of community. Provides places to meet among the community, with uses and facilities that encourage and support a network of connections with neighbours.

1.5 ENGAGEMENT SUMMARY

As per the draft Southwark Development Consultation Charter, this engagement summary table sets out what was heard in successive consultations. It notes the key issues, aspirations and concerns expressed by residents and stakeholders, and how these have been responded to as the Phase 2B plan has progressed.

Full details on the findings for each consultation stage can be found in Sections 05-07.

Phase 2B Early Consultation 2015-16		**Stage 1: Introducing the Project** June-August 2021		**Stage 2:**
You said:	**We did:**	**You said:**	**We did:**	
Site layout & design principles | Architectural identity				
General concerns around the size of new homes	Generally social rented homes will be the same size or larger than current ones Private and shared ownership homes will meet London Plan requirements as a minimum	Positive about increase in number of homes. More social rent and affordable desired Concerned about: - Increased density pressure on infrastructure - Regeneration impact on sense of community - Need for a community / social space for all - Retaining green feel - Impact of 25 storey building on Burgess Park and the local area	50% of homes across Phase 2B affordable by habitable room 75% of these at social rent levels; and 25% shared ownership NHG investing in the local community, including strong social value programme (See Social Value Statement, Section 04)	

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**		**You said:**		**We did:**
More than 85% supported Phase 2B plan The two new public spaces – Thurlow Square and Bagshot Park – were popular Still concerned about the impact of the 25 storey building on views from Burgess Park and also shadowing the site Long distance views from homes are important as well as good orientation	Blocks 5A & 5B have been combined at request of Southwark planning officers resulting in a reconfigured Thurlow Square and commercial spaces 25-storey building more streamlined and set back to reduce impact Shadow tests have been undertaken and the building designs have adapted to minimise impact		Responses generally supportive, people liked the look of the layout and found the design generally attractive The overall look & feel could be more distinctive of Aylesbury Concerns over impact of density remains Desire to see the plan integrate with the surrounding streets / neighbourhoods e.g. street greening		The design of the buildings contributes to the sense of place in the Aylesbury neighbourhood There are similar characteristics to the proposed buildings, like the use of red, brown and pinkish bricks There are also lots of individual design flourishes from each of the five different architecture practices

Phase 2B Early Consultation 2015-16	Stage 1: Introducing the Project June-August 2021		Stage 2:	
You said:	**We did:**	**You said:**	**We did:**	
New homes				
Concern about the size of the new homes and whether they would be as generously proportioned as the existing ones And that there would be homes for families	Generally social rented homes will be the same size or larger than current ones 17% of the total units will be family units and 50% of the social rented homes will be family accommodation (3, 4 and 5 bed) Due to the increase in density there will be no town houses, but there will be a large percentage of maisonettes, mostly on the ground and first floors with access to large private gardens	Values desired: • Robustness • Generous size / family-sized • Private outdoor space e.g. balcony or small garden • Soundproofing • Low energy usage • Control of heating • Fire safety • See children playing • Dual aspect • Natural light • Storage • Accessibility • Flexibility	Social rent homes are more generously proportioned than UK standards and match or exceed the size of flats on the estate The development will be tenure blind. Private and social housing will be built to the same standards Every flat will have its own balcony or private outdoor space All homes will be policy compliant in terms of accessible and adaptable and 10% are wheelchair adaptable	

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**		**You said:**		**We did:**
General support for designs of homes and shared residents' gardens Calls from activist groups for greater proportion of social rent homes on Phase 2B, a point also raised in Stage 3 and responded to in final column		Increased area of shared residents' gardens Priorities remain consistent Developed detail plans and typologies and shared these at an online workshop and the Stage 3 exhibition		Positive response to designs for new homes. Respondents and workshop participants said they liked: • Natural light • Dual aspect • User controlled heating • Generous dimensions • Energy efficient measures • Gardens/balconies (with views) • Flexible layouts/ adaptability	Progressed with plans that include these features The planning application for Phase 2B includes a total of 50% affordable by habitable room which can be broken down into 163 social rent homes (738 habitable rooms) ranging from 1-bed flats to 5-bed maisonettes and 82 intermediate homes, with a total of 225 habitable rooms See Accommodation Schedule with application

Phase 2B Early Consultation 2015-16		Stage 1: Introducing the Project June-August 2021		Stage 2:	
You said:	**We did:**	**You said:**	**We did:**		
Access & movement					
Desire for a cycle and pedestrian-friendly area that is easy to get around, including improved east-west routes Clarification required on car parking – will there be less than currently provided Mixed views on proposals for street parking Interest in way-marking of green streets	Where possible cyclists and pedestrians have been given priority. There will be traffic calming, generous pavements and better cycle parking as well as a cycle hire dock at the centre of the site all integrated into the borough-wide cycle network Tree planting and lighting and other street features, including public art, will help people know how to get around	Concerns over access to nearby streets being impacted (making it more complex) and on rat running between Thurlow Street and Old Kent Road being enabled. Safety and security important Segregated cycle lanes requested on Albany Road and Thurlow Street Green streets are important for value Aylesbury residents keen to retain their parking spaces	The street layout includes controlled access and movement to avoid rat-running and prioritise pedestrians and cyclists There will be dedicated cycle lanes coordinated with LB Southwark, including a spine along Thurlow Street Enhanced green routes are proposed There will be a mix of on street, under podium and below ground parking. Existing residents will get priority	

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**		**You said:**		**We did:**
Green walking routes, safe cycleways, traffic-free streets are top priorities. 'Green streets' approach popular, but some think not radical enough, need to challenge the Council's Design Manual (SSDM) Friends of Burgess Park want to minimise impact of cyclists Opinions divided on parking: not enough versus still too much Bagshot Street traders consider customer car access and parking essential for business	East-West route (extension of Mina Road) widened to allow wider pavements and trees on both sides Green streets go as far as they can within SSDM The Southwark Spine confirmed to route cyclists down Wells Way, avoiding the Park Southwark Council voted in Oct 2021 to maintain the traffic barrier on Bagshot Street, placed during COVID-19 lockdown		Traffic controls positively received by neighbours; including clearer east west route. Opinion on parking still split More secure bike storage requested Street lighting raised as important		A number of traffic calming and street greening proposals have been developed Raised-tables have been provided at all junctions with increased planting at car-free junctions at the centre. The barrier on Bagshot Street is proposed to be formalised with tree planting in the road Secure cycle parking will be provided for all residents Street lighting will be developed at next stage of detail design

Phase 2B Early Consultation 2015-16		Stage 1: Introducing the Project June-August 2021		Stage 2:	
You said:	**We did:**	**You said:**	**We did:**		
Landscape & public spaces					
Areas to keep fit are important. Football areas and MUGAs (multi-use games area) should be re-provided More parks and green areas are desired for different ages Interest in seeing more greening of streets and enhanced entrance to Surrey Square Park Concerns over the current condition of Faversham House playground (Kinglake Street), which is poorly maintained	The updated Phase 2B plan and site layout proposed two new public spaces (Thurlow Square and Bagshot Park). Bagshot Park to integrate a new MUGA New playground proposed for Faversham House, rotated to allow clearer movement across the site from north. New and improved play equipment, more attractive landscaping and boundaries	Need identified for safe, attractive, accessible public and community spaces Green space increasingly important for residents Place to play important for large number of people, including older children / teens Concern over loss of MUGAs / sports facilities Addressing ASB – Safety and security are a key priority	Two new public spaces planned at the heart of the development: Thurlow Square and Bagshot Park. An increase in open space from 2016, and roughly double the existing area Number of approaches considered to play spaces. Workshops conducted with youth groups of different ages to inform designs MUGA proposed for new Bagshot Park		

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**		**You said:**	**We did:**	
Strong support for new public spaces Security remains a key concern Schools and youth groups excited by plans for Bagshot Park. But would like more football provision locally Young people want to use public spaces as social spaces (need identified for more spaces for young people across the area) Concern from some that public spaces might attract ASB	Combining Blocks 5A and 5B into one single block around a re-configured Thurlow Square, was one of the major changes The new arrangement makes a greater asset of the existing trees on Thurlow Street. This is supported by additional tree planting with special furniture and doorstep play at its centre, with an immediate relationship to non-residential ground-floor uses		Strong support for public spaces Some ongoing concerns regarding anti-social behaviour and public space provision attracting ASB Concern about the reduction in public space (Thurlow Square) since the plans shown at Stage 2 What are the benefits for the neighbouring streets to the east?	The amount of public space remains greater than proposed in 2016 The new orientation of Thurlow Street makes it somewhere that is both on the way to other places and an entrance. It includes proposed commercial use at street level opening onto Thurlow Square Engagement with the Met Police's Secure By Design team to design-out crime, including ASB	

Phase 2B Early Consultation 2015-16	Stage 1: Introducing the Project June-August 2021	Stage 2:	
You said:	**We did:**	**You said:**	**We did:**
Sustainability			
Sustainability should be a key principle Retention of trees important	Sustainability is a key driver for the Phase 2B plan Phase 2B will retain even more trees than proposed in 2015-2016	Biodiversity identified as a priority	Commitment to retain trees where possible. Tree and planting specification will attract wildlife and support pollination. Plans will build in bug hotels and bat / bird boxes $C0_2$ emissions in line with the London Plan and the Southwark Plan District heating system reduces fossil fuel use At this stage, sustainability became a key theme within engagement in response to priorities heard

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**	**You said:**	**We did:**		
Low-carbon heating and reduced energy demands are key considerations	Climate change resilience measures developed further	Support for sustainable ethos	PV panels will be located on rooftops in locations that receive good levels of sunlight		
Question: why not retrofit?	Use of recycled materials advocated where possible	Keen for photovoltaics (PV Panels) on roofs	The new public spaces are proposed to be adopted and maintained by LB Southwark's Parks Department		
Tree retention remains a priority; native trees favoured for new planting	Retrofitting was explored very early on in the project by the council however the fundamental construction issues within the existing buildings mean that they are structurally unsuitable for retrofitting	Still too much hard surface	Communal amenity spaces, forecourts and planting associated with each building plot will be maintained by Notting Hill Genesis		
		Who will be responsible for the management and maintenance of the public realm and green spaces?			

Phase 2B Early Consultation 2015-16		Stage 1: Introducing the Project June-August 2021		Stage 2:	
You said:	**We did:**	**You said:**	**We did:**		
Community					
Need for places to shop, meet and have a coffee Facilities for young people needed History of the estate should be celebrated	Non-residential ground-floor spaces fronting Thurlow Square will allow for cafe or business use to animate the street scene The extension of Mina Road will be activated by these ground-floor uses and provide links to the existing commercial offering on Bagshot Street	Community centre and space requested for local independent businesses Local people enjoy creative activities, especially making music	Non-residential spaces located at the centre of the site, fronting on to Thurlow Square, to allow for flexible commercial or community uses		
Other: About the process					
Need to understand the re-housing process Concerns around 'shared equity' Concerns around existing conditions	The housing allocation is the responsibility of Southwark's housing office	Retaining the community and offering the right to return to those already moved out is key to support	Southwark Council has offered existing residents alternative homes being delivered elsewhere on the Aylesbury Estate Housing officers attended in-person event to answer people's questions on the re-housing policy and process		

Concept Plans Sept-Dec 2021		Stage 3: Revised Plans Jan-Mar 2022		Planning Application Spring 2022	
You said:	**We did:**		**You said:**		**We did:**
Proposed commercial space popular, but community space still requested Nowhere for young people to meet indoors		The commercial space is proposed to be flexible commercial or community use There is also significant community space provided on neighbouring sites such as Plot 18, which include a library, community trust office and a health centre	Generally supportive of new arrangement, still ambitious for a space for the community	Proposed commercial space will be flexible in terms of potential uses. Engagement on this will be ongoing	
Desire to see the regeneration happen and for the new homes to be delivered – existing conditions are very concerning		Housing officers attended the street pop-up to answer people's questions on the re-housing policy and process	Local residents and stakeholders, including young people, are keen to see opportunities for local people	NHG is committed to delivering the social and economic benefits of regeneration, such as employment, education & training and health & wellbeing	

1.6 STAKEHOLDER MAPPING

Before designing the consultation programme, it was essential to gain a clear picture of who needed to be engaged.

To complement the site context research into the demographic makeup of the area, mapping was carried out to identify key stakeholder group.

These groups act as gatekeepers to wider communities: Aylesbury residents (TRAs), special-interest groups (Friends of Burgess Park), faith groups (e.g. St Christopher's Church), young people (e.g. Surrey Square Primary School, InSpire youth club), non-English speakers (e.g. Latin American Multicultural Group).

- TRAs/Housing
- Schools
- Community Groups
- Businesses
- Services
- Places of Worship
- Amenity Groups

1. Aylesbury TRA
2. Surrey Square TRA
3. Kinglake TRA
4. Taplow Housing Office
5. LBS Regen Team
6. Alvey TRA
7. Surrey Square Primary School
8. UAE (Secondary) School
9. Walworth Academy
10. Michael Faraday school
11. Inspire
12. Creation Trust
13. Walworth Living Room
14. Friends of Surrey Square Park
15. Latin American Multicultural Group
16. Friends of Burgess Park
17. Bagshot street businesses
18. East Street businesses
19. Aylesbury Health Centre
20. Aylesbury GP Practice
21. 1st Place Children and Families Centre
22. Southwark Resource Centre
23. Church of The Lord
24. St Christophers Church
25. East Street Baptist Church
26. English Martyrs Catholic Church
27. Old Kent Road Mosque
28. New Peckham Mosque Trust
29. Regeneration Sub-Group
30. Living Streets
31 Designing Out Crime

1.7 NEXT STEPS

Stage Four: Post application

A drop-in exhibition of the planning application documents and key information about the planning application will take place during the statutory consultation period on site to help people access the application and find the information they are seeking.

In accordance with Southwark's draft Development Consultation Charter, an Engagement Plan is provided in Section 09 outlining NHG's commitment to ongoing involvement and engagement through to completion.

1.8 ACKNOWLEDGEMENTS

The development team and Soundings would like to thank the hundreds of local residents, businesses, community groups, school children, other stakeholders, and those just passing through for sparing their time and giving us their feedback on the Phase 2B plans as they have evolved. Your insight has been invaluable in shaping the final submission designs, and ensuring they meet – and surpass – local needs and aspirations.

Your continued input and involvement will play a vital role as the redevelopment plans progress.

02 Introduction & Context

IN THIS SECTION

- Purpose of this document
- Project team
- Site context
- Engagement & planning background
- People & place

OVERVIEW

Building on the previous engagement and research that was undertaken by Notting Hill Genesis in the Phase 2B area since 2015, it was important to understand the context and community of Aylesbury Estate, analyse what had been said to date, and identify key stakeholders both within the Phase 2B area and the wider neighbourhood.

2.1 PURPOSE OF THIS DOCUMENT

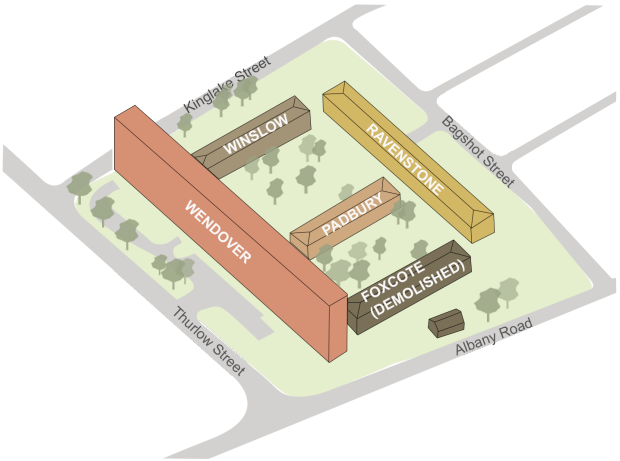
The Statement of Community Involvement (SCI) has been produced by Soundings on behalf of Notting Hill Genesis (NHG) and provides a record of the pre-application consultation and engagement on the Phase 2B development – part of the wider Aylesbury Estate Regeneration.

The engagement and consultation was carried out between June 2021 and March 2022.This document describes the process and findings. It shows how the development team has adapted the Phase 2B plan in response to community feedback. It shows how the team has used a number of different media to reach out to local residents and stakeholders, targeting key less-heard groups.

The SCI follows the guidance included in London Borough of Southwark's (LBS) draft Development Consultation Charter by providing a summary of the pre-application process and how this has informed the plans, as well as an Equalities Impact Assessment, a Social Value Statement and an Engagement Plan setting out how NHG will continue to engage the community post application and through construction.

The document also outlines previous engagement that has taken place since the granting of an Outline Planning Permission in 2015, as this has also contributed to the shaping of the plans.

The Appendices contain a record of all publicity and consultation materials provided during the consultation and engagement process.



Existing Phase 2B area diagram

Phase 2B in the context of the wider Aylesbury masterplan area

2.2 WHO'S INVOLVED?

The core team involved in the redevelopment of Phase 2B the Aylesbury Estate, and who were present at many of the consultation events were:

Notting Hill Genesis

Notting Hill Genesis (NHG) is a housing provider and registered charity. Created in 2018 from two well-established housing associations, Notting Hill Genesis is now one of the largest housing associations in London and the south east. It owns and manages more than 66,000 homes and employs around 2,000 staff. It provides homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

In 2014 NHG was chosen as Southwark Council's development partner to complete the Aylesbury regeneration delivering a further 3,500 new homes to replace existing blocks.

Two teams within NHG have played significant roles in the engagement process:

- The Engagement Team: including Social Investment lead, Communications, Resident Liaison and Youth engagement coordinator
- The Development Team: including Project Director and Development Managers

Soundings

Independent engagement consultant Soundings facilitated the process of community consultation to ensure that the community has been well informed and had the opportunity to provide local knowledge and ideas at each stage of design development.

For over 20 years they have been working with Londoners to help shape the city and make it a better place for all. They led consultation on the Aylesbury Estate Masterplan & First Development Site Application in 2014-15.

Maccreanor Lavington Architects

Maccreanor Lavington are the lead architects on the project. As a practice, they focus on integrating new projects into the wider community and working with the character of the local area, both culturally and architecturally.

They are responsible for delivering the Phase 2B overall plan, and are the architects of the north western residential block, incorporating commercial space. As lead they have attended all consultation events and taken on board feedback.

East

East are the lead landscape architects on the project. They are interested in places, uses and the way they come about and concentrate on projects of public relevance and have a close understanding of urban change. They are responsible for the public realm, public spaces, and shared residents' gardens. They are also the architects of the north eastern residential block.

They have attended all consultation events and delivered, with Soundings, comprehensive and creative youth engagement that has fed into the public realm and play space design.

Wider Team

There have been a number of other consultants involved across other areas of skills and expertise. Below is a list of some of the other key consultants who have been involved in the design process and contributed to the consultation process as needed:

- Arcadis (project managers)
- Commonplace (engagement website)
- London Communications Agency (LCA)
- HGH Consulting (planning consultants)
- Haworth Tompkins (architects for Block 4A)
- Architecture Doing Place (architects for Block 4B)
- Sergison Bates, (architects for Block 4D)
- Max Fordham (sustainability consultants)
- RPS Group (transport consultants)
- Thomson Ecology (ecology consultants)

South-west view down Kinglake Street

View from Mina Road towards Bagshot Park

View east along Albany Road

2.3 SITE CONTEXT

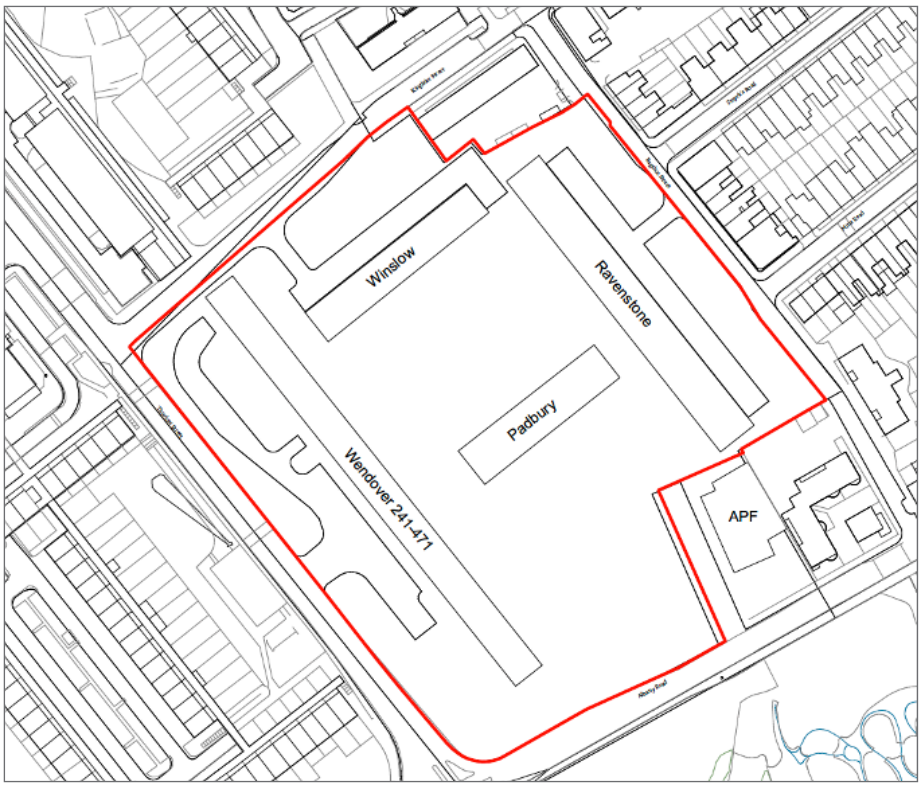
2.3.1 The site

Since this application was granted, the planning and development context has changed significantly, and now places increasing demands on the scheme to deliver over a range of planning objectives, including those within the London Plan (2021) and Southwark Plan 2022. Of note is Policy H8 in the London Plan, which requires that the demolition of affordable housing must be replaced by an equivalent amount of affordable housing floorspace.

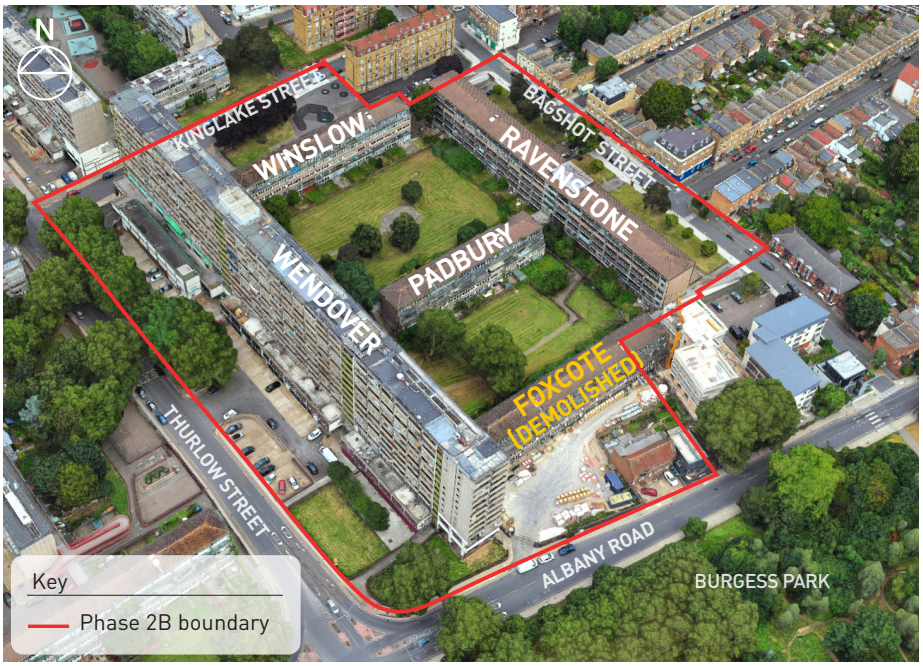
Having undertaken a comprehensive assessment of the approved plan against the prevailing planning context, the Applicant has identified a number of issues that compromise their ability to successfully deliver the proposals as previously conceived. These include both the deliverability of the phases within the plan (in terms of the speed at which construction can commence) and the policy requirement for the reprovision of existing affordable floorspace, which cannot be accommodated within the approved plan parameters.

The assessment identified the Site as being best placed to form the next part of the Aylesbury Estate regeneration. This application proposes a standalone scheme for the Site that will deliver on the principal regeneration aims for the Aylesbury Estate while also responding to current planning policy. The proposed development builds upon the overarching principles of the approved plan and comprises a high quality mixed use scheme that will provide 614 residential units and community/ commercial floorspace, contributing towards the regeneration of the wider Aylesbury Estate.

2.3.2 Red line boundary of site



Plan showing existing estate and site boundary line



Aylesbury Phase 2B site looking north. Source: Google

2.4 ENGAGEMENT & PLANNING BACKGROUND

2.4.1 Previous engagement (pre-2021)

In the past six years, estate residents have participated in different social programmes and design consultations, including for Phase 2B in 2016. The Phase 2B plans have been informed by the following engagement activities:

- On the outline Masterplan for the Aylesbury Estate Regeneration and the First Development Site. This took place between March and August 2014 before the submission of the detailed applications for further phases
- Plot 18 (Phase 2A) Reserved Matters Application, June 2014 – April 2016
- Phase 2 and Phase 2B, May – August 2016
- Community engagement on Aylesbury Regeneration, 2016-2017 (NHG led)
- Wider community engagement and resident involvement, 2017-2020
- Engagement by East architects with Surrey Square Park group, 2016

The findings from the above, combined with the continuity of team (architects and NHG engagement officers) has meant that issues and aspirations raised were instrumental in the development of the most recent version of plans for Phase 2B site.

2.4.2 Planning and policy change

In 2005, Southwark Council decided to completely redevelop the area on a phased basis. Using the Aylesbury New Deal for Communities (NDC) funding, it worked with the community to develop a planning framework called the Aylesbury Area Action Plan (AAAP) to guide the regeneration. After extensive consultation (now replaced by the Southwark Plan 2022), the plan was published in 2010.

Based on the approved planning framework, Aylesbury Area Action Plan (2010), Notting Hill Trust drew up an outline masterplan for the whole regeneration area in 2014 and gained planning permission in 2015.

The principle of the regeneration of the wider estate was confirmed through the grant of outline planning permission in 2015 (ref 14|AP|3844) for phased redevelopment to provide a mixed-use development of up to 2,745 residential units, employment, retail and community floorspace. This included the First Development Site, which was designed in detail and is currently under construction.

Phase 2A, Plot 18 was later consulted on and gained planning approval. This is also under construction, delivering a community hub, homes and a new public square.

Since the Outline Planning Permission was granted in 2015, there have been significant policy and social changes – including the creation of a new Southwark Local Plan, new policy about re-providing social housing in the new London Plan (Policy H8), the climate emergency and the COVID-19 pandemic. All of these have had an impact on how plans are developed and delivered.

2.4.3 Need for a new planning application

By 2021 it was therefore appropriate to revise the Phase 2B Plan that was granted Outline Planning Permission in 2015 and seek further input from residents and stakeholders.

Submission of a new full planning application for Phase 2B was discussed and agreed with Southwark Council as the most appropriate route to respond to the changes in planning policy and housing provision requirements.

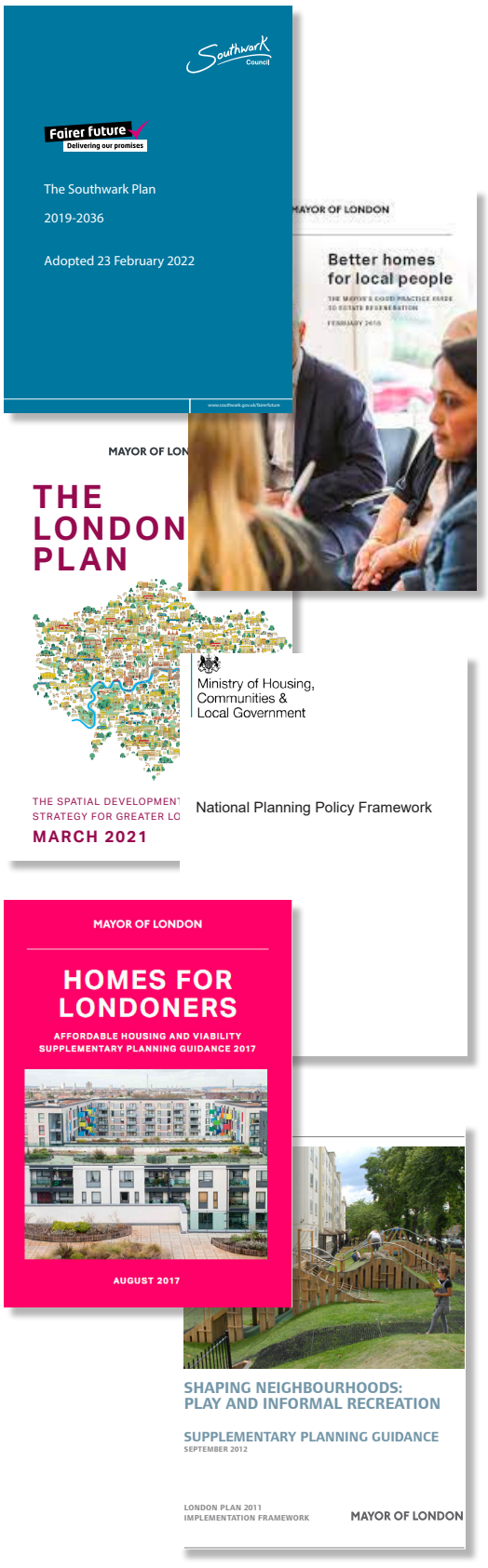
Part of the consultation process has involved informing residents and neighbours of the planning policy and social context that has required changes to be made. It has shown how the Phase 2B plan maintains the principles set out in the AAAP, but adapts the parameters set in line with policy documents adopted since 2016.

These include:

- The New Southwark Plan (2022)
- The National Planning Policy Framework (2021)
- The London Plan (2021)
- The Mayor's Good Practise Guide to Estate Regeneration (2018)
- The Mayor's Affordable Housing and Viability SPG (2017)
- The Mayor's Play and Informal Recreation SPG (2012)

The London Plan (2021) new policy H8 covers estate regeneration and requires loss of existing housing to be replaced by new housing with at least the equivalent level of overall floorspace. This has resulted in an increase in density for Phase 2B.

The New Southwark Plan (2022) supersedes the Aylesbury Area Action Plan (AAAP 2010), but carries forward a number of its key themes.



2.5 PEOPLE & PLACE

2.5.1 Residents and neighbours

With an ongoing process of re-housing, residents have been moving outside of the estate, while vacant properties have been put into use as temporary accommodation. The population on the estate has therefore changed significantly over the past five years. This has created some tensions reported by residents, such as: anti-social behaviour, isolation of tenants being left in semi-empty buildings, reduced feelings of safety, loss of sense of community and anxiety due to uncertainty and issues coming from the state of repairs of some of the buildings, particularly during the colder winter months.

The most directly impacted estate residents by this scheme will primarily be current Phase 2B residents, as well as residents in the neighbouring buildings; while future Phase 2B residents, many of whom are currently living in Phase 4 buildings, are the ones with the most vested interest.

The regeneration has also been of interest to residents living and working in the neighbourhood, as well as the subject of campaigns and protests.

NHG has been on site for six years, building relationships with residents through extensive and a variety of social programmes, including meanwhile projects and youth engagement.

NHG has used its understanding of the concerns and priorities residents typically experience, and the existing knowledge and relationships that NHG, Creation Trust and Council housing officers have built to tailor an approach that prioritises estate residents as most impacted, but also includes wider stakeholders that are impacted by and have an interest in the development.

Whilst addressing immediate concerns through providing timely information, NHG has aimed to actively involve and engage residents, bringing them on the journey as the designs have evolved and empowering the local community.

2.5.2 Sense of place and community

Local people value the assets of the area, including the green spaces within the Aylesbury Estate. They are concerned about the levels of change, but also hopeful for remaining in the area. One of the most lasting takeaways from the engagement process has been the sense of community that remains; even under harsh living conditions most are positive about the future and wish to stay and be re-housed as soon as possible.

2.5.3 Wider area

The Aylesbury Estate is located within a wider primarily residential area that includes the Elephant and Castle (major town centre).

Just south of Albany Road lies Burgess Park. The park contains many facilities including restaurants, leisure, and amenity/play spaces. Just to the north east of the site is Surrey Square Park, which is another key local green space a few minutes from the Site.

A few shops, takeaways and restaurants are located along Bagshot Street directly adjacent to the site. A greater variety of shops and services including retail, supermarkets, and commercial are located nearby along Walworth Road high street to the west and Old Kent Road to the east.

As an Opportunity Area, the Old Kent Road is undergoing a number of mixed-use redevelopment and estate regeneration proposals. Elephant and Castle is also undergoing significant regeneration for high-density development.

Several schools also exist in the surrounding area, including Ark Walworth Academy School to the east (approximately four-minute walk from the site) and Surrey Square Primary School (approximately three-minute walk from the site).

Several planning applications for the initial phases of the Aylesbury Estate regeneration have been granted consent and are under construction or complete.

2.5.4 Community make up

Further detail on the population statistics for the area including the Phase 2B site can be found in the Equality Impact Assessment Report (EQIA) submitted with this planning application.

Age

According to Office for National Statistics. Mid-year residents population estimates (2017), the Aylesbury Estate has a younger population than Southwark as a whole, with more people under 18 than the borough average. Southwark in turn has a much younger population than the London or national average. The median age of Southwark residents in 2017 was 33.1 years.

Ethnicity

As documented in "Living on the Aylesbury Estate: 2015 benchmark report for future monitoring of the regeneration programme" (2017), the population of the Aylesbury Estate is extremely diverse and the number of different ethnicities and nationalities has increased over the last 15 years. The estate is home to an extensive range of groups, including long-standing residents from English and Irish families well established in the neighbourhood, and a large number of residents with Black, African and Caribbean origins, and a significant Latin American population. There are also more recently arrived refugees from Sudan and Iran.

Tenure

Data from LSOAs (Lower Layer Super Output Areas), published by the Office for National Statistics based on information from the 2011 census and other official sources, shows that the proportion of residents who owned their home outright or with a mortgage is 5.1% and 6.7% respectively. this is lower then Southwark's average 9.9% and 19.4% and London's, 22.0% and 27.9%. The proportion of residents privately renting is lower, 9.5%, than Southwark, 23.1% and London 24.1%.

Over the past decade, as residents have been rehoused from blocks on the redevelopment sites or moved away, these statistics have been in flux.

Health and wellbeing

The Aylesbury Estate is classed by the 2019 Indices of Multiple Deprivation as between 30% of the most deprived and 50% least deprived neighbourhoods in the country in terms of health and disability, with the most deprived on Aylesbury Estate being at the central south-east end.

According to LBS JSNA (2017), 83,440 people in Southwark have some form of impairment, equating to 26.5% of Southwark's population. This is higher than London's average of 22.4%, according to 2011 Census data.

Household composition

The proportion of households comprised of a couple with dependant children on the estate, 15.6%, was higher in the 2011 census than Southwark's average, and the proportion of lone parent households was higher.

The proportion of one-person households was similar to Southwark and London as a whole.

03 Consultation Plan

IN THIS SECTION

- Aims of the consultation programme
- Summary of the consultation approach
- Summary of the consultation programme
- Summary of stakeholder engagement
- Engagement timeline
- Summary of consultation methodology
- Summary of feedback options
- Summary of the communications strategy

OVERVIEW

Consultation on Aylesbury Phase 2B regeneration has been a three stage process, with an additional stage of engagement yet to happen to support the planning application (see Engagement Plan, Section 09). Each stage has involved the community and stakeholders in the key stages of design development.

The following section summarised the consultation and communications programme, and how this was tailored to reflect the design development of the Phase 2B area.

3.1 PRINCIPLES

3.1.1 Aims of consultation

The aims of the consultation process were to:

- Be inclusive, accessible, transparent and engaging
- Offer a variety of different ways for people to get involved
- Raise awareness of the regeneration
- Enable constructive dialogue between local residents, the development team and the design team to take place through structured events
- Ensure that people have the opportunity to see the proposals for the site and to feed back their views to the developers and design team
- Clearly communicate the feedback from the local community to the design team
- Enable the development team to adapt the Phase 2B plan to respond to local feedback
- Present the evolution of the designs in a clear and straightforward manner that allows consultees to see how their views have been listened to or if not, why

3.1.2 COVID-19

The 2021-22 consultation period coincided with successive periods of national lockdown and government restrictions due to COVID-19.

The programme therefore had to be agile enough to respond to unpredictable regulations without compromising the opportunity for everyone to access the engagement. In addition, health and safety measures were employed at in-person events.

3.2 CONSULTATION APPROACH

3.2.1 Inclusivity & accessibility

Each stage of consultation contained a range of different events and communications tools, including digital, in-person and printed. Events were offered at different times and days of the week: Saturday family-friendly events, as well as after-work sessions. Locations were chosen where consultees would feel comfortable.

This mixed programme minimised any unintentional exclusion and allowed maximum outreach.

Representatives from Notting Hill Genesis, Maccreanor Lavington, East and Soundings were available at events, along with any experts or support relevant to the session. Southwark housing officers attended in-person events to answer questions relating to the rehousing process and housing concerns.

3.2.2 Tailored, timely and meaningful

Active engagement with local residents and stakeholders has been a central part of developing the designs over a series of iterations. The plan builds on work done to date by Council officers, Creation Trust and NHG, as well as from previous consultations held.

Tailored Approach - Tailoring the channels of communication and outreach as well as the type of conversations and consultation events to the needs of residents, communities and stakeholders, with particular attention to estate residents of different tenure groups.

Sensitivity and empathy – Understanding that many residents will feel stressed, anxious and uncertain of the future; through considered types of events and being prepared to handle conversations with understanding and empathy.

Listening, being flexible and adaptive – Revising and changing our consultation programme, the discussion themes, and the focus of consultation, based on what we learn from residents and stakeholders.

Identifying opportunities for meaningful engagement/consultation – Working closely with the design team, to understand the policy requirements and site constraints and identify opportunities for residents to get involved in influencing different elements of the scheme.

Creating opportunities for young people to really participate in the design of the public realm that they will be using. Growing relationships with local primary and secondary schools (e.g. Surrey Square Primary, Walworth Academy and UAE), where possible building on existing relationships and tapping into active local youth groups.

Reaching out to the hard to hear, and protected groups – Using tailored approaches to reach out to different groups of residents that are less likely to come to events, by working with resident associations and community groups and through street engagement and pop-ups. Being on hand to help people understand what is happening and their opportunity to have their voice heard.

Creative engagement techniques – We have used face-to-face and digital creative approaches to discuss complex topics and to motivate people to participate, including through use of digital flythroughs and physical models.

Harnessing local knowledge – To ensure that the designs meet the needs of the local community it has been essential to learn from the people who know the area, will live in the homes, spend time in the new public spaces and streets, and benefit from the amenities it will provide.

Feedback loops – Stakeholder engagement has been logged, collated and communicated to the design team to help them build an accurate picture of needs, concerns and aspirations. At every stage of the process, what has been heard in consultation has been fed into the evolving Phase 2B plan designs, and the new iteration shared for further discussion.

Team involvement – Members of the design team have been present at in-person and online events, hearing directly from residents and gaining a first-hand understanding of the people they are designing for.

Transparency – While changes have been influenced by these resident and stakeholder engagements, they were also subject to many different factors; these too have been explained in order to make the process as transparent as possible and ensure residents and stakeholders maintain ownership of regeneration.

3.2.3 Co-design

The engagement and conversations have covered all aspects of the development. In addition specific opportunities were offered to co-design some aspects of the scheme. These included:

- New homes
- Bagshot Park and Thurlow Square
- Public realm and routes
- New MUGA and play/sports area for young people and children
- Non-residential ground floor spaces
- Look and feel of the architecture and local identity (including building and street naming)
- Public art and street furniture

3.3 CONSULTATION PROGRAMME SUMMARY

3.3.1 Three stages of engagement

The three-stage period of consultation covered in this report took place from June 2021-March 2022 but builds on a long-term process of community engagement and stakeholder meetings that has been in operation since 2015. This includes NHG's ongoing social value programme across the wider Aylesbury Estate (see Social Value Statement, Section 04); part of this is a dedicated youth outreach programme.

Each stage aligned with the design and planning process, outlined here.

A varied programme of in person and online events, digital and printed media, targeted workshops and street pop-ups was designed to maximise the breadth of the engagement, reaching all key demographics across the area, including some traditionally harder to engage.

This set up an ongoing conversation whereby what was heard during one stage of consultation could be acted on (alongside other influencing factors) then fed back to consultees to explain how the plan had evolved and seek further input.

Full details of what was carried out at each stage, and planned for future stages are available in Sections 05-09.

Stage One: Introducing the project

June - August 2021

Aims:

- To raise awareness of the regeneration of the Aylesbury Estate in general, and Phase 2B in particular
- To clarify the changes to the Phase 2B plans since the last consultation in 2016 and explain the policy changes that lead to this
- To understand how people live on the estate and what they need from new homes
- To understand what is needed from public and commercial space
- To ensure under-represented groups are heard e.g. young people
- To offer a range of communications and engagements, using a variety of media, so that everyone has an opportunity to get involved
- To develop a better understanding of the local area and community
- To provide clear and thorough information

Stage One included a series of online youth workshops, online stakeholder meetings and street-based pop-ups.

Printed and digital communications were employed. A dedicated project website shared information and collected feedback: *aylesburyphase2b.commonplace.is*

Feedback was collected digitally, verbally and via printed forms/cards.

Stage Two: Concept plans

September - December 2021

Aims:

- To inform the local community of the regeneration of the Aylesbury Estate in general, and Phase 2B in particular
- To present the concept designs for the proposals in the area and gather feedback
- To close the feedback loop on how Stage One comments have been incorporated into the design
- To offer a range of communications and engagements, using a variety of media, so that everyone has an opportunity to get involved
- To have focused discussions on certain areas, such as: public realm, outdoor space for young people, non-residential spaces, design of homes and architectural design.

Stage Two included two in-person public exhibitions, youth club and schools' workshops, public online discussions and a range of stakeholder meetings.

Printed and digital communications were employed. A dedicated project website shared information and collected feedback: *aylesburyphase2b.commonplace.is*

Feedback was collected digitally, verbally and via printed forms/cards.

Stage Three: Revised plans

January - March 2022

Aims:

- To explain why changes were made
- To explain how this related to what was heard in Phase 2 of the engagement (you said: we did)
- To record comments on the revised designs and address any further concerns
- To communicate resident and stakeholder feedback to the design team for consideration in drafting the final planning application

Stage Three included online themed workshops and a public Q&A; an outdoor public exhibition (four weeks); printed information in local libraries; a street pop-up; and group walkabouts.

Printed and digital communications were employed. A dedicated project website shared information and collected feedback: *aylesburyphase2b.commonplace.is*

Feedback was collected digitally, verbally and via printed forms/cards.

3.4 PLANNED POST-APPLICATION ENGAGEMENT

3.4.1 Support of the Statutory Consultation process

Stage Four : Planning application

Engagement Plan

Summer 2022

During the Statutory Consultation Period

Aims:

- To share updated and final Phase 2B designs submitted as part of the planning application
- To provide detail on previously presented material
- To support the community to better navigate the planning process and respond to the statutory consultation
- To keep residents and stakeholders informed about the next steps

This stage will involve a drop-in exhibition of the planning applications documents, accompanied by a clear summary document. Team members will be on hand for questions and clarifications and to help people find the information they are seeking.

Feedback to participants will show them how their ideas have been valued and plans established for ongoing community development and co-design projects. Current thinking includes:

- Working with Kinglake TRA and the businesses of Bagshot Street on street improvements
- Co-design of street furniture for the new park and square, public art commission

Alongside the above NHG will continue their current programme of community support and outreach such as:

- Cuppa & Chat
- School holiday activities
- Youth engagement

Further details of the Engagement Plan in Section 09

3.5 STAKEHOLDER ENGAGEMENT SUMMARY

While public events were open to all, attracting members of stakeholder groups, additional focussed (one-to-one) meetings were held with key groups, and further communications issued.

Although invitations for dedicated meetings were issued to all stakeholders in Tier 1, not all accepted the invitations.

Key Stakeholder List

1. **Tier 1 Stakeholders -** All communications, targeted outreach and one 2 one meetings.
2. **Tier 2 Stakeholders -** Key communications, inform on project progress and invite to engagement events amd some meetings offered.
3. **Tier 3 Stakeholders -** Key communications, inform on project progress and engagement events.

TRAs/Housing

1. Aylesbury TRA
   - Surrey Square TRA
   - Kinglake TRA
   - Taplow Housing Office
   - LBS Regeneration Team
2. Alvey TRA

Schools

1. Surrey Square Primary School
2. UAE (Secondary) School
3. Walworth Academy
   - Michael Faraday School

Community Groups

1. InSpire
   - Creation Trust
2. Latin American Multicultural Group

Businesses

1. Bagshot street businesses
3. East Street businesses

Services

2. Aylesbury Health Centre
   - Aylesbury GP Practice
   - 1st Place Children and Families Centre
   - Southwark Resource Centre

Places of Worship

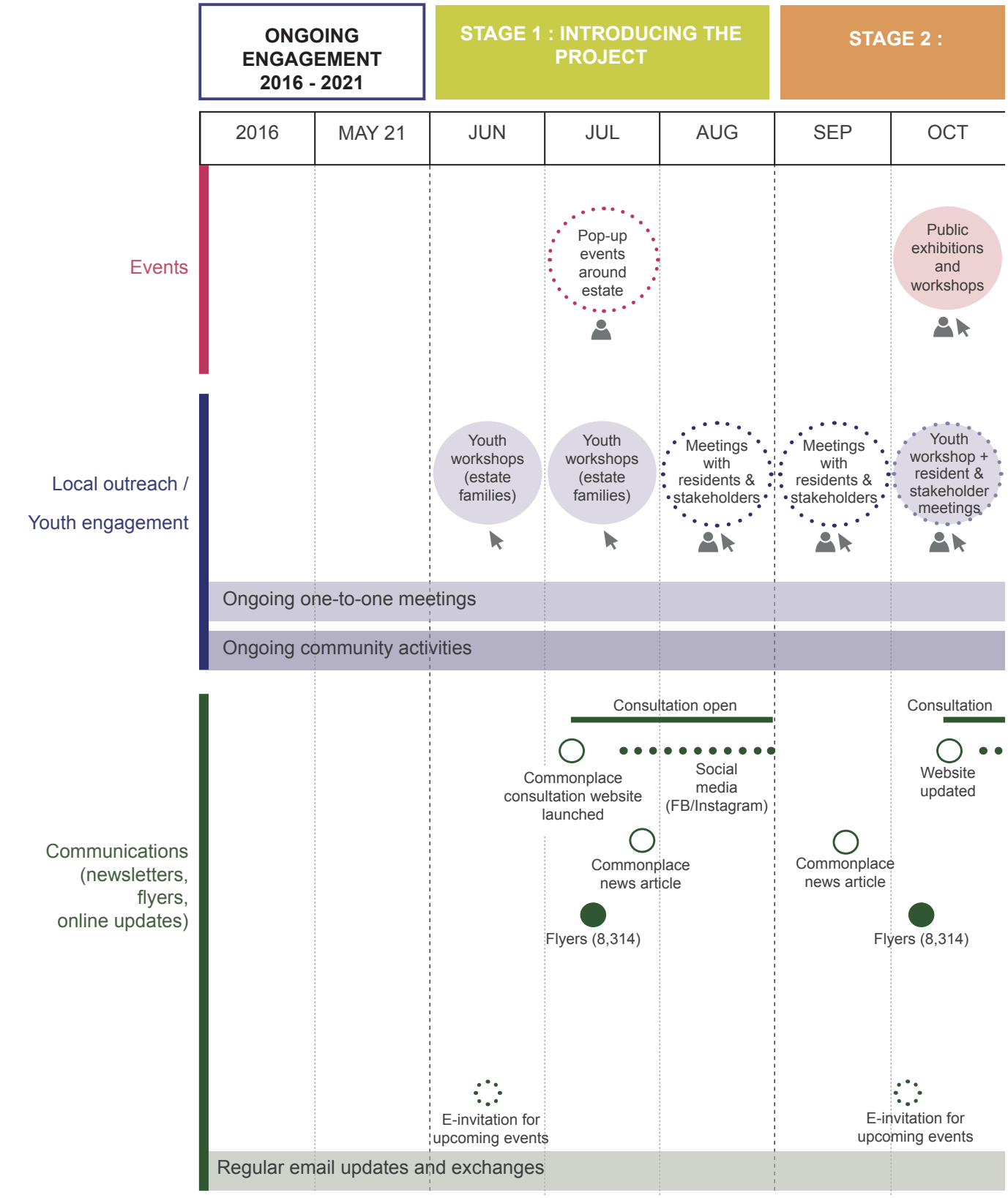
2. Church of The Lord
   - Aladura
   - St Christopher's Church
3. East Street Baptist Church
   - English Martyrs Catholic Church
   - Old Kent Road Mosque
   - New Peckham Mosque Trust

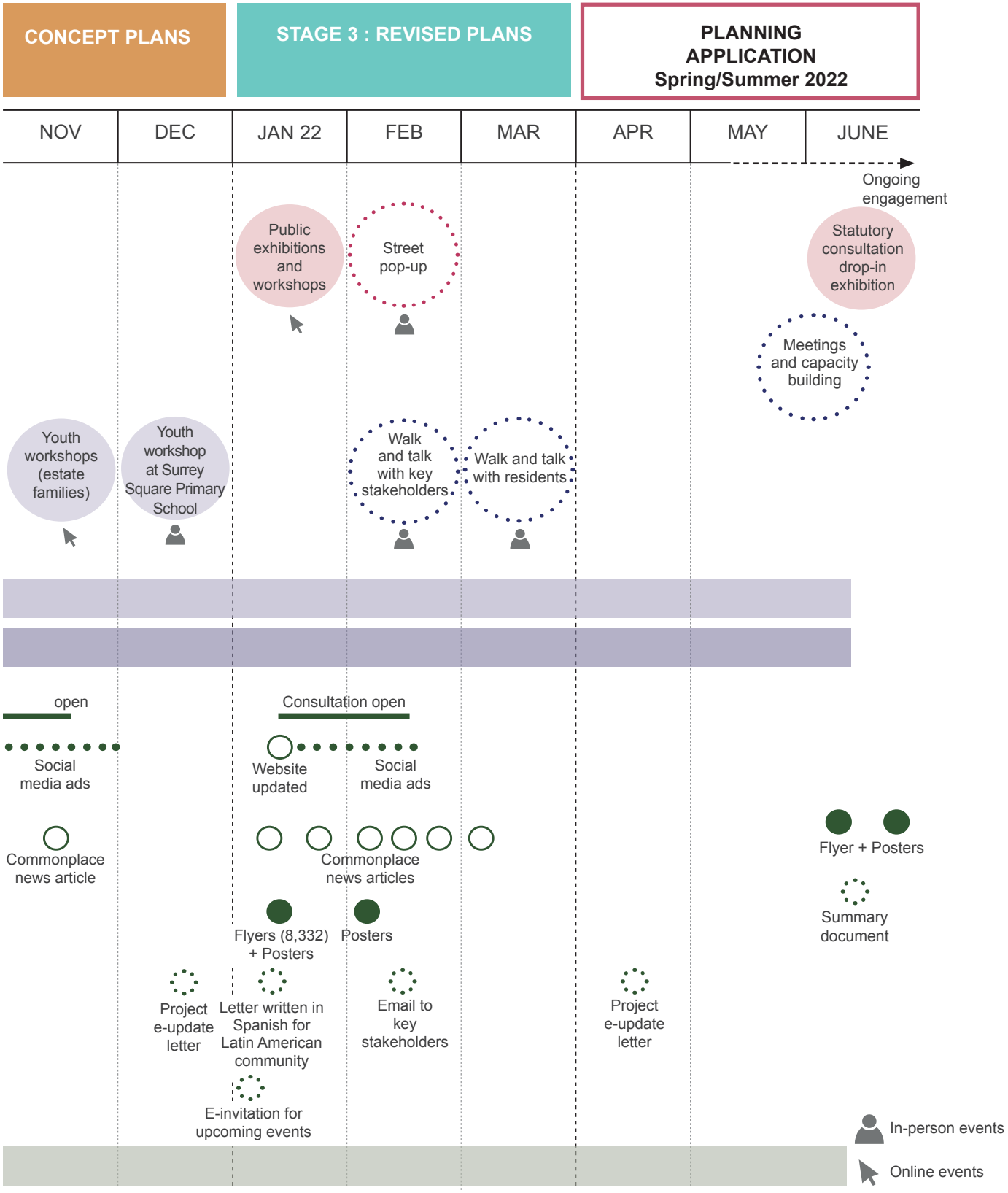
Amenity Groups

1. Friends of Burgess Park
   - Regeneration Sub-Group
2. Living Streets
   - Friends of Surrey Square Park
   - Walworth Living Room
   - Designing Out Crime

3.6 ENGAGEMENT TIMELINE

This diagram provides an overview of key engagement and consultation activities / events that have taken place during the engagement period covered by this SCI.




CONCEPT PLANS
STAGE 3 : REVISED PLANS
PLANNING APPLICATION Spring/Summer 2022
NOV
DEC
JAN 22
FEB
MAR
APR
MAY
JUNE
Ongoing engagement
Public exhibitions and workshops
Street pop-up
Statutory consultation drop-in exhibition
Meetings and capacity building
Youth workshops (estate families)
Youth workshop at Surrey Square Primary School
Walk and talk with key stakeholders
Walk and talk with residents
open
Consultation open
Social media ads
Website updated
Social media ads
Commonplace news article
Commonplace news articles
Flyer + Posters
Summary document
Flyers (8,332) + Posters
Posters
Project e-update letter
Letter written in Spanish for Latin American community
Email to key stakeholders
Project e-update letter
E-invitation for upcoming events
In-person events
Online events

3.7 CONSULTATION METHODOLOGY

A range of methods were used at different stages of the engagement and targeting different audiences. These and are summarised below:

3.7.1 Pop-up street events

Setting up eye-catching stalls in locations on and around the Phase 2B site was an effective way to reach local residents and stakeholders who may not have known about the estate regeneration and may not otherwise attend meetings and events. These were located in spots where there was good footfall, at different times of the day. Being outside, they also minimised COVID-19 risk.

Passers by who might not otherwise engage were attracted and put at ease through the informal nature of the event. Face-to-face conversations and a physical presence helped raise awareness of the Phase 2B plan work and build relationships.

During Stage 1, alongside information about the project interactive tools were used such as a large 'Big Ideas Map' and aerial view of the area. These facilitated undirected conversations and encourage ideas; by Stages 2 and 3 a 3D model of Phase 2B was on view alongside exhibition boards and printed materials.

Colourful 'Canvas Cards' with both thematic and indirect questions, feedback forms, and quick comment cards for unstructured comments were available at events for people to have their say. Conversational points were also noted on the comment cards by the team.

3.7.2 Public exhibitions

Indoor public exhibitions were hosted during the Stage 2 consultation at Surrey Square School (Saturday) and Pembroke House (after work). These venues were chosen as being places that were familiar to the local community.

Exhibition boards and a 3-D model helped communicate the evolution of the Phase 2B plan.

Members of the design team, NHG and Soundings were on hand to guide people through the information, answer questions and discuss any feedback.

Southwark Council housing officers also attended in order to address any immediate housing concerns or questions about the rehousing process.

Comments could be left on feedback forms and comment cards, and conversations were noted.

Indoor exhibitions were not used during Stage 1 as COVID-19 restrictions were still in place, and indoor events planned for Stage 3 had to be cancelled and replaced with additional online sessions due to another COVID-19 outbreak.

3.7.3 Online workshops

Online sessions complemented Stages 2 and 3 in-person events.

Phase 2B drawings were shared by the design teams, and workshop activities run to improve understanding of needs and aspirations.

Experts were brought in where relevant (e.g. ecology consultant to talk about biodiversity), and one session was run in Spanish for the Latin American community.

The workshops were chaired by Soundings, as a neutral voice in the consultation process.

3.7.4 Street exhibition

Immediately prior to Stage 3, a fresh outbreak of COVID-19 forced in-person events scheduled for January 2022 to be replaced with other engagement methods.

Information boards were erected in a prominent location on Thurlow Street for passers by to read, with QR codes linking to the website. They remained on display for four weeks.

3.7.5 Commonplace website

aylesburyphase2b.commonplace.is

A dedicated project website was set up through Commonplace. This hosted information about the Phase 2B plan, along with an electronic version of the feedback questions.

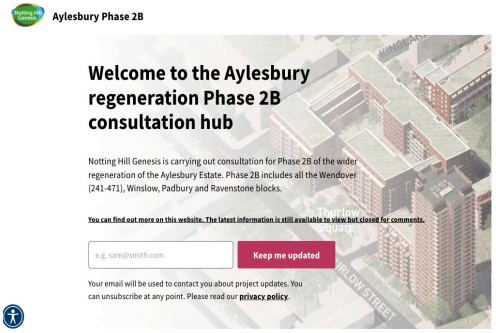
It included some in-depth answers to frequently asked questions and, for Stage 3, a video fly-through.

The website has been updated at each stage of the consultation.

3.7.6 Library materials

During Stage 3, A3 printed booklets of the exhibition boards were left in local libraries, along with feedback forms, a monitored comments postbox, and addressed Freepost envelopes.

This allowed people to read information at their leisure and respond either electronically or on paper.



Commonplace website homepage

Street pop-up, July 2021

Public exhibition, October 2021

Muga wall art

3.7.7 Walk-and-talks

Group walkabouts allowed relaxed discussion of issues and proposals in the spaces under consideration, making it easier for some people to visualise. This form of information exchange also allowed participants, including the design team, to view the spaces through each other's eyes and understand different points of view.

Sessions were held for the following small, invited groups representing local residents and special-interest groups:

- London Living Streets / Southwark Living Streets
- Local resident representatives
- Kinglake Estate TRA

3.7.8 Key stakeholder conversations

Fourteen meetings with residents and key local stakeholders were carried out to gain a better understanding of the local area and community, to discover and discuss issues specific to the stakeholder, and to develop the consultation plan through defining how best to engage their group and any other representatives in the area.

These 'one-to-ones' took place throughout the consultation and engagement process, and will continue post planning.

3.7.9 Youth workshops

Youth workshops focused on public spaces for play were organised to encourage young people to take part in the consultation and represent the views of their generation.

These focussed on three groups covering different ages:

- NHG Aylesbury youth group, ages 8-15

- InSpire youth club, ages 10-17

- Surrey Square Primary School, ages 5-11

Repeat sessions were held in order to feed back to young people how their input had helped shape the design.

The hope is that these sessions have not only produced well-designed spaces that young people will want to use, but that those involved with the sessions will feel a sense of ownership of the places.

A full report on the youth engagement sessions is in Section 10.

3.7.10 Groups with protected characteristics

The consultation and communications strategy was designed to be as accessible as possible across groups with protected characteristics. However additional outreach was done for the area's significant Latin American community, including producing communications in Spanish, running an online event in Spanish and having a translator at the in person family event (Stage 2). This is an ongoing relationship that will be built on as the scheme progresses.

For more detail see the Equalities Impact Assessment report (EqIA) included with the planning application.

3.8 CONSULTATION FEEDBACK OPTIONS

A range of ways of responding to the consultation were offered to ensure full accessibility to the process. In addition, all conversations with residents and stakeholders were considered valuable feedback and collected via meeting transcripts and note taking at in-person events.

Feedback mechanisms were:

3.8.1 Commonplace website

aylesburyphase2b.commonplace.is

A dedicated project website hosted information about the Phase 2B plan. Responses were invited through closed and open questions.

A QR code added to communications and printed information linked straight to the website.

3.8.2 Printed cards and surveys

These were distributed at in person events and (Stage 3) left in libraries. They included:

1. Feedback forms

A detailed form consisting of closed survey questions and open comment questions. Groups of questions addressed different themes, allowing answers to be compared across different stages of the consultation.

Forms were distributed at pop-up stalls and in-person events, left in libraries (Stage 3) and replicated digitally on the project website.

Completed forms were collected at the in-person events or (Stage 3) could be returned via a Freepost address at no cost to participants.

2. Comment cards

For quick comments, blank cards were available. They were also used by the project team to capture any conversational feedback.

3. Canvass cards

Printed questionnaires asked broad questions about people's lifestyles, interests and aspirations, along with key thematic questions on new homes, public space, community uses, access and movement. These were used in Stage 1 of the consultation to gain a deeper understanding of the needs of local residents.

See Appendix D for copies of the feedback forms and canvass cards.

3.8.3 Email, post & phone

The project email address and phone number was given on printed and electronic forms of information, including exhibition boards. People were invited to use these to contact the team direct.

3.8.4 Conversations at events & workshops

Conversations at events, meetings and workshops were logged and fed into the consultation data. These often provided more nuanced information than the feedback forms.

3.9 RAISING AWARENESS

A range of communication methods were used to keep local residents, neighbours and stakeholders informed, to invite them to join events and consultations, and to let them know about how their feedback had been taken on board.

3.9.1 Consultation boundary

The boundary for the distribution area of publicity materials was agreed with NHG at the outset of the consultation. This covers more than 8,000 residents and businesses, including the streets surrounding the estate, to ensure that neighbours are fully aware of what is happening and how they can get involved.

3.9.2 Printed flyers

Flyers were distributed door-to-door to the residents and businesses within the boundary, during each stage of consultation inviting and informing people of the various events during that stage. They were also handed out around the estate and via schools.

3.9.3 Newsletters (printed and digital)

NHG newsletters (mid-June and mid-September) reinforce key information, which were sent to 8,314 addresses. The NHG Know Your Regeneration E-bulletin was also sent to a mailing list of 126 locals.

Map showing consultation boundary

3.9.4 Posters

A4 and A3 posters advertising the public events were displayed in shops, pubs, libraries, cafés, restaurants and other businesses in and around the estate. Southwark Council housing officers agreed to put posters on the notice boards of each building.

3.9.5 Websites

aylesburyphase2b.commonplace.is

aylesburynow.london

The Aylesbury Now website covers the whole Aylesbury Estate regeneration, and includes updates on Phase 2B.

To complement this and receive feedback, a dedicated project website was set up through Commonplace. This offered an overview of the project, team and consultation, hosting an online survey and allowing people to sign up to a mailing list to be regularly updated about the next steps.

3.9.6 E-mail

E-communications were sent to NHG's Aylesbury Now mailing lists as well as people who signed up to receive regular updates via feedback forms and at events. 126 people are on the subscriber list to receive email updates.

A dedicated email address (*aylesbury@nhg.org.uk*) has been widely advertised for use to contact the team any time.

3.9.7 Social media

A strategic social media campaign was used to advertise the Commonplace website and engagement events. Targeted Facebook and Instagram posts advertised upcoming events, with links to register. It was also used to encourage people to visit the website and leave their feedback.

3.9.8 Word of mouth

Residents were kept updated on upcoming events. Council staff, Creation Trust staff, and other NHG teams helped share information.

3.9.9 Ongoing outreach

NHG (previously Notting Hill Housing Trust) has been an active presence on the Aylesbury Estate since 2014, with an office on Thurlow Street, close to the Phase 2B site. Ongoing outreach work includes regular meetings with TRAs, a youth programme, community drop-ins, stakeholder meetings and visits to local businesses.

A dedicated Aylesbury Now mobile phone number (07920 466 133) is also widely publicised as a way for residents and other interested parties to contact the NHG team any time.

3.9.10 Informing - additional information

In addition to the core themes covered; further information was provided on:

- General project information, timelines of planning, design, phasing, construction, demolition and rehousing
- How policies shape homes, design of buildings, public spaces
- Living in high density environments, and what this means
- Massing, heights, impact on surrounding area
- Getting around, integration with the wider area, traffic, public transport and parking
- Impact on social infrastructure and how this is addressed and planned for
- Sustainability, including energy/fuel poverty, biodiversity, management and maintenance of the public and open spaces

Erith
The Enabling Specialists
SAFETY 24:7
LIEBHERR
THINK SAFETY

04 Social Value Statement

IN THIS SECTION

- Added social value to the area
- Statement from NHG
- Social Value projects

OVERVIEW

As required by the draft Southwark Development Consultation Charter, this Social Value Statement describes the economic, social and environmental impacts of Phase 2B of the Aylesbury Estate Regeneration.

It looks at how the development will contribute to the long-term wellbeing and resilience of existing and future residents and businesses.

It takes into account feedback gathered from the community and reflects the diversity and demographic of the local area.

4.1 HOW PHASE 2B ADDS SOCIAL VALUE TO THE AREA

The provision of the Phase 2B Plan responds to the current site context, as outlined in Sections 2.3 (Site Context) and 2.5 (People and Place), as well as what has been learnt during ongoing community engagement. It is intended to create an improved quality of life for estate residents, businesses and the local community by providing:

- more good-quality homes for local people, including social rent
- an enhanced setting for local traders and amenities such as Bagshot Street, attracting trade
- improved green spaces for recreation and well being
- accessible public spaces that will foster community
- flexible commercial / community space that could provide employment and would boost the local economy
- green streets that encourage active travel, including cycling, walking and wheeling
- reduced CO_2 emissions and support for biodiversity and climate change mitigation

4.1.1 Good quality homes

Designed for what people want

Feedback gathered from the community, people gave the following as their priorities for new homes:

- Generous proportions
- Natural light
- Dual aspect
- Private outdoor space
- Storage
- Energy efficiency
- Control over own heating
- Attractive designs for social rent
- Affordability

The following aspects are all present in the new homes:

- All 2+ bed homes are dual aspect, providing cross ventilation and varied daylight at different times of day.
- Acoustic vents in windows will allow residents to enjoy fresh air flow while maintaining comfortable noise levels.
- The blocks have been laid out so as to optimise access and views to the green spaces.
- Air-quality will be a priority. The landscape is designed to reduce car use and includes tree-lined streets and wide pavement to encourage walking and cycling.

Tenure blind & social rent homes

Phase 2B includes the provision of 163 social rent homes, from 1-bed flats to 5-bed maisonettes, comprising a total of 738 habitable rooms. In addition, there are 82 intermediate homes (225 habitable rooms).

Tenure blind design and a mixing of social,

intermediate and private homes within the Phase 2B blocks ensures social inclusion and community cohesion. All homes, regardless of tenure, will be of a similarly high standard.

Provision for families

In line with the demographic makeup of the wider Aylesbury Estate area, and what has been heard in ongoing engagement since 2015, Phase 2B incorporates extensive provision for families and young people. A high proportion of homes will be 3-5-bed flats and maisonettes. Shared courtyard gardens and private gardens for residents will allow safe places for young children to play, overseen by parents and carers (a feature of homes widely requested during consultation).

Accessibility of homes

All homes are being designed to be 'accessible and adaptable', suitable for those with reduced mobility, older people and some will be specifically for wheelchair users.

They also meet the 'Lifetime Homes' standards of being flexible to adapt as the needs of a family or individual change

In addition, 10% of homes will be designed specifically for wheelchair users, with extra provision for wheelchair transfer zones, wheelchair accessible bathrooms and kitchens.

4.1.2 Economic impacts

Commercial space

At the centre of the site is flexible commercial space. Engagement is ongoing as to how this space might be used, but it has the potential to encourage local independent business, skills training, education space, workspace and community enterprise.

Improved setting

The green streets and improved public realm will create an attractive setting for existing neighbouring businesses, and new businesses setting up in the commercial space on the site.

Tackling fuel poverty

All homes will target an Energy Performance Certificate (EPC) rating of B or higher. This will reduce energy use, minimising bills. Billing will be based on actual usage, which residents can see using meters in their homes. This provides the opportunity to use energy efficiently.

High-quality insulation and thermal glazing will reduce heating demand.

Dual aspect flats will allow natural ventilation, helping stay cool in summer.

4.1.3 Social impacts

Public spaces to foster community

The two new public spaces, attractive streets, playgrounds and pocket parks are designed to be as accessible and accommodating as possible to all members of the community, providing a social space for community cohesion.

Accessibility of public realm

Accessibility has been at the forefront of the design. The following measures have been incorporated into the public realm:

- Wide pavements (typically 2.4m), suitable for wheelchairs and pushchairs
- All junctions have raised tables, delineated with tactile paving, and crossing points without drop kerb
- 3% parking spaces will be for Blue Badge holders
- Seating in public spaces and pocket parks, allowing pedestrians to pause at regular intervals

Play provision for young people

One of the key requirements of the Aylesbury Estate, and wider Walworth area, is the need for more and better provision for young people. This has been established through ongoing engagement, the Phase 2B consultation, and additional research commissioned by both NHG and Southwark Council (for example: 'Understanding Southwark: young people's perspectives', December 2021, Southwark Council / Social Life).

Phase 2B brings new and improved outdoor play facilities to the area: play for a variety of age groups and a Multi-Use Games Area (MUGA) in the new Bagshot Park; non-prescriptive play elements in Thurlow Square; refurbishment of the Kinglake Street playground.

Play provision in public spaces, has been developed through workshops with young people in the area, from primary school age to late teens. See Section 9 (Youth Engagement).

Antisocial behaviour

This has been a key concern throughout the Phase 2B consultation and one taken very seriously in developing the Phase 2B plan. The design team has worked closely with the Metropolitan Police Secure by Design team and Southwark planning officers to mitigate any potential ASB issues. It remains a major focus of ongoing engagement with the local community.

Safety and security

The Design Team has engaged with the Metropolitan Police's Secure by Design for advice on designing out crime and antisocial behaviour. Measures include:

Streets that are overlooked by businesses, active street frontages, and/or residential accommodation

Ground floors activated by well-lit communal entrance lobbies and maisonette front doors

A street lighting plan will be developed further post planning, taking into account both safety & security, and ecological concerns

4.1.4 Environmental impacts

Goals to reduce carbon emissions are line with the New Southwark Plan and the borough's declaration of Climate Change Emergency. They also correlate with feedback from the community, who viewed sustainability and biodiversity as important values.

Minimising carbon emissions

85% of the heating and hot water will be provided by the district heating system. This generates most of its heat from an Air Source Heat Pump (ASHP), which runs on electricity rather than fossil fuels such as oil and gas.

Some buildings will use their roof space for photovoltaic panels to generate electricity.

Whole-life carbon modelling is being carried out to understand and reduce the development's overall carbon footprint from construction until the end of its life.

Reducing raw materials used in the construction

The structure of the taller buildings has been made as lean as possible to reduce the amount of concrete needed for the structure. Meanwhile, concrete from the existing buildings will be crushed and used as aggregate in the new development.

Climate change resilience

Landscaping will incorporate several water management measures to collect rainwater and prevent flooding:

- Permeable surfaces such as paving, parking bays and play areas to mitigate flooding
- Rain gardens designed to absorb and filter rainwater from streets
- Planted areas and trees to absorb water

Tree-lined streets and green roofs will provide shade and help cool buildings and streets in the summer. They will also help filter carbon dioxide from the air.

Increasing biodiversity and wildlife

A 'green corridor' or network of green streets will provide routes for animals to move through and an ecosystem for plants and wildlife.

New landscaped public spaces such as Bagshot Park are an opportunity for diverse planting.

4.1.5 Long-term wellbeing

Character and local identity

The Aylesbury Estate has a strong identity and solid sense of community. Many residents have an emotive connection to the estate and it is part of their own identity. In order that Phase 2B represents the existing and future demographics, the architecture has been considered to continue this sense of place, for example the use of brick as a visual tie-in to local streets.

There is scope to include residents and stakeholders activities in further development of public spaces, allowing existing and future residents to shape the neighbourhood's identity. For example, a co design process could be used to bring together local artists and community groups in designing street furniture and interpretive play elements in Thurlow Square.

Cycle & pedestrian-friendly neighbourhood

Since the early consultation (2015), the local community have been saying that they would like the neighbourhood to be cycle- and pedestrian-friendly. The Phase 2B plan contributes to this by creating green, tree-lined streets, that are pleasant to walk, wheel and cycle along – a benefit to the wider local area and encouraging active travel.

There are dedicated cycleways, bike parking, and a cycle hub for bike hire. Traffic calming measures and a road layout that includes a car free junction reduce rat running and make streets safer.

4.2 OUR SOCIAL VALUE ETHOS: STATEMENT FROM NHG

‘At Notting Hill Genesis, we have a clear social purpose and a vision to provide homes that build a better place for all. Created in 2018 from two well-established housing associations, Notting Hill Genesis is now one of the largest housing associations in London and the south east.

‘We own and manage more than 66,000 homes and employ around 2,000 staff. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

‘Our roots reach back to the 1960s when our legacy organisations were established by local people who shared a similar vision – to house west London’s working poor, providing them a home from which to build themselves and their families a secure future.

‘As LB Southwark’s development partner on the Aylesbury Estate Regeneration, we are committed to delivering this vision for and with the residents and key stakeholders to build and sustain the Aylesbury as a vibrant, diverse and successful neighbourhood.

‘We believe in the strength of partnerships and collaboration in achieving the best possible outcomes for residents and communities. Notting Hill Genesis has a strong commitment to delivering social value through long-term investment in communities that meets the needs and aspirations of the residents living there.

‘We also ensure that contractors and consultants engaged in local developments also commit to providing meaningful social value. Notting Hill was an early adopter of the Sustainability Reporting Standard for Social Housing and produced our first report on Environmental, Social and Governance (ESG) performance in 2020-21. This included social value and placemaking as key components in our approach to ESG performance, highlighting case studies from Aylesbury.

‘On the Aylesbury Estate Regeneration project, we have adopted a multi-faceted approach to deliver positive results that meet a myriad of diverse community needs. This has included leveraging opportunities and value for residents both directly from Notting Hill Genesis and through our supply chain and setting clear expectations and contractual commitments through our procurement processes. We have used the HACT Social Value Calculator to demonstrate the social value generated, which on the Aylesbury has £10.22 generated in social value for every £1 spent.’

4.2.1 Projects on Phase 2B

‘On the Phase 2B planning and design stages, contractors and consultants have committed to delivering demographically-representative project teams, work experience for residents, SME development, corporate volunteering, youth mentoring, charity fundraising, STEM ambassadors and school activities.

‘We have commissioned Class of Your Own to deliver the highly-regarded Design, Engineer, Construct programme with a local secondary school over a three-year period. Consultants from across the built environment have taken part.

‘Within the footprint of the Phase 2B site, we have also invested in delivering an interim community garden and bike pop up with local community organisations. The interim use site has delivered a range of positive outcomes of the local community, including supporting health and wellbeing and social engagement, while reducing social isolation, during the pandemic. The interim use projects are being used as a test and learn opportunity for the development, with lessons learned informing aspects of the Phase 2B design, such as identifying opportunities for community growing space.’

4.2.2 Projects across Aylesbury Estate

Across the wider Aylesbury Estate project, Notting Hill Genesis has delivered the following social value activities to date:

- Committed to deliver 1,440 local training & employment opportunities paying at least the London Living Wage
- Contractors and consultants have signed up to deliver a social value offer for Aylesbury residents. This has included jobs and internships with Devonshires solicitors, HTA architects and Arcadis consultancy, and HR policy and recruitment support by NHG for local charities
- Contractors, Keltbray, Erith, Hill Partnerships and Vistry Partnerships, have provided 42 construction apprenticeships, as well as materials and time to improve local community assets and open spaces
- Three local community organisations, two local schools and one social enterprise have been supported by architects, HTA, and contractors Hill Partnerships, Vistry Partnerships and Erith, to make improvements to their facilities
- NHG and supply chain partners have provided support to residents during the pandemic, including NHG and Vistry working together to deliver monthly Cuppa and a Chat sessions for residents, as well as donations and deliveries of food parcels to over 100 families in need

Alongside S106 commitments of 15 construction apprenticeships and 20% local labour (against a target of 10%), the following community benefits have been provided:

- Fundraising support for Burgess Sports (local children sports charity)
- Resident planting area next to new development
- Sourced and erected fencing for new Albany Road community garden
- Support Cuppa and a Chat (virtual engagement sessions with residents)
- Supported with 50% of costs towards Build a Bike project with Community Cycleworks
- With Burgess Sports, delivered 105 Christmas hampers to residents during the pandemic

Some of the community activities and fundraisers supported by NHG across the estate

05 Stage One

Introducing the project

IN THIS SECTION

- Early engagement: What's happened since 2016
- Stage 1 events & meetings
- Stage 1 communications & outreach
- What's changed since 2016
- Key findings from Stage 1
- Stage 1 feedback analysis

OVERVIEW

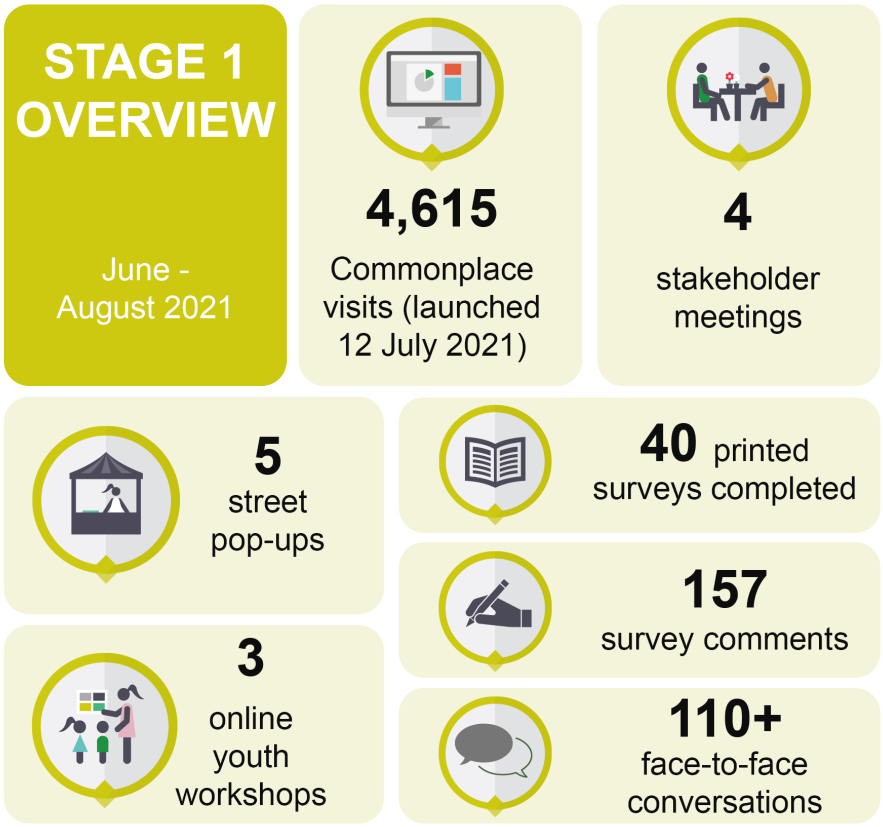
Stage 1 focused on early engagement to gauge levels of interest, build relationships with residents and stakeholders and identify potential areas for future Phase 2B engagement. Early concept plans were shared with the local community and stakeholders.

Stage 1 engagement followed a lengthy period of national lockdown, when some COVID-19 restrictions were still in place.

Aims of the Stage 1 consultation:

- To raise awareness of the regeneration of the Aylesbury Estate in general, and Phase 2B in particular
- To clarify the changes to the area plans since the last consultation in 2016 and explain policy changes that lead to this
- To understand how people live on the estate and what they need from new homes
- To understand what is needed from public and commercial space
- To ensure under-represented groups are heard
- To offer a range of communications and engagements, using a variety of media, so that everyone has an opportunity to get involved
- To develop a better understanding of the local area and community
- To provide clear and thorough information

5.1 CONSULTATION SUMMARY



5.1.1 Starting Stage 1

Stage 1 informed residents and the wider community of the project aims, and built on feedback heard to date by developing an understanding of community needs and wants and local knowledge.

It focused on in-person and street level engagement such as street pop-ups and youth workshops, as well as initiating ongoing meetings with identified key stakeholder groups.

Printed and digital materials were published including flyers to publicise events and workshops. Comment cards and surveys were issued to record comments.

The Commonplace website was launched to offer access to information on the project and means of receiving responses from the general public. This broad range of communication methods were used to reach local residents and stakeholders.

COVID-19

Amidst the COVID-19 pandemic, restrictive guidelines were provided by the government at this time and masks were highly recommended in public spaces. Although these restrictions had significantly eased over the summer months, allowing a number of face-to-face conversations to take place, some events were held online as a precautionary measure. This gave participants a range of options for those not comfortable with meeting in person at that time.

5.2 EVENTS & MEETINGS

5.2.1 Street pop-ups

Pop-ups (stalls set up in streets and busy public places) were a key engagement tool for Stage 1. These gather a wide range of views and local knowledge, while encountering in the street 'hard to hear' groups, or those that wouldn't normally engage or attend a public meeting or exhibition. This informal format allows for the public to learn about the project and provide feedback at their own convenience, and doesn't require they stay for a long time.

A series of pop-up events aimed at introducing the project to estate and surrounding residents/ stakeholders took place in July 2021:

- Wednesday 14 July 2021, 12pm – 1pm: East Street Market/Thurlow Street
- Wednesday 14 July 2021, 3pm – 4pm: Ark Walworth Academy
- Thursday 15 July 2021, 1pm – 2pm: Aylesbury Estate (near community garden & Creation Trust)
- Thursday 15 July 2021, 3pm – 4pm: Surrey Square Primary School
- Saturday 17 July 2021, 11am – 1pm: Thurlow Street MUGA

This early engagement was an opportunity to gauge levels of interest and potential areas for future engagement, to start to build trust within the local community by engaging early in the process and transparently.

The pop-up times and locations were advertised on the introductory flyer, however there was flexibility and the team could change locations after the advertised time depending on the situation on the ground, footfall etc.. Details of the pop-ups were also shared via the NHG mailing list, flyers shared with Creation Trust and on the Commonplace website.

These events included canvas cards, comments cards to gather feedback. A printed flip book of the exhibition boards allowed people to examine the design proposals at the table or with a member of the design or engagement team.

People were also able to sign-up if they were interested in future Phase 2B engagement events. A 'Big Ideas Map' – a large-scale aerial view of the site – was laid out on a table so that participants could add their views and local knowledge using Post-it notes. The ideas map provided a natural focus for consultation events as participants took time to read and respond to other people's comments.

Street pop-ups June 2021

5.2.2 Stakeholder meetings

While stakeholder meetings have been continuous throughout all engagement stages, the following meetings related to Stage 1 proposals and emerging plans. This included a presentation from the project team outlining changes since 2016, the new design proposals and a Q&A session.

- LBS Taplow Housing Team, 6 August 2021
- Aylesbury TRA, 9 August 2021 (online)
- Creation Trust Board, 9 August (online)
- Thurlow Lodge and Taplow TRA, 24 August 2021 (online)

Kinglake TRA were invited to meet but did not attend.

5.2.3 Website

aylesburyphase2b.commonplace.is

The Commonplace website was launched on 5 July 2021, with project information, feedback form questions and contact details.

The Commonplace website contained information that reflected the materials shown at the pop-ups. It covered topics such as the project vision, timeline, previous consultation results, and new ideas for the plan including building layout, public realm, play spaces and commercial/community uses. The public were able to provide comments on these ideas over July and August.

The website also had details on the project teams, and a sign-up form so those interested could keep up to date on the project via e-news updates.

5.2.4 Youth workshops

A series of bespoke workshops was devised with groups aged 8-15 years old to discuss public spaces for play, with follow-up sessions held in Stage 2.

In Stage 1, these focussed on estate residents who NHG work with as part of an ongoing social value programme.

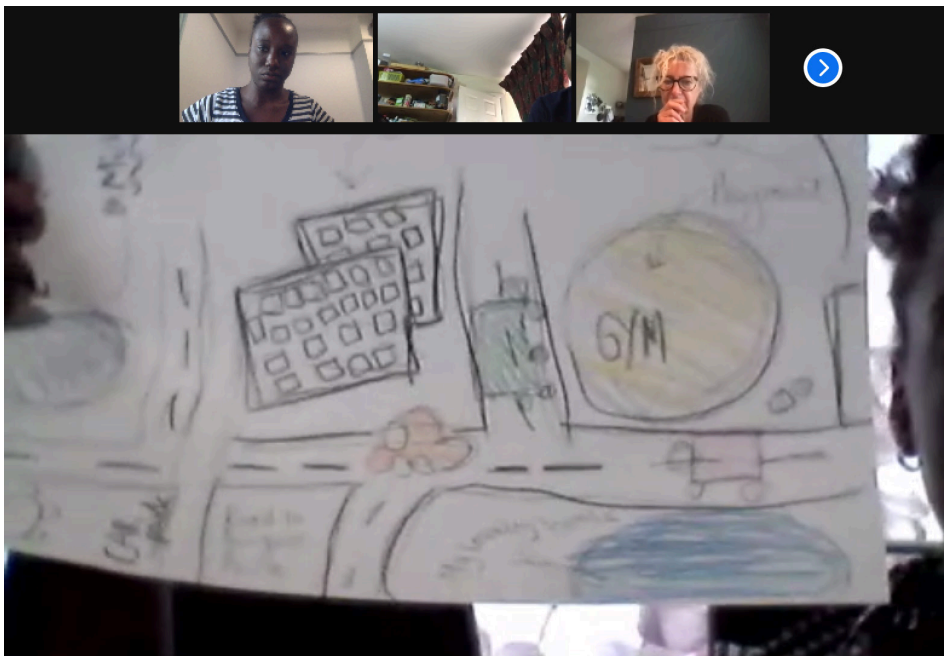
Discussions included how participants currently use and feel about the public space available to them, and what they thought good design looks like.

- Youth Workshop 1, 25 June 2021
- Youth Workshop 2, 2 July 2021
- Youth Workshop 3, 9 July 2021

Meetings took place online. Young people were informed about the regeneration and invited to draw their own schemes for a new public park and play area.

Follow up sessions were held later in the year to feed back to participants.

More information on Youth Engagement is available in Section 09.



5.3 COMMUNICATIONS & OUTREACH

5.3.1 Communications

- A newsletter published in March 2021 informed the community on the consultation on plans for Phase 2B. People were invited to view and comment on the plans via a dedicated consultation website (*aylesburyphase2b.commonplace.is*) to stay updated. It was also mentioned that a flyer would be sent with further details on the Meet the Team launch event and other ways to get involved.
- The Meet the Team launch event was held on Zoom on the 30 March 2021, facilitated by Soundings. A link to sign up to the event was shared on the Commonplace platform. When sending an RSVP for the event, attendees could submit questions, in addition to questions asked on the day.
- Commonplace website *aylesburyphase2b.commonplace.is* launched 5 July 2021.
- A4 flyers distributed around the area on the 10 July 2021 (8,314 copies).
- Commonplace news articles posted on 27 July 2021 and 23 September 2021.

5.3.2 Asking for feedback

Feedback was sought through a range of canvass cards which were handed out at pop-up events, and digital versions of the questions were available to answer on the Commonplace website. Feedback forms and canvass cards can be viewed in Appendix D.

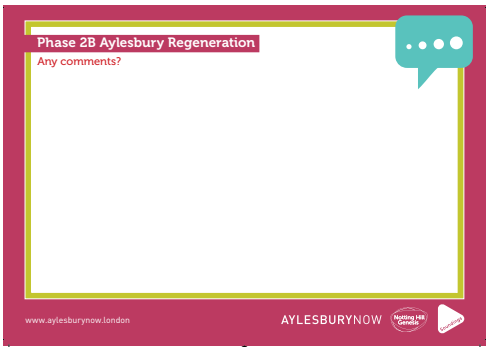
Questions we asked in order to get a sense of the character and identity of the community included:

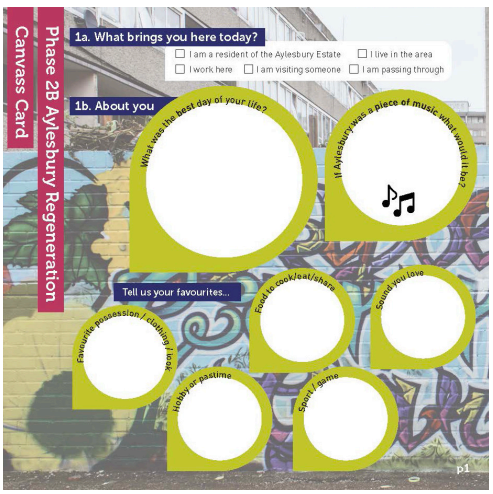
- What brings you here (to the event) today?
- What was the best day of your life?
- If Aylesbury was a piece of music, what would it be?
- Tell us your favourite:
    - Possession/clothing/look.
    - Food to cook/eat/share.
    - Hobby or pastime.
    - Sound you love.
    - Sport/game.

Questions we asked about the Phase 2B plans:

- How do you feel about Policy and Social Changes?
- What are your top 3 priorities for the future Aylesbury/Phase 2B?
- What is special about the Aylesbury Estate and its surroundings?
- Is there any additional information you would like us to share?
- How do you feel about the “new homes” ideas?
- What do you think a well-designed home should have?
- What so you like most about your current home?
- What do you wish could be changed?
- How do you feel about the green and open spaces, environment and climate change ideas?
- How would you like to use the new public spaces and what should be there?
- What are your favourite pubic spaces to go now?
- What stops you from using some public spaces?
- The plan imagines ‘greener streets’ with people cycling and walking and public transport - is this a good idea?
- How do you feel about the commercial and community uses ideas?
- What community/commercial uses would you like to see?
- Do you use any community spaces in the area right now?
- What do you like/what do you think is missing?
- Has COVID changed the way you feel about using public spaces, streets and community facilities?
- If yes, yell us how and what needs to change?

There were also generic comments cards where people could write about anything relating to the Aylesbury Phase 2B regeneration.





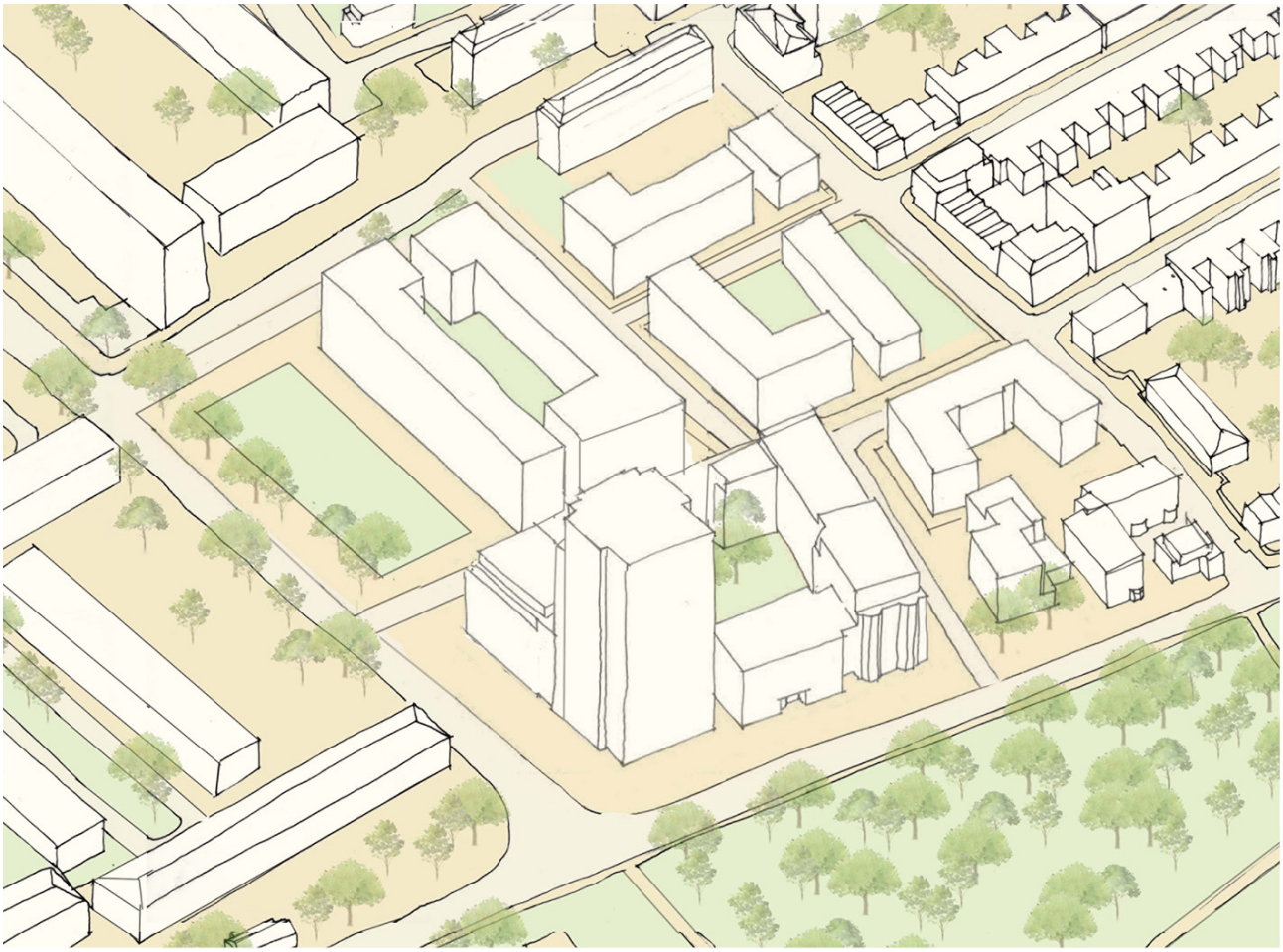
5.4 WHAT'S CHANGED SINCE 2016

Early ideas - 2016

- 415 units
- Landmark corner building – 20 storeys
- Thurlow Street frontage – 8 storeys
- Other buildings up to 8 storeys

What you said was important:

- Public space - football areas and MUGAs should be re-provided
- The size of new homes, and availability of different dwelling types
- Retention of trees
- A pedestrian and cycle friendly area
- Places for the community to meet, shop and have a coffee together



Indicative sketch diagram - 2016

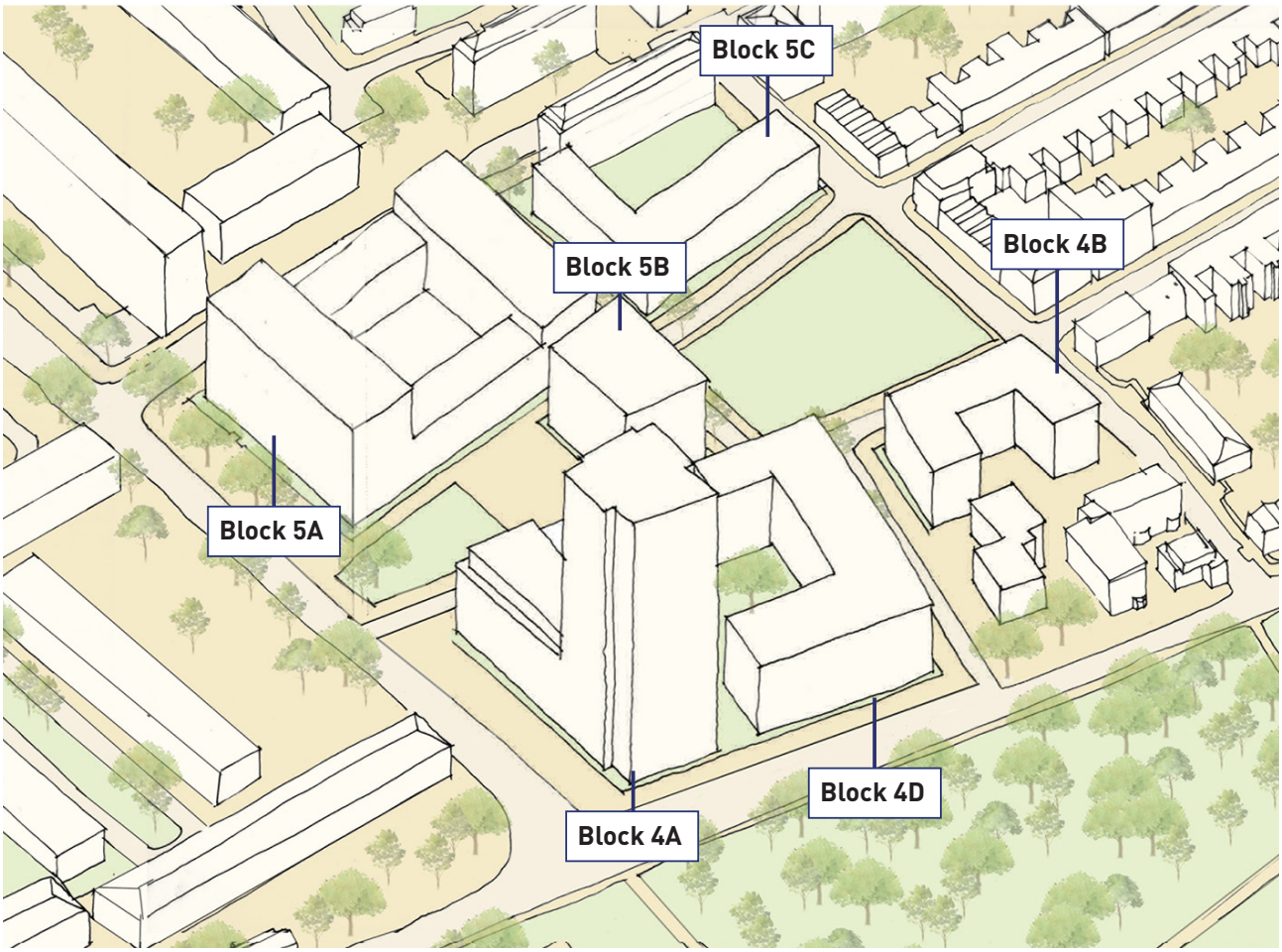
Early ideas - July 2021

- Over 600 units (targeting 50% to be affordable - of this, 75% will be for social rent and 25% for shared ownership)
- Landmark corner building – 25 storeys (+ technical floor)
- Thurlow Street frontage – 9 storeys
- General heights – 7 storeys
- The social rent homes will be prioritised for existing Aylesbury Estate residents, as well as former Aylesbury Estate residents that have expressed an interest to use their option to return
- A new neighbourhood park with play areas, a public space on Thurlow Street, landscaping and new ground floor spaces for commercial or community use

Why has there been change?

Since 2016, there have been significant policy and social changes:

- The creation of a new Southwark Local Plan, new policy covering reprovision of social housing in the new London Plan, the climate emergency and of course the COVID-19 pandemic
- Changes impacting on how plans are developed and delivered
- Policy changes required provision of a greater number of homes
- Home layouts improved and buildings and open spaces redesigned



Indicative sketch diagram - July 2021

5.5 SUMMARY OF FEEDBACK

5.5.1 Key findings

New homes

Respondents seemed to be most interested in the design of the new homes. Nearly half of comments were positive about the changes since 2016 relating to things such as internal layout and each dwelling getting a private balcony or patio. It was also made clear the importance of quality, generously sized and safe dwellings.

Access & movement

Many are supportive of cycling and pedestrian improvements in the area, as long as they are safe.

Landscaping and public space

Respondents really value access to public space nearby to their homes. There were concerns about using current public spaces due to safety and access.

Community and commercial use

Respondents had many suggestions for improvements to community and commercial uses for locals. Many preferred community uses that would benefit residents nearby such as flexible community spaces and youth clubs, while others suggested independent local businesses.

Policy and social change

Many respondents were concerned about the amount of council home provision and building heights will be too large.

Respondents highly value the sense of community in the area, and stressed the importance that this is not lost with new development.

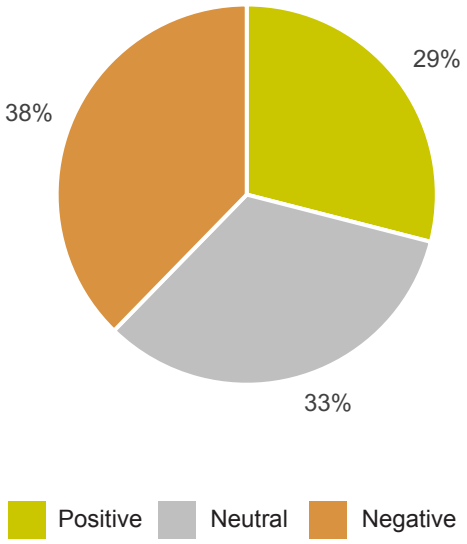
5.6 FEEDBACK ANALYSIS

5.6.1 Policy and social change

45 responses

The chart below shows sentiments of comments across the following questions:

- What are your top three priorities for the future of Aylesbury/Phase2B?
- What is special about the Aylesbury Estate and its surroundings?
- Is there any additional information you would like us to share?



For comments responding to Policy and Social Changes, 38% were negative sentiments such as concern there won't be enough council home provision, building heights will be too large, more greenery and ASB in the local area. 29% of comments were positive, with many respondents mentioning the close proximity of Burgess Park, current access to green space, a strong a diverse local community, and close proximity to transport and shops. When talking about what the estate is like now, and what they value, many people talked about the strong sense of community, the value of neighbours they could trust, and the diversity of the area.

Residents like their flats, which are spacious and well-designed, with plenty of natural light; one of the main desires is that the new flats will be as generously proportioned.

The area was also frequently described as 'green' and 'open', with plenty of green space and proximity to the well-used Burgess Park.

There are, however, currently problems on the estate relating to ASB, drug use and gangs. It is possible that these have been exacerbated by lockdown and by the rehousing of tenants from some blocks.

We need places for our kids to play, and activities for all ages, especially teenagers.

I'd like to see an independent cafe in the area.

We value our green space and trees, and don't want any to be lost.

I need my new home to feel safe and secure.

A garden or balcony makes a well designed home.

Won't the traffic in the area increase dramatically?

Anti-social behaviour, gangs and people drinking in the street can make some areas feel unsafe.

If Aylesbury was a piece of music what would it be?

Question asked on canvass card

Creepy Halloween song (the movie not the fun night)

Dance music

A John Cage composition

Pop music – because it's so versatile and great!

A mixtape of 1920s music hall songs, steel pans & reggaeton

5.6.2 Site layout and design principles

Key findings were:

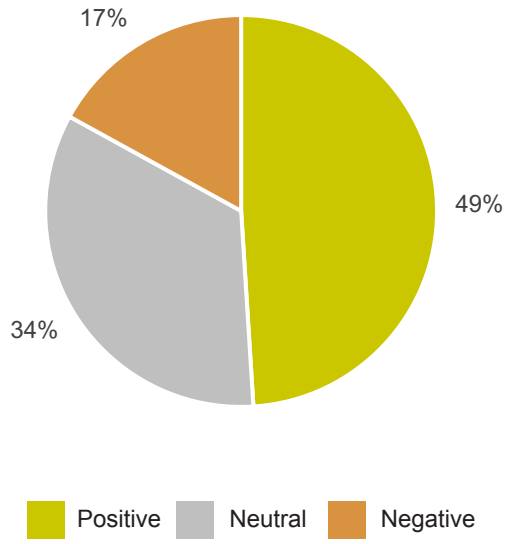
- Desire for high proportion of social rent and affordable
- Positivity about the increase in number of homes since 2016
- Green space is an important feature of the local area
- Concern about potential impact of tall buildings on the park and local area – how does Phase 2B respond to Burgess Park?
- Concern that increased density would put pressure on transport and services
- The effect of tall buildings on the park, particularly on Burgess Park to the south, was questioned

5.6.3 New homes

54 responses

The chart below shows sentiments of comments across the following questions:

- What do you think a well-designed home should have?
- What do you like most about your current home?
- What do you wish could be changed?



Around half of comments relating to new homes, such as site layout, design and massing, were positive.

Respondents generally liked the proposals, and though that well-designed homes have natural light, space, access to green space, privacy and airflow.

Values desired in new homes were:

- Robust quality
- Generous proportions
- Private outdoor space such as balcony or small garden
- Well soundproofed
- Low energy use
- Heating control
- Fire safety
- Dual aspect
- Natural light
- Ample storage
- Family-sized homes
- Accessibility
- Flexibility
- Proximity to amenities

Some mentioned they would like to have a separate kitchen and dining room.

The things people mentioned enjoying about their current homes were:

- Balconies
- Generous proportions
- Proximity to amenities and transport
- Ability to overlook their children playing outside
- Views

Residents said they would like to have better quality housing, citing material issues with the current housing stock.

What is your favourite food to cook, eat and share?

Question asked on canvass card

Jollof rice

Jambalaya

Maggie's roast potatoes, Peter's banana flambé

Curry goat and rice

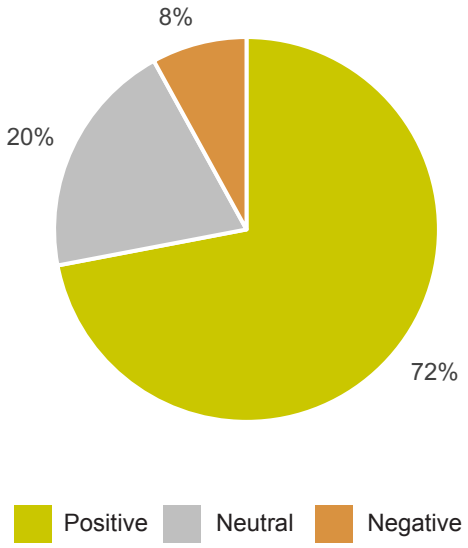
Spaghetti bolognese

5.6.4 Green and public space, environment and climate change

37 responses

The chart below shows sentiments of comments across the following questions:

- How would you like to use the new public spaces and what should be there?
- What are your favourite public spaces to go to now?
- What stops you using some public spaces?
- The plan imagines 'greener streets' with people cycling and walking and public transport. Is this a good idea?



Many responded positively to these questions (72%), hoping for positive change and improvements to green and public spaces in the area, as access to these spaces is very important to the community.

Green and public space

There were many comments that indicated a need for public space that is inclusive to people of all age groups with a local community focus.

A place for all children to play is important for a large number of people, with respondents saying this type of area is currently missing for youth in the community, and there was mention of concerns for the loss of MUGAs on the estate.

Green space has become increasingly important for residents, with many respondents saying they use Burgess Park or Elephant Park. Some people have stated feeling unsafe in Burgess Park from as early as 5pm and have cited safety in the public realm as a general issue and reason for preventing them using public spaces more. This clearly identified the need for safe and accessible public and community spaces. Attractiveness of these spaces was also an important quality.

There were many concerns about current public spaces that prevent people from using them: ASB, too much paving, day drinkers, gangs, late-night parties / illegal raves, litter dog poo, and lack of public toilets.

Additional uses mentioned in conversations included: walking, seating, picnic spaces, place to play chess, place to walk dog/ let off leash and allotments.

Access & movement

While many respondents are supportive of active travel improvements in the area, safety and security to allow for this is important. Greener streets, such as improved cycling and pedestrian infrastructure, are an important value, with 100% of those who responded to this questions agreeing it was a good idea.

Sustainability

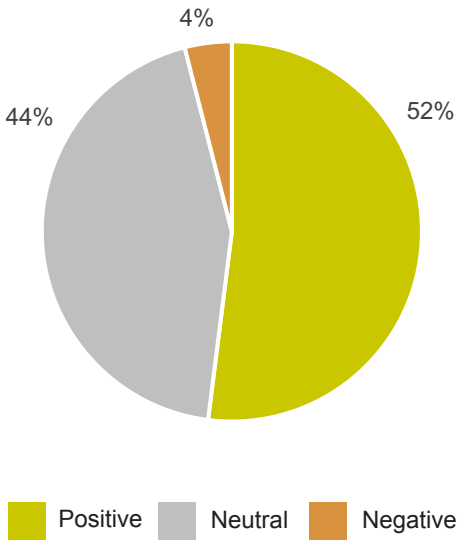
Biodiversity is a priority for many people, with some respondents saying that more green space in the area would have a positive environmental impact.

5.6.5 Community and commercial use

24 responses

The chart above shows sentiments of comments across the following questions:

- What community/commercial uses would you like to see?
- Do you use any community spaces in the area right now?
- What do you like/what do you think is missing?
- Has COVID changed the way you feel about using public spaces, streets and community facilities?
- If yes, tell us how and what needs to change?



Over half of comments relating to Community and Commercial Uses were positive, with many suggestions for community uses in the area including: supermarkets, independent shops, swimming pool, multi-purposed community space, youth clubs, cinema and workshop space. Not all of these would be practical within the bounds of Phase 2B.

Social infrastructure

There was also a need expressed for a new social space that could be used for community activities by all ages. This was mentioned many times in response to a number of questions. A centre that can cater to the community as a whole and be flexible enough for a broad range of communities of interest, and age groups, to be able to meet and host their events and activities.

People cited the former Thurlow Lodge (in Wendover 441-271) as being a successful and well-used example of this kind of facility.

Loss of community

There was concern that regeneration and increased density might lose the area's strong sense of community.

Respondents feel strongly about the diversity and strength of the local community. People are concerned about the loss of the existing community with a general feeling that new homes and facilities will not cater to their needs. Closely linked to this concern is thawt the new development will have higher rents than residents currently pay, giving rise to fears of displacement.

Through more general questions about how people spend their time and what they like to do it emerged that many people on the estate enjoy creative activities, in particular music.

Commercial use

Respondents were keen to see a broad range of uses in the commercial space on the site and there was a preference for spaces for local independent businesses rather than chain stores.

People also suggested things such as commercial uses for the community such as training and skills workshops for locals. Other suggestions included:

- Restaurants/Pubs
- Cinema
- Art studios
- Cafés
- Workshop
- Supermarkets
- Markets

Aylesbury Regeneration Phase 2B - Initial Plans
Phase 2B Site layout
06
Overview
Four residential blocks of varying heights, with internal courtyards, are organised around two new generous public open spaces. This will create a new neighbourhood that is integrated with its surroundings.
A fifth residential building sits between the two open spaces and provides ground floor commercial use. A taller building marks the corner of Albany Road and Thurlow Street.
Proposals
Building layouts and heights
Phase 2B will be made up of buildings of differing heights, located so that they connect to the surrounding area. Taller mansion blocks face onto Thurlow Street and Albany Road. A 25-storey tower will provide a local landmark, defining the junction of Thurlow Street and Albany Road.
www.aylesburynow.london
Kelly
Have your say

06 Stage Two

Concept plans

IN THIS SECTION

- Consultation summary
- Stage 2 events & meetings
- Stage 2 communications & outreach
- Changes since Summer 2021
- Key findings from Stage 2
- Stage 2 feedback analysis

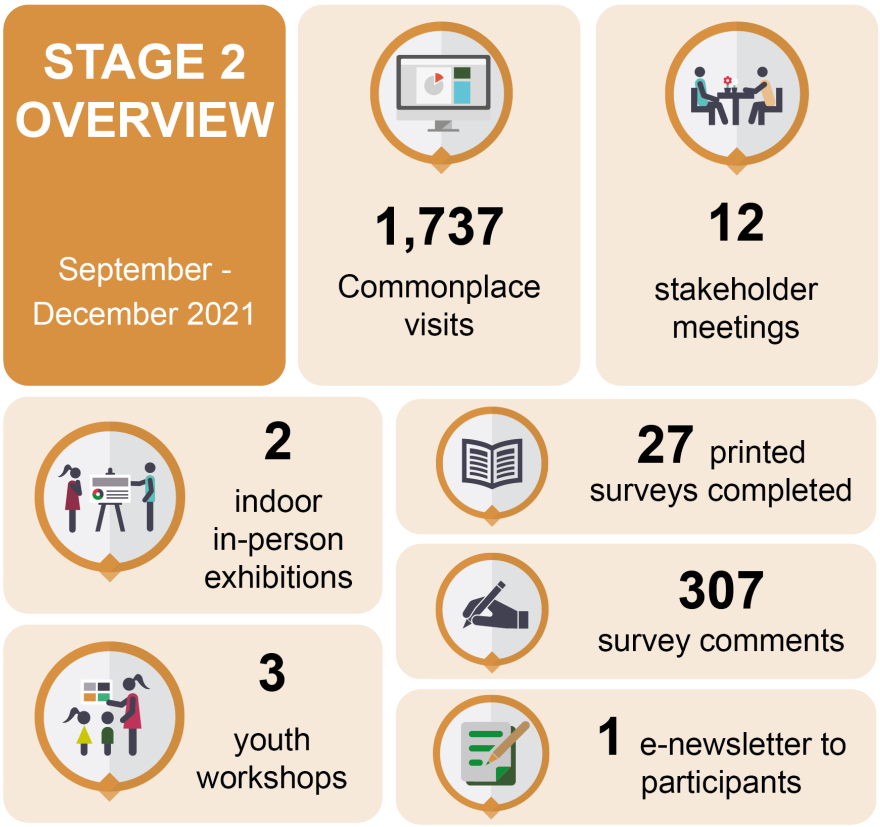
OVERVIEW

By this stage, the outline plans shown in summer had been developed into concept plans to share for public discussion.

Aims of the Stage 2 consultation:

- To inform the local community of the regeneration of the Aylesbury Estate in general, and Phase 2B in particular
- To present the concept designs for the site and gather feedback
- To close the feedback loop on how what was heard in Stage One has been incorporated into the design
- To offer a range of communications and engagements, using a variety of media, so that everyone has an opportunity to get involved
- To have focused discussions on key themes, such as: public realm, outdoor space for young people, non-residential spaces, design of homes and architectural design

6.1 CONSULTATION SUMMARY



Engagement at this stage focussed on in-person and public exhibitions / workshops, alongside ongoing one-to-one meetings with key stakeholder groups and presentations at local TRA meetings.

Workshops were also undertaken with different groups of young people, to understand local requirements for public spaces, play and sport.

A mixture of online and in-person formats were offered, as well as printed and digital materials. Offering a range of media and meeting formats was designed to ensure accessibility / flexibility for all local residents and stakeholders.

Feedback forms, comment cards and the Commonplace website allowed written comments to be submitted.

COVID-19

While caution was still advised by the government at this time, and masks were highly recommended, government restrictions had significantly eased for the duration of this stage, until increasing again in late December, however this did not interfere with any scheduled events in this stage.

6.2 EVENTS & MEETINGS

6.2.1 Public drop-in exhibitions

These public exhibitions included drop-in events and workshops. Concept designs were presented, along with feedback on what had been heard in Stage 1 of the consultation.

Surrey Square Primary School

16 October 2021, 12pm – 3pm

A family-friendly drop-in exhibition was held at Surrey Square Primary School. Information about the Phase 2B plan and Aylesbury regeneration pertinent to Phase 2B was displayed across 18 exhibition boards. Feedback was sought on both the Phase 2B plans and the ongoing, estate-wide Social Value programme.

The canteen of the local primary school was chosen as a venue as somewhere local people, including immigrant families, would feel welcome and comfortable. Refreshments and hot food from local Latin American restaurant Amigos were provided as an incentive to attend, that also supported local business, and a table of children's activities was set up so that parents and carers could bring children with them.

Representatives from Maccreanor Lavington, East and NHG were present to talk through the master-plan and its implications, and to listen to feedback. In addition, housing officers from Southwark Council attended to deal with any immediate housing concerns.

A Spanish-speaking translator was employed to support members of the Latin American community.

The event was advertised via email, printed flyers to 8,314 local homes and in community venues, school newsletter and flyering parents at the school gate.

It attracted:

29 attendees (parents, children, stakeholders), 23 of whom filled in feedback forms.

Public Exhibition and workshop, October 2021

Pembroke House Drop-in Exhibition and Workshop

18 October 2021, 4pm - 8pm

An afternoon drop-in exhibition was followed by a post-work focussed workshop on public space and circulation.

Exhibition boards and a 3D model of Phase 2B were displayed to help people understand the concept plan.

Young people attending the Monday evening homework club downstairs were invited up to the exhibition.

Free food (from local restaurant Amigos) and refreshments were offered as an incentive for local people to take part.

It attracted:

8 attendees – stakeholders, some teenagers from the homework club, 4 of whom filled in feedback forms. Some teenagers did not want to leave their details or fill in the forms.

6.2.2 Website

aylesburyphase2b.commonplace.is

The project Commonplace website was updated on 15 October 2021 with the Concept Plans, event information, feedback questions and FAQs. The FAQs reflected responses to queries raised about the design proposals.

QR code links from the exhibition boards linked directly to the website.

As well as reading information about the Concept Plans, visitors were asked to fill open and closed feedback questions.

It attracted:

3,213 visitors to the Commonplace website over the duration of Stage 2.

6.2.3 Online Q&A

26 October 2021, 6-7:30pm

Open public presentation with Q&A session / discussion.

Members of the design team, NHG, and Soundings were available to answer questions and hear feedback.

This offered a COVID-safe way to engage with the consultation programme, convenient for people who found it difficult to go out, or who had busy lifestyles.

It attracted 4 attendees.

6.2.4 Stakeholder meetings

The offer of one-to-one meetings with key local stakeholder groups offered the opportunity to explore specific aspects of the scheme, or focussed concerns with local groups.

Meetings were generally held online, often including short presentations.

A full list of stakeholders approached can be seen in the Consultation Plan. While stakeholder meetings have been ongoing throughout all engagement stages, the following meetings related to Stage 2 concept designs.

- Bagshot Street traders - ongoing outreach by NHG
- The Walworth Group, 9 September 2021
- Surrey Square Primary, 13 September 2021 (online)
- Creation CIC, 13 September 2021 (online)
- Walworth Society, 20 September 2021
- Taplow TRA, 28 September 2021 (online)
- Kinglake TRA, 4 October 2021 (online)
- Friends of Burgess Park, 10 October 2021 (online)
- Aylesbury TRA, 11 October 2021 (online)
- London Living Streets, 18 October 2021 (workshop)
- Pembroke House, 18 October 2021
- Regeneration Sub-group Workshop, 28 October 2021

6.2.5 Youth workshops

Targeted youth engagement was a key part of the consultation programme, in particular helping to shape the play provision in public spaces.

This dovetailed with NHG's ongoing Social Value programme, which includes a dedicated programme for young people on the estate.

Discussions focussed on how participants currently use and feel about the public space available to them, how they use playgrounds and parks, and what they would like to see in a local park / sports cage.

Key events were:

- Youth workshop at InSpire youth club, 29 October 2021:

  13 attendees. Young people were presented with design proposals for the open spaces and the proposed MUGA. The group created their own designs for the space.

- Youth Workshop (online) with Aylesbury Estate young people, 12 November 2021:

  Follow up of the Stage 1 session. Feedback given to the young people about which design ideas could be taken forward and which could not and the reasons.

- Surrey Square Primary School, 6 December 2021:

  Two bespoke workshops – one for Key Stage 1, another for Key Stage 2. Pupils were asked what they would like to see in public spaces on Phase 2B, and invited to draw features they would like to see. Draft ideas were shared with the group then redrafted in response to feedback - a process they were learning in class as part of the school curriculum. Discussion included what might be practical in the spaces.

For full detail on youth engagement undertaken in Phase 2B, see Section 10.

6.3 COMMUNICATIONS & OUTREACH

6.3.1 Communications

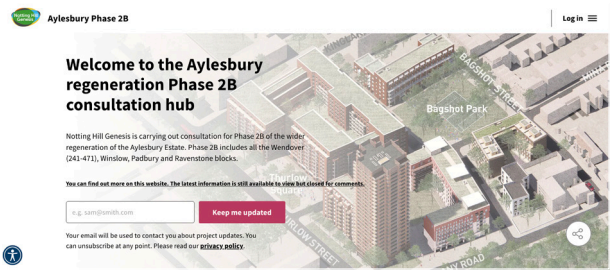
Events were publicised by open invitations to stakeholders, residents, and local people. Flyers were delivered to resident and stakeholder addresses, the events were promoted in the NHG newsletter, e-bulletin, community noticeboards, the 'Aylesbury Now' website and the Commonplace website.

During the exhibitions, consultation information boards (e.g. design proposals) were used along with a printed flip book with the design proposals. The consultation boards were also made available on the Commonplace website.

The following communications, both digital and printed formats, were used to update the community on Stage 2, such as where to find further information, events and contact details:

- Commonplace website updated on 15 October 2021
- Commonplace news article posted on 11 November 2021
- Project e-update letter distributed 13 December 2021
- A4 flyers distributed 8 October 2021 in the area (8,314 copies)

Extended stakeholder networks were also employed. This included information about events distributed by Surrey Square Primary School in their regular newsletters sent to families (the school has a high percentage of families on free school meals, and a high number of Somalian and Latin American families).



6.3.2 What was asked

Feedback was sought through a feedback form, available at the range of events described in Section 6.2, and digital versions of the questions were available to answer on the Commonplace website. These can be viewed in Appendix D. Note: 'Masterplan' here refers to the Phase 2B plan.

Site Layout and design principles

- In general, to what extent do you support our masterplan to improve connectivity, enhance green links and deliver two new garden squares?
- What do you like about it?
- Do you have any concerns?
- Do you have any questions you would like us to address?

New homes and private outdoor spaces

- To what extent do you like the design of the homes and proposals for gardens and balconies?
- What are your priorities for the new homes?
- Do you have any further questions or comments on our proposed designs for new homes and gardens?

Landscaping and public space

- In general, what do you think of the outdoor public areas, new open spaces and landscape shown?
- What are your priorities for the streets and public spaces?
- What are your priorities for the landscaping?
- What are your priorities for play areas?

Commercial Space

- What commercial uses would you welcome?
- Do you have any other questions or comments relating to the project?
- Any other comments? Share your thoughts, ideas and suggestions.

6.4 CHANGES SINCE SUMMER 2021

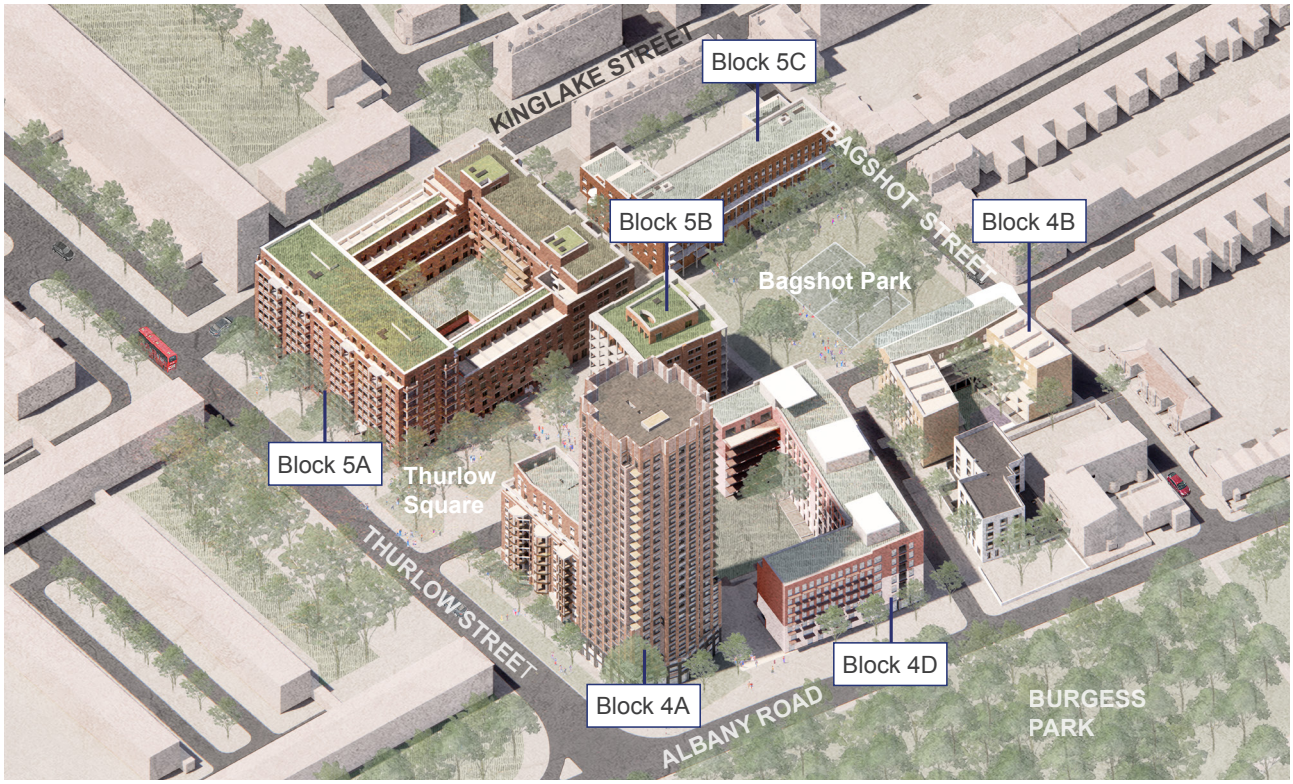
The following changes were highlighted during Stage 2 consultation:

Site layout & design principles

- 50% affordable homes across Phase 2B (75% social rent, 25% shared ownership).
- Commitment to CO_2 emissions in line with New London Plan, and (then draft) Southwark Plan.
- NHG investing more than £0.5m a year in the local community, including a robust social value programme.
- Buildings arranged to maximise light to homes and open space, while having minimal impact on light in Burgess Park.

New homes & private outdoor spaces

- Homes will focus on design principles of: quality, generous size, safety, accessibility, natural light, overlooking play areas, access to private space.
- Variety of dwelling types, with a range of internal layouts to suit different needs.
- Increased social rent homes, which will be tenure blind, and same design standards across private and social housing. 10% will be wheelchair accessible.
- Every flat will have its own balcony or private outdoor space.



Public Space, Play, Access & Movement

- Two new public spaces planned central to the development: Thurlow Square and Bagshot Park.
- Youth engagement to consider community needs for play spaces and MUGA (multi-use games area) proposed for Bagshot Park.
- Enhanced connectivity and green routes for walking and cycling across the site.

Commercial Space

- Opportunity for a new community shop or cafe, located in the centre, which could also form part of another use such as a social enterprise or co-working space.

6.5 SUMMARY OF FEEDBACK

6.5.1 Key findings

Site layout and design principles | Architectural identity

Design

'Attractive' is a word that is frequently used – streets, public spaces, buildings. What the estate looks like, and creating a place that looks good, instils pride and makes people feel valued is very important. Social homes need to be as attractive as private.

Tall building

Concerns were raised about the potential impact of the 25 storey building on the corner of Thurlow Street and Albany Road. This included both the visual impact, particularly when seen from the park, and shadows that might be cast on public spaces and residents' gardens within the Phase 2B site.

Density

Concerns that increase in population / density will put pressure on local amenities, increase traffic, and exacerbate existing ASB issues.

New homes

Size of homes

People want homes that are as generously proportioned as their existing homes, with access to some private outdoor space (e.g. a balcony), room for a family, heating they can control, and plenty of natural light.

Accessibility

The need for accessibility was a key topic of discussion. This referred to flexible homes that would also adapt throughout a residents' lifetime and could accommodate wheelchair users. It was also used as a quality required by public spaces.

Access & movement

Parking

A highly divisive issue across respondents. Some respondents value their parking spaces, needing cars for mobility and their work. Bagshot Street businesses were concerned that if customers can't park, they won't come to shop.

Others called for dramatically reduced parking to deter car ownership, provide more space for cyclists and greening, and make the estate more attractive.

Cycle routes

While there was general support for the inclusion of safer cycleways in and around the area, it was also noted that the impact of cyclists on Burgess Park will be required.

Landscaping and public spaces

Public spaces

The two new public spaces – Thurlow Square and Bagshot Park – were a popular feature of the Phase 2B plan. Green space was a much-valued quality.

Environment and landscaping

Preservation of existing trees and planting of new ones is important both from a green/sustainability perspective and is seen as something that contributes to the attractiveness of streets.

Multi-use games area

A need was identified for more sports spaces generally in the area, especially football and places for young people to hang out.

Community

Security and antisocial behaviour

Questions were asked about how the MUGA would be managed and whether it would be open 24 hours. This is linked to concerns from residents on neighbouring estates that it might attract antisocial behaviour.

6.5.2 Stakeholder meeting feedback

Friends of Burgess Park

FOBP provided comments in a discussion with the team both during the stakeholder meeting and in a follow up letter (see Appendix I).

FOBP were generally supportive of the active travel aspects of the design. They are keen for cyclists to be directed around the park to minimise their impact on it. There was also support for the provision of play space within the development to provide play resources for residents of new developments in the area.

There were some concerns regarding things such as tree removal, overshadowing on the park from new development, and access to green space on the site. There were also concerns that increased density would put more pressure on Burgess Park, considering the development taking place in the wider Aylesbury/Old Kent Road.

Specific requirements can be viewed in the mitigation report provided by Friends of Burgess Park (Appendix I).

London Living Streets

LLS was supportive of proposals for “shuttle” arrangement on Bagshot Street, the car-free junction at the centre of the scheme, and the approach of having two vehicular service loops.

Further suggestions to reduce private car dependency on the site include reducing on-street car parking, increasing traffic calming measures to every 50m (raised tables and/or raised table/chicane combinations), and pursuing one-way streets to reduce carriage-way widths.

Bagshot Street Traders

Ensuring Bagshot Street remains open to vehicles is hugely important for the traders here, particularly for drivers delivering goods for the three takeaway restaurants. Businesses also said many regular customers also drive through Bagshot to pick up groceries; there were concerns the redevelopment would displace their customers, who might not return when the development is finished. Many businesses also said they rely on foot traffic, so the road needs to be accessible to pedestrians.

Creation Trust Board

There was interest in the landscaping and planting that is planned throughout the Phase 2B area. There were some concerns raised regarding the corner building height and design, and if these would overshadow any homes.

The Creation Trust Board were interested in the broader employment and social value opportunities that will be offered to the community from the redevelopment process, and if any new employment or apprenticeship opportunities have been created.

Creation Southwark – Community Interest Company (CIC)

Creation Trust stressed the importance of accessibility and adaptability of flats, to ensure that all flats and maisonettes meet lifetime home standards, and that a percentage are wheelchair adaptable. Outdoor spaces were also raised as an important aspect of the project, and that multi-function spaces that could be utilised by the whole community is what is needed.

Further questions related to the allocation process directed to Southwark Council. There were also concerns regarding parking provision.

Surrey Square Primary School

It was noted that there is a strong sense of community in the area and that this should be supported and maintained throughout the redevelopment process. Many families at the school have immediate housing concerns, and the school has tried to put residents in touch with Southwark housing officers.

They also noted there was a feeling of disconnect to the regeneration process in the wider area, and would like to incorporate the idea of “community” into curriculum, to build local aspirations and self-belief.

Aylesbury TRA

Aylesbury TRA were interested in the size of the flats, and how many additional homes will be social rent. There were some concerns over the building height of the tall corner building (Block 4A).

Residents were also interested in further opportunities to involve young people in the process and wanted to ensure only Aylesbury residents were invited to the design workshops.

Kinglake TRA

Kinglake TRA members mostly had questions regarding the Phase 2B redevelopment, regarding:

- Public space provision within the site.
- Concerns of ASB within the site from parks/ MUGA being proposed.
- Retention and removal of trees on site
- Building design and heights
- Density of new homes provision within Phase 2B area.

Walworth Society

WS members were mainly interested in the process for current residents of the Phase 2B area, such as completion date, social unit delivery, next steps for leaseholders, and accessible flat provision.

There was also interest in the general landscaping in the proposals, and assurances that this could be maintained long-term, with reference to other developments where maintenance hasn’t been continued.

Lovely ideas for the new Bagshot Park, encouraging opening the space and being inviting to the community, facilities for children and young people.

[I'd like] affordable homes for generations of families to still live local. Homes big enough for larger families.

High levels of on-street parking – should remove all these routes for motor vehicles. Could the streets be narrow and the spaces be made greener?

There will be a big increase in population in the area, I am concerned young adults and teenagers will not have enough to do.

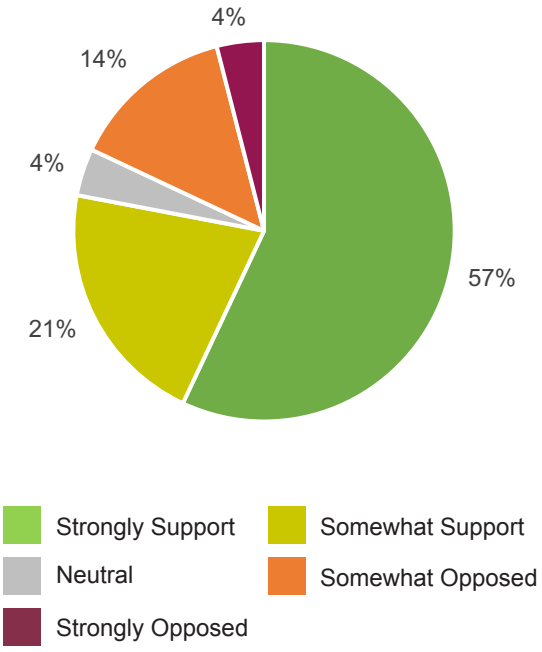
6.6 FEEDBACK ANALYSIS

6.6.1 Site layout & design principles

Feedback form question:

In general, to what extent do you support our masterplan to improve connectivity, enhance green links, and deliver two new garden squares?

28 Responses



There was strong support for the Phase 2B plan to improve connectivity, green links and two new garden squares, with over 75% of responses recorded supporting the scheme.

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), comment cards, workshops, drop-ins and stakeholder meetings.

Site layout

People are generally supportive of the openness and permeability through the site, and that homes face onto squares.

There are also comments supporting the general site layout, such as the mix of housing and green space provision, noting that Burgess Park is under strain, and additional public spaces are needed in the area to support more residents. The proposed new spaces of Bagshot Park and Thurlow Square were popular among respondents.

Increasing density

Concerns over the increase in housing density from the previous plans. This relates both to increasing population density specifically within the Phase 2B area, as well as the additional demand this puts on facilities and services in the wider area, such as transport and public spaces (i.e. Burgess Park). It was also mentioned that there are currently insufficient facilities for youth and teenagers to use in the area, which will be exacerbated if not addressed.

There is also contrasting opinion that believe the plans provide enough housing to support housing demands in the area, including the provision of council homes, while not overcrowding the Phase 2B regeneration area.

Building heights (Block 4A)

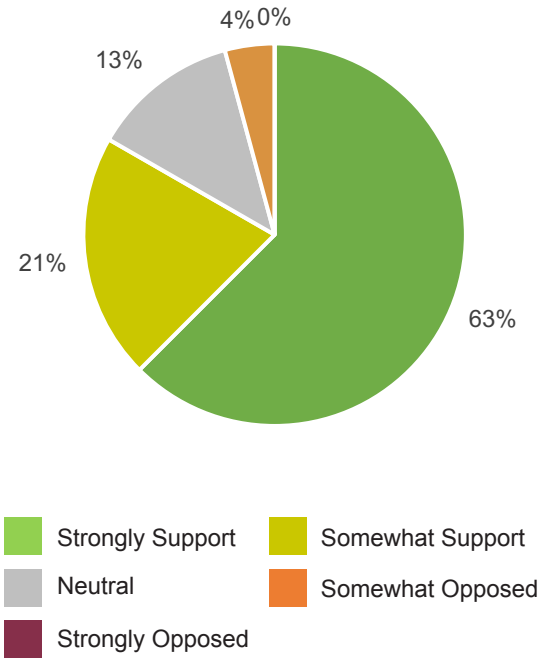
Concerns of the tall building creating overshadowing or different amenity to other housing options in the Phase 2B area, particularly the effects this may have on Burgess Park. There was also interest if the plans have considered other impacts from the building heights, such as the creation of wind tunnels.

6.6.2 New homes

Feedback form question:

To what extent do you like the design of the homes and proposals for gardens and balconies?

25 responses

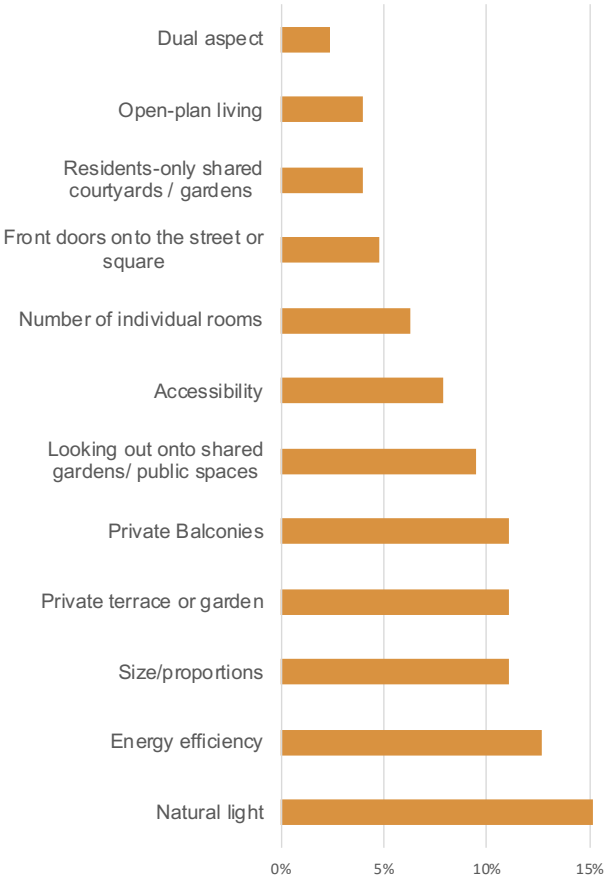


There was strong support for the design of the homes, and the proposals for gardens and balconies, with over 80% of respondents supporting the scheme, while only 4.2% somewhat opposed the designs.

Feedback form question:

What are your priorities for the new homes?

25 responses, 126 individual answers (respondents could pick as many as were relevant)



Natural light was the most popular response (15%) to prioritise in new homes, followed by 13% saying energy efficiency being important, and 13% of responses across prioritising size/proportions, private terrace or gardens or private balconies.

Views from homes were also something many respondents raised as being important. This included being able to keep an eye on young children while they were playing outside. For young people, views gave a sense of connection to the wider neighbourhood.

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Well-designed homes

Nearly all respondents in Stage 2 named the below as their priorities for new homes

- Natural lighting
- Accessibility
- Private terrace or gardens
- Energy efficiency

It was emphasised by respondents that social housing can also be as attractive and well-designed as private ones.

Affordability

Many questions were raised regarding the definition of affordable housing and how many of the additional homes (added since 2016) will be social rent. Through the engagement process it was found that 24% of families in the school come from temporary accommodation, and many don't have recourse to funds.

Questions over the housing allocation process were redirected to Southwark Council.

Size/ Proportions of homes

Several questions on the size and type of flats, such as whether the new flats would be as big as the existing, how would the increased number of homes fit into the current space, and will the space standards for the new homes remain the same as promised in the AAAP?

In general, people wanted to see affordable homes big enough for larger families or decent space.

Accessibility and adaptability

Respondents wanted to know how many properties for people with disabilities/access needs are being built as part of Phase 2B. This led to the conversation of adaptable flats that meet lifetime home standards – e.g. for elder people with mobility issues and who can't use baths, and that a percentage are wheelchair adaptable.

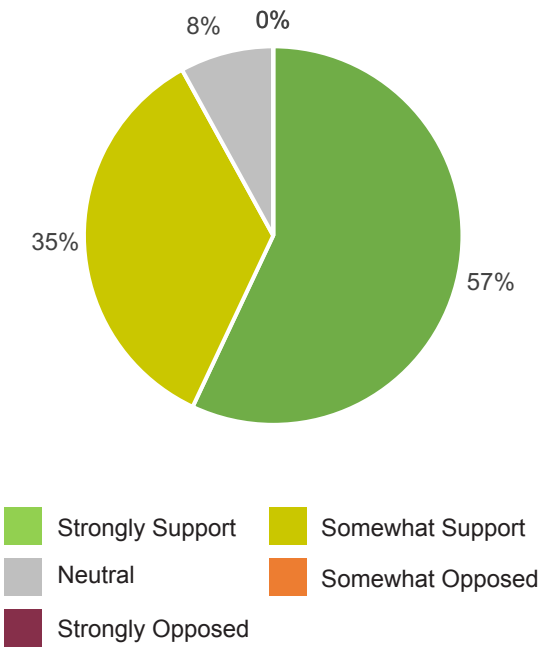
Respondents expressed sentiments to see the new buildings future-proofed, lasting generations for families to live locally, to which the architects expect them to be around for at least 75 years.

6.6.3 Landscaping and public spaces

Feedback form question:

What do you think of outdoor public areas, new open spaces and landscape?

23 responses

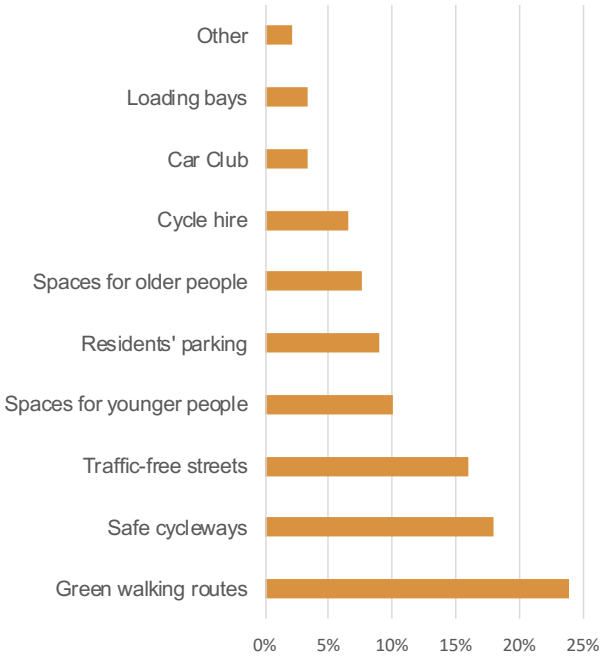


91% of all respondents supported the proposals for outdoor public areas, new open spaces ad landscape, with 59% strongly supporting the plans, and 32% somewhat supporting the plans. The remaining responses were neutral (9%), with no responses being unsupportive of the proposals.

Feedback form question:

What are your priorities for the streets and public spaces?

25 responses, 97 individual answers
(respondents could pick as many as were relevant)

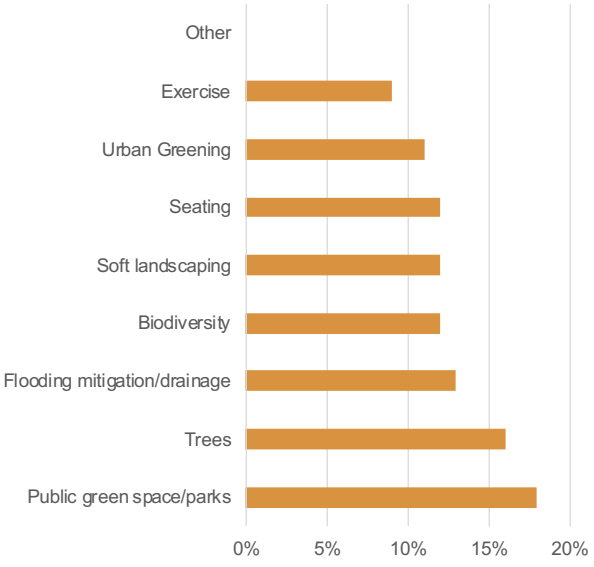


The top three priorities from respondents were green walking routes (24%), safe cycleways (18%) and traffic-free streets (16%). While 2% said there were other priorities for streets and public spaces, the lowest priority of the options given were loading bays and car club, both at 3% of comments.

Feedback form question:

What are your priorities for landscaping?

25 responses, 113 individual answers
(respondents could pick as many as were relevant)

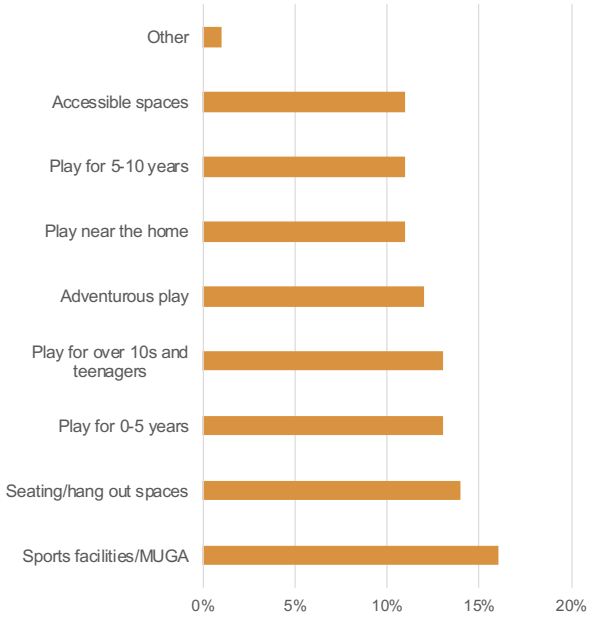


The key priorities for respondents regarding landscaping were public green space/parks (18%), trees (16%), and flooding mitigation and drainage (13%). There were no other suggestions, with respondents answering that exercise equipment is the lowest priority (9%).

Feedback form question:

What are your priorities for play areas?

22 responses, 102 individual answers
(respondents could pick as many as were relevant)



16% of respondents said that sports facilities/ MUGA should be the priority for play areas. 14% of comments suggested seating/hang out spaces, followed by 13% naming play for 0-5 years, play for over 10s and teenagers as a priority, with 12% for adventurous play.

Play near the home, play for 5-10 years and accessible spaces all received 11% of comments, showing that all the options given were of a relatively high priority.

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), comment cards, workshops, drop-ins and stakeholder meetings.

Public Spaces

Respondents are generally very supportive of the provision of additional public and green spaces, mentioning this is needed within the community, especially with the proposed amount of new homes. Many people in the area currently use Burgess Park, however feel unsafe using this space in the evenings, and would like safety to be a key consideration for any new public spaces created.

Maintenance

Respondents asked for further clarification on the maintenance of proposed public and green spaces, both in terms of landscaping, but also in terms of security and managing anti-social behaviour.

Greener Streets

There is strong support for the provision of green streets and prioritising safer connections for pedestrians and cyclists in and around the Phase 2B area, as well as including green routes to key locations in the wider area such as Surrey Square and Burgess Park. On-street parking remained a divisive topic, as while some respondents want this kept, others view it as taking up road space from providing wider pavements and safer cycleways.

Trees

Respondents highly valued the preservation of existing trees and the planting of new ones. This is important both from a sustainability perspective as well as being perceived as something that contributes to the attractiveness of local streets.

MUGAs

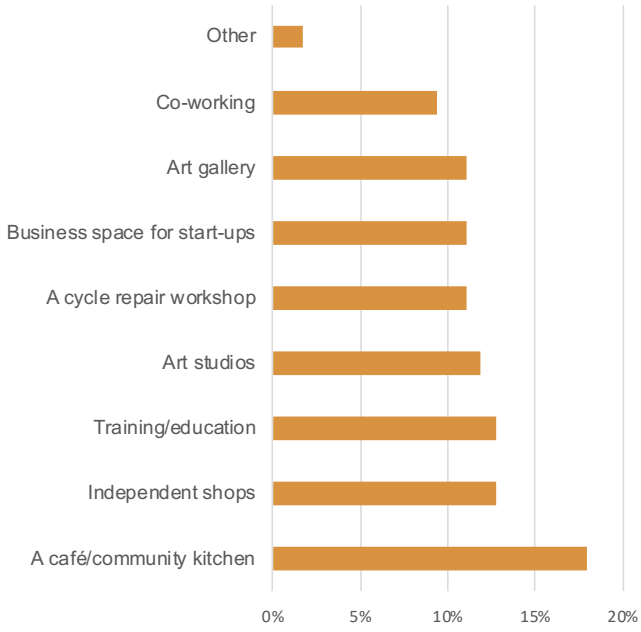
There is strong support for the inclusion of MUGA/ Sports facilities within the Phase 2B area, due to the perception there are not currently enough facilities for youth (of all ages) in the area. There were also suggestions to include seating areas to encourage socialising into the design of these spaces.

6.6.4 Commercial space

Feedback form question:

What commercial uses would you welcome?

24 responses, 117 individual answers
(respondents could pick as many as were relevant)



The most popular commercial use from respondents was a café or community kitchen (18%), followed by independent shops and training/ education uses (13% of comments each). While only 2% of respondents suggested other uses, co-working was the least suggested commercial use (9%).

The closure of the Thurlow Lodge community space on the site was referenced by many. This was a well-used space that is now missed. Many respondents of all ages and demographics stressed a need across the local area for social / community spaces, both indoors and out. In particular this included space for young people to meet up.

It is a very exciting development and I am impressed with the communication, design and communal care that is taking place. I am so happy to live in this area and watch the development unfold.

I would like the buildings to be secure and more space in the flat. I do love private or shared gardens.

I like the permeability and the open access to the open spaces.

I hope traffic calming measures currently being trialled [on Bagshot Street] will be retained

The seating is good. You can sit and read your book. But the disadvantage is that it might be noisy.

I think you should keep toddlers and teens separate for safety [reports of teens bullying younger children]

The different pieces of play equipment spread around the MUGA are too far apart; you have to walk too far between them. I would like them closer together.

I like the maze area; it looks like it would be pretty. Will there be flowers?

6.6.5 Youth engagement

Across the 3 workshops groups, there were a range of ages across the youth within the local area who participated in different activities, to understand what those 15 years and under would like to see for the area. Topics of discussion were around MUGA, community uses and design around green and open spaces.

- Workshop 1 (and follow up session): Estate residents ages 8-15
- Workshop 2: InSpire Youth Club, ages 10-17
- Workshop 3: Surrey Square Primary School, KS1 (ages 5-7) & KS2 (ages 7-11)

Design

In general, the younger participants loved the designs for the park, especially the greenery. When asked to draw signs for the entrance, many used the word ‘welcome’ and wanted it to be a place for everyone. When asked whether there was enough for girls as well as boys, especially in the MUGA, they thought there was, although further investigation of this will be undergone by the architects.

Sports

For older youths, football plays an important role in the community. The football pitch provides a safe space for the youth to socialise and allows friendships to form over a shared interest. Many often have to travel far to get to a decent playing pitch. For the pitch itself AstroTurf was mentioned many times for the surface.

Basketball was also mentioned several times as an option but depending on the surface of the pitch it may be difficult to combine the two.

Table tennis is also a popular activity.

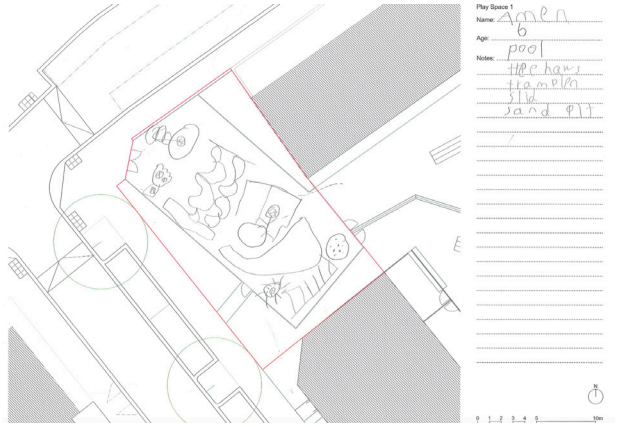
Seating/benches

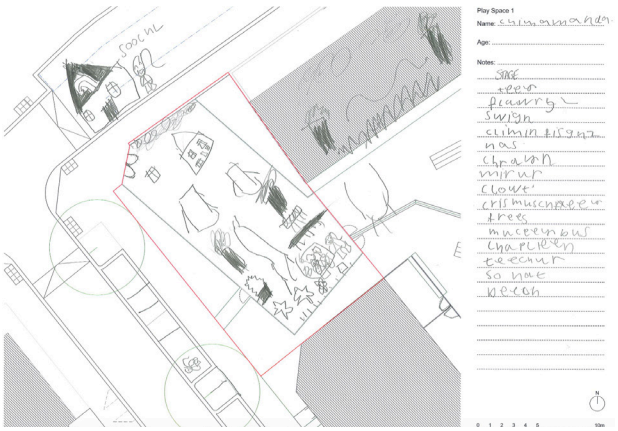
Young people want space where they can meet their friends. Bleachers were suggested for people to watch games in the MUGA, as well as other seated areas where they could sit with friends. Also thinking about covered seating areas and seating with a table, as well as alternative seating options such as steps and boulders.

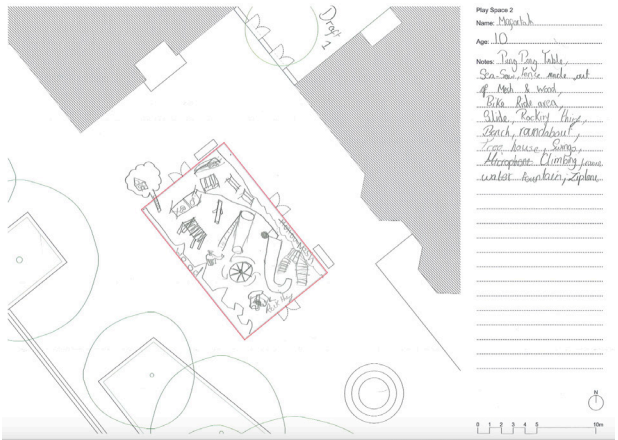
There was also interest in other play activities (e.g. climbing structures, mazes, zipwires) to be allocated in areas around the park.

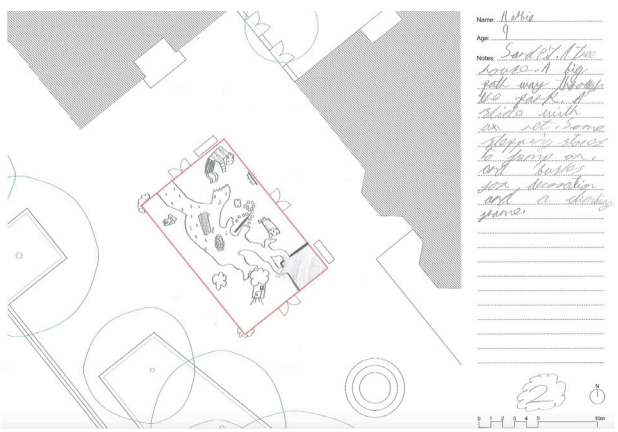
In general, there was a fondness of greening and many referenced parks that they currently enjoy that had a lot of trees and green.

More information on Youth Engagement is available in Section 10.









Surrey Square Primary - KS1 Youth Engagement Workshop

Surrey Square Primary - KS2 Youth Engagement Workshop

osed masterplan & design principles
What's changed since October?
Architecture & design
Key change: Plan of Blocs 5 &7B

07 Stage Three

Revised Plans

IN THIS SECTION

- Consultation summary
- Stage 3 events & meetings
- Stage 3 communications & outreach
- Changes to the Phase 2B plan since Stage 2
- Key findings from Stage 3

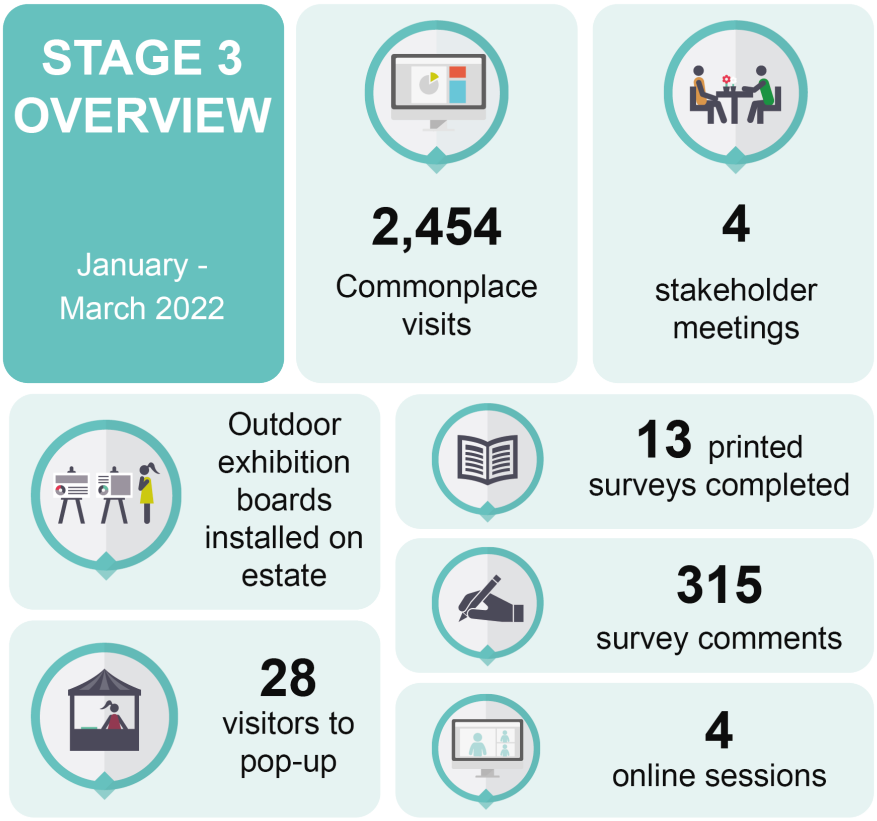
OVERVIEW

This stage of consultation took place during January and February 2022.

Aims of the Stage 3 consultation:

- To show how the Phase 2B plan had evolved since Stage 2
- To highlight changes and explain why they were made
- To show how this related to what we heard in Phase 2 of the engagement (you said: we did)
- To record comments on the revised designs and address any further concerns
- To communicate resident and stakeholder feedback to the design team for consideration in drafting the final planning application

7.1 CONSULTATION SUMMARY



Stage 3 of the consultation offered a mixture of online and in-person events, printed and digital materials. This range of media was designed to ensure accessibility and flexibility for all local residents and stakeholders.

Events included a targeted session (in Spanish) for the area's significant Hispanic community, and workshops for school children. One-to-one meetings and walkabouts were arranged with key stakeholder groups who expressed an interest.

COVID-19

The timing of this stage coincided with new UK Government COVID-19 restrictions.

In-person events originally scheduled for January 2022 were moved online. Exhibition materials were erected in a prominent public outdoor location (Thurlow Street) and left in local libraries and a youth club.

Participants were invited to respond via a Commonplace website, postboxes in libraries, or using a Freepost address.

Once restrictions were relaxed in February, an outdoor street pop-up was held (Thurlow Street) in order to facilitate face-to-face conversations between the design team and local residents.

7.2 EVENTS & MEETINGS

7.2.1 Online workshops & meetings

Latin American / Spanish-speaking community

18 January 2022 6-8pm

Presentation in Spanish of the revised proposals. Translation provided for team where necessary.

A flythrough of the streetscape was used to help visualise the streets and public spaces.

3 participants representing wider networks.

Homes workshop for residents

24 January 2022 6-8pm

Presentation of revised Phase 2B plan, with a focus on how the new homes adapt to everyday life.

Participants were asked what's important to them in their current homes, and what they would like to see in future designs.

Attendees were shown axonometrics and CGIs of what a selection of typical social rent homes might look like, including the internal layout, and could provide comments on each layout, discussing what they liked and disliked about each.

A flythrough of the plan helped visualise the streets and public spaces, and participants could suggest things they liked or thought were missing.

7 participants representing wider networks.

Public space workshop for local residents and stakeholders

25 January 2022 6-8pm

Workshop with members of the design team to discuss and help refine public space in Phase 2B. Attendees were asked how they use public space, to provide local context of residents.

Topics included: Bagshot Park, Thurlow Square, landscaping, biodiversity, and traffic circulation. .

Drawings of the new park and square were presented for discussion and a flythrough of the plan helped visualise the streets and public spaces.

8 participants representing wider networks.

Presentation with Q&A

27 January 2022 6-8pm

Open presentation and Q&A session to discuss the revised plan.

A flythrough of the plan helped visualise the streets and public spaces.

11 participants representing wider networks.

7.2.2 Stakeholder meetings

Aylesbury and Thurlow Lodge/Taplow TRA Chairs update

28 January 2022

To brief neighbouring TRAs on the revised Phase 2B plan and hear their views.

2 participants representing their estates.

Friends of Burgess Park

22 February 2022, 7-8pm

In response to concerns and areas of interest expressed by members of this group in previous meetings, a bespoke session to discuss sustainability and biodiversity with biodiversity consultant Thomson Ecology and public realm/ landscape architects East.

This is part of an ongoing conversation that will continue to help shape the public realm, sustainability and green spaces throughout the design, construction and operation of the project.

4 participants representing the group members.

7.2.3 Walk-and-talks

Living Streets, 20 January 2022

The aim was to bring LS members together with the design team and reflect on what on LS feel are essential design considerations for the public realm. Previous community projects at Mason Street and Salisbury Row Park (SE1) were explored as an example of successful green streets and community-led design.

Kinglake TRA, 29 March 2022

TRA representatives from neighbouring Kinglake Estate had expressed concerns regarding public spaces proposed for Phase 2B. This walkabout was therefore arranged to discus their concerns, and present some successful local public spaces and community gardens.

Discussion included the impact of Phase 2B on neighbouring Kinglake residents.

7.2.4 Website

aylesburyphase2b.commonplace.is

The project website was updated on 21 January 2022. Online information included:

- Revised plans
- A 4min 22 sec flythrough of the plan to help imagine what the streets and public spaces might look and feel like (added 31.01.22)
- PDFs of the exhibition boards giving information about the revised Phase 2B plan
- Open and closed questions to collect direct feedback
- Updates on consultation events
- Updated FAQs, responding to Stages 1 & 2 comments and questions (see Appendix A).
- The initial deadline for responses (14 February) was extended by a week (to 21 February) after an in-person event was added. Information remained on the website for reference after the consultation had closed.

7.2.5 Materials in libraries / youth club

21 January – 21 February 2022

A3 flip books of the exhibition boards were left in three well-used community spaces:

- East Street Library
- Walworth Library / Southwark Heritage Centre
- InSpire Youth Club

Here people could read about the revised plans. Feedback forms were available, with a post box to collect responses and Freepost envelopes.

The Freepost address gave those who needed help filling in the form (e.g. visually impaired, non-native English speakers, or those with literacy difficulties) the opportunity to take it away and complete it.

7.2.6 Outdoor exhibition

22 January-18 February 2022

Ten all-weather exhibition boards were erected outside Wendover 214-471 on Thurlow Street, near the junction with Albany Road. This is a highly visible location with much foot and road traffic, including two bus routes.

A1 boards displayed the revised Phase 2B plan drawings and information (See appendix). They also explained the key changes to the Phase 2B plan since the concept designs were shared (Stage 2, October 2021).

QR codes on the boards linked to the Commonplace website to leave feedback.

7.2.7 Street pop-up

12 February 2022, Saturday, 11am-2pm

In response to the lifting of Government COVID-19 restrictions, an outdoor pop-up event was held beside the exhibition boards on Thurlow Street (junction with Albany Road).

Attendees and passers by could discuss the proposals in person with representatives from NHG and the design team. Southwark housing officers were also available.

A 3D model was on show to aid visualisation of the scheme.

Feedback forms were collected from attendees and Freepost envelopes handed out.

7.2.8 Bench project

29 January 2022

Invited workshop with stakeholders (TRA Chairs/ RSG members, Living Streets) led by architects EAST. A bench was moved to various locations across the estate to discuss the importance of the public realm in Phase 2B.

This gave local residents an opportunity to guide members of the design team and NHG around the area to assess and comment on a variety of outdoor spaces in and around the estate, which were also useful to explore attitudes to public space, people's aspirations and ideas for new spaces

The intention is for the specially designed seating to eventually be located in one of the public spaces on the site.

7.2.9 Cuppa and a Chat

9 February 2022, Pembroke House

General Q&A about Phase 2B, part of an ongoing series of monthly in-person outreach events for local residents.

These friendly sessions tend to be attended by over-50s, white working class. They have been particularly valuable in establishing a relationship of trust with residents and gaining an understanding of people's needs, aspirations and lifestyles.

The relaxed setting at Walworth Living Room is a place people felt comfortable to just drop in and put them at ease when expressing their views.

Street Pop-up Feb 2022

Living Streets, Walk and Talk Jan 2022

Bench Project Jan 2022

7.3 COMMUNICATIONS & OUTREACH

7.3.1 Communications

A full communications strategy supported the consultation events and ongoing engagement. This included:

- Letter written in Spanish to promote the online workshop in Spanish and reach out to the Latin American community (6 January 2022)
- Six Commonplace news articles posted from January – March 2022
- A4 flyers sent to 8,332 homes (8 January 2022) with details of the Stage 3 events programme
- Project website (*aylesburyphase2b.commonplace.is*) updated with information promoting Stage 3 consultation events, including consultation questions
- Posters advertising January online events put up in prominent locations around the estate, in shops and community spaces, including neighbouring housing blocks (with the help of Southwark housing officers)
- Posters advertising the February pop-up put up around the estate, in local shops and community spaces, including neighbouring housing blocks (with the help of Southwark housing officers)
- Locals were offered incentives for attending any of the events in the form of entry into a draw to win vouchers to spend at local businesses.
- Informal chats with Bagshot Street businesses as part of ongoing outreach
- Final reminder emails sent to key stakeholders to encourage submission of response to the consultation (17 February 2022)
- Post-consultation newsletter to be sent to participants thanking them for their participation, feeding back from the consultation, and informing them of next steps.

7.3.2 What was asked?

A feedback form was available at the street pop-up, in libraries and the youth club. Digital versions could be answered on the Commonplace website. Links to the site were included on exhibition materials and communications. These can be viewed in Appendices B, C and D). Note: 'Masterplan' here refers to the Phase 2B plan

Site Layout and design principles

- In general, to what extent do you support the revised masterplan?
- What do you like about it?
- Do you have any concerns?

New homes and private outdoor spaces

- To what extent do you think the revised designs for new homes meet the needs of future residents?
- What do you like about the new homes designs?
- Do you have any concerns?

Access & Movement

- To what extent do you support the revised masterplan's approach to creating an attractive neighbourhood that encourages walking and cycling?
- What do you think works well?
- Do you have any concerns?

Landscaping and public space

- What do you think of the proposed public outdoor spaces, play facilities, streets and landscape in the revised masterplan?
- What do you like most about them?
- Do you have any concerns?

Sustainability

- How effective do you think the revised masterplan meets its sustainability goals?
- Can you tell us more about your answer?

General Questions

- To what extent, in general, would you support the revised masterplan for the regeneration of Aylesbury Estate Phase 2B?
- Can you tell us more about your answer?
- Any other comments?

7.4 CHANGES SINCE STAGE 2

a

Block 5A/B

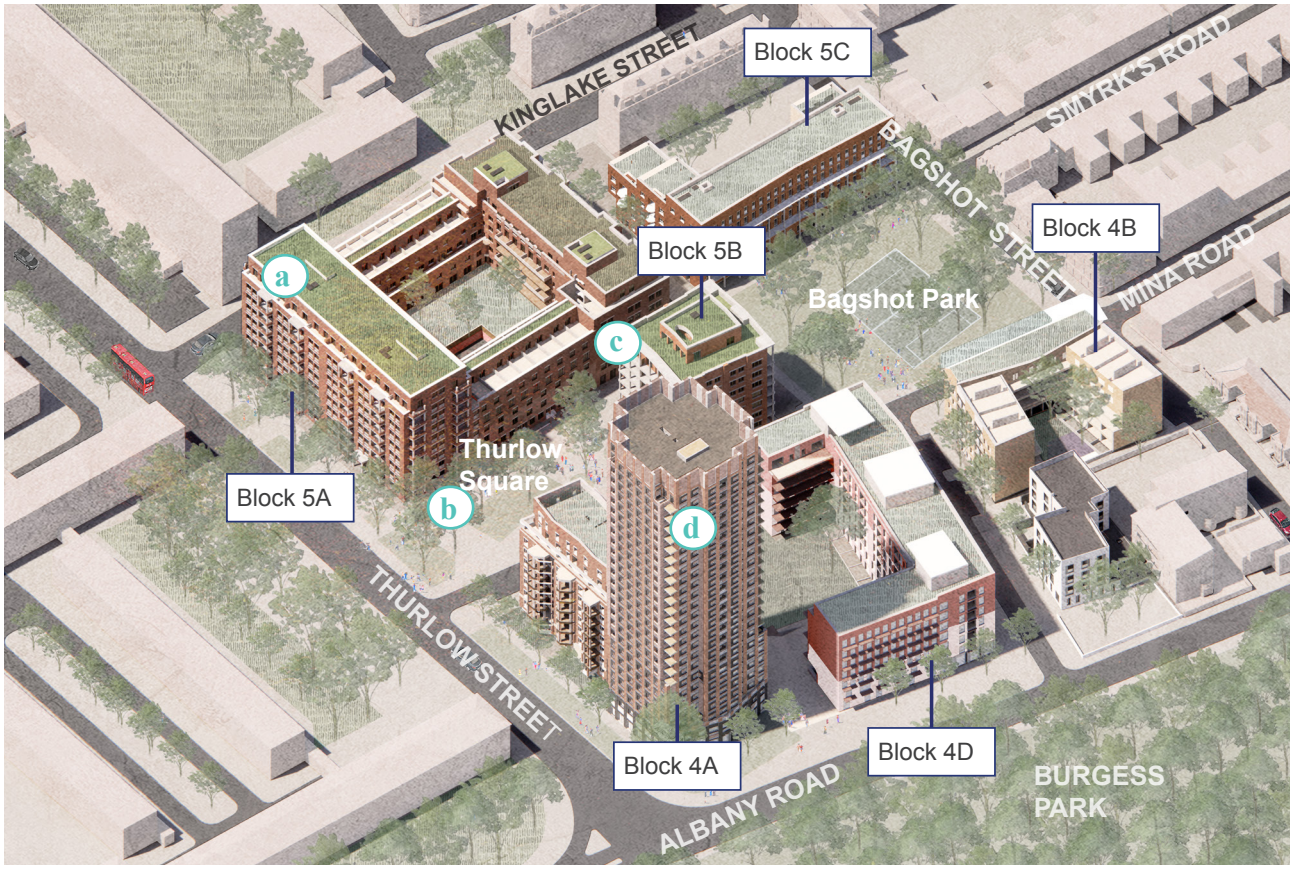
Concept Plan: 5A and 5B separate blocks. 5A a mid rise mansion block of variable heights enclosing a residents' courtyard garden. 5B an 8-9 storey block with commercial/community use at street level.

Revised Phase 2B plan: 5A and B combined into one single block (now called 5A) enclosing larger residents' courtyard.

Reasons for change:

- Greater consistency of height.
- More maisonettes and commercial spaces opening onto the streets and square, improving activity and safety.
- Allows the east-west route to be wider, with trees on either side.
- Responds to previous consultation feedback.

Concept plans (Stage 2)



b

Thurlow Square

Concept Plan: Public space running from Thurlow Street to community space (Block 5B)

Revised Phase 2B plan: Public space running along Thurlow Street. Commercial use opens onto public square.

Reasons for change:

- Greater definition and better connection to street, with improved footfall
- Allows east-west street to be wider
- Wider changes to block 5A/B

c

Commercial Space

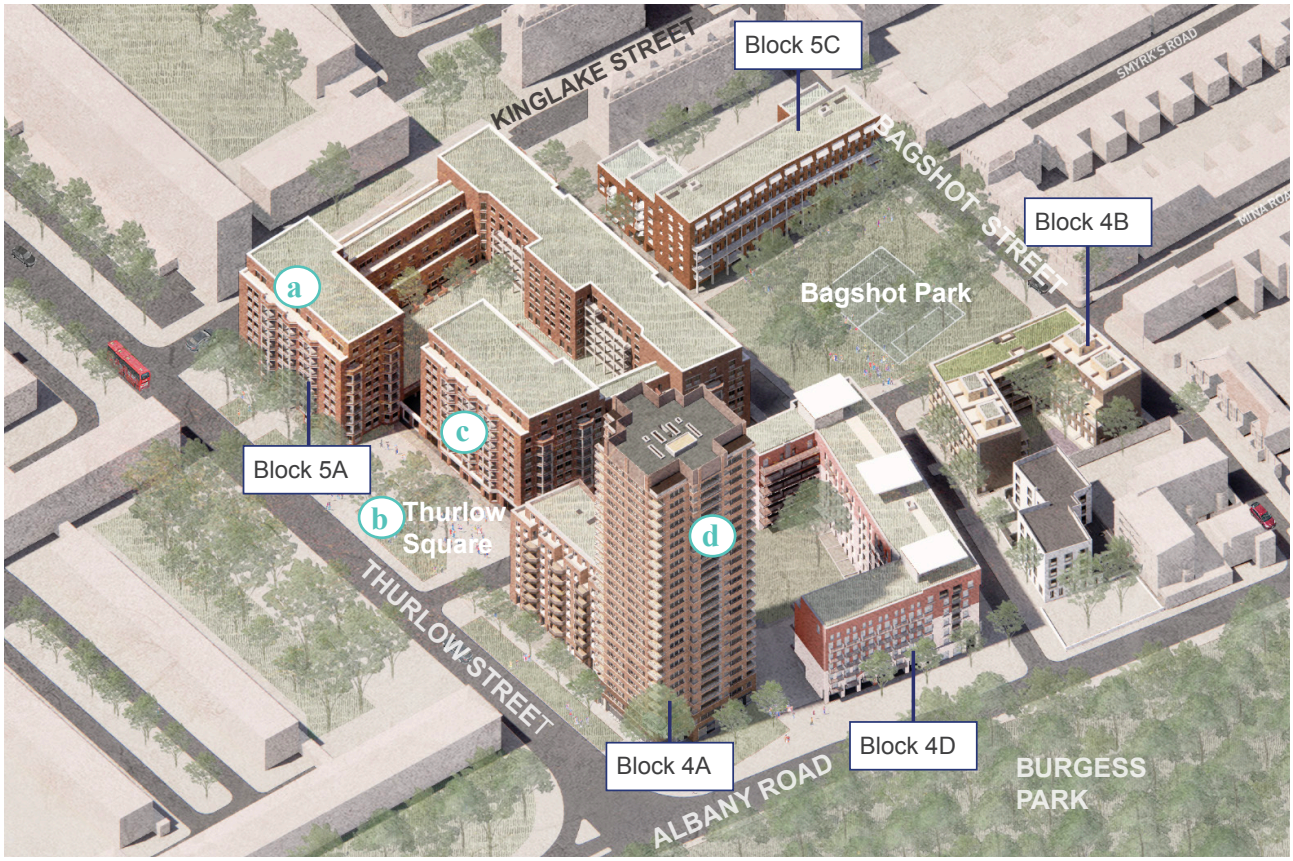
Concept Plan: Ground floor of central building (Block 5B) between two new public spaces. Engagement on potential uses ongoing.

Revised Phase 2B plan: Ground floor of Block 5A/B, with frontages to Thurlow Square and east-west route (extension of Mina Road)

Reasons for change:

- Larger space offering increased flexibility for a range of potential uses and activities.
- Improved accessibility and footfall

Revised plan (Stage 3)



d

Landmark building (Block 4A)

Concept Plan: 25-storey building, corner of Thurlow Street / Albany Road. 600 homes.

Revised Phase 2B plan: More slender appearance with cruciform floorplan. Set back from Albany Road. 600 homes.

Reasons for change:

- Reduced visual impact, especially from Burgess Park.
- Tree retention on Albany Road.
- Responds to concerns expressed in consultation.

7.5 SUMMARY OF FEEDBACK

7.5.1 Key findings

Site layout & design principles

Opinion was split regarding site layout and design. There were strong views that new buildings and streets looked attractive but could do more to maintain local identity and character.

There is still concern regarding housing density, and that public space has been reduced further in Stage 3 revisions.

New homes

Strong support for revised home designs. Respondents are supportive of design priorities, flexibility, and a range of different dwelling types. Safety and security remain key priorities for residents.

Access & movement

Green streets were received positively (which has been consistent throughout all stages of engagement), as well as the prevention of rat runs through local streets. Parking still remains a contentious issues, and is opinion is divided among residents. Accessibility and cycle storage were also important considerations.

Landscaping & public spaces

Majority of respondents feel positively about the proposed public space and facilities. Many still have concerns such as safety, maintenance and preventing ASB.

Sustainability

There is strong support for the revised Phase 2B plan meeting sustainability goals. However, retention of trees is still a sensitive topic.

7.5.2 Stakeholder meeting feedback

Friends of Burgess Park

Following a bespoke online session on sustainability and biodiversity for Friends of Burgess Park, the community group submitted a formal consultation response (see Appendix I).

There were questions relating to the interface between the Phase 2B area and Burgess Park for pedestrians and cyclists, and the landscaping in surrounding streets. There was also interest in tree retention updates within the site, and who would be maintaining on site landscaping long-term. There was interest in the biodiversity of the area, and the landscaping being considered to support this alongside the redevelopment.

There was support for the ambition of green corridors and stepping stones across the site (extended to the wider Aylesbury estate) and the retention of trees along Thurlow Street and Albany Road; they are keen to see as many mature trees as possible kept.

Support was also given for the increased set back and planning along Albany Road, and the potential inclusion of bird boxes in buildings.

Mitigation of impact of Phase 2B on the park is also a key concern.

The group is keen to continue the conversation, particularly on the detailed design of planting and street lighting, in particular the impact of artificial light on wildlife.

Latin American Group

Affordable and social housing was an important topic, as this was important for many people that this is retained as part of new development in the area. Safety was also important, and measures such as street lighting was welcomed.

There was support for the public spaces being shown, but noted that this should be for all people in the community, at all ages.

Kinglake meetings

Concerns that the playground belongs to Kinglake, and not within Phase 2B, however were supportive of the new designs for the space. There were also concerns that the Phase 2B proposals resulted in a reduction of publicly accessible green space.

There was also feedback of anti-social behaviour currently in the area, and that any new development should aim to mitigate this, and not add to the problem.

There was interest in how public spaces will be maintained and tenure of flats within Phase 2.

Living Streets

Comments were largely concerning the access and movement aspects of the designs. Key points included:

- Suggestion of a modal filter on Bagshot Street to restrict vehicle movements, as seen as part of the Streetspace Scheme
- Changes to the amount of hard landscaping and focus on car parking, which should instead cater for pedestrian and cycling infrastructure and improved streetscape.
- Street design should put climate friendly options first, rather than viewing it as a problem that needs to be worked around.
- Parking provision to be significantly reduced to allow for pedestrian and cycling prioritisation.
- Traffic calming measures introduced to filter and calm traffic to low speeds to allow for safer active travel routes.

Aylesbury and Taplow House TRAs

TRA representatives were interested in what the public spaces would include, and how these frontages would be activated for the best uses by the community without disturbing residents.

There was also interest in parking provision and defining what affordable housing actually means for residents.

InSpire

Feedback was collected from a workshop and a formal responses submitted from InSpire for Stage 3,

Much of this related to sport provision for older children/young adults across the full estate and wider local area. The lack of / removal of football pitches and other affordable outdoor sport spaces was identified as a particular issue affecting young people.

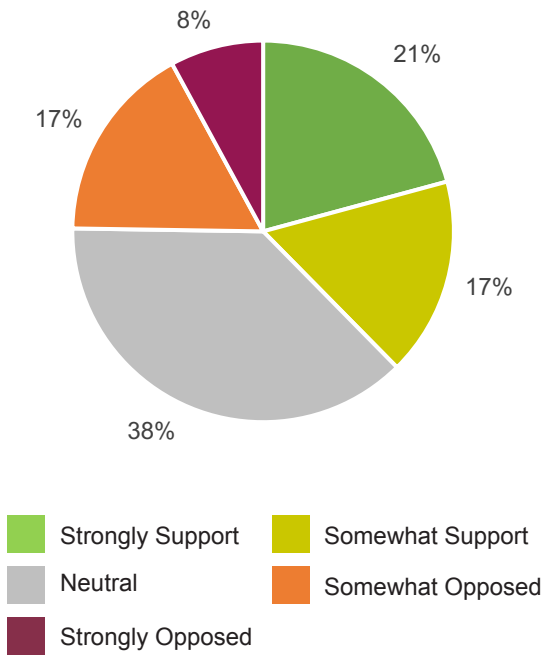
7.6 FEEDBACK ANALYSIS

7.6.1 Site layout & design principles

Feedback form question:

In general, to what extent do you support the revised masterplan (January 2022)?

24 responses



Responses were generally supportive of the scheme. When asked on a sliding scale to what extent they supported the scheme, 38% supported / strongly supported, compared with 25% opposed / strongly opposed.

Note: 'Masterplan' here refers to the Phase 2B plan

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Green streets

The emphasis on green streets was widely welcomed, and the retention of existing trees where possible strongly encouraged.

A strong sense of community remains important to local residents – a quality of the existing estate identified at Stage 1.

Character

While the overall opinion is that the new streets and buildings look attractive, there is a feeling that it lacks distinctive Aylesbury character and a sense of history/place, i.e. this could be any new build anywhere.

Increased density

Throughout all stages of the consultation, concern has been expressed at the potential impact the increased density of housing and number of residents might have on local facilities. This includes nearby parks and open spaces such as Burgess Park, as well as social infrastructure such as schools.

Commercial / community space

Throughout the three stages of the consultation, local residents have listed community space as a key provision asked for the closed Thurlow Lodge community centre to be reprovided.

Local residents and stakeholders, including young people, are keen to see opportunities for local people to start their own businesses within the

estate. This could be in the commercial space, or as on-site maintenance teams for public spaces.

Changes to Thurlow Square since Stage 2

'What has happened to Thurlow Square? It has pretty much disappeared in this new revised version!' was one typical comment on changes to the plan since the Concept Design stage (Stage 2 engagement).

This was representative of concern that a) there had been a reduction in public space since the Concept plan shown in Stage 2, and b) more public outdoor space was desired.

Height / impact of 25-storey building, Block 4A

Revisions to the Concept Designs to reduce the visual impact of the proposed 25 storey building in Block 4A were acknowledged. However concern remained regarding its appropriateness for the location and shade it might cast on the private courtyards (especially Plots 5A and 4D) and Thurlow Square was raised as a potential issue.

Questions were also asked regarding the exit strategy in case of fire.

Number of council homes

Throughout the consultation, and across the wider Aylesbury Estate regeneration, there have been calls from respondents via the feedback form, and activists (e.g. 35% Campaign) on social media, for more social housing.

Integration with surrounding area

Residents of neighbouring streets noted the red line boundary and asked how the new development integrate with existing streets, and how those streets might benefit. A suggestion was made at the public space workshop that Section 106 monies be used for extending the green streets beyond the red line boundary e.g. Mina Road.

My concern is that your plans are OK for the fit and healthy that are young and get around but what about people who have mobility problems?

Could also make more people start small businesses as population of area would grow due to the appearance.
[InSpire youth club]

Existing trees need to be conserved and consultation information should include proposals to remove trees and explanation and proposals for replacement.
[Friends of Burgess Park]

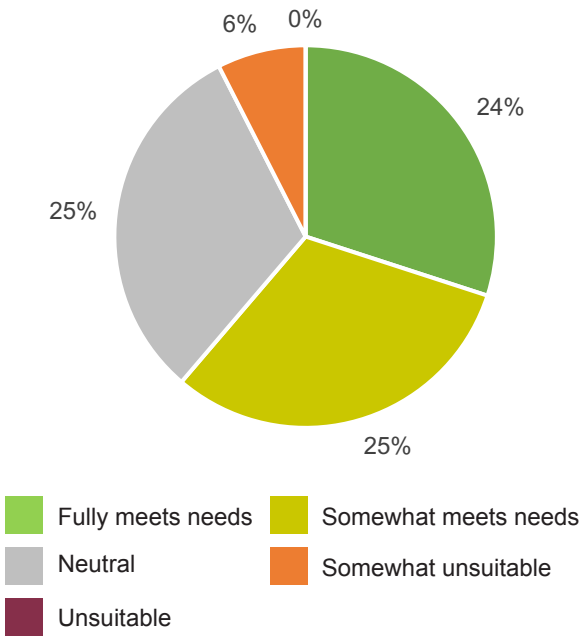
I am optimistic about the regeneration plans and hope the intended outcomes will be achieved and benefit everyone in some way.

7.6.2 Architectural design & new homes

Feedback form question:

In general, to what extent do you think the revised designs for new homes meet the needs of future residents?

17 responses



When asked to what extent they think the revised designs for new homes meet the needs of future residents, nearly half of those who expressed a preference strongly / somewhat supported, and only one individual response was opposed.

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Priorities for homes

Reflecting the priorities for good homes expressed throughout the three-stage engagement process, incorporated into the Concept Plan and Revised Phase 2B plan designs of new homes, respondents and workshop participants said they liked:

- Natural light
- Dual aspect
- User controlled heating
- Generous dimensions
- Energy efficient measures
- Gardens/balconies (with views)
- Flexible layouts/adaptability

Housing Workshop

A dedicated online workshop for residents tested the designs of four different types of social housing. Participants were asked how well the designs suited their lifestyles. The housing types shown were:

- 1-bed flat
- 2-bed flat
- 2-bed maisonette
- 4-bed maisonette

Participants were extremely positive about the designs, with constructive comments offered relating to how details (e.g. storage, window size) could be improved.

Safety & Security

Remains a key concern for residents.

Residents' gardens

Requests for shared courtyard gardens to include space for residents to grow food. This was linked to climate change and self-sufficiency concerns, as well as long allotment waiting lists locally.

There was also some misunderstanding from residents of a neighbouring estate that these gardens would be public.

Non-planning issues

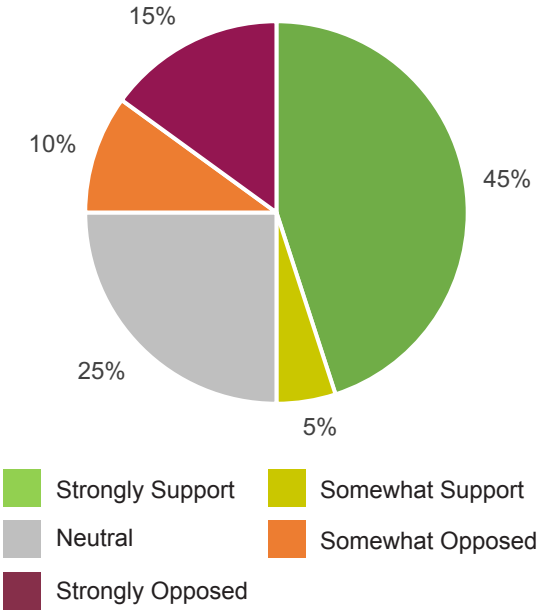
A lot of questions and concerns related to Southwark Council, and were outside the remit of either NHG or the planning application. Particular issues include: rehousing, bidding, and who gets priority for the new homes. Many respondents, including young people, were sceptical about whether they would be able to get one of the flats in Phase 2B.

7.6.3 Access & movement

Feedback form question:

In general, to what extent do you support the revised masterplan's approach to creating an attractive neighbourhood that encourages walking and cycling?

20 responses



50% of respondents who specified said they strongly /somewhat support the revised plan's approach to creating an attractive neighbourhood that encourages walking and cycling. Most agreed with reducing car access between buildings and deterring so drivers from using it as short-cut.

Popular aspects were:

- Green streets offering a continual tree canopy along streets to give shelter and shade for pedestrians
- The use of planting as a buffer between road and pavement
- Internal road loops designed to prevent rat-running, and other traffic-calming measures
- The pedestrian and cycle-friendly aspiration, including the creation of attractive walking and cycling routes

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Roads / parking

Provision for car parking remained a divisive issue throughout the consultation.

With regard to parking, some respondents feel the scheme does not provide enough spaces for residents, others that a more radical approach to promoting a car-free, sustainable future was needed.

Those who thought there was too much room given to cars also criticised the amount of hard landscaping/road space, saying that pedestrians were given "leftover spaces" with cars still the priority occupant of streetspace.

Bike storage

Storage facilities in general are an important asset for residents (including bins and pushchairs). In workshops people said they would like to see a variety of storage, for bikes, including secure covered units large enough to accommodate family bicycles.

Accessibility

To note, one wheelchair user raised the concern that people with mobility issues may find pavements with planting provides obstructions, and was concerned that tree roots might push up paving. They also said that crossing roads with cycle lanes is difficult.

I love that kitchen; I love the light coming through the window, and you can get a small dining table in the kitchen.
[Homes workshop]

To go out and see what is nowadays outside and to see what will be here in the future, it is 'WOW!'

The park area looks lovely; I like the planting of trees.

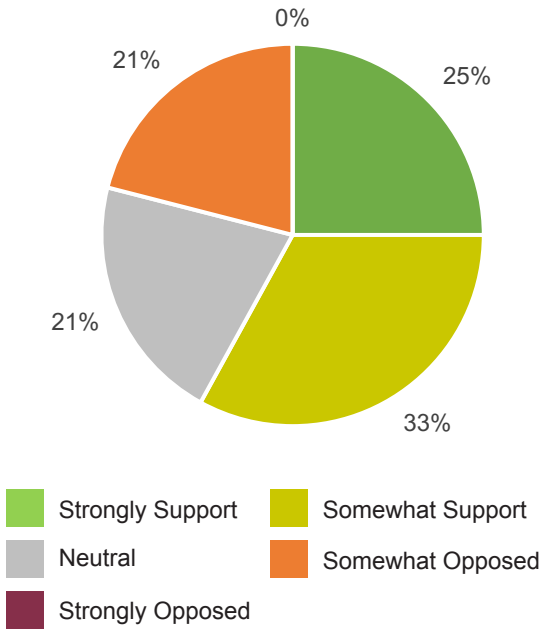
It's nice to have the option to separate an office space. Looks quite open plan and spacious.
[Homes workshop]

7.6.4 Public space

Feedback form question:

What do you think of the proposed public outdoor spaces, play facilities, streets and landscape in the revised masterplan?

24 responses



When asked what they thought of the proposed public outdoor spaces, play facilities, streets and landscape in the revised plan 58% said that they strongly/somewhat liked it.

In particular respondents and workshop participants liked the following aspects:

- Plenty of trees & plants
- Plenty of green spaces
- Play provisions
- Inclusion of outdoor seating, though more was requested
- Intergenerational spaces
- Cycle routes

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Bagshot Park

The design of play provision in Bagshot Park, Thurlow Square and Kinglake Street playground has evolved through ongoing workshops with young people (see Section 09). Changes continued to be made throughout Stage 3 consultation.

Antisocial behaviour

Ongoing concerns re potential for antisocial uses of public spaces such as Bagshot Park, including from the neighbouring Kinglake Estate TRA.

Maintenance

Questions have been raised throughout the three stages of consultation as to who would be responsible for maintaining the public spaces and shared gardens. It was also suggested in one workshop that a residents' group could be set up to do this on a commercial basis, providing local employment and skills training.

Street lighting

Street lighting and security remain important concerns. The street lighting plan will be worked up post planning, but its importance to the local community is noted.

Public spaces

Suggestions included the following

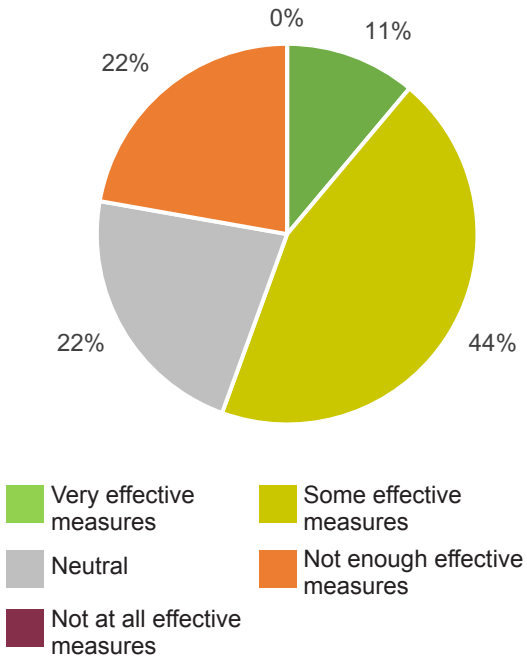
- Art walls for creative expression
- Water fountains, especially near the recreational spaces
- Bird/bat boxes for biodiversity
- Rubbish bins in public spaces
- Variety of seating types

7.6.5 Sustainability

Feedback form question:

How effectively do you think the revised masterplan meets its sustainability goals?

18 responses



Sustainability has been listed throughout the consultation as a core value for residents and stakeholders. 64% of Stage 3 responses considered the sustainability measures of the revised Phase 2B plan effective/somewhat effective.

Respondents particularly liked:

- The district heating system
- Re-use of materials for construction
- Extensive tree canopy
- Green corridors

They also suggested:

- Photovoltaics on roofs
- Bat and bird boxes
- Water channels for wildlife

Topic Analysis:

The following topic analysis includes all comments collected from feedback forms (printed and Commonplace), workshops, emails, and stakeholder meetings.

Why not retrofit?

This has been a recurring question, pre-dating the Phase 2B plan but being discussed more widely in recent years across all UK regeneration projects.

Green streets

Would like to see less hard surface and more green space / sustainable drainage systems (SuDS)

Several respondents, including Living Streets, said the green street measures did not go far enough towards truly green streets, and thought that the designs were restricted by Southwark's Streetspace Design Manual.

Trees

Though the planting strategy for the new trees is welcomed, the removal of existing trees, even with replacement, is an emotive issue. New trees are not considered an adequate replacement for mature trees in biodiversity terms

Photovoltaics

Several people asked about the potential to incorporate alternative forms of energy generation, such as photovoltaics.

an & design principles
What's changed since October?
NEW DESIGNS
What you asked...
Architectural design

08 Planning Submission & Tracking Changes

IN THIS SECTION

- Responses to the Stage 3 Consultation Feedback
- Final changes

OVERVIEW

Following Stage 3 consultation, feedback, comments and concerns received have been responded to, resulting in the final design changes, to be included in the planning submission.

8.1 RESPONSES TO STAGE 3 CONSULTATION FEEDBACK

This section shows the responses to the feedback received throughout the Stage 3 consultation (Section 6.6), and how comments have been addressed in the Phase 2B planning submission.

Site layout & design principles | Architectural identity

Comments and Suggestions	Phase 2B Plan Responses
Character While the overall opinion is that the new streets and buildings look attractive, there is a feeling that it lacks distinctive Aylesbury character and a sense of history/place, i.e. this could be any new build anywhere.	The design of buildings contributes to the sense of place in the Aylesbury neighbourhood. There are similar characteristics to the proposed buildings – like the use of red, brown and pinkish bricks. There are also lots of individual design flourishes from each of the five different architecture practices. Both aspects are important to the sense of place (similarities and differences). The similarities help you see the neighbourhood as a distinct place which has characteristics that you can point out (like the brick colours) The individual flourishes make the buildings exciting to discover and bring a richness to the experience of walking about the neighbourhood. The public spaces around the neighbourhood are designed to be as accommodating and as broadly appealing as possible. Within a legible and comprehensible background, a number of idiosyncrasies are proposed that can contribute to the daily life of the place over time: a place that reveals more details the more time one spends there. Examples include social arrangements of street furniture, particular shapes and textures, the detail of railings, the choice of play equipment or the location of particular tree species.
Commercial / community space Throughout the three stages of the consultation, local residents have listed community space as a key provision asked for the closed Thurlow Lodge community centre to be reprovided. Local residents and stakeholders, including young people, are keen to see opportunities for local people to start their own businesses within the estate. This could be in the commercial space, or as on-site maintenance teams for public spaces.	Regeneration of the Aylesbury is about more than new homes, community facilities and improved open spaces. The partnership is committed to ensuring that local people experience the social and economic benefits of regeneration, such as employment, education and training and improvements in health and well-being. As yet the use of the commercial space at the heart of the scheme is undetermined, but flexible enough to accommodate a variety of uses. There is also community space provided on neighbouring sites, such as Plot 18.

Comments and Suggestions	Phase 2B Plan Responses
Changes to Thurlow Square since Stage 2 'What has happened to Thurlow Square? It has pretty much disappeared in this new revised version!' is a typical comment on changes to the Phase 2B plan since the Concept Design stage (Stage 2 engagement). This was representative of other comments concerned that a) there had been a reduction in public space since the Concept Plan shown in Stage 2, and b) more public outdoor space is desired.	Combining Block 5A and 5B into one single block around a courtyard was one of the major changes between Stages 2 and 3, responding to comments from Southwark planning officers as part of the pre-application consultation process. The amount of public space remains greater than that approved in the 2016 plans and the amount of communal open space for residents is higher than the previous design. Orientating the public square along Thurlow Street makes it somewhere that is both on the way to other places and an entrance point to the neighbourhood. This gives a greater definition to the public square and includes proposed commercial use at street level opening onto the square. The streets around Thurlow Square will have more maisonettes and commercial spaces opening onto them, making them feel safer and more active. The east-west route through the site will be wider, with room for trees on both sides. The new arrangement makes a greater asset of the existing trees on Thurlow Street. Beyond providing a buffer to the road, they become the backdrop to the space. Seating along their planted base will be a social focus for the area. This is supported by additional tree planting around all sides of the space, giving the sense of green outdoor room, with special furniture and doorstep play at its centre, with an immediate relationship to non-residential ground floor uses.
Height / impact of 25-storey building, Block 4A Revisions to the Concept Designs to reduce the visual impact of the proposed 25 storey building in Block 4A were acknowledged. However concern remained regarding its appropriateness for the location and shade it might cast on the private courtyards (especially Plots 5A and 4D) and Thurlow Square was raised as a potential issue. Questions were also asked regarding the exit strategy in case of fire.	Shadow tests of the internal courtyards and public spaces have been undertaken throughout the design process, the building designs have adapted to improve these figures along the way. The area of amenity required for the tower courtyard achieves a good level of sunlight coverage. Information on fire safety across Phase 2B is available in the Fire Statement submitted with this planning application
Number of council homes Throughout the consultation, and across the wider Aylesbury Estate regeneration, there have been calls for more social housing from respondents via the feedback form, and activists (e.g. 35% Campaign) on social media.	The planning application for Phase 2B includes a total of 50% affordable by habitable room which can be broken down into 163 social rent homes (738 habitable rooms) ranging from 1-bed flats to 5-bed maisonettes and 82 intermediate homes, with a total of 225 habitable rooms. The full accommodation schedule is available in the Planning Statement submitted with this planning application. A financial viability assessment will also be submitted to LB Southwark to demonstrate the development is delivering the maximum number of affordable homes whilst ensuring the scheme can be viably delivered.

Comments and Suggestions	Phase 2B Plan Responses
Integration with surrounding area Residents of neighbouring streets noted the red line boundary and asked how the new development integrate with existing streets, and how those streets might benefit. A suggestion was made at the public space workshop that Section 106 monies be used for extending the green streets beyond the red line boundary e.g. Mina Road.	The public realm scheme provides a number of improvements that benefit the local area and make improved relationships to surrounding streets: Bagshot Street is proposed to be extensively improved, building on the work done in recent years to green the street and calm traffic. It is proposed to adjust the layout of the street to shuttle working, narrowing the carriageway and making more space for trees, extended rain gardens and for people. The LTN barrier is propose to be formalised with planting and the forecourt of the shops improved. Albany Road will be extensively greened and the space for pedestrians increased. A new arrangement on the corner of Albany Road and Thurlow Street will provide a more generous public route around this currently tight junction. The footway space on Thurlow Street will be vastly increased and the existing trees supported with new raised planters. New Plane trees to the south will accompany these, extending the sense of the street as a boulevard. The southern footway of Kinglake Street is widened with high quality paving and new tree planting. Proposals on this street pre-empt future development to the north. The proposed extension of Mina Road will improve pedestrian and cycle links between Old Kent Road to Thurlow and, in the future, on to Walworth Road. A car-free junction on this street prevents vehicular through traffic onto Mina Road. This, in combination with the location of Bagshot Park, will offer a new green vista from the existing Mina Road looking west.

New homes

Comments and Suggestions	Phase 2B Plan Responses
Safety & security This remains a key concern for residents.	Throughout the project the design team have liaised with the Police Secure by Design Team for advice on design of public spaces and street entrances that enhance security. Further engagement post-planning will look at details of street lighting, cameras, and other security issues. Detail on street lighting will be developed post planning, in ongoing consultation with residents and stakeholders.
Residents' gardens Requests for shared courtyard gardens to include space for residents to grow food. This was linked to climate change and self-sufficiency concerns, as well as long allotment waiting lists locally. There was also some misunderstanding from residents of a neighbouring estate that these gardens would be public.	The misunderstanding has now been clarified and further explanation added to the FAQs on the commonplace website. Further engagement with these residents has also taken place offering an opportunity to discuss the issue.
Non-Planning Issues A lot of questions and concerns related to Southwark Council, and were outside the remit of either NHG or the planning application. Particular issues include: rehousing, bidding, who gets priority for the new homes. Many respondents, including young people, were sceptical about whether they would be able to get one of the flats in Phase 2B.	As part of ongoing community support, Southwark Housing Officers have been present at in-person events, details for housing support included on engagement materials.

Access & movement

Comments and Suggestions	Phase 2B Plan Responses
Roads / parking Provision for car parking remained a divisive issue throughout the consultation. Some respondents feel the scheme does not provide enough spaces for residents, others that a more radical approach to promoting a car-free, sustainable future is needed. Those who thought there was too much room given to cars also criticised the amount of hard landscaping/road space, saying that pedestrians were given 'leftover spaces' with cars still the priority occupant of streetspace.	Through the public consultation process, and specific discussions with Living Streets, a number of traffic calming and street greening proposals have been developed: • Increased planting has been introduced to the car-free junction at the centre of the scheme. • The LTN barrier on Bagshot Street has also been proposed formalised with tree plating in the road space. • Raised-table have been provided at all junctions. • Horizontal deflections – locally narrowing the carriageway where possible) have been proposed on appropriate streets. • Wherever possible, additional capacity for street trees and planting in the public realm has been sought.
Bike storage Storage facilities in general are an important asset for residents (including bins and pushchairs). In workshops people said they would like to see a variety of storage for bikes, including secure covered units large enough to accommodate family bicycles.	All private residents' cycle parking will be in secure cycle stores. These will be a mixture of looped cycle stands (Sheffield Stands) and two-tier cycle stands. There will also be provision for larger cargo bikes.
Accessibility To note, one wheelchair user raised the concern that people with mobility issues may find pavements with planting provides obstructions, and was concerned that tree roots might push up paving. They also said that crossing roads with cycle lanes are difficult.	There are no segregated cycle lanes in the scheme. Typical clear footway widths are 2.4m, and wider in many instances, allowing space for wheelchairs and the visually impaired, amongst others. On Bagshot Street, minimum widths are 2.0m to tie-in with existing pavements, but is also typically 2.4m or greater. All junctions have raised tables, delineated with tactile paving, proving levels crossing points without drop-kerbs.

Landscaping and public space

Comments and Suggestions	Phase 2B Plan Responses
Anti-social behaviour Ongoing concerns re potential for antisocial uses of public spaces such as Bagshot Park, including from the neighbouring Kinglake Estate TRA.	Our engagement with the Metropolitan Police's Secure By Design team has been focussed on designing out crime, including antisocial behaviour. One important aspect of designing out crime is making sure that public space and streets are watched over and cared for by residents. To help this we have designed ground floors which are activated by well-lit communal entrance lobbies and maisonette front doors.
Maintenance Questions have been raised throughout the three stages of consultation as to who would be responsible for maintaining the public spaces and shared gardens. It was also suggested in one workshop that a residents' group could be set up to do this on a commercial basis, providing local employment and skills training.	The current strategy is that existing streets will remain with LB Southwark's Highways Department and that new streets will be similarly adopted. These streets are designed to the Council's adoptable standards. The new public spaces are proposed to be adopted and maintained by LB Southwark's Parks department. Communal amenity spaces, forecourts and planting associated with each building plot will be maintained by Notting Hill Genesis, who will continue to have an office on the site once the homes are occupied.

Sustainability

Why not retrofit? This has been a recurring question, pre-dating the Phase 2B Plan but being discussed more widely in recent years across all UK regeneration projects.	Retrofitting was explored very early on in the project but the construction of the existing buildings means that they are structurally unsuitable for retrofitting. In this instance, therefore, rebuilding with high-performance insulation, low carbon heating, and other green measures proved the more sustainable long-term option. The new buildings are also designed with flexibility and adaptability in mind.
Trees Though the planting strategy for the new trees is welcomed, the removal of existing trees, even with replacement, is an emotive issue. New trees are not considered an adequate replacement for mature trees in biodiversity terms	The project will seek to retain as many existing trees as possible, subject to them being suitable for retention. This could be influenced by: the desired street arrangements (including directives from Southwark planners); the status/ quality of specific trees; and the complexities produced by some trees being on raised platforms. The current scheme retains approximately 5% more trees than the 2016 OPP Masterplan. Any loss of trees will also be compensated by the planting of new ones.
Photovoltaics Several people asked about the potential to incorporate alternative forms of energy generation, such as photovoltaics.	Photovoltaic Panels (PVs) are one of the green energy technologies being used in the proposed development. PV panels will be located on rooftops in locations that receive good levels of sunlight.

8.2 FINAL CHANGES TO THE PHASE 2B PLAN

Adding character

- The design of the buildings contributes to the sense of place in the Aylesbury neighbourhood
- There are similar characteristics to the proposed buildings, such as the use of red, brown and pinkish bricks.
- There are also many individual design flourishes from each of the five different architecture practices

Impact of 25-storey building

- Shadow tests, following further adaptations to the designs, show courtyard garden receives good levels of sunlight

Access and Movement

- A number of traffic calming and street greening proposals have been developed
- Raised-tables have been provided at all junctions with increased planting at car-free junctions at the centre. The barrier on Bagshot Street is proposed to be formalised with tree plating in the road
- Secure cycle parking will be provided for all residents
- Street lighting will be developed next stage of detail design
- More details in section 8.4

Sustainability

- PV panels will be located on rooftops in locations which receive good levels of sunlight
- Communal amenity spaces, forecourts and planting associated with each building plot will be maintained by Notting Hill Genesis

Public Space

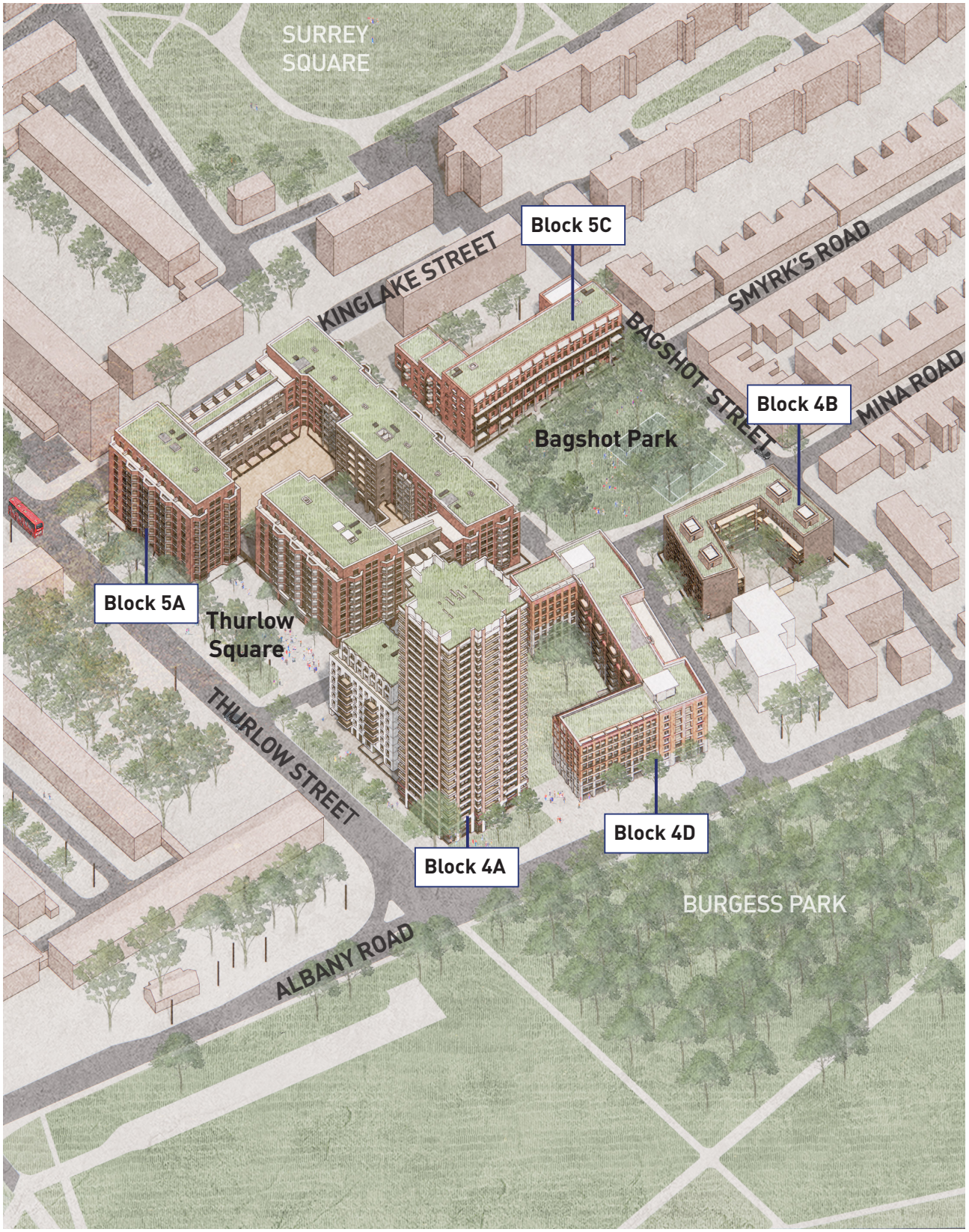
- The amount of public space remains greater than proposed in 2016
- The new orientation of Thurlow Square makes it somewhere that is both on the way to other places and an entrance. It includes proposed commercial use at street level opening onto Thurlow Square

Community

- Commercial space designation will be flexible in terms of potential uses. Engagement on this will be ongoing.

About the Process

- NHG is committed to delivering the social and economic benefits of regeneration, such as employment, education & training and improvements in health and wellbeing.



Axonometric of Phase 2B Plan, May 2022

8.3 ACCESS & MOVEMENT

This circulation diagram shows the submitted plan for the Phase 2B road layout and parking arrangement. For more details, see Transport Strategy documents included with the planning application.

Parking

- Mixture of on-street and underground provision

Cycle provision

- Cycle priority routes connecting to Southwark Spine cycle route
- Cycle hire hub
- Cycle parking across the site
- Quiet streets

Reduced traffic

- Car-free junctions calm traffic and prevent rat-running through site
- Raised tables at all junctions to calm traffic
- Encouragement of active travel
- Localised carriageway narrowing

Increased street greening

- Widening of East-West street allows trees on both sides
- Increased planting at car-free junction in centre of site
- Car free junction on Bagshot Street could also include tree planting

8.4 GREEN STREETS AND LANDSCAPING

Trees

- As many exiting trees as possible have been retained across the site
- Extensive planting of new trees (see tree planting strategy accompanying planning application)

a

Public space provision

- The amount of public space remains greater than in the 2016 plans

Safety & security

- Secure by Design principles
- Street lighting to be developed post planning in ongoing engagement
- More maisonettes and commercial spaces opening onto streets

Maintenance

- The new public spaces are proposed to be adopted and maintained by LB Southwark's Parks Department

b

Residents' gardens

- Amount of space for residents' gardens increased since October 2021

8.5 BAGSHOT PARK & MUGA SUBMISSION

This drawing shows the submission designs for Bagshot Park, including the multi-use games area, and how designs respond to what was heard during engagement.

Play provision

- MUGA provision reflects what's been heard in engagement including targeted youth engagement as well as feedback from Southwark planning officers

Biodiversity & climate resilience

- Includes wilder area with swale
- Bird boxes

Mitigating antisocial behaviour

- MUGA has been moved from the centre of the park to the street edge

8.6 THURLOW SQUARE

This image shows the submission designs for Thurlow Square, responding to what was heard during the engagement process

Green streets & spaces

- Existing mature trees and new planting provide shade and greenery

Fostering community

- A space where all ages and demographics can come together and feel welcome

Adding character

- Further engagement is proposed to develop street furniture with community and local artists

Play provision

- Non-prescriptive play elements

Commercial space

- Flexible spaces that could be used for local businesses, shops / cafés, workspace / workshops, skills training, and / or community activities

Safety & security / ASB

- Active street frontages from commercial spaces, and potential for cafés provide eyes on the street
- Public space overlooked by homes to deter antisocial behaviour

J P DUNN
20 20
STUDY
PICK UP A BOOK!
MIND-BLOWING BOOKS

09 Engagement Plan & Next Steps

IN THIS SECTION

- Aims of the consultation programme
- Our approach
- Public consultation for the planning application
- Beyond the planning application

OVERVIEW

As required by the draft Southwark Development Consultation Charter, this Engagement Plan outlines the next stage of public consultation for the planning application. It includes details of the meetings and public consultation proposed, and the ways respondents will be able to provide feedback during the consultation.

These will complement and support Southwark Council's own publicity of the planning application and statutory consultation process.

9.1 AIMS

The aim for this next stage of engagement is to:

- Be inclusive, accessible, transparent and engaging
- Share with the public the updated and final designs that will be submitted as part of the planning application
- Show the changes made to the final Phase 2B plan and how this evolved through the various stages of consultation
- Continue to engage with residents to keep them informed about the next steps
- To support the community to better navigate the planning process and statutory consultation
- Ensure anyone who wishes to respond to the planning application knows how to do so

9.2 OUR APPROACH

A varied programme of in-person and online events, digital and printed media and targeted outreach will allow a wide reach to ensure all members of the community are informed of the next steps and planning process.

Members of the team will be available for any direct questions and to explain the outcome of the final Phase 2B plan submitted as part of the planning application.

To make the planning process as clear and transparent as possible, a public-facing summary will be produced. This will contain the key information relating to the planning application, presented so that all residents and stakeholders can understand it.

Responses to the statutory planning consultation will made be via Southwark's planning portal. However, every effort will be made to help residents and stakeholders navigate this process and make their responses.

In addition NHG and the design team will continue to listen to all comments made by residents and stakeholders through all mediums – including the dedicated Aylesbury Now email and phone number, as well as ongoing meetings – taking on board what is heard as Phase 2B progresses.

9.2.1 COVID-19

We will continue to follow government guidelines and remain flexible, adjusting the Engagement Plan accordingly without compromising its reach.

9.3 PUBLIC CONSULTATION FOR THE PLANNING APPLICATION

A wide range of methods will be used to support the statutory consultation process and ensure it is accessible to everyone.

9.3.1 Online information

aylesburynow.london
aylesburyphase2b.commonplace.is

The Aylesbury Now and Phase 2B Commonplace websites will provide summaries of the planning application, along with information about the planning application process and how to respond to the statutory consultation.

Links on the websites will allow visitors to click through to the application on the Southwark Council planning portal where they can also leave comments.

9.3.2 Drop-in exhibition

A week-long public exhibition will be held at the on-site offices of NHG. These are in the heart of the Aylesbury Estate, on Thurlow Street, and have lift access. The exhibition will be clearly signposted from the street.

Printed copies of the planning documents, and an easy-to-understand summary document, will be available to view. Members of the team will be on hand to help residents and stakeholders navigate the documents and to answer any questions.

A Saturday and an evening slot will also be offered in order to accommodate anyone working on weekdays.

Opening times and location of the exhibition will be well publicised in advance.

9.3.3 Online presentation + Q&A

For any residents and stakeholders unable to attend the in-person exhibition, there will be an opportunity to attend an online presentation of the Phase 2B application and to ask questions.

Participants will also be shown how to make a formal response to the statutory consultation.

9.3.4 Information in libraries & public spaces

Printed information and publicity will be available in libraries and other community spaces, subject to their agreement. As with information materials issued at previous stages of the consultation, these will include a QR code allowing an electronic link to Southwark Council's planning portal.

9.3.5 Email communications

The estate-wide Aylesbury Now mailing list will be used to disseminate information about the planning application and statutory consultation process and events, including links to the Southwark planning portal where responses can be made. As well as residents, this includes community groups, stakeholders, who disseminate the information across their networks. In addition, email information will also be sent to residents and stakeholders who have signed up to receive updates on Phase 2B (more than 126 respondents).

9.3.6 Social media

Social media, including Twitter, will be used to alert the public to the submission of the planning application. It will provide relevant links to the council's planning portal and explain how to submit a response.

9.3.7 Posters on site

Posters on site will advertise the submission of the planning application and the supporting exhibition. QR code links will provide direct access to the planning portal.

9.3.8 Printed newsletters

An announcement of the planning application, and how to respond, will be included in the existing regular newsletter distributed to residents and businesses across the catchment area.

9.3.9 Ongoing stakeholder outreach

Meetings with residents and key stakeholders will continue, guiding them through the planning process and providing information on how to submit responses.

9.3.10 Groups with protected characteristics

Likewise sessions dedicated to under represented groups such as the Latin American community and young people will continue throughout the statutory consultation process and beyond. This will include feeding back on how their input has been used, listening to any issues and keeping them informed.

9.4 BEYOND THE PLANNING APPLICATION

9.4.1 Contractor engagement

There is an expectation that the appointed contractor will also implement a community liaison programme for the construction period.

NHG will work with them to ensure any disruption to Aylesbury residents, visitors and local businesses is minimised, and identify any opportunities where social value might be added.

9.4.2 Further community input

As highlighted in Sections 7, 8 and 9, there is scope to work with the community on developing some of the design details though co-design processes, community projects, or further engagement. These could potentially include:

- Street lighting
- Community projects such as bench design, gardening projects
- Planting and biodiversity
- Management and maintenance
- Playground provision

SURREY SQUARE
MAKER
SPACE
Artstraws

10 Youth Engagement

IN THIS SECTION

- Summary of youth engagement
- Play engagement analysis
- Multi-Use Games Area
- Surrey Square Primary School workshops
- Ongoing youth engagement
- Designed with your feedback

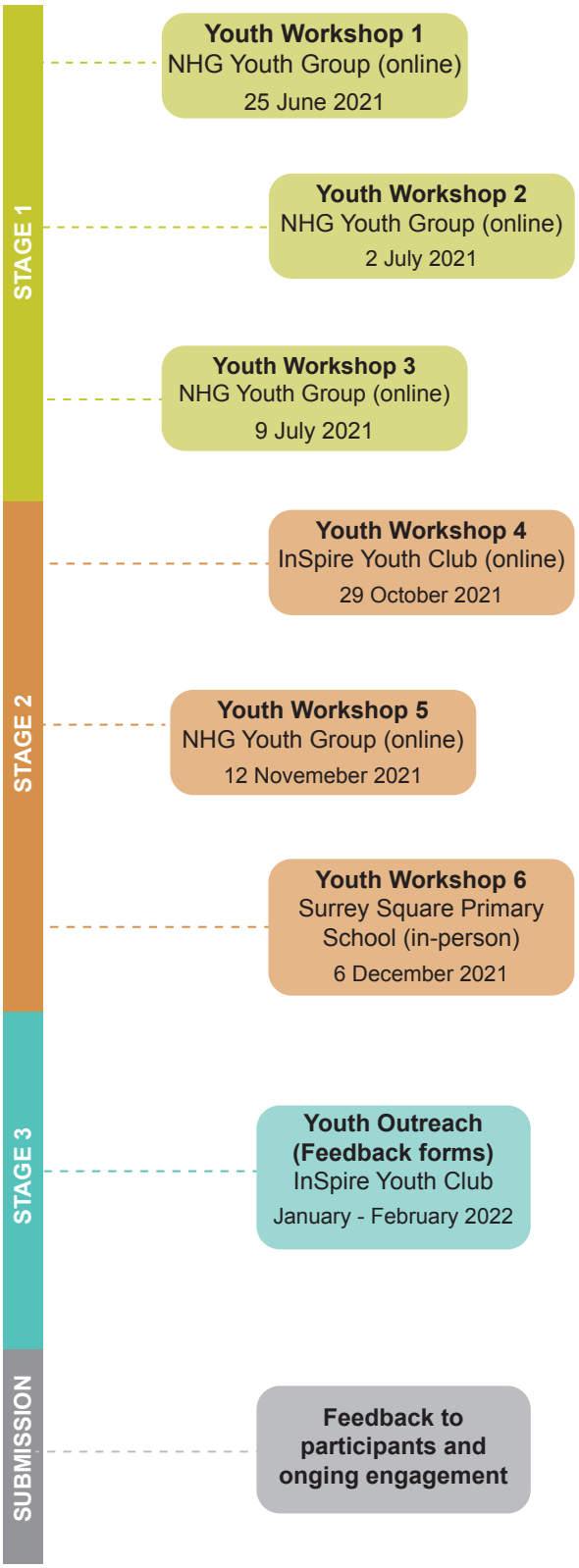
OVERVIEW

Youth Engagement played an important part of the consultation and co-design process throughout stage 1 and 2 of the engagement.

Supported by the Youth Engagement officer at Notting Hill Genesis, Soundings curated and coordinated youth engagement activities, in partnership with a local group of young people aged between 8-14 years old formed during the lockdown, and later with local schools and Inspire.

As the designers of the new public spaces East Architects participated in and helped shape the workshops. Analysis shown in the following pages informed the design of Bagshot Park and public spaces generally.

10.1 YOUTH ENGAGEMENT SUMMARY



A series of workshops sought to identify and to build relationships with local schools and active local youth groups. They explored young people's experiences and attitudes to the public realm in order to understand their issues and aspirations. This was used to inform the design of the public and play spaces in Phase 2B.

The workshops were developed by Soundings with Chris Cotton from NHG and supported by landscape architects East Architects. Care was taken to allow space and time for the young people so that they would leave each session having gained/produced something (e.g. a drawing) and had a good time.

10.1.1 Stage 1 June - August 2021

Sessions were held on Zoom as a platform participants felt comfortable with. The group were very receptive and the majority (around 10 participants aged 8-15 years) attended all three sessions, providing inspiration and valuable insights for the design team.

Workshop 1 - NHG Youth Group (Zoom)

The purpose of this workshop was to start early soft engagement with young people, beginning with the already established NHG Youth Group. The aim was to understand how local young people use their outdoor spaces, where they feel safe or not in order to inform the designs of the new MUGA, play areas and public realm.

Event format

Following a short introduction to the Aylesbury Estate Regeneration and outline for Phase 2B, the first workshop sought to understand the current context and young people's relationship to their local open and play spaces through an interactive workshop discussion. A mind map activity was used to draw a typical journey around their neighbourhood.

Discussion was also held around how COVID-19 and the lockdowns had affected their feelings about public space.

Workshop 2 - NHG Youth Group (Zoom)

In the second workshop, was very much a capacity building exercise. The young people learnt about design and the importance of green and public space. The purpose was to help the young people think about the different elements that make good design. This laid the groundwork for workshop 3 where the group would explore scenarios for Bagshot Park.

Event format

The workshop started with a sharing exercise with the project team presenting their favourite design object and what is good about them and the young people selecting their favourite object in the home and saying what's great about it. East presented examples of playspace from elsewhere to explain the design process and inspire ideas.

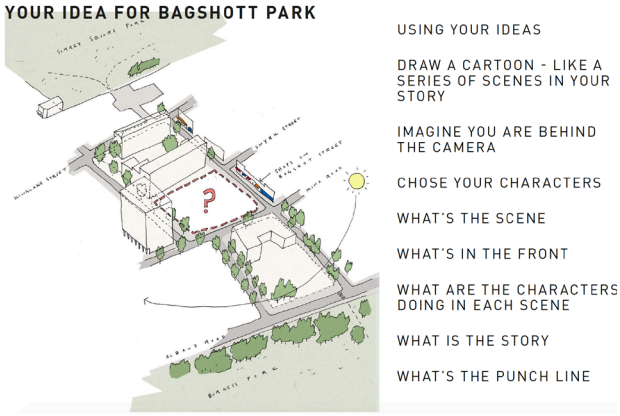
Workshop 3 - NHG Youth Group (Zoom)

The third workshop was an opportunity for the young people to develop their own ideas for Bagshot Park. This effectively became a brief for East to take away and use to inform their own designs. The resulting concept designs were shown to the public during the Stage 2 consultation and at follow up workshops 4, 5 & 6 (NHG Youth Group, InSpire Youth Club and Surrey Square Primary School).

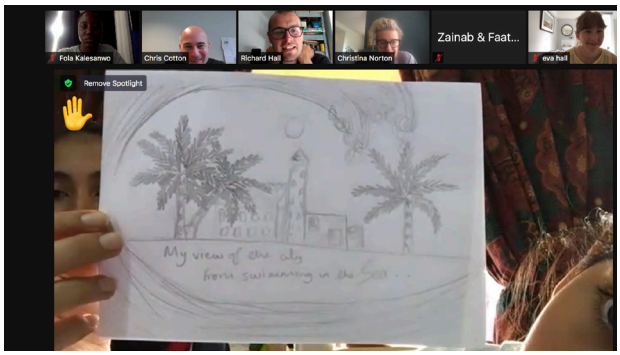
Event format

A review of the findings from workshop 2 around what is public realm and what makes good design was followed by some scenario planning using words and prompts to imagine how the young people might see Bagshot Park. A drawing session allowed participants to illustrate their own scenarios and have some fun.

Summary finding from workshop 2



Stage 1 workshop worksheet



NHG Youth Group workshop, July 2021

10.1.2 Stage 2 September - December 2021

Workshop 4 - InSpire Youth Club (aged 10-17) - In person

The purpose of this workshop was to talk to the youth club and get their opinions about the proposed Bagshot Park MUGA and play provision for older children. The aim was to present people with the different ideas being considered and learn how they might use the space and what things they might include. Representatives from Soundings and East held discussions with small groups.

Event format

The event took place on a Friday evening when the youth club usually gets quite busy. The layout of this workshop was quite informal to allow people to freely come to us. Example images of play space designs and equipment were used as inspiration and reference to spark discussion. Initially people were asked to note down what they like doing in terms of playing, where they usually hang out with friends and what they would like to see in the new park. East shared printed plans of the Bagshot Park with the MUGA and asked people to draw their ideal park and what else they would include.

Workshop 5 - Workshop follow-up - NHG Youth Group - Zoom

The intention for this workshop was to feed back to the group on how their comments and ideas expressed in the summer had fed into the emerging designs: what had been included, but also what had not, and why.

Event format

At this session, children were shown where their ideas from the previous workshop had been taken on board (and where they couldn't be: e.g. a rollercoaster). They were then given the opportunity to respond to the current designs for Bagshot Park and the MUGA.

In general, the young participants loved the designs for the park, especially the greenery.

They were then asked to draw signs for the entrance, many used the word 'welcome' and wanted it to be a place for everyone.

When asked whether there was enough for girls as well as boys, especially in the MUGA, they thought there was. Nevertheless, the architects will carry out further investigation.

Workshop 6 - Surrey Square Primary School (aged 5-11) - In person

The aim for this workshop was to understand from children of a younger age bracket what they need from public spaces and how they play.

Event format

During this session, children were given printed plans of Kinglake Street playground (KS1) and Thurlow Square (KS2) and invited to draw on their ideas for the spaces and list items or activities they'd like to see included.

Representatives from Soundings and East talked to individuals as they were drawing, encouraging them to think about what might be suitable and gaining further insight into their experiences of play.

Each group shared their ideas around a big table. KS2 used feedback from the group to redraft their ideas - a process they had been working on in class as part of the school curriculum.

10.1.3 Stage 3 January - March 2022

Youth Outreach - InSpire Youth Club

Printed information booklets with the latest designs and feedback forms were given to the youth club to allow them to comment and make any further suggestions on the latest iterations of the park designs and to see how their conversations may have influenced them.

10.1.4 Future engagement

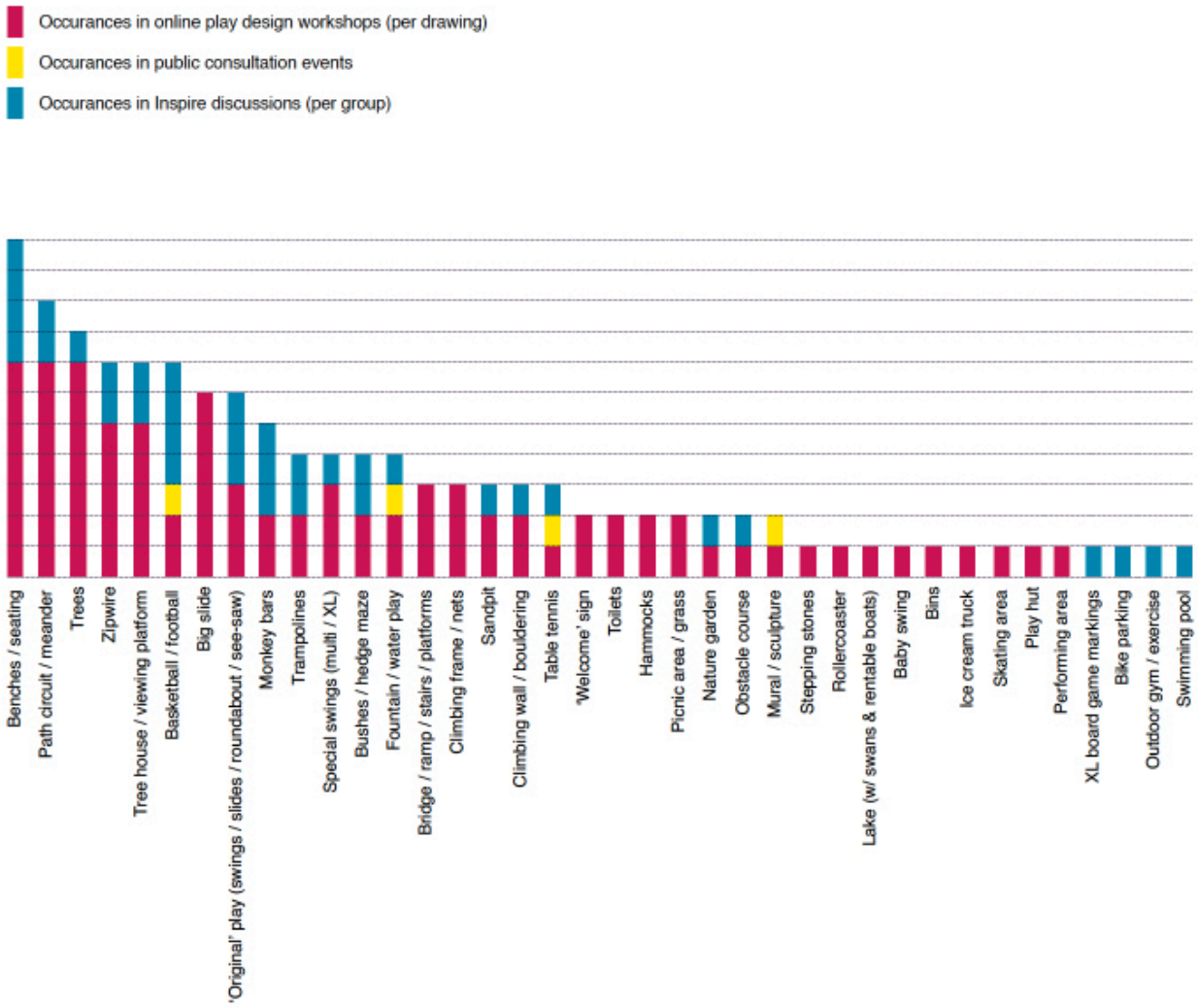
To keep young people engaged in the process, feedback sessions will be arranged to show them how their input has been used in the planning application designs.

This will be an ongoing relationship throughout the production of these spaces, offering young people ownership of the public spaces.

10.2 PLAY ENGAGEMENT ANALYSIS

The following graphs show a combined analysis of comments received from the youth workshops held in stages 1 and 2 (Workshops 1 to 4).

There were a few popular suggestions for play, including benches/seating, path circuit/meander, trees, zip-wire, tree-house/viewing platform and basketball/football.

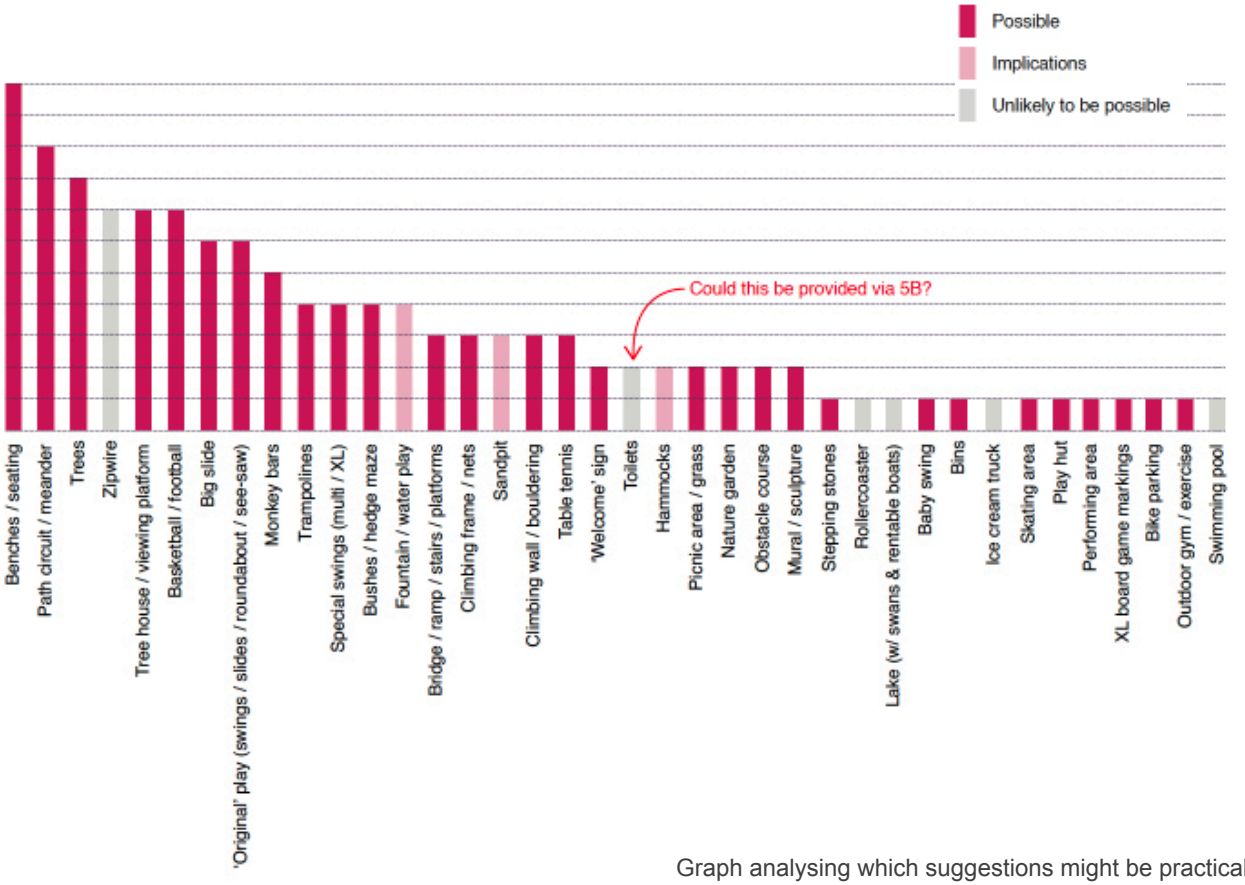


Graph showing all the suggestions made by youth interaction up to end of November 2021

10.2.1 Possibilities analysis

The following graph shows the possible suggestions that could be taken forward (such as seating, trees, basketball/football), the suggestions with design implications (such as fountain/water play, hammocks, sandpit), and those suggestions which are unlikely to be possible (such as zip wire, roller-coaster, lake).

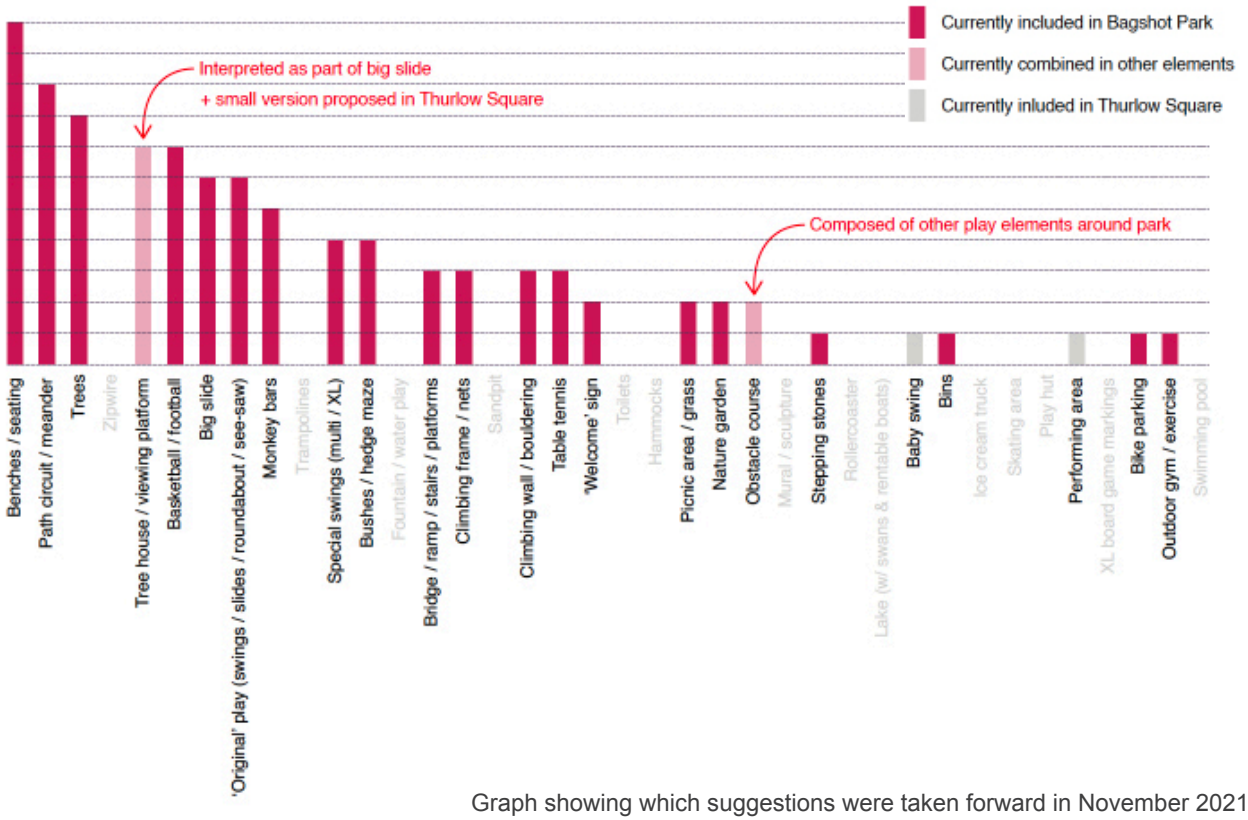
Following this, it was decided which of these would be included in the next stage of design for public and play spaces, and where best to situate them in order to best serve the residents and wider community.



Graph analysing which suggestions might be practical

10.2.2 Included elements

The following graph shows the suggestions taken forward into the public space and play areas within the designs for Bagshot Park, Thurlow Square, and combined in other elements around the area.



Graph showing which suggestions were taken forward in November 2021

10.2.3 Other findings

Social space

Young people wanted to use public space to meet their friends. Places to sit and chat were therefore important requirements.

Places for everyone

Not all teenagers wanted to play sport and asked for spaces for them too. It was also important to provide Spaces that appeal to girls as well as boys.

Green space

Green space is important to these young people. They were particularly interested in planting, flowers and trees that made the space more attractive and created a sensory experience.

10.3 MULTI-USE GAMES AREA (MUGA)

Workshops (1-4) with NHG Youth Group and InSpire Youth Club both focused on Bagshot park, which is the proposed site for the MUGA.

10.3.1 Feedback

Many participants were football focussed. Their feedback included:

- Keep basketball and football separate.
- Main wish is for an AstroTurf surface (strong feeling against concrete pitch surfaces).
- Would love a 7-a-side sized pitch, but wider.
- Provide good lighting of MUGA.
- Provide plenty of seating outside MUGA, none within.
- Provide more than one entrance to MUGA.

Other participants played basketball and/or football more casually. Their feedback included:

- Split MUGA 50/50 basketball/football.
- Have a different surface type for each.
- Provide good lighting of MUGA.
- Provide more than one entrance to MUGA.

Respondents were keen on an approach that provided something for everyone rather than focussing on a specific group. Given the possible dimensions of Bagshot Park and the intergenerational aspirations of the projects, a mid-sized, mixed MUGA seems most appropriate.

During the workshop with InSpire Youth Club a group were concerned about the loss (and/or lack) of football pitches in the area, and conveyed the values of pitches in providing strong social structures for teenagers (especially young males).

Any concerns highlighted by participants is part of a larger Southwark issue that cannot necessarily be resolved in neighbourhood-scale spaces, but should be reviewed at a strategic level.

10.4 SURREY SQUARE PRIMARY SCHOOL

The workshop with Surrey Square Primary school was led by landscape architects East, with support from Soundings and the school staff. It focused on ideas for Kinglake Street Playground and Thurlow Square. Two sessions were run, targeting different age groups: Key Stage 1 and Key Stage 2.

10.4.1 Key stage 1 (ages 5-7)

8 participants

The most popular items mentioned by the Key Stage 1 group were:

- Table tennis
- Tree houses
- Zip wire
- Slide
- Monkey bars
- Swings
- A trampoline

They were also interested in spaces that were attractive to spend time in. These included:

- Quiet places to sit and read
- Green spaces with flowers and trees, including areas of grass

Other suggestions for the public spaces included:

- Stage
- Sandpit
- Pond
- Swimming pool
- Adventure playground

10.4.2 Key stage 2 (ages 7-11)

8 participants

- This age group suggested more adventurous play and inventive interventions. As well as traditional play (swings, slides, spring rockers), they also suggested:
- Active play (climbing rocks, monkey bars, zipwire, tunnel)
- Imaginative play (tree house, stepping stones, jungle)
- Interesting features (fairy lights, crazy mirrors, paddling pool)

Sports that were of interest were:

- Football
- Basketball
- Volleyball
- Table tennis
- Cycling
- Skateboarding

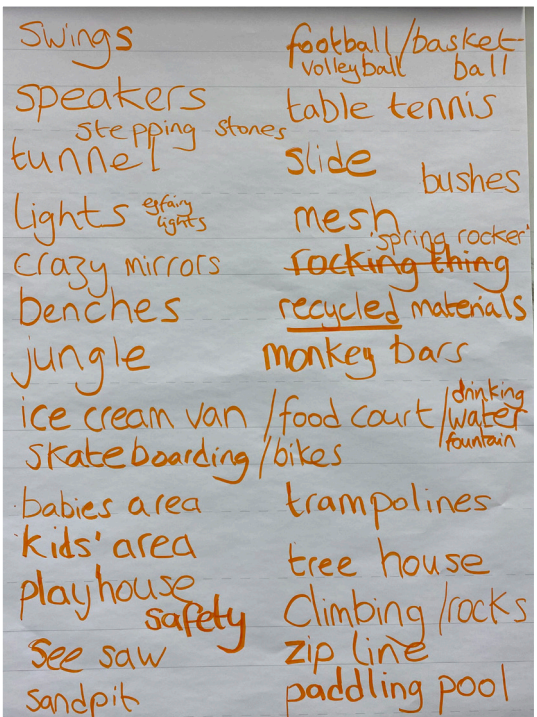
They felt the public spaces in general should be for everyone, and thought more broadly about what other people in their families and communities might need, suggesting an area for smaller children, baby facilities, and a water fountain.

They also asked that recycled materials be used where possible.

10.5 ADDITIONAL SOCIAL VALUE OUTREACH

Two sessions were held at Walworth Arc Academy with Sixth Form students, advising on their CV and careers. This was part of the social value building on relationships with young people in the area. This is an ongoing engagement with plans to do further events with them in the near future.

Surrey Square Primary - KS2 Youth Engagement Workshop, December 2021



10.6 BAGSHOT PARK

The image below shows the design for Bagshot Park in response to all the feedback gathered during the youth engagement. They incorporate many of the suggested items such as table tennis, big slide, play equipment and benches and seating. The workshops were important in generating a true understanding of the needs of the young people in the area.

01 MUGA
02 Exercise area
03 Bike racks
04 Bouldering
05 Table tennis
06 Hedge garden maze
07 Bleachers
08 Climbing frame
09 Big slide
10 Roundabout
11 See-saw
12 Sunny grassy area
13 Multi-swing
14 Scented garden
15 Stepping stones
16 Crawling tunnel
17 Monkey bars
18 Logs and stumps
19 Tall seat structure with a 'Bagshot' sign
20 Planted slopes for rainwater collection
21 Existing tree

+ New tree planting
+ Varied low-level planting
+ Seating and picnic benches

11 Appendices

A - FAQs

B - Communications Table

C - Exhibition Boards (Stages 1, 2 & 3)

D - Feedback Forms & Canvas Cards (Stages 1, 2 & 3)

E - Communications Materials (Stages 1, 2 & 3)

F - Newsletters

G - Youth Engagement Presentations

H - Stage 3 Design Fly through

I - Friends of Burgess Park mitigation report and response letter

Stage 3 FAQs for consultation website
Uploaded 04.02.22

Frequently Asked Questions

AYLESBURY ESTATE REGENERATION PHASE 2B DESIGN PRINCIPLES

Why have the designs changed since the original masterplan was approved by Southwark in 2016? And why has it changed again since we saw it in October?

- An existing outline planning consent for the wider Aylesbury Estate Masterplan was approved in 2016 to bring the estate up to a modern standards, with 490 new homes consented on the Phase 2B site alone.

- The plans have been revised since 2016 to take account of changes to Southwark and London planning policies and to respond to the climate emergency and impacts of the Covid-19 pandemic. Notting Hill Genesis has taken this opportunity to improve on the 2016 plans to deliver more affordable homes, including those for families, and to better connect the Phase 2B site to the surrounding Walworth area through a network of open spaces, pedestrian and cycle routes.
- Throughout Summer and Autumn 2021 extensive engagement has taken place with local residents, businesses and stakeholders about what is needed for the area. This has strongly influenced how the current (January 2022) designs have evolved.

- Ongoing changes are also influenced by a number of other factors such as testing carried out by experts, frequent design review panel reports, and feedback from Southwark Council planning officers.

Why are you not retrofitting the buildings instead?

- Retrofitting was explored very early on in the project but the way of the construction of the existing buildings means that they are structurally unsuitable for retrofitting. In this instance, therefore, rebuilding with high-performance insulation, low carbon heating, and other green measures proved the more sustainable long-term option. The new buildings are also designed with flexibility and adaptability in mind.

A

What will be the impact of the 25 storey building, particularly on the park and Thurlow Square?

- Testing of digital models shows that there will be minimal shadow cast on the park, which is to the south, and on the square, which is to the north.

- This taller block has also been given a more slender appearance by making its floorplan a cross shape to cut away the corners.

- The building has also been shifted back from the pavement to allow existing trees to be retained.

- The taller building marks an important junction between Thurlow Street and Albany Road. It will help with wayfinding for people moving north to Elephant and Castle.

NEW HOMES

What will the proportion of social rent homes be?

- Notting Hill Genesis have a commitment to deliver 50% affordable housing across the regeneration, 75% of which are to be social rent and 25% shared ownership.

- There are a large number of family sized (3-5 bed) social rent homes on this site to meet the needs of existing residents, while the private units are mostly 1 and 2 beds. By floorspace, this means the scheme is 50% social rent and shared ownership.

- We are providing more social rent space than in the outline planning consent and the maximum we can on the site. Future phases will meet any shortfall of social rent space on Phase 2B, looking at the whole of Aylesbury in context.

- We have also increased the percentage of social family units from 30% in the masterplan to 50% in the current proposal to address current housing needs.

What size and quality will the new homes be at Phase 2B?

- All homes on the estate will meet or even exceed enhanced housing standards in terms of space, heating and access. All social rent homes will honour a commitment from the Aylesbury Area Action plan which means that they will be equal if not larger than the homes currently on the site (known as Parker Morris +10% space standards).

- Building standards have improved significantly over the decades, meaning that Phase2B buildings will be of a much better quality than those on the existing estate.

Will the homes be accessible?

- All homes are being designed to be 'accessible and adaptable', suitable for those with reduced mobility, older people, and some wheelchair users. They also meet Part M4(2) of the Building Regulations Approved document of being flexible to adapt as the needs of a family or individual change.

- In addition, 10% of homes will be designed specifically for wheelchair users, with extra provision for wheelchair transfer zones, wheelchair accessible bathrooms and kitchens.

Will the new homes be more energy efficient?

- All homes are targeting an Energy Performance Certificate (EPC) rating of B or higher, meaning they will require less energy to run.

- High standards of insulation will keep homes at a comfortable temperature.

- Billing will be based on actual usage, which residents can see using meters in their home. This means residents can choose to use energy efficiently to reduce household bills.

Will resident parking spaces be replaced?

- The planning directive of the Mayor of London is to lower the number of cars on our roads and this is a policy that we intend to follow. At present the intention is to reduce the reliance of cars by encouraging more sustainable modes of transport.

- There will be 80 car parking spaces in total: 38 on the street (including six car club bays) and 42 spaces in a basement and a podium.

- 13% of homes will have access to a parking space. Existing residents have priority meaning 35% of social rent homes will have access to a parking space.

- Ample bike parking will also be available across the site; within the new buildings and on the streets and public spaces.

- There will be a new cycle hire hub near Thurlow Square.

What are the plans for rehousing existing Phase 2B residents? Can we move into the new homes being built on the estate?

- For many existing Aylesbury Estate residents these homes are an exciting prospect as well as for people across the borough. People should continue to discuss their future housing needs with the Taplow Area Housing Office.

When will the new homes be completed?

- Based on the latest programme new homes will start to be completed from mid 2025 with the last completions estimated in autumn 2028.

PUBLIC SPACE

Will we be losing green/public spaces because of these new developments?

- This development will increase the amount of new open green space on the site and offer different types of public spaces.

- In total, 3,800 m^2 of public open space is being proposed (roughly 0.4 acres more than in the 2016 outline planning consent);-including a new public square, neighbourhood park and a street garden, along with green linkages between.

Why has the size and orientation of Thurlow Square been changed in the latest masterplan designs?

- The overall public space area has decreased slightly from the previous design but the larger perimeter block has allowed for an increase in

commercial space that opens onto the square. This will allow more flexibility in terms of what this space could be used for, and provide more activity along the edge of the square, increasing security.

- The public square will also have a better connection to Thurlow Street, making it more accessible.

- The existing row of mature plane trees on Thurlow Street will provide a leafy edge to the square.

Will existing trees be retained?

- The current scheme retains over half of the existing canopy cover, which is approximately 5% more trees than the 2016 outline masterplan. Any loss of trees will also be compensated by the planting of new ones.

- The project will seek to retain as many existing trees as possible, subject to them being suitable for retention. This could be influenced by: the desired street arrangements (including directives from Southwark planners); the status/quality of specific trees; and the complexities produced by some trees being on raised platforms.

- There will be a mixture of trees on the site, from mature trees to young saplings, and the intention is to position these in a way that makes the streetscape more pleasant for pedestrians and cyclists.

SOCIAL AND COMMUNITY WELLBEING

What benefits will the regeneration bring to the local area? Are there any positive impacts for local businesses, community groups or employment opportunities?

- Notting Hill Genesis is committed to ensuring that local communities directly benefit from the regeneration of the Aylesbury estate. They are already investing over half a million pounds each year into a community investment programme to ensure that the physical regeneration brings economic and social benefits to local residents.

- This includes support for local residents to access training and employment opportunities across a range of sectors, including at Notting Hill Genesis and their supply chain partners. As part of the overall investment package and the Aylesbury Community Grant

Programme, £15,000 will be set aside annually for programmes that help improve the lives of people in and around the Aylesbury.

- Notting Hill Genesis established 'Achieve' in 2010, a personal development programme for young people aged 12 to 25. It offers coaching and support to enable young Aylesbury residents to take proactive steps towards their career goals.

- Notting Hill Genesis continues to deliver a wide range of resident involvement and community engagement activities giving residents and stakeholders opportunities to shape the regeneration and the neighbourhood.

Thurlow Lodge, well-used community hall, has been closed for a long time. Will Notting Hill Genesis be building any new affordable spaces in which residents can meet each other?

- Approximately 400sqm of commercial space is proposed on the ground floor of the building next to Thurlow Square (one of the two new public spaces). This could be for a range of uses – for example a co-working space, a café or a social enterprise.

- Other community spaces are being built across the neighbourhood. These include Southwark Council's community facility at the First Development Site (FDS) on Albany Road, and a library and health centre between Dawes Street, Inville Road and Thurlow Street (known as Plot 18). Plot 18 will establish a hub of community activity across the neighbourhood.

What does the change in the plans mean for local infrastructure, including schools and hospitals?

- Notting Hill Genesis will continue to work with the local authority and local health care providers to understand and assess the local need in the area. However, it is not envisaged that the increase in the amount of and housing we are proposing will dramatically shift the measures that are already in place to ensure that there is capacity locally.

- For example, three new schools (Michael Faraday, Walworth Academy and the University Academy of Engineering South Bank) have already

been completed since the beginning of re-development on the estate.

- With new homes being built through the Aylesbury regeneration, more families will be able to make use of the great range of existing, high-quality primary and secondary school places.

How will you ensure that the safety and security of residents?

The design team has been looking at ways the architecture and design of public spaces can improve the security of residents. Proposals align with principles of the Met Police's 'Secure by Design' design guidance. This includes robust doors that are supplied pre-hung with all of the relevant hardware; prioritising CCTV coverage for main entrances and bin/bike store entrances; designing residential lobbies with two sets of doors to reduce tail gating; and good lighting for streets and communal areas.

GLOSSARY

- **Affordable housing**: homes that are affordable for people whose income is below the median (middle value) household income.
- **Co-working space**: arrangement in which workers of different companies share an office space.
- **Commercial space**: property that is used for business purposes i.e., shops and offices.
- **Housing tenure**: the various arrangements in which the household occupies the property i.e., rental or ownership.
- **Outline planning consent:** applications that seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority before a detailed proposal is submitted.
- **Parker Morris space standards**: mandatory space standards for council housing in the United Kingdom, adopted in 1969.
- **Planning committee**: a group of councillors that determine whether planning permissions are granted, refused or deferred.

A

- **Planning permission**: formal permission that must be obtained from a local planning authority before development or a change of use of land or buildings.
- **Planning submission**: when an applicant makes an application for planning permission to a local planning authority for a development or a change of use of land or buildings.
- **Residential units**: homes designed for people to live in.
- **Secured by Design (SBD)**: an official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places.
- **Shared ownership**: a system in which the occupier of a home buys a proportion of the property and pays rent on the rest.
- **Social rented housing**: housing provided at an affordable rent by a Registered Housing Association.
- **Statutory consultation**: a legally mandated consultation that a local authority must undertake after an application has been submitted and before it goes before planning committee.
- **Sustainable development:** development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

B - COMMUNICATIONS TABLE

Communications Type	Stage (1/2/3)	Date of distribution	Details
Commonplace consultation website launched	S1	5th July 2021	CGIs images and design proposals were on the site, along with the questions used on the canvass cards so that visitors to the website could leave their feedback. Promotion of the pop-up events.
A4 Flyers	S1	10th July 2021	8,314 distributed
Commonplace news articles	S1	27th July 2021 23rd September 2021	"Pop up Events" Update on pop-up events held on and around the estate. "A Busy Summer!" Recap on some of the activities and engagements over the summer months, and training opportunities
A4 Flyers	S2	8th October 2021	8,314 distributed
Commonplace website updated	S2	15th October 2021	Revised concept plans, feedback forms and FAQs added. The FAQs reflected responses to queries raised about the design proposals
Commonplace news article	S2	11th November 2021	"Make sure you have your say on plans for Phase 2B" Reminder that consultation is still open for comments and promoting various workshops and events.
Participant e-update letter To residents and stakeholders	S2	13th December 2021	'Thank you' email sent to all residents and stakeholders expressing an interest in being kept informed. The letter provided an overview of feedback to date and provided early promotion of the stage 3 consultation programme (January 2022).
Letter written in Spanish	S3	6th January 2022	Distributed to representatives of the Latin American community.

B

Communications Type	Stage (1/2/3)	Date of distribution	Details
Commonplace news articles	S3	7th January 2022	“Aylesbury regeneration Phase 2B – upcoming events”
		24th January 2022	“Latest designs now available to view - have your say”
		4th February 2022	“Extra session added to find out about Phase 2B of the Aylesbury regeneration”
		15th February 2022	“Consultation deadline extended”
		18th February 2022	“Don’t forget to submit your responses”
		8th March 2022	“It was great to meet you”
A4 Flyers	S3	8th January 2022	8,332 distributed
Commonplace website updated	S3	14th January 2022	Information promoting the latest round of January consultation events and consultation questions.
Posters	S3	Poster 1 – 14th January 2022	2 different posters advertising online events and then added pop-up event distributed to local businesses, local libraries and put up around the estate. Also given to housing officers to put up in individual estate notice boards.
		Poster 2 – 4th February 2022	
Exhibition boards	S3	22nd January 2022	6 exhibition boards also advertising events put up next to estate.
Emails to Key Stakeholders	S3	17th February 2022	Emails to key stakeholders in the area to encourage submission of response to the consultation

C - EXHIBITION BOARDS

Stage 1

Aylesbury Regeneration Phase 2B

Welcome to the Aylesbury Phase 2B pop-up!

In 2015, Southwark Council approved an outline planning permission for the regeneration of Aylesbury Estate, which is planned to take place in phases. Notting Hill Genesis is currently developing designs for the redevelopment of Phase 2B. Our new proposals would provide over 600 new homes, out of which we are targeting 50% to be affordable (of the 50%, 75% will be social rent and 25% shared ownership). This would be delivered alongside a new neighbourhood park with play areas, a public space fronting Thurlow Street, street greening, and new ground floor spaces for commercial and start-up business use.

We would love to hear what you think, so please speak to a member of the team to ask any questions or complete a survey!

Consultation to construction timeline:

(Timeframes are indicative)

- **SUMMER 2021 – WINTER 2021** — Consultation and Design (tbd)
- **WINTER 2021** — All residents of Phase 2B rehoused (tbd)
- **SPRING 2022** — Planning application submission (tbd)
- **WINTER 2022 - SPRING 2023** — Demolition of Phase 2B buildings (tbd)
- **SUMMER 2023** — Construction starts on site (tbd)

What are the ideas so far?

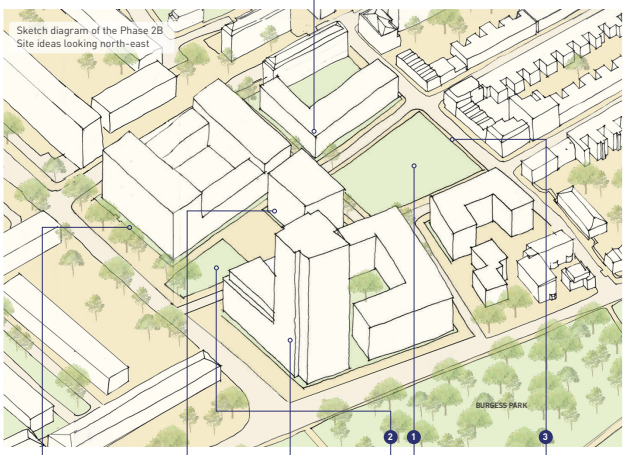
These plans are part of the wider ongoing regeneration of the estate and respond to the needs of residents now and in the future.

Have your say!

Find out more about the project and let us know what you think by completing an online survey.

Visit our website: **aylesburyphase2b.commonplace.is** or scan the QR code.

- Aiming to deliver **50% of social rent homes** as **family homes**
- A **range of buildings** and **architectural designs** that **reflect the local identity**
- **Improved pedestrian and cycle routes** and **connections**



- **New ground floor spaces** for **commercial** and **start-up business use**
- 1 New **neighbourhood park** with play areas 2 A **public space** on Thurlow Street and 3 a **street garden** on Bagshot Street
- As many of the **mature trees** as possible **will be retained**
- **Mixed tenure homes** designed with **generous space and amenity standards**

www.aylesburynow.london

AYLESBURYNOW

Stage 1

Phase 2B Aylesbury Regeneration
Have your say!
Find out more about the project and let us know what you think by completing an online survey.
Visit our website:
aylesburyphase2b.commonplace.is
or scan the QR code.
N
NURSERY ROW PARK
BROWNING STREET
EAST STREET
East Street Market
ROBERT BROWNING PRIMARY SCHOOL
UNIVERSITY ACADEMY OF ENGINEERING SOUTH BANK
TRAFALGAR STREET
WOOLER STREET
AYLESBURY ROAD
FARADAY GARDENS
ST PETER'S PRIMARY SCHOOL
ST PETER'S CHURCH
ST PETER'S CHURCH, WALWORTH
PENROSE STREET
LIVERPOOL GROVE
MERROW STREET
FIELDING STREET
CAMBERWELL NEW ROAD
OVERTON WAY
PHILIP WALK
GAYHURST
WESTMORELAND ROAD
JOHN RUSKIN STREET
BRIDGEHAM MEWS
GROSVENOR TERRACE
WALWORTH METHODIST CHURCH
ALBANY ROAD
ENGLISH MARTYRS PRIMARY SCHOOL
DENYS BUILDINGS
SLOANE STREET
SLOANE WAY
DAWES STREET
Phase 3
L&Q Site 7
Plot 18 (Phase 2A)
Phase 2C
ALGAR ROAD
THURLOW STREET
SURREY SQUARE PRIMARY SCHOOL
SURREY SQUARE MISSION
SURREY SQUARE
SURREY SQUARE PARK
THE CHURCH OF THE LORD (ALMIGHTY)
CLAYTON ROAD
TESCO SUPERSTORE
KINGLAKE STREET
STRATHAN STREET
KING'S ROAD
BRAYBROOKE STREET
ALBANY ROAD
NIGERIAN MUSLIM COMMUNITY
Phase 2B
WINSLOW
WEYMOUTH
RAVENSDENE
PADBURY
TOOKE HOUSE
THURLOW LODGE COMMUNITY HALL
INVILLE ROAD
CREATION TRUST
BELGRAVE ROAD
Phase 4
MICHAEL FARADAY PRIMARY SCHOOL
COBOURG COMMUNITY PRIMARY SCHOOL
NEW PECKHAM MISSION
L&Q Site 1a
First Development Site
a
b
c
BURGESS PARK
WELLS WAY
NUNHURST ROAD
ST GEORGE'S WAY
Soundings
Key
Masterplan boundary
Built / Completed
Southwark Council Homes

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

01

Introduction - Welcome

Overview

Welcome to the next stage of public consultation on Phase 2B of the Aylesbury Estate Regeneration, delivering the Aylesbury masterplan approved by London Borough of Southwark in 2015.

Phase 2B is the next part of the estate that will be redeveloped. It follows on from the First Development Site, along Albany Road, and Plot 18 on Thurlow Street.

In July and August 2021 we presented the latest plans, explaining how they have moved forward since consultation began on Phase 2B in 2016, and asked you for feedback. We've taken on board what you told us, along with other wider factors, and drawn up revised plans in response.

We are now consulting on these plans, showing how these have responded to comments received and asking for feedback on the plans.

The vision for the Aylesbury regeneration

The Aylesbury Estate is an area of extraordinary potential in a great location with a strong community.

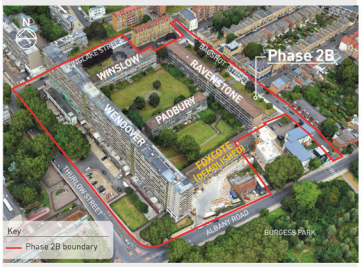
Notting Hill Genesis (NHG) want to build upon everything that is good in the neighbourhood and transform it into a great place to live with incredible opportunities and a genuinely bright future.

That future is about reconnecting this part of London into surrounding Walworth, through a network of beautiful open spaces that surround well-built, comfortable homes.

It is about creating a place that everyone, from every background, will choose as their home - a place where families will want to bring up their children, on safe streets and in well maintained parks, close to good schools and excellent job opportunities, right in the heart of London.

NHG is committed to ensuring that local residents and the community directly benefit from the regeneration. Our social and economic investment programme provides jobs and training through supply chains, youth support and capacity building for community organisations and businesses.

Aylesbury Phase 2B Site looking north-east. Source: Google.



What's included in Phase 2B?

Phase 2B is the cluster of blocks in the south east of the site, bounded by Thurlow Street, Bagshot Street, Albany Road and Kinglake Street. It includes:

Wendover 241-471

Winslow

Padbury

Ravenstone

As well as the east side of Thurlow Street and Bagshot Street up to Kinglake Street.

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

02

What we've heard so far

Overview

We loved talking to local residents, businesses and stakeholders over the summer. Thank you to everyone who came to our workshops, stopped to chat at our pop-ups on the estate, filled in our response cards or left comments on the Commonplace dedicated consultation website.

We heard about what you love - and some things you don't - about where you live, how you would like to see the Aylesbury evolving to meet your and your family's everyday needs, and what makes a good home to live in.

The insights you shared were extremely valuable. The team have been through them all in detail, taking on board what you've told us alongside external factors and changes. As a result, we've been able to develop and improve the designs for the scheme.

We would now like to continue the conversation by sharing some updated initial plans so that you can see what's working – or isn't - and help us refine them further.

We asked: 'What's special about the Aylesbury?'

"'There is a strong and diverse community'
'The park'
'The flats are spacious and well designed'
'Children can play out and be seen from the flat'
'The amount of green space and the maturing trees'
'Your neighbours become like family'
'Good transport links'"

Masterplan consultation pop-up event in summer 2021

Summary of Engagement so far

We spoke to:
Existing residents and neighbours (including those with an option to return), local businesses, community representatives and regular visitors
From ages 18-84

Talked to **over 110** people face to face
...at **5** street-based pop-ups

And conducted **3 Youth Workshops** with young people living on the estate

Over **1764** visitors to the Commonplace website

40 surveys completed and 97 comments received

In addition, our online Commonplace consultation website received **171** comments

What you told us

Green space

Green space has become even more important recently for everyday well-being. Burgess Park is a key asset in the area, used by people of all ages and from all communities, but other smaller local parks are popular too. However there is concern that with more people moving into the area, these spaces might not be able to cope with demand.

Response: We are also proposing a new neighbourhood park at the heart of the redevelopment. This is an increase in open space from the previous scheme shown in 2016.

Places to play

Places to play are important for a large number of people we spoke to, not just for young children. There's also a need for spaces and activities for teenagers and young adults; youth clubs, community spaces, and sports facilities were all suggested by you. It's also important to local people that these spaces are safe, accessible, well-maintained, and are brought to life by different activities.

Response: We are considering a number of approaches to play space, combining toddler play in communal blocks so they are near home. Children's play (5-11) and facilities for 11+ year olds will be accommodated within the public open spaces, and we propose a Multi-Use Games Area (MUGA) in the new open space.

Community

Community was a word used by almost everyone, and is something close to residents and other local people's hearts. Some people said they were worried that regeneration and the increased number of people living in the area might lose that, as well as putting additional pressure on stretched services.

Response: NHG provides half a million pounds a year of investment into the communities living around the estate to ensure that its physical regeneration brings economic and social benefits to local residents. This includes the creation of training and employment opportunities, and providing discounted rental space to local businesses. We also work closely with local resident groups to support their activities and host our own community events on site. We will continue to do all of this through the redevelopment works and beyond.

A new social space

A new social space that could be used for a variety of events and activities was the number one request from all age groups.

Response: We are very keen to provide spaces where people can come together, either informally in shared parks, streets and public spaces, or for organised events and activities.

Generously sized homes

Generously sized homes are one of the main things existing residents said they liked about living on the Aylesbury. So many residents want to ensure their new homes will be equally spacious.

Response: Generously sized social rented homes, much bigger than current UK standards. Every flat will also have its own balcony. Find out more about ideas for the new homes on the New Homes Design boards.

Social rent/affordable homes

Homes for social rent and affordability of the new housing was a primary concern for a lot of people we talked to.

Response: 50% of homes across the regeneration will be affordable (75% at social rent levels, 25% shared ownership). The social rent homes are at social rent levels, which is comparable with renting through the council.

Rehousing process

Residents and prospective new residents want information and reassurances about how the rehousing process will be managed. Who will get a new home? How will the process of decanting, temporary relocation, and rehousing be managed?

Response: Southwark Council manage the rehousing process. Southwark Council have made a commitment that all existing residents of the Aylesbusry Estate will be able to move to a new home within the Aylesbury footprint. Residents should speak with their Southwark Council housing officer for detailed information about the rehousing process.

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

03

Planning Context

Overview

Notting Hill Genesis drew up the masterplan in 2014 and gained planning permission in 2015. They consulted the community on Phase 2B in 2016.

Since then, there have been significant policy and social changes. These include the creation of a new Southwark Local Plan, publication of the new London Plan, and Southwark's declaration of climate emergency in 2019.

This means the original masterplan needs to be revised, with further input

Aylesbury Area Action Plan (AAAP)

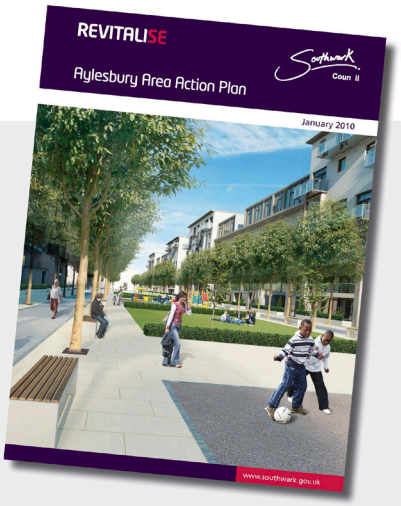
What's changed?

The scheme presented today maintains the principles set out in the AAAP but adapts the parameters set. It will deliver a greater number of homes, allow better home layouts, provide more green and open space, and better reflect housing need whilst complying with new planning policy. The new plans now include:

- Over 600 new homes targeting 50% affordable housing
- More large social rented family units – now half of the social rented homes will have three, four or five bedrooms
- Significant open space increase for doorstep access to safe public realm and play for all ages
- Appropriate car parking provision – retaining car parking for existing residents moving into the new homes and removing car parking for new residents
- Increased sustainability and climate change mitigation measures

What's been retained?

- Delivering a 'community spine' for pedestrians
- A landmark tower on the corner of Thurlow Street and Albany Road



Planning Policy Background

Key policy documents that have recently been adopted since 2016 include:

- The National Planning Policy Framework (2021);
- The London Plan (2021);
- The Mayor's Good Practice Guide to Estate Regeneration (2018);
- The Mayor's Affordable Housing and Viability SPG (2017); and
- The Mayor's Play and Informal Recreation SPG (2012).

Notably, the London Plan (2021) has introduced a new policy (policy H8) on estate regeneration that requires the loss of existing housing to be replaced by new housing with at least the equivalent level of overall floorspace.

Southwark Council is also in the process of developing a new Local Plan policy document called the New Southwark Plan. Once adopted, the New Southwark Plan will replace the existing Local Plan policy documents including the Core Strategy (2011) and Saved Southwark Plan (2007). It will also replace the Aylesbury Area Action Plan (AAAP 2010), but will carry forward a number of the key themes of the AAAP.

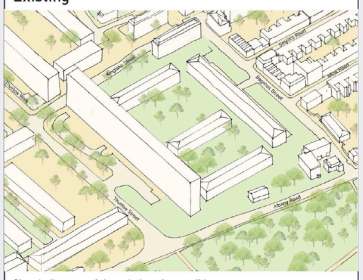
Planning Strategy

It is proposed to submit a new full planning application for Phase 2B.This strategy has been discussed with Southwark Council, as the most appropriate route to respond to the changes in planning policy and housing provision requirements.

A separate application for the demolition of all the existing buildings will be made at the same time to enable early demolition to take place. We hope to commence with demolition a block at a time in early 2023 once residents have moved into the new Council homes being delivered on the First Development Site.

Masterplan evolution

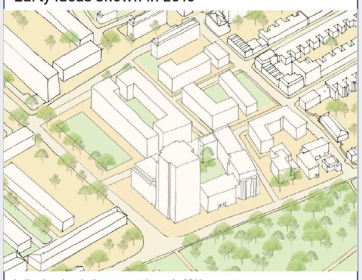
Existing



Sketch diagram of the existing site condition

- (Plot cuts partially across existing buildings)
- Thurlow St - 14 storeys
- General heights - 6 storeys

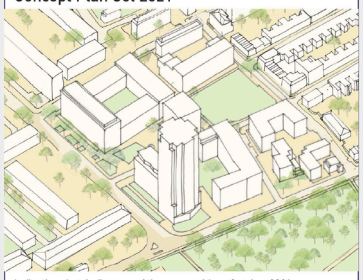
Early ideas shown in 2016



Indicative sketch diagram as shown in 2016

- 415 units
- One tower - 20 storeys
- Thurlow St frontage - 8 storeys
- Other buildings up to 8 storeys

Concept Plan Oct 2021



Indicative sketch diagram of the current ideas October 2021

- Over 600 units
- One tower - 25 storeys (+ services floor)
- Thurlow St frontage - 9 storeys
- General heights - 5-7 storeys

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

Current Progress and Future Programme

04

Overview

Redevelopment of the Aylesbury Estate is an ongoing process that will take many years to be fully complete. Residents have asked when their new homes will be built and who will own / manage them.

This board shows what you can expect to happen on the Aylesbury over the next few years, including completion of the new homes and community facilities currently under construction.

Completed homes

Site 1a and Site 7

L&Q completed Site 1a and Site 7 in 2011.

Under construction

First Development Site Contract A

Construction on this site started in 2019 and is due to complete in 2022. Notting Hill Genesis are constructing 153 new council homes and a new community centre. These homes will be owned and managed by the Southwark Council.

First Development Site Contract B

Construction on this site is scheduled to start in November 2021, and to finish in 2025. Here, Notting Hill Genesis are building 428 council homes, also on behalf of Southwark Council. Again these will be owned and managed by Southwark Council.

Plot 18 (Phase 2A)

Located on Thurlow Street, Plot 18 will deliver 122 new homes, including 23 homes for over 55s, a new public library, a health centre and a public square. The homes on Plot 18 will be owned and managed by Notting Hill Genesis. Construction began in 2019 and is due for completion in 2022.

Pre-construction

First Development Site Contract C

We have recently consulted with the local community on some changes we would like to make to the 2015 designs for the final part of the First Development Site. A revised planning application will be submitted in November 2021. We aim to deliver 321 new homes, owned and managed by Notting Hill Genesis.

Phase 2B

This is the site that we are consulting with you on today. Please find further information on the exhibition boards or speak to a member of the team. The 600+ new homes on Phase 2B will be owned and managed by Notting Hill Genesis.

Future phases

Phase 2C | Phase 3 | Phase 4

An update on future phases will be discussed with residents in early 2022.

What's due to happen when

2022

January	February	March	April	May	June	July	August	September	October	November	December
Bike maintenance classes by Community Cycleworks at 159 Albany Road	Anticipated opening of a community kitchen in the old Aylesbury Nursery	First residents start to move into new council homes on First Development Site A	Phase 2B planning application submission New public library at Plot 18 completed	Residents move into over-55s homes on Plot 18		New medical centre at Plot 18 completed	New Folio homes at Aylesbury Square completed	Final residents move into homes on the First Development Site A	Anticipated opening of Taplow Pharmacy on Plot 18 North church community garden starts	New public spaces at Plot 18 completed	

2023

January	February	March	April	May	June	July	August	September	October	November	December
Anticipated start of demolition at Phase 2B	Construction starts on First Development Site C						Phase 2B construction starts.				

2024

January	February	March	April	May	June	July	August	September	October	November	December
		Residents start to move into new council homes on First Development Site B									

2025

January	February	March	April	May	June	July	August	September	October	November	December
New homes on First Development Site C start to complete								All homes on First Development Site B completed	All homes on First Development Site C completed		

For support with existing homes or more information on rehousing, call Southwark Council's housing team or email the regeneration team.

Call 020 7525 2600

Email aylesbury@southwark.gov.uk

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

05

Placemaking Opportunities

Overview

The streets and buildings have been laid out for Phase 2B in direct response to the surrounding area and also the principles set out in the Aylesbury Area Action Plan and Outline Masterplan, which gained approval in 2015.

Careful consideration has been given to neighbouring streets and buildings and integrating the new buildings and spaces so that they respect and work with their surroundings, as described below.

You said...
How do the buildings along Albany Road that face Burgess Park respond to the park?

Response...
A new pedestrian and cycle route will improve connectivity through the centre of the site from Alvey Street to Burgess Park. A green link is also being proposed, connecting Surrey Sq Park to Burgess Park along Bagshot Street. Proposed buildings tie into this by ensuring these connections are well defined and animated by front doors and non-residential activities.

Opportunities and principles

High quality affordable homes
One of the main priorities is to create high quality affordable homes. These will be across a range of tenures (including social and private rent) and house types (including maisonettes and apartments).

Improved connectivity
Connections and routes across the site to Thurlow Street and to Burgess Park will be improved.

Enhanced planting and green links
New planting and trees will increase the biodiversity of existing streets.

Retaining existing trees
The existing avenue of trees along Thurlow Street and most of those within the site will be retained, with additional planting at their base.

Two new garden squares
Two new public garden squares will be created along the east-west route that links Bagshot Street to Thurlow Street.

Community shop / café
A new community shop or café could be located in the centre of the new neighbourhood.

Better environment for pedestrians
Throughout the site, streets and pathways will be improved with planting and active uses for residents.

Burgess Park

- Opportunity to enhance green corridors from people's homes to Burgess Park, travelling along Bagshot Street, Alvey Street and Thurlow Street. This would also boost biodiversity.

Mina Road

- Opportunity to open up a direct tree-lined pedestrian and cycle route from Mina Road to Thurlow Street.
- Deliver AAAP 'community spine' quiet route for pedestrians and cyclists.

Alvey Street

- Opportunity to improve the pedestrian and cyclist experience as part of the Walworth Green Link, which links Burgess Park and Surrey Square Park.

Bagshot Street

- Opportunity to create a new public park facing Bagshot Street with new playspace, trees and planting.
- Proposed buildings that adjoin Bagshot Street will help smooth the change in scale from the neighbouring terraced streets to the taller buildings on Thurlow Street.

Thurlow Street

- Retain the green nature of Thurlow Street.
- Opportunity to create more activity and visual interest on Thurlow Street with residential entrances and planting around retained existing trees.
- Incorporate new cycle spine route within existing street width.

Kinglake Street

- Opportunity for proposed buildings to increase the number of residential front doors onto Kinglake Street.
- Proposed building heights can tie in to that of the existing Faversham House street frontage.

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

06

Phase 2B Site layout

Overview

Four residential blocks of varying heights, with internal courtyards, are organised around two new generous public open spaces. This will create a new neighbourhood that is integrated with its surroundings.

A fifth residential building sits between the two open spaces and provides ground floor commercial use. A taller building marks the corner of Albany Road and Thurlow Street.

You said...

I'm concerned about the impact of tall buildings on the park and local area

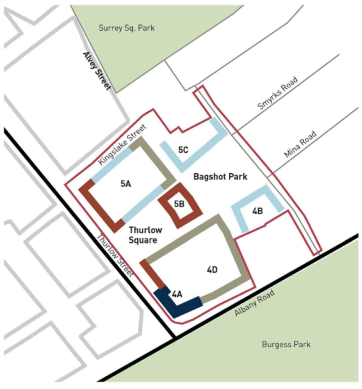
Response...

The taller building is located to the north of Burgess Park and so will have a minimal impact on the daylight and sunlight falling on the park. The buildings are arranged in such a way as to maximise the amount of light to homes and open space.

Building layouts and heights

Phase 2B will be made up of buildings of differing heights, located so that they connect to the surrounding area. Taller mansion blocks face onto Thurlow Street and Albany Road. A 25-storey tower will provide a local landmark, defining the junction of Thurlow Street and Albany Road.

Building heights diagram



KEY

- Up to 25 storeys
- 8 to 9 storeys
- 6 to 7 storeys
- 5 to 6 storeys

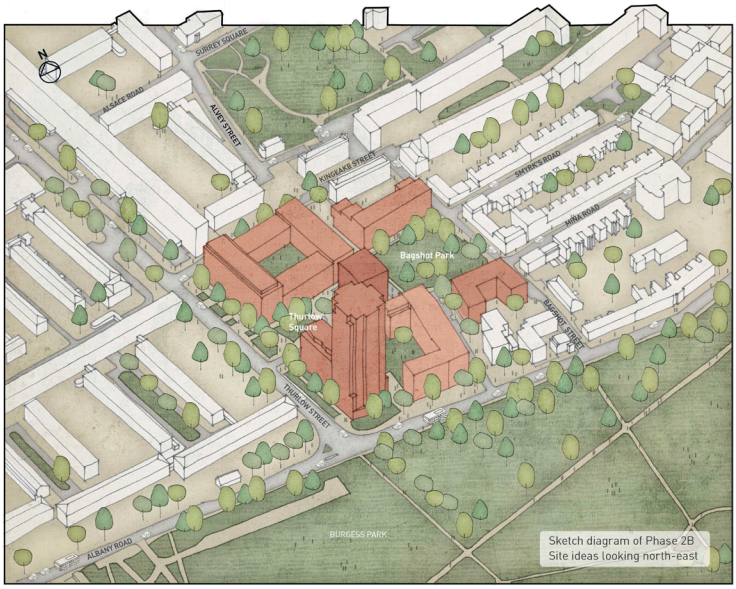
Proposals

The layout of Phase 2B aims to maximise routes and views both within the development and out to the surrounding area. It seeks to knit the new development into neighbouring streets and integrate it into the wider area. Building heights are kept down by efficient use of the site and raised spaces, while providing a variety of generous open spaces in the most strategic locations.

The blocks provide a mix of social and market homes, with no difference in appearance between the two.

Proposed mix of units within the tenures

	Social	Intermediate	Private
1Bed-1Person			3%
1Bed-2Person	13%	41%	41%
2B-3P	6%	3%	11%
2B-4P	30%	49%	41%
3B-5P	25%	7%	1%
3B-6P	4.5%		2%
4B-6P	21%		
5B-8P	0.5%		



Sketch diagram of Phase 2B Site ideas looking north-east

Indicative street illustration looking south

Indicative illustration showing Thurlow Square

Indicative illustration showing Bagshot Park view looking west

Indicative illustration showing Thurlow Street sketch looking towards Burgess Park

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

07

Character and Identity

Overview

Five architectural practices are designing the six buildings that make up the Phase 2B masterplan. They have each been inspired by the existing Aylesbury Estate's bold use of concrete as well as the historic streets and redbrick buildings in the local area.

Equally important are the site's unique location facing Burgess Park and the spine road of Thurlow Street running through the whole estate. Smaller streets such as Bagshot Street have also influenced the scale of buildings.

You said...
The buildings need to look good and be well maintained – somewhere we can be proud of

Response...
Brick is a robust material that weathers well and lasts. Decorative brick details, metal balcony walls and high quality windows and doors will all contribute to a place people can feel proud to live in.

Architectural ideas

Some consistent architectural ideas are emerging as the five architecture practices develop their individual plots, helping to give a distinct character to the neighbourhood of Phase 2B. Some ideas are a consequence of a site-wide approach to dwelling types, building heights and ground floor arrangements. It is primarily the materials that bring coherence to the neighbourhood binding together the different architectural approaches of each building.

Chloe Lockhart

Architects sketch looking from Burgess Park towards a slender residential tower marking Albany Road

Sketch view from Albany Road of entrance to tower and richly planted streets and gardens

Haworth Tompkins **(Plot 4A)**

Haworth Tompkins have extensive experience in estate regeneration in London, including work on Blackwall Reach (E14), Cheltenham Estate (which includes the Trellick Tower, W10), Abbeyfield Estate in Southwark (SE16), and Silchester Estate (W10), which includes family homes and a shared garden.

Designs for the 4a tower are simple and elegantly proportioned. Communal and private landscaping provide a buffer from the street around the building. Richly planted street gardens populate the public realm along Thurlow Street, while a collection of planted spaces and outdoor social spaces give character to Albany Road.

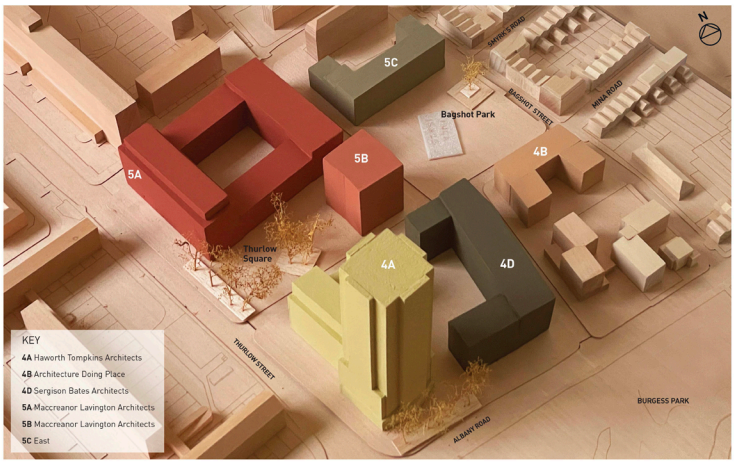
Mark Tuff

Architects sketch looking west along Albany Road towards plot 4D

Sergison Bates Architects **(Plot 4D)**

Over the past 25 years, Sergison Bates have successfully tackled complex architectural, urban and social issues in their projects. They enjoy exploring materials and construction elements, and use engagement with the environmental, social and economic context of projects to create an architecture that is contemporary and rooted in place.

Seen from Albany Road, the building on Plot 4D is a strong feature that peeks above existing buildings. The eye is led from the top down to the Haywood Street facade and into the development towards Bagshot Park. A communal entrance at the ground floor marks the corner and presents a face to the park.



Model of Phase 2B showing individually designed blocks

David Ogunmuyiwa

Scale in relation to Bagshot Street

Architecture Doing Place **(Plot 4B)**

Architecture Doing Place (ADoP) are architects and urban designers who specialise in inclusive social housing and placemaking. Lead architect David grew up on the Aylesbury Estate and still has family here. He's therefore personally committed to producing a characterfully improved place with fantastic new homes that families can thrive in and be proud of.

ADoP's five-storey proposal for Plot 4B holds the south eastern edge of Phase 2B, continuing the existing Bagshot Street. The height of the new building mediates between the larger scale of the new development and the three-storey domestic terrace on Mina Road.

Cécile Solnon

View looking north along Alvey Street

EAST **(Plot 5C)**

Tiago Costa Jorge

View looking across Thurlow Square to Plot 5A

Maccreanor Lavington Architects **(Plots 5A & 5B)**

Maccreanor Lavington have contributed to lots of recent developments in Southwark, including Elephant Park and St George's Circus.

By prioritising pedestrian movement, maximising the amount of planting and trees, and by ensuring streets are overlooked by residents the architects aim to make Phase 2B a safe neighbourhood with attractive streets for residents. Brick is a common theme of their work and they aspire to the highest sustainability standards.

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

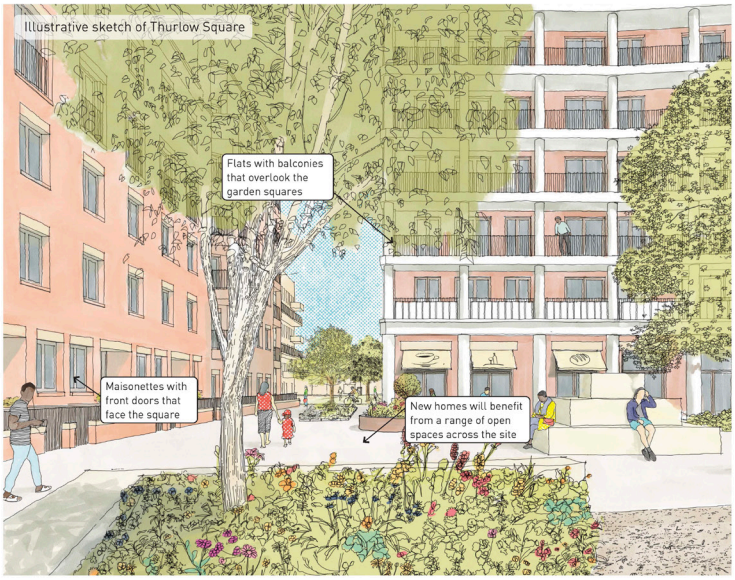
08

New Homes Design

Overview

There will be a variety of size of homes from studio flats to 1, 2, 3 and 4 bedroom apartments and maisonettes, all with good natural light, views and natural ventilation. In addition, all flats will have a private balcony.

Notting Hill Genesis is committed to ensuring that all buildings on Phase 2B will be of an exceptionally high quality, where tenants and leaseholders can be proud to live.



You said...
There should be a mix of dwelling types including maisonettes and flats with separate kitchens

Response...
There are a wide range of dwelling types, including maisonettes with front doors onto streets and apartment buildings, with covered balconies and raised ground floors to give ground floor flats more privacy. There are also a range of internal layouts in new homes: some have open plan arrangements, others have separate kitchens.

Ideas for new homes

Example image:
Maximise the number of residential front doors onto the streets and squares.

Example image:
Design recessed balconies where they face public streets.

Example image:
Maximise the number of dual aspect apartments and level of internal daylight.

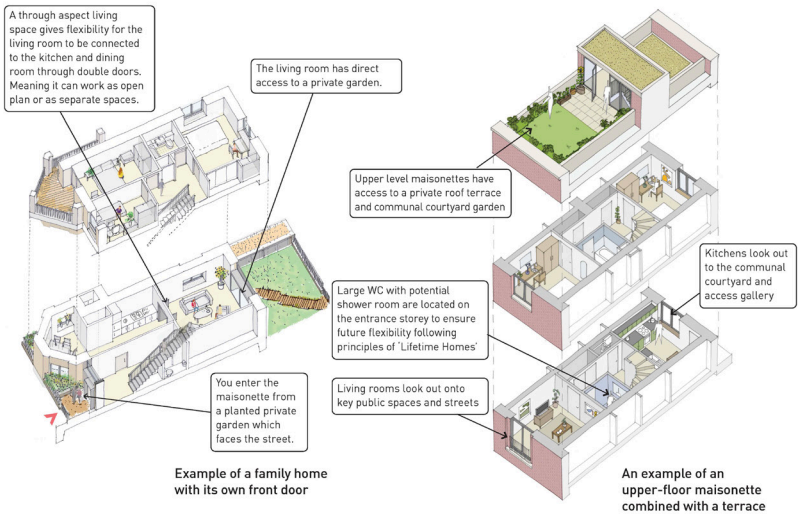
Example image:
Construct new homes to the highest sustainability and safety standards.

Typical flat/maisonette

A range of room types will suit all lifestyles, and are designed to be lifetime homes – easily adaptable as occupants' needs change.

You said...
Will the new flats be smaller than our existing ones, which are spacious? And will they be accessible for all?

Response...
The approach is to maintain the Aylesbury space standards for remaining existing residents (Parker Morris standards +10%). There are 172 social rent households in the Phase 2B masterplan. All other dwellings are proposed to be designed in compliance with the National Design Space Standards.



Example of a family home with its own front door

An example of an upper-floor maisonette combined with a terrace

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

09

Private Outdoor Space

Overview

Each of the five plots within Phase 2B is served by a communal garden, podium or roof terrace providing social opportunities and, where applicable, doorstep play.

Two large new public spaces – Thurlow Square and Bagshot Park – will be at the heart of the development, easily accessible from the new homes.

Private Gardens and Outdoor Spaces

Shared courtyard gardens
(blocks 4A / 4B / 4D & 5C)

These courtyards are envisaged as shared outdoor spaces. They would contain several types of gardens, each with a specific character. Dense, robust planting and a variety of places to sit, meet, walk and play in sun or shade.

Example images

Podium courtyards
(block 5A)

This courtyards sits at podium level over a ground floor parking garage. The podium is like a large outdoor room with a patio-like quality. There will be ornamental planting and dense hedge planting at the edges to provide privacy for maisonettes backing onto this space.

Example images

You said...
I need my new home to feel safe and secure

Response...
The architects will be following the Police Force's official 'Secure by Design' principle. These specify strong front doors, lobbies with double doors to reduce tailgating, and CCTV coverage.

Approach

In terms of content, arrangement and atmosphere, each outdoor space has a distinct character, responding to the specific architectural qualities and spatial opportunities of each plot.

They have also been digitally assessed to see how much sunlight they receive throughout the year. The masterplan has been designed to ensure that the public parks are sunny all year. The courtyard gardens receive less sunlight than the parks, but they still receive good coverage when compared to other similar courtyard developments.

Courtyards will be safe spaces that can be used by different generations. They will have secure access and be overlooked by the new homes.

In addition to access to communal areas, all homes have their own private amenity space: ground floor homes have garden space and upper floor homes have balconies.

Overview of ground floor private amenities; podium on 5A and roof garden on 5B

You said...
A garden or balcony makes a well-designed home

Response...
All flats will have a private balcony. Shared courtyard gardens, podium courtyards and roof terraces have also been designed to ensure residents have plenty of access to outdoor space.

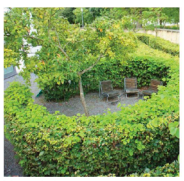
Roof terraces
(block 5A & 5B)

Plot 5A is served by a courtyard podium and roof terrace. The podium is envisaged as a large outdoor room with a patio-like quality and ornamental planting. Dense hedges will separate it from the gardens of maisonettes backing onto the space.

Private balconies
(all blocks)

Every flat will have a private balcony space connected to living spaces. They are positioned to make the most of sunlight and views, whilst avoiding overlooking. Where balconies overlook streets they will be recessed for privacy.

Example image
(credit_Stew Dean CC)



Example image

Example image

Example image

Example image
(credit_dalbera CC)

Example image

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

10

Access and Movement

Overview

The overall intention is to improve local connections across Phase 2B and with the wider neighbourhood.

Although the site's immediate surroundings currently have good pedestrian connections to the neighbouring area, at present movement east and west from within the site is restricted by the poor permeability of the existing estate and a shortage of crossings along Thurlow Street.

Walking

Routes

Thurlow Street and Bagshot Street are expected to be the main walking routes through the local area. A road will run east-west through the site connecting to Old Kent Road via Mina Road.

Crossings

- Level access across all street junctions
- Tactile paving at crossings
- Review of junction of Thurlow Street and Albany Road when the borough's plans for the Southwark Spine cycle route are confirmed

Accessibility

- Wide footways
- The slope of the streets and pavements will provide level thresholds

Cycling

Routes

The planned Southwark Spine cycle route will be a segregated track on Thurlow Street within the current road width. There is also the possibility of a quiet route extending from Alvey Street along Bagshot Street where the junction will be reviewed at later date.

The central east-west street is designated as an 'activity street' with an emphasis on cycle movement east-west through the area. To aid this, a car-free junction is proposed (see diagram) to prevent rat-running and support safe cycling.

Racks and hire dock

- Clusters of short-stay cycle racks across the site
- A 30-bike cycle hire dock on Thurlow Square

You said...
Won't the traffic in the area increase dramatically?

Response...
We are working on the details, but in general we are hoping to reduce the reliance on cars by encouraging more sustainable modes of transport such as cycling.

Vehicular

Movement

The primary vehicular movements through the site will be access for parking, loading and servicing and to reach Kinglake Street, Smyrk's Road and Mina Road.

To prevent rat-running, two access loops are proposed: one running from Kinglake Street, south to the centre of the site and west to and from Thurlow Street; and one running through the centre of the site between Albany Road and Mina Road.

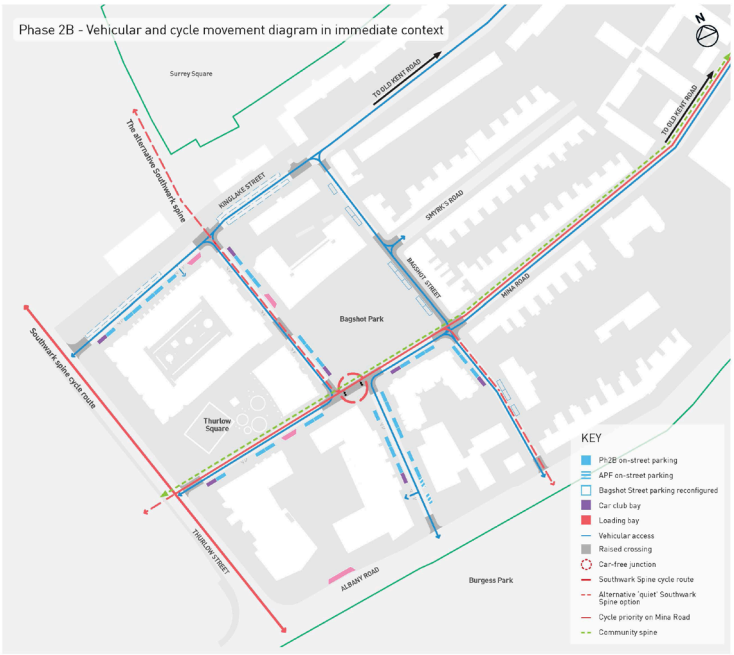
Parking

- 33 new on-street integrated parking bays
- Reprovision of 11 spaces on Bagshot Street
- Two spaces on the east side of Haywood Street
- Six car club bays

Loading

- Five loading bays including a double length bay on Albany Road

Phase 2B - Vehicular and cycle movement diagram in immediate context



Street design and green vision

New streets are designed in line with Southwark's Streetscape Design Manual.

This includes generous footways with consistent materials, an emphasis on pedestrian and cycle movement and extensive new tree planting.

A cycle-only junction at the centre of the area will prevent rat-running and encourage new east-west cycle connections. All streets are provided with a regular and legible pattern of new street trees.

Indicative street illustration looking south

Example of a car-free junction

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

11

Public Realm

Overview

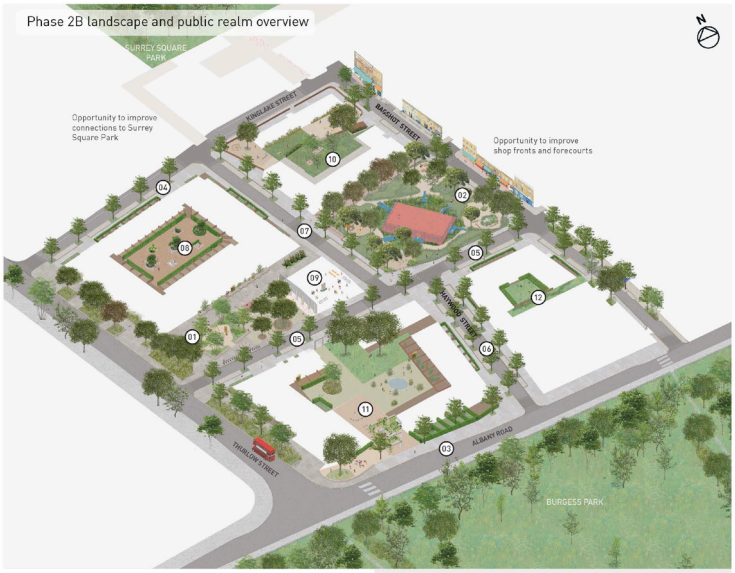
In our conversations with local people, many have mentioned the green character of the Aylesbury Estate. This will be retained and enhanced with two new public spaces – Bagshot Park and Thurlow Square. These will roughly double the amount of public open space in this area and introduce different types of green space.

There will also be an opportunity for improvements to Thurlow Street and Bagshot Street.

You said...
Antisocial behaviour, gangs and people drinking in the street can make some areas feel unsafe.

Response...
Streets and public spaces are designed to be well overlooked with front doors giving the streets a sense of ownership and activity.

New Open Spaces



Examples of public space types

Example image: Thurlow Reference - Cleaver Square

Example image: Thurlow Reference - Freyberg Place

Example image: Bagshot Reference - Jardin du Luxemboug

Example image: Bagshot Reference - Victoria Park Play Space

Indicative illustration showing Bagshot Park view looking west

01 **Thurlow Square and Thurlow Street**
02 **Bagshot Park and Bagshot Street**
The existing streets at the north and south of the Phase are improved to connect existing, current future amenity and development.
03 **Albany Road**
04 **Kinglake Street**
A network of tree-lined streets connect the interior of the site, supporting cycling, walking and on-street car parking.
05 **Extension from Mina Road**
06 **Haywood Street**
07 **Extension from Alvey Street**
Communal amenity.
Communal spaces are tailored to the specific characteristics and qualities of each block.
08 **Plot 5A podium and roof terrace**
09 **Plot 5B non residential use (cafe, shop)**
10 **Plot 5C/Faversham House Garden**
11 **Plot 4A & 4D garden**
12 **Plot 4B garden**

Sketch collage looking north across Bagshot Park

Sketch collage looking north-east across Thurlow Square

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

12

Landscape Design

Overview

The landscape and public realm proposals aim to provide a sustainable, robust and enjoyable residential neighbourhood that is rooted in its local context.

We hope to provide a landscape that supports the lives of residents within Phase 2B and enhances the experience of those visiting or passing through en route to surrounding neighbourhoods and amenities.

You said...
We value our green space and trees, and don't want any to be lost

Response...
Green space is at the heart of the redevelopment with the creation of two new public parks. More trees will be planted, making streets more attractive.

Some of your ideas:

"'I would prefer a bit more wilderness; nothing too clinical or corporate'
'Please include nests/habitats for birds'
'Seating'
'As much grass and wild flower meadow as possible to encourage biodiversity and absorb heat and carbon'
'Fountains and water features'
'Picnic spaces'
'Quiet spaces to read'
'Places where I can let my dog off the leash'"

Tree planting and soft landscaping diagram

KEY

- Amenity Grass
- Shrub Planting
- Ornamental and scented planting
- Rain garden planting
- Swale planting
- Hedge planting
- Tree pit planting
- Climbing plants
- London Plane (Platanaceae)
- Oriental Plane (Platanaceae)
- Fern Leaved Beech (Fagaceae)
- Cut Leaved Beech (Fagaceae)
- Honey Locust (Leguminoaceae)
- Judas Tree (Leguminoaceae)
- Black Locust (Leguminoaceae)
- False Locust (Leguminoaceae)
- Silk Tree Mimosa (Leguminoaceae)
- Tulip Tree (Magnoliaceae)
- Maidenhair Tree (Ginkgoaceae)
- Japanese Cherry (Roseaceae)
- Sweet Gum (Hamamelidaceae)
- Italian Alder (Betulaceae)
- Multi-stem Silver Birch (Betulaceae)

Trees

- The project will seek to retain as many existing trees as possible, subject to them being suitable for retention.
- New trees will be planted to compensate for any trees lost.
- Street trees will help to create a more pleasant environment for pedestrians and cyclists.

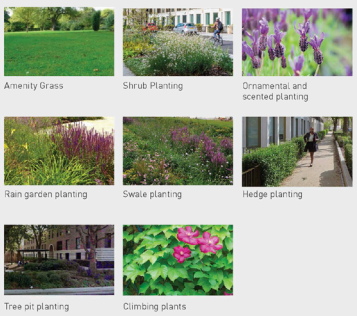
Example images:

Street tree species follow are informed by LB Southwark's SSDM.

Soft Landscaping

Soft landscaping, trees, as well as areas of semi-natural habitat planting, areas of flowering ground cover and grass planting will create a green neighbourhood. As the new trees get bigger the community square will become a green urban square with dappled shade and the park will become a biodiverse habitat with attractive spaces of a varied nature for all to enjoy.

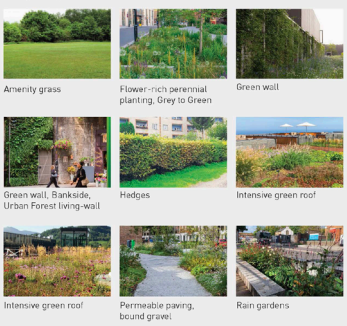
Example images:



Urban Greening

The scheme seeks to maximise urban greening to support biodiversity and climate resilience. Current proposals include green roofs, storm water collection within the new park, rain gardens along the streets, as well as areas of semi-natural habitat planting, areas of flowering ground cover and grass planting. Tree planting will create green streets and a green network that connects Burgess Park and Surrey Square Park. Where possible paving will be permeable for rainwater to drain naturally.

Example images:



c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

13

Play Spaces

Overview

Places for young people of all age groups to play safely is another area that residents have said is very important to them.

Much of the play provision in Phase 2B will be located in the new Thurlow Square and Bagshot Park; these neighbourhood spaces are at the heart of the redevelopment and will be easily accessible from the new homes.

You said...
We need places for our kids to play, and activities for all ages, especially teenagers

Response...
A new MUGA (Multi-Use Games Area) is proposed in Bagshot Park, replacing an existing estate MUGA. This will target older children. We plan to design this with a local group of teenagers.

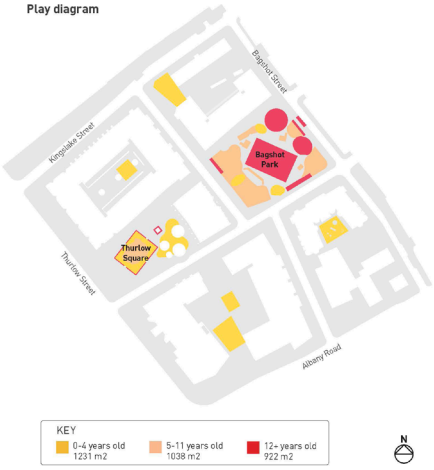
Play for all ages

Doorstep play
Parents of younger children said they liked to be able so see their child from their home, so there will be doorstep playspace for (0-5 years) between the plots.

Thurlow Square
This space focusses on a 0-11 year play area near to the non-residential ground floor uses of Plot 5B. Opportunities for older children are provided through specific elements of furniture.

Bagshot Park
Here there is an opportunity to provide a Multi-Use Games Area (MUGA) for 11+ year play through the MUGA and additional sport and exercise opportunities. Play for 0-5 and 5-11 years is arranged in themed clusters around the based on interpretative; natural and traditional elements.

Play diagram

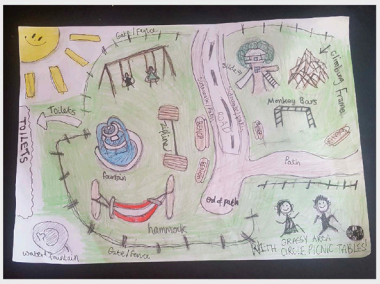


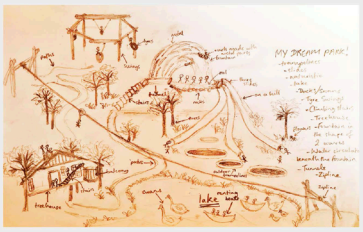
What the youth group said...

NHG and the design team carried out three workshops with local youth groups, exploring what makes good design and discussing ideas for the future public spaces. This resulted in many useful insights, and some wonderful drawings of their visions for their neighbourhood.

Among the key things of importance to young people were:

- The sense of community within the Aylesbury Estate is greatly appreciated.
- Children enjoy traditional play, but many want more adventurous play such as climbing.
- Several children take part in creative activities such as making and playing music.
- Views from the windows and physical proximity to green areas is central to the children's experience of public space.



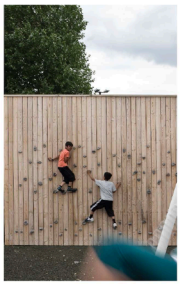


Youth group workshop drawings - visions for neighbourhoods

What we'll provide

In response to the consultation with the youth group, we are looking to propose a wide range of equipment in the private amenity spaces and across the two parks. The aim is to accommodate different kinds of play and exercise as well as spaces for socialising, bringing together different age groups.

As well as traditional equipment (e.g. swings and slides), the play provision will include natural and interpretative play, climbing structures, exercise equipment, a ball court, and various sit-out areas for 11+ years.


Example image:
Climbing and exploratory play

Example image:
Ball courts and exercise equipment

Example image:
Hang-out spaces

Example image:
Traditional play

Example image:
Natural and interpretative play

Example image:
Imaginative and social play

c

Stage 2

Commercial Space

Overview

A number of new commercial and community spaces are being built across the neighbourhood as part of the Aylesbury Estate Regeneration. These include a community centre being built on the First Development Site (FDS) on Albany Road, to be run by Southwark Council, and the new library and health centre on Thurlow Street.

In addition, generous ground-floor space has been included in Phase 2B that could have a variety of uses. We are keen to hear more from you about what those could be.

Some of your ideas:

"'Parks with different activities such as arts centres, a café or a food market'

'Allotments and community gardens'

'Pop-up gallery spaces'

'A multi-purpose hall that doubles as a party venue'

'A cycle repair workshop'

'A pub would be nice'

'Social cooking space'

'Small independent shops and cafés'

'Art studios'

'Elderly activities and dementia groups'

'A community-led café, with food-growing capacity'

'A cinema'

'Boost awareness of fruit and veg at East Street Market'

'Training and classes on everything from finance to bread making'

'Local food growing'

'A music group'

'Links with University of the Arts (UAL)'"

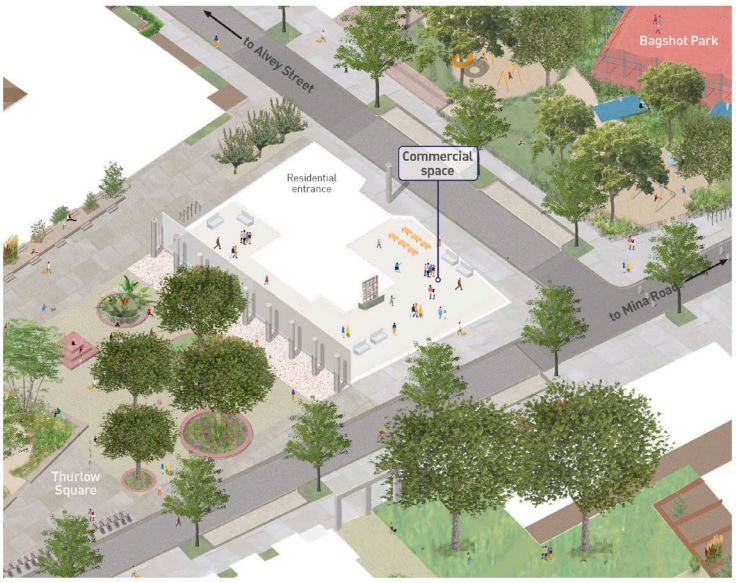
You said...
I'd like to see an independent café in the area

Response...
This is one of a number of options that will be considered as the plans progress, and could form part of another use, such as a social enterprise or co-working space.

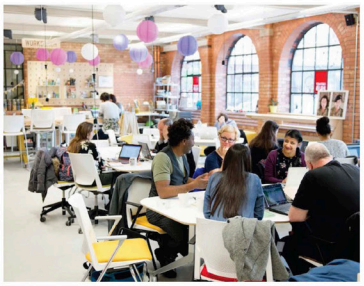
The new commercial space

Plans for Phase 2B incorporate a new commercial space in the ground floor of the central building (Plot 5B). This sits between the two new neighbourhood parks.

This could be used for a range of uses such as co-working, a café or start up businesses. The vision is that it would form a new community heart where existing and new residents would come together. It would also connect the surrounding spaces together.



Opportunity for ground floor commercial uses



Example of business start-up space

Example of community café and kitchen

Example of space to meet and socialise

c

Stage 2

Sustainability

Overview

The team has taken a holistic view of sustainability, exploring all aspects of the development's potential environmental impact. This view is led by NHG's own sustainability goals and meets local and national planning policy requirements.

Measures address:

- whole life carbon uses to ensure greenhouse gas emissions are kept to a minimum
- circular economy, which monitors the level of recycling
- healthy indoor environments
- water use
- wellbeing for the wider neighbourhood

You said...
Will heating my home be affordable and eco-friendly?

Response...
Our extensive package of sustainability measures will minimise energy use and keep bills down. Good insulation will help keep rooms warm, and each home will be able to control its own heating.

Environment, sustainability and climate change

Climate change mitigation is high on the agenda for Southwark Council and the Mayor of London, with Southwark declaring Climate Emergency in 2019. NHG and the design team have therefore made it a priority to minimise the overall carbon emissions of the whole development.

The target for the new homes in Phase 2B is an energy performance certificate (EPC) of at least a B rating. To achieve this, new homes will be:

- well insulated
- use efficient hot water systems such as heat networks
- have efficient electrical appliances, and
- use renewable energy sources such as photovoltaic panels.
- use low-carbon heating

The development will be significantly more sustainable than the existing buildings on the site.

Beyond the homes themselves, use of sustainable transport will be encouraged by prioritising pedestrians, installing electric vehicle charging points, and providing more than 1,000 cycle spaces for residents.

Achieving net zero

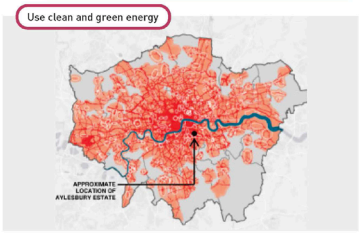
The draft New Southwark Plan and the New London Plan both set an ambitious target for all major new development to be carbon neutral by 2030, and net-zero for carbon emissions by 2050.

This means new developments will need to:

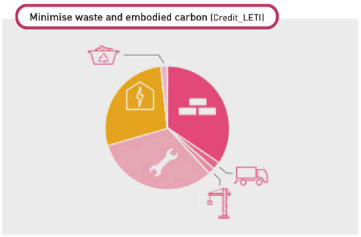
- have sustainable design and construction; promote walking,
- cycling and public transport;
- encourage renewable energy and energy efficiency measures;
- improve air quality;
- reduce flood risk;
- reduce greenhouse gasses;
- reduce water consumption;
- protect and improve biodiversity, including planting more trees; and
- urban greening.

Phase 2B seeks to meet all of these targets, and 10% of the carbon reductions will be achieved through 'be lean' measures i.e. energy efficiency.

Use clean and green energy



Minimise waste and embodied carbon (Credit_LETI)

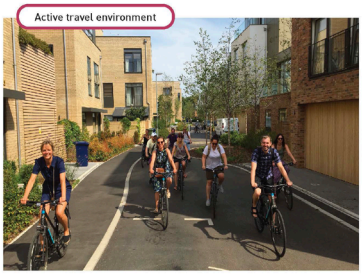


Ensure comfort and avoid overheating

Maximise energy efficiency through passive means and reduce energy bills

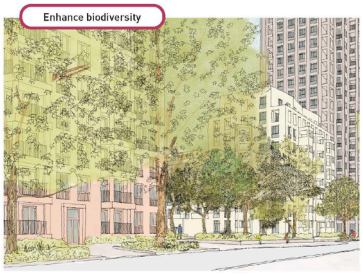
Example image

Active travel environment



Example image

Enhance biodiversity



Illustrative sketch view

Green pedestrian routes

Example image

Support sustainable urban drainage (Credit_Nigel Dunnett)

Example image

Traffic calming measures reducing speeds

Example image

c

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

16

Social and Economic Investment

Overview

As part of our role leading the major regeneration of the Aylesbury Estate, Notting Hill Genesis has committed to providing half a million pounds a year of investment into the communities living around the estate as part of a new 'Aylesbury Community Fund'. This is part of a commitment to ensure residents directly benefit from the regeneration.

The fund builds on our existing investment into surrounding communities to date and is intended to ensure that the physical regeneration of the estate brings economic and social benefits to local residents living in Walworth and the borough more widely now and long into the future.

Who are Notting Hill Genesis?

Notting Hill Genesis was selected to redevelop the estate leading to the production of an outline masterplan and detail design for the first development phase in 2015.

Created in 2018 from two well-established housing associations, Notting Hill Genesis is now one of the largest housing associations in London and the south east. We own and manage more than 66,000 homes and employ around 2,000 staff. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

Our roots reach back to the 1960s when our legacy organisations were established by local people who shared a similar vision – to house west London's working poor, providing them a home from which to build themselves and their families a secure future.

Investment so far...

Principally the investment support the creation of training and employment programmes for adults seeking work, as well as personal development programmes for young people ready to make steps towards their careers. It will also help make meanwhile use spaces available during construction.

152
Southwark residents supported to secure and sustain employment for 6 months+

68
apprenticeships secured by Southwark residents (23 with Aylesbury contractors)

608
Working Communities Bursaries were awarded to Southwark residents

153
Southwark young people benefited from 1:1 support

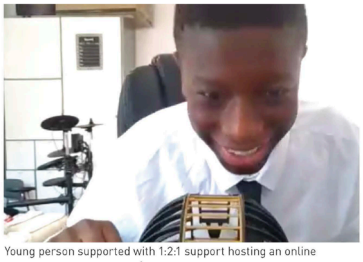
277
Southwark residents completed short courses

£2.04 million
has been spent with Southwark businesses (Apr 2014 to Mar 2020)

65
Aylesbury Community Grants awarded, totalling £91k and benefiting 2,808 residents

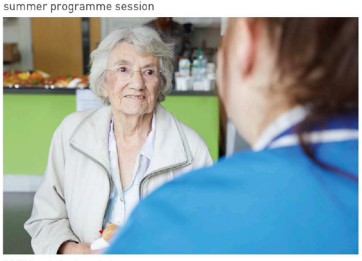
5
interim use projects delivered, activating disused/ underused spaces

Plot 18 youth art project



Young person supported with 1:2:1 support hosting an online summer programme session

Southwark resident who gained a apprenticeship on Plot 18



NHHG - AylesburyInfo

Capacity building group session with local residents

NHG-Gardening

c

Stage 2

Next Steps

Overview

The feedback we receive from this consultation (including exhibitions, workshops and stakeholder meetings) will help to refine and develop the plans.

We will report back on this and share the updated proposals in early 2022, showing what you said and explaining how the scheme has changed in response, or why it hasn't been possible to accommodate your suggestions. And where you have questions about the plans or process we will provide further detail.

Commitment to ongoing engagement

Notting Hill Genesis are committed to working with and involving residents for the long term. We see the planning consultation as a step on this journey, not an end in itself.

As part of this process of engagement NHG are meeting with key local representatives, including schools, TRAs and the new Creation Community Investment Company to explore ways that the community (existing, rehoused and new residents) can benefit from the regeneration and possibilities for further involvement.

Regeneration is not just about building buildings – places are made by people, not the other way round. Helping to build a strong community will be essential for the long term success of the project.

After the planning application has been approved, the project will move into the detail and technical design phase; demolition and construction will follow. We understand that there are many concerns around this and the impact on existing residents. We will ensure that a robust process is in place to minimise impact, keep people informed, listen to concerns and address any issues. Further information on construction liaison will be provided in 2022.

Consultation to construction timeline:

(Time frames are indicative)

The regeneration of the Aylesbury area will take place over a period of around 30 years. A number of sites have already been completed, with many others, including Phase 2B to be completed in the coming years.

Have your say!

Contact details

We welcome people's feedback and views. Please complete the survey provided either online or at events.

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list!

Call
07920 466133

Email
aylesbury@nhg.org.uk

c

Stage 2 - Social Value Boards

Aylesbury Regeneration Phase 2B

Social Value

Have Your Say

These are some of the social value initiatives being considered for the Aylesbury Regeneration Phase 2B, coordinated by Notting Hill Genesis. If you think you'd like to get involved with any of the projects below, let us know.

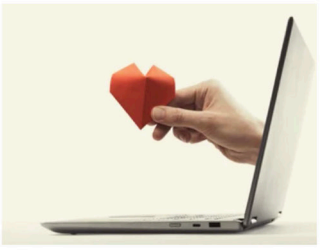
Put a sticker next to any projects you would like to see happen, or add your own ideas!

Career sessions in secondary schools & primary school projects

I like this

I like this

Digital inclusion



Apprenticeships, internships & work experience

I like this

I like this

Small grants for Aylesbury community groups

Business support for community organisations & social enterprises

I like this

I like this

Staff volunteering in the community

Add your ideas here:

Call 07920 466133

Email aylesbury@nhg.org.uk

www.aylesburynow.london

AYLESBURYNOW

C

Stage 2 - Social Value Boards

Aylesbury Regeneration Phase 2B

Interim Use Programme

Have Your Say

These ideas for temporary projects are being considered for the Aylesbury Regeneration Phase 2B, coordinated by Notting Hill Genesis. If you think you'd like to get involved with any of the projects below, let us know.

Put a sticker next to any projects you would like to see happen, or add your own ideas!

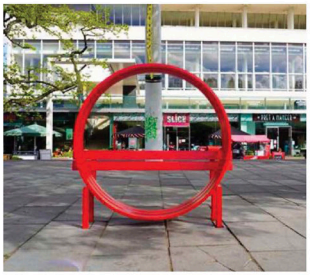
Community gardens

I like this

I like this

Community kitchen & food access projects

Informal play spaces & outdoor seating



I like this

I like this

Temporary spaces for activities & gatherings

Community art projects

I like this

I like this

Children & youth facilities

Add your ideas here:

Call
07920 466133

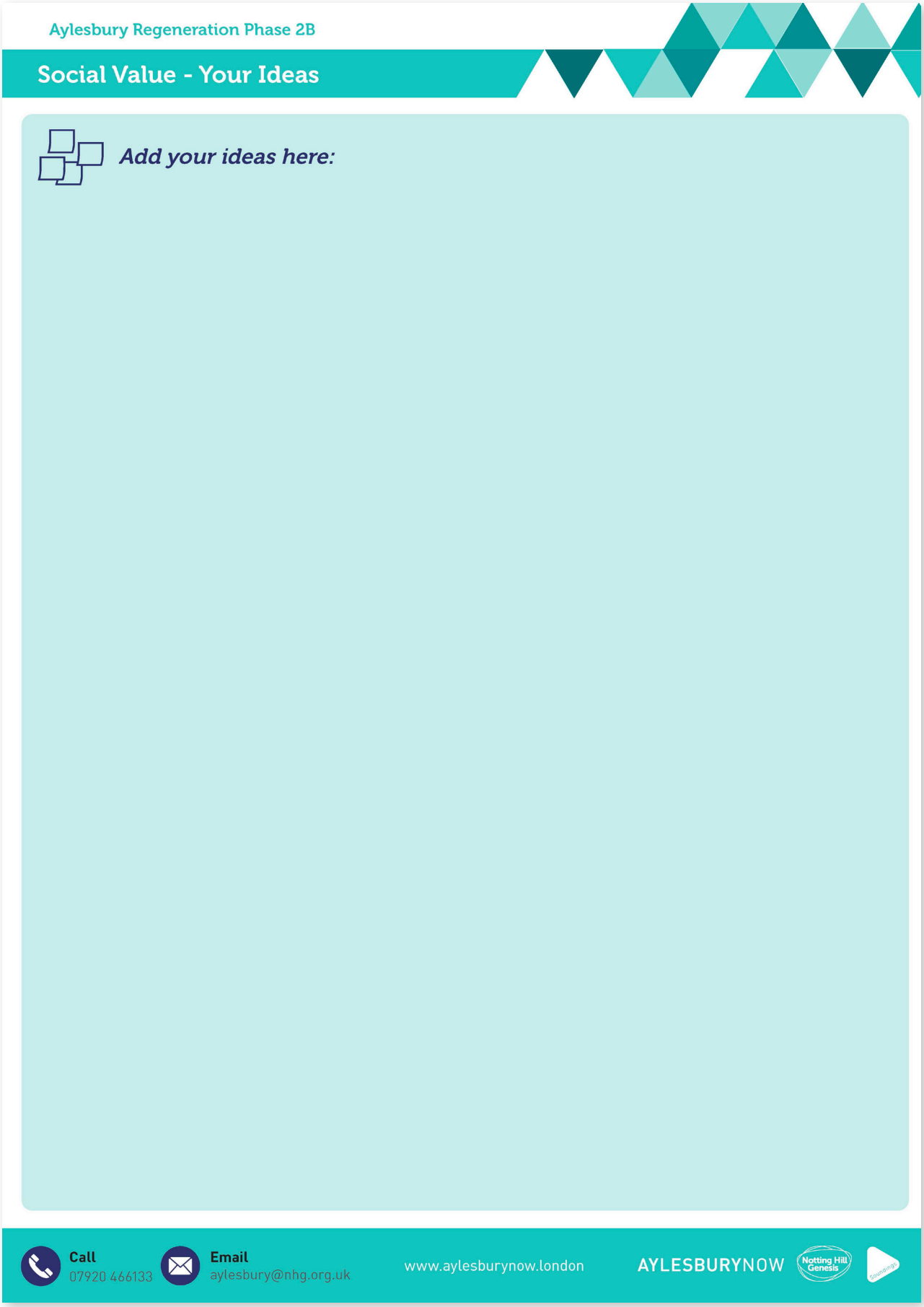
Email
aylesbury@nhg.org.uk

www.aylesburynow.london

AYLESBURYNOW

c

Stage 2 - Social Value Boards



c

Stage 3

Aylesbury Regeneration Phase 2B

Public consultation

01

What's it all about?

Phase 2B is the next area of the Aylesbury Estate that will be redeveloped as part of the estate's regeneration masterplan that was approved by Southwark Council in 2015.

It follows the 700+ homes, public library, health centre and public square already under construction.

The ambition is to reconnect this part of London into the wider Walworth area through a network of attractive open spaces and streets, and to provide well built, comfortable, sustainable homes.

It will continue the estate's strong sense of community by ensuring everyone, from all backgrounds, is welcome and proud to call it home.

Alongside new homes and public green spaces, a programme of social and economic investment is providing jobs, training and support for community projects.

Since 2016, Notting Hill Genesis have been consulting on Phase 2B with residents, the local community, and stakeholders.

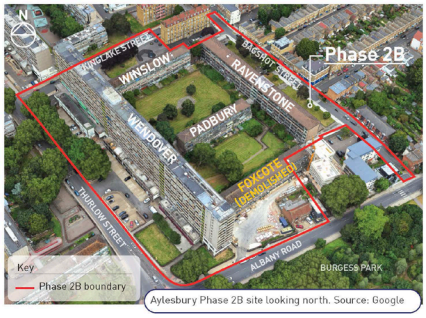
Public events were held in 2021 to discuss the initial masterplan designs. Following the feedback received, these have now been revised.

We'd now like to share these latest masterplan designs and ask for any further comments. These will be taken on board by the architects before we submit the masterplan for planning permission later in Spring.

Phase 2B covers the following blocks of the Aylesbury Estate:

- Padbury
- Ravenstone
- Wendover 241-471
- Winslow

It also includes improvements to Thurlow Street and Bagshot Street, up to Kinglake Street.



Aylesbury Phase 2B site looking north. Source: Google

Key features

More than **600** **new homes**

50% of which will be affordable homes

Homes will range from one-person flats to five-bedroom family maisonettes

Wide, tree-lined streets

Two new public spaces

Improved play and sport facilities

New commercial spaces

Low energy and sustainable

Have your say!

What we'd like you to do

The following themed boards show the latest masterplan designs. **Please let us know what you like about the proposals, what you don't, or if you have any concerns.**

Get in touch if you have any questions or would like to sign up to our project mailing list.

Call
07920 466133

Email
aylesbury@nhg.org.uk

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Printed feedback forms can be collected from your local libraries (East Street and Walworth).

Deadline for responses: 14 February 2022

c

Stage 3

Aylesbury Regeneration Phase 2B

The story so far

02

Overview

Since the original masterplan was approved by Southwark Council in 2015, there have been significant policy and social changes. These include a new Southwark Local Plan and new London Plan – with which the masterplan must now comply.

We have therefore made extensive changes, including an increase in the number of homes available for social rent. This means we must now go back to the Council for planning approval for the revised designs.

As the masterplan has evolved, we have continued to talk with residents, businesses and stakeholders in order to gain local insight: first in 2016, and more recently in Summer and Autumn 2021.

The design team have taken on board what the community has told us in these sessions, alongside other factors, and continued to revise and improve the scheme. The key changes can be seen on the following boards.

Who are Notting Hill Genesis?

Notting Hill Genesis was selected to redevelop the estate leading to the production of an outline masterplan and detail design for the first development phase in 2015.

Created in 2018 from two well-established housing associations, Notting Hill Genesis is now one of the largest housing associations in London and the south east. We own and manage more than 66,000 homes and employ around 2,000 staff. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

Our roots reach back to the 1960s when our legacy organisations were established by local people who shared a similar vision – to house west London's working poor, providing them a home from which to build themselves and their families a secure future.

Our conversations with local people and stakeholders

Since June 2021:

- **5** pop-up street stalls
- A family-friendly open day
- An in-person workshop
- Online workshops and presentations
- **10** meetings with local stakeholder and community groups
- **6** youth workshops, from ages 5-18
- More than **5000** visitors so far to our Commonplace consultation website
- **46** feedback forms completed, and **180** comments and letters received

What you've told us...

More than 85% of people who have responded to our surveys said they **support the masterplan** to improve connectivity, enhance green links and deliver two new public spaces

The main priorities expressed for streets and public spaces were: **green walking routes, safe cycleways, space for young people**

Opinion is divided between those who would like to see **car-free streets** and support road-closing mechanisms, and those who value on-street parking on the estate

Keeping existing trees and planting new ones is important to you – both for improving sustainability and air quality, and to create more attractive streets

Almost all respondents said they **support or strongly support** the **design of new homes**

Accessibility and flexibility of the layouts of homes are also key aspects of the floorplans

Low-carbon heating and **reduced energy demands** are important environmental and practical considerations for many residents

'Community' was named as one of the key strengths of the area; **public spaces are highly valued** as places people of all ages and demographics can come together

Most popular suggested uses for the **commercial space** were:

- Community kitchen
- Independent shops
- Training / education
- Art studios / gallery
- Workshops (including bicycle repairs)
- Independent businesses and start-up space

C

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Proposed masterplan & design principles

Overview

Phase 2B is characterised by a diverse range of green, open spaces, tree-lined streets and predominantly mid-rise buildings that adjust in height depending on the context. To provide cohesion, buildings share a design palette that uses materials such as red brick and similar features, including balconies.

Phase 2B has been laid out in a way that ties it into the surrounding area, making it part of the existing community. This includes extending existing routes from Mina Road and Alvey Street, and ensuring the heights of buildings at the edge of the site respect their neighbours.

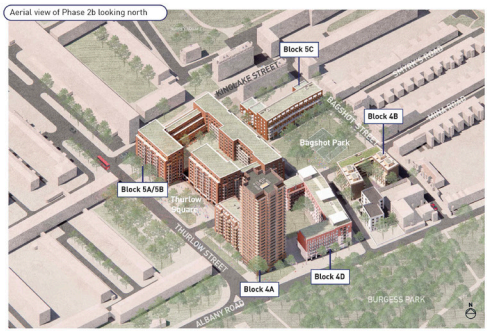
The site layout is designed to:

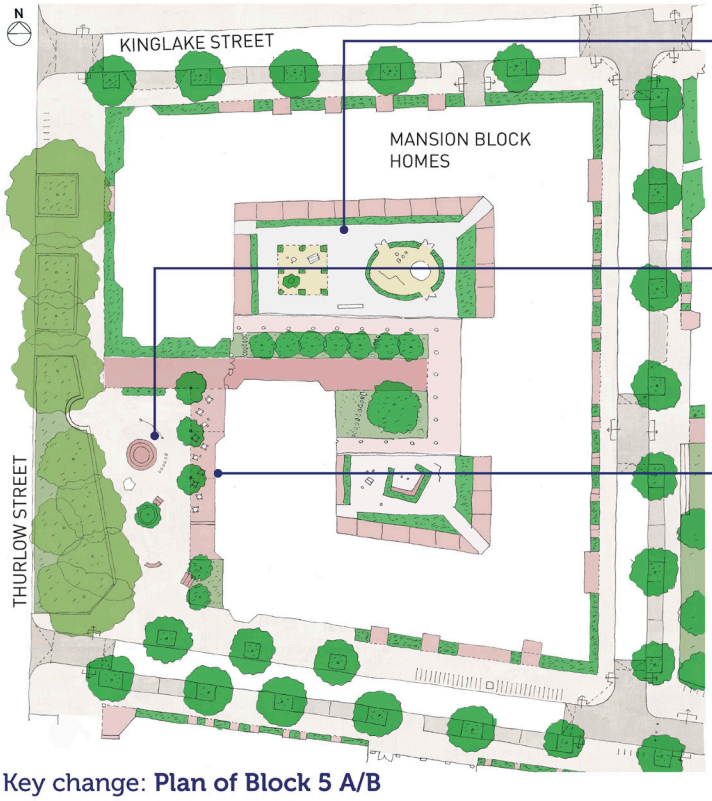
- Offer more high-quality affordable homes
- Improve connections with the surrounding area
- Enhance planting and green links
- Retain most of the existing trees
- Create two new garden squares
- Provide commercial/community space
- Improve the streets for pedestrians

What's changed since October?

As a result of our consultations with the community, stakeholders, Southwark Council planning officers and other experts, the masterplan designs have continued to evolve, including a number of key changes:

- Blocks 5A and 5B combined
- Thurlow Square remodelled
- More commercial space
- Taller block streamlined
- Play and sport provision developed for Bagshot Park





Key change: **Plan of Block 5 A/B**

Key change: **Communal gardens for residents**

Area has increased and includes courtyard spaces within each block, overlooked by homes, and raised podium-level gardens.

Key change: **Public square**

Thurlow Square now runs along Thurlow Street, improving its connection to the street and public accessibility.

Key change: **Commercial space**

The space for commercial / non-residential uses opening onto Thurlow Square has been increased. This will to allow it to cater for a more diverse range of activities, including business, community and creative uses.

By being moved closer to Thurlow Street it will benefit from greater footfall and be more easily accessible.

Key change: **Block 5A/5**

In October we shared a vers housing blocks framing two revised version is the north (Block 5B), which have com onto Bagshot Park and a la

- This gives a greater defin proposed commercial use
- The streets around it will spaces opening onto then

What you asked...

What impact will the 25-storey building have on Burgess park?

Many people wanted to know more about the potential impact of the proposed 25-storey block, particularly on the park.

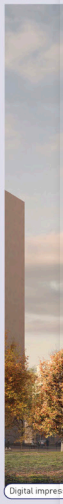
Testing of digital models shows that there will be minimal shadow cast on the park, which is to the south.

Following feedback, architects have given this building a more slender appearance by making its floorplan a cross shape to cut away the corners of the tower.

The building has also been shifted back from the pavement to allow existing trees to be retained.

You can see a digital sketch (right) of what Phase 2B might look like from Burgess Park.

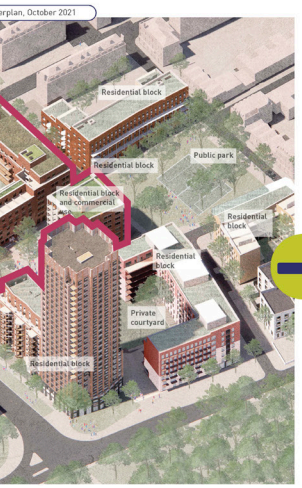
Key cha



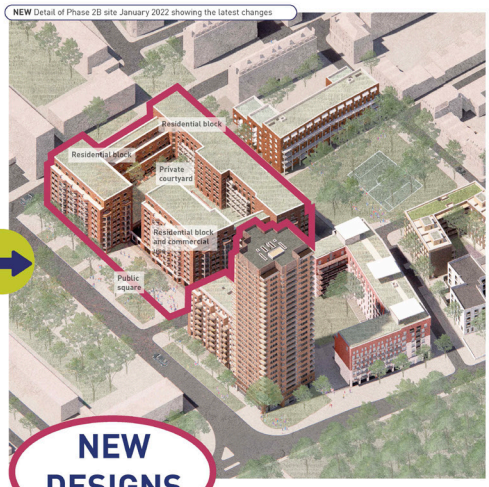
c

Stage 3

03



orplan, October 2021



NEW Detail of Phase 2B site January 2022 showing the latest changes

NEW DESIGNS

5B

sion of the masterplan with five separate garden squares. The key changes in our west bock (Block 5A) and central block bined into a single block with more frontage rger courtyard garden.

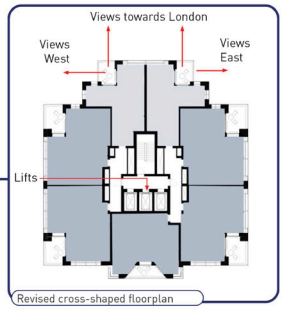
ition to the public squares and includes e at street level opening onto the square.

have more maisonettes and commercial n making them feel safer and more active.

- Allows the east-west route through the site to be wider, with room for trees on both sides.
- The amount of public space is higher than the 2016 masterplan and the amount of communal open space for residents is higher than the previous design.
- Responds to previous feedback collected as part of the consultation process.

nge: **Design of the taller block**

sion of view from Burgess Park



Revised cross-shaped floorplan

Have your say!

What do you think of the changes we have made to the masterplan? Have they improved what will be on offer overall?

Scan the QR code and let us know.

Or pick up a feedback form from the library.

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Architectural design

04

Overview

Since October we have continued to refine the designs for new homes. Improvements have responded to a number of different information sources, including: feedback from residents, businesses and stakeholders; discussions with Southwark planning officers; technical advice from specialist consultants.

The main change has been to Block 5A/B (see Board 03), which now has more maisonettes with front doors overlooking Bagshot Park. The majority of maisonettes will be for social rent.

Each architect is committed to designing high quality, attractive homes for both social rent and private sale.

The homes are being designed as tenure blind, which means there will be no difference in external appearance between private and social accommodation.

The five housing blocks

Each of the five blocks on the site offers a different combination of housing types: mansion blocks, higher-rise apartments, courtyard apartments, and maisonettes.

Each block is being designed by a different, highly experienced architectural practice, working in close collaboration with each other. Some common elements such as brick façades and mansion blocks of similar heights tie all of the buildings together visually. At the same time, each block will have its own distinctive characteristics catering to different lifestyles.

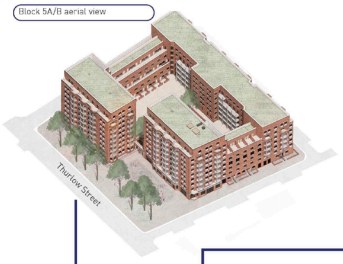
Block 5A/B

Mansion block enclosing shared gardens for residents

Architect: Maccreanor Lavington

- Blocks 5A and 5B combined into a 6 to 9 storey mansion block
- 245 homes, 1 bed to 5 beds
- 15 social rent
- Increased number of maisonettes facing Bagshot Park
- Designs refined with daylight expert to ensure good natural light
- All homes accessible and adaptable

Block 5A/B aerial view



Block 5C

Parkside mansion block

Architect: EAST

- 43 new homes
- 35 social rent
- 34 family sized homes (2B4P+)
- All dual or triple aspect, with views of Bagshot Park maximised
- Shared spaces for residents
- Ground-floor maisonettes with own front doors onto the street

Block 5C viewed from Alvey Street extension/Bagshot Park

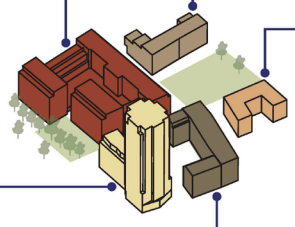
Block 4A

Landmark corner building linked to mansion block

Architect: Haworth Tompkins

Key features:

- 25 storey tower
- 9 storey mansion block
- Roughly 42 social rent homes
- Approximately 168 private sale homes
- All two-bed+ homes are dual aspect with views towards Burgess Park, Thurlow Square, the shared courtyard and/or the City of London
- Each apartment has private balconies and access to a shared courtyard garden
- At least 10% of homes are wheelchair accessible or easily adaptable



Block 4B

Parkside mansion block with shared courtyard

Architect: Architecture Doing Place

- 28 homes, all social rent
- 5 storeys
- More than half are family sized homes
- All dual aspect with balconies/outdoor space
- Ground-floor maisonettes with own front doors onto street
- Views of street and shared from main living room

Block 4A viewed down Thurlow Street

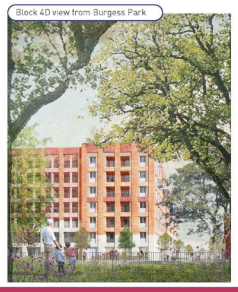
Block 4D

Mansion block overlooking Burgess Park

Architect: Sergison Bates

- 88 homes, of which 46 social rent
- 7 storeys
- Social rent homes have park views
- High proportion of family homes
- Flflexible and adaptable spaces

Block 4D view from Burgess Park



Block 4B viewed across Bagshot Park

Block 4B looking along Haywood Street

View looking towards Mina Road

View looking down Bagshot Street

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

New homes

05

Overview

All homes, regardless of whether they are privately owned, shared ownership or socially rented will be of a similarly high standard.

Social rent homes meet the larger-than-typical size requirements of the Aylesbury Area Action Plan.

Since October, the design team have been refining internal apartment layouts with advice from a daylight and sunlight consultant to ensure that new homes have good natural light.

All homes will target an Energy Performance Certificate (EPC) rating of B or higher.

What you've told us...

You have told us that your priorities for the new homes are:

- Generous proportions
- Natural light
- Dual aspect
- Private outdoor space
- Storage
- Energy efficiency
- Control over own heating
- Attractive designs for social rent
- Affordability

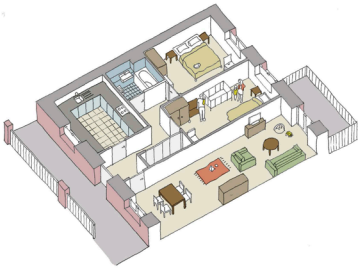
These aspects are all present in the new homes.

In addition, while some people like open-plan living, others said they prefer different activities to have separate rooms.

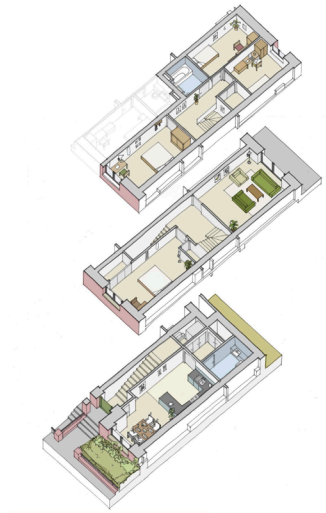
Homes have been designed with accessibility and flexibility in mind. There are a range of layout types, some have open-plan kitchen, dining and living, while others have separate kitchens and living spaces.

A look inside the new social rent homes

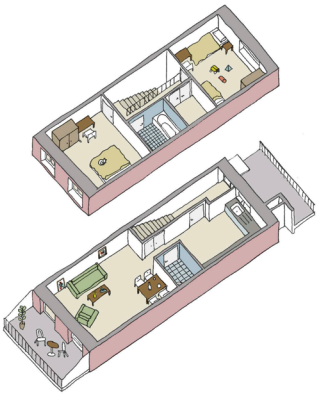
Typical 1-bed, 2-person flat in block 4A



Typical 2-bed, 4-person flat in block 4B



Typical 4-bed, 5-6 person maisonette in block 5A



Typical 2-bed, 4-person maisonette in block 5C

Accessibility

- All homes are being designed to be 'accessible and adaptable', suitable for those with reduced mobility, older people and some will be specifically for wheelchair users.
- They also meet the 'Lifetime Homes' standards of being flexible to adapt as the needs of a family or individual change.
- In addition, 10% of homes will be designed specifically for wheelchair users with extra provision for wheelchair transfer zones, wheelchair accessible bathrooms and kitchens.

Wellbeing

- All 2+ bed homes are dual aspect, providing cross ventilation and varied daylight at different times of day.
- Acoustic vents in windows will allow residents to enjoy fresh air flow while maintaining comfortable noise levels.
- The blocks have been laid out so as to optimise access and views to green spaces.
- Air-quality will be a priority. The landscape is designed to reduce car use and includes tree lined streets and wide pavements to encourage walking and cycling.

Housing support

For support with existing homes or more information on rehousing, call Southwark Council's housing team or email the regeneration team.

Call
020 7525 2600

Email
aylesbury@southwark.gov.uk

Have your say!

What do you think of the new home designs? Have we considered all your everyday needs?

Scan the QR code and let us know.

Or pick up a feedback form from the library.

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Access & movement

06

Overview

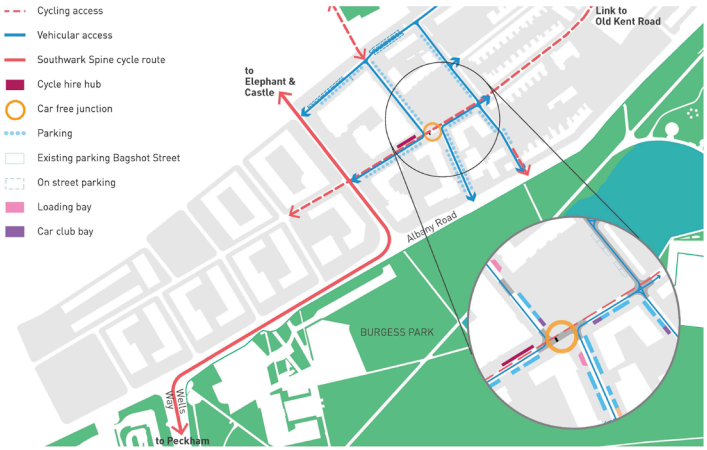
The design of the streets and routes through the site balances the requirements of Southwark's Streetscape Design Manual with a broader green vision for the neighbourhood.

All streets have wide pavements and level crossings. An attractive green environment is created with trees, planting, new lighting and street furniture, encouraging walking and cycling.

A car-free junction at the centre of the site calms traffic by diverting it in a loop to deter rat running.

Cycle racks will be available across the site, along with a new cycle hire dock.

Creating new green links and promoting sustainable travel



Parking

In our conversations with you we have discovered that while many residents value their parking spaces, other users of the streets would rather more space was given over to active travel (walking and cycling) and green street designs.

The masterplan currently proposes:

- 80 spaces in total
- 38 on street
- 42 in podium or basement
- 3% blue badge parking
- 6 car club bays
- bike parking across the site
- A new cycle hire hub near Thurlow Square

13% of residents will have access to a parking space. Existing residents have priority meaning 35% of social rent homes will have access to a parking space.

The on-street spaces will be in small groups interspersed with tree planting to integrate them into the street.

What you asked...

Where will cycle routes go?

While safe routes are widely supported, some groups are concerned about the impact of through-cycling on Burgess Park.

We have been in contact with the council officers developing the Southwark Spine cycle route, which runs the length of the borough. Current proposals are expected to avoid the park and run down Wells Way to join with Chandler Way.

Our team will continue to liaise with Southwark Council on this.

Car access and rat-running

The car-free junction at the centre of the neighbourhood reduces the possibility of rat-running through the site, a concern expressed by many local residents. It also supports safe cycling and walking both east-west and into the new Bagshot Park.

Emergency vehicles and service vehicles will still have full access.

The team are exploring further traffic calming measures such as 'raised tables' (i.e. higher sections of the road) at all intersections.

Bagshot Street will be narrowed and more areas of planting introduced. Customers will still be able to drive to local shops, something many traders said was important to their business, but all traffic will be limited to low speeds.

Attractive pedestrian-friendly streets

Sketch of what the main route from Thurlow Street to Bagshot Street might look like

Key features:

- Tree lined
- Pavements on both sides
- Wide pavements (2.4m-4m)
- Shade
- Shelter
- Places of interest such as planting, playgrounds and commercial spaces
- Flowering trees and colourful foliage at key junctions to help wayfinding
- Inset parking provides a buffer between road and pavement
- Planting provides a buffer between road and pavement

Have your say!

What do you think of our approach to creating an attractive, low-traffic neighbourhood? Have we achieved a sustainable balance between the different ways people uses the streets?

Scan the QR code and let us know.

Or pick up a feedback form from the library.

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Public spaces

07

Overview

The local community is excited about the two new public spaces at the heart of the masterplan. These will provide roughly double the amount of public open space in this area and introduce different types of green space.

Since October, the architects have been working on the configuration of Thurlow Square to give it more clearly defined edges and a stronger relationship to the existing trees on Thurlow Street, and the new route through the site.

In Bagshot Park we have been working closely with local schools and youth groups to develop a multi-use games area / sports cage and surrounding play areas (see next board).

At the same time, this is an opportunity to make streets around and within the sites greener and more attractive.

What you've asked about...

Seating

Streets will benefit from regularly located benches with armrests, in line with Southwark's Streetscape Design Manual standards.

These will be complemented by other sorts of places to sit in and beside Thurlow Square and Bagshot Park. These are being designed to contribute to the identity and character of each space, with a mix of social and quiet places to sit.

Trees

The existing green character of the estate that many people value is at the heart of the redevelopment. The project will seek to retain as many existing trees as possible.

Since October more trees have been added to the proposals for the extension to Mina Road.

The new masterplan layout means that rather than having trees at the heart of Thurlow Square, these will now be around the edges, including existing mature trees of Thurlow Street.

Antisocial behaviour

Many people told us they were worried about a rise in antisocial behaviour (ASB) in the neighbourhood. These concerns have given rise to questions about the management of the new public spaces proposed such as the multi-use games area.

The design team have been liaising with the Police Secure by Design Team for advice on designs that enhance security. This is an issue taken very seriously and we will continue to engage with you on.

Kinglake Street playground

As part of the redevelopment of Block 5C, the existing neighbourhood playground on Kinglake Street will be updated, and the space made greener.

Kinglake Street playground at present

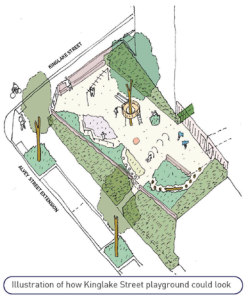
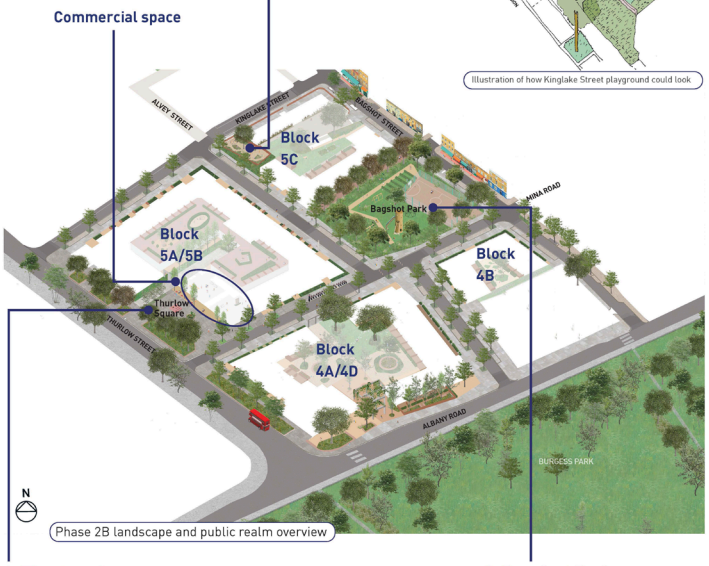


Illustration of how Kinglake Street playground could look



Phase 2B landscape and public realm overview

1. Thurlow Square

Framed by trees, this will be a community square for all ages to enjoy. Playspace will be provided for younger age groups, connected to and visible from the commercial space.

This public space has been one of the main evolutions in the masterplan over the past few months.

The new configuration opens onto both Thurlow Street and the extension of Mina Road, which provide a tree-line edge to the square and easier access. There will be seated areas, shade provided by new trees.

We have also expanded the planted area, creating a pleasant place to linger.

2. Bagshot Park

Bagshot Park will be the major play area for the neighbourhood, between Burgess Park and Surrey Square Park.

It includes a multi-use game area (MUGA) surrounded by themed play. Young people have also told us that public spaces such as this also fulfil the need for a social space to see friends.

Illustration showing how Thurlow Square could look from Thurlow Street corner

Illustration showing how Bagshot Park could look

Have your say!

Would you enjoy using these new pubic spaces?

Scan the QR code and let us know.

Or pick up a feedback form from the library.

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Play

08

Overview

There are several different areas for play across the site, catering for different age groups, physical abilities, and activities. Some are open to the whole neighbourhood and others are private courtyards shared by a block. Bagshot Park, Thurlow Square and Kinglake Street are the main public play areas.

Several workshops have taken place with groups of children and young people of different ages to help design the play and sport uses within the two new public parks, particularly the Bagshot Park multi-use games area (MUGA). The designs have evolved in close collaboration with these groups.

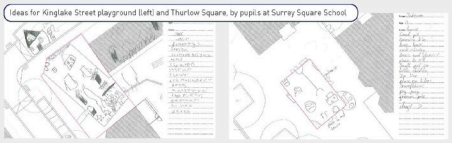
Designs continue to evolve inspired by what we've heard from young people, parents and other members of the community. Further work is planned to ensure that these spaces are fully accessible and make provision for girls as well as boys.

What young people have told us...

Play workshops

Ideas for Bagshot Park by young people on the estate

Ideas for Kinglake Street playground (left) and Thurlow Square, by pupils at Surrey Square School



Wishlist for play spaces and park:

Table tennis
Benches / seating
a zipwire
Trees
Climbing
Monkey bars
Play fountains
swimming pool
Big slide
Swings / roundabout / see-saw / spring rockers
Tree house
Trampolines
Food & drink
Flowers & plants
Toilets nearby
rollercoaster
a zoo

Wishlist for the multi-use games area:

Space for different types of games
Good lighting
Seating for spectators and socialising
Astroturf
Football and basketball
More than one entrance/exit

Bagshot Park diagram: designs are still evolving

Bagshot Park

In response to feedback from local people, including the youth and school workshops, we have been able to incorporate many of the items on wishlists into designs for Bagshot Park – shown in green, above – while balancing them against wider social factors.

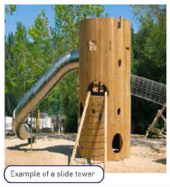
Some items from the wishlists – shown in red, such as zipwires, roller coasters, or a zoo – were too big or not practical to include in Bagshot Park, or other play areas on the site. Astroturf may also be unsuitable if a football pitch is shared with basketball.

01 MUGA
02 Exercise area
03 Bike racks
04 Bouldering
05 Table tennis
06 Hedge garden maze
07 Bleachers
08 Climbing frame
09 Big slide
10 Roundabout
11 See-saw
12 Sunny grassy area
13 Multi-swing
14 Scented garden
15 Stepping stones
16 Crawling tunnel
17 Monkey bars
18 Logs and stumps
19 Tall seat structure with a 'Bagshot' sign
20 Planted slopes for rainwater collection
21 Existing tree

+ New tree planting
+ Varied low-level planting
+ Seating and picnic benches

Examples of different types of play equipment

Example of a MUGA / sports cage


Example of a slide tower

Traditional play

Example of bouldering rocks for climbing

Example of treehouse climbing

Example of stepping stones

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Sustainability & energy efficiency

09

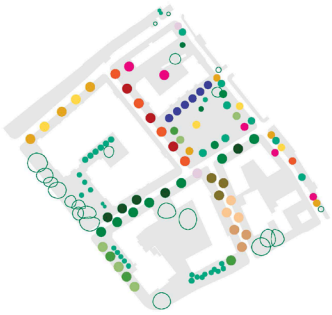
Overview

Sustainability and biodiversity are things you have told us are important for new homes.

Goals to reduce carbon emissions are in line with the requirements of the New London Plan and the draft New Southwark Plan.

Measures to reduce energy use and carbon emissions will also increase the wellbeing of residents by encouraging walking and cycling, increasing access to nature, and addressing fuel poverty.

Tree planting across the site



- London Plane (Platanaceae)
- Oriental Plane (Platanaceae)
- Fern Leaved Beech (Fagaceae)
- Cut Leaved Beech (Fagaceae)
- Honey Locust (Leguminoaceae)
- Judas Tree (Leguminoaceae)
- Black Locust (Leguminoaceae)
- False Locust (Leguminoaceae)
- Silk Tree Mimosa (Leguminoaceae)
- Tulip Tree (Magnoliaceae)
- Maidenhair Tree (Ginkgoceae)
- Japanese Cherry (Roseaceae)
- Sweet Gum (Hamamelidaceae)
- Italian Alder (Betulaceae)
- Multi-stem Silver Birch (Betulaceae)
- Existing tree

What you've asked...

Will my bills be lower?

All homes are targeting an Energy Performance Certificate (EPC) rating of B or higher, meaning they will require less energy to run.

Billing is based on actual usage, which residents can see using meters in their home. This provides the opportunity to use energy efficiently, and to reduce household bills.

Key environmental goals

Objective	How will it be met?	Example measures taken
Minimise carbon emissions	District heating	85% of the heating and hot water will be provided by the district heating system. This generates most of its heat from an Air Source Heat Pump (ASHP), which runs on electricity rather than fossil fuels such as oil or gas.
		Whole-life carbon modelling is being carried out to understand and reduce the development's overall carbon footprint from construction until the end of its life.
	Generating on-site renewable energy	Some buildings will use their roof space for photovoltaic panels to generate electricity.
Reducing raw materials used in the construction	Design of buildings and use of recycled materials where possible	The structure of the taller buildings has been made as lean as possible to reduce the amount of concrete needed for the structure.
		Concrete from the existing buildings will be crushed and used as aggregate in the new development, reducing the raw materials required.
Tackling fuel poverty	Reduction in household energy use and greater comfort	For residents, the heating system will work much like a traditional combi boiler: residents will be able to control their heating with radiator valves, and room thermostats while the hot water will be produced on demand. High-quality insulation and thermal glazing will reduce heating demand. Dual aspect flats will also allow natural ventilation, helping you stay cool in summer.
Climate change resilience	Water management	Landscaping will incorporate several measures to collect rainwater and prevent flooding: • Permeable surfaces such as paving, parking bays and play areas to mitigate flooding • Rain gardens designed to absorb and filter rainwater from streets • Planted areas and trees to absorb water
	Micro-climates	Tree-lined streets and green roofs will provide shade and help cool buildings and streets in the summer. They will also help filter carbon dioxide from the air.
Increasing biodiversity and wildlife	Green spaces	A 'green corridor' or network of green streets will provide routes for animals to move through and an ecosystem for plants and wildlife. New landscaped public spaces such as Bagshot Park are an opportunity for diverse planting.

c

Stage 3

Aylesbury Regeneration Phase 2B - Revised Plans

Next steps

10

Overview

The current aim is to begin construction of the new homes towards the end of 2023.

This will therefore be your last opportunity to give us your feedback on the masterplans before they are submitted to Southwark Council for planning approval in Spring. The feedback you give us now will help the design team to make any final refinements to the masterplan.

However, the conversation will continue as the building of the new homes progresses. Notting Hill Genesis will continue to work with the community by listening to your views, supporting your needs and keeping you informed.

Planning Application submission

We are aiming to submit a new full planning application for Phase 2B in Spring 2022. We are showing you the updated masterplan now to allow time for adjustments before the designs are frozen for submission to Southwark Council.

At the same time, a separate application will be made for the demolition of all existing buildings on the Phase 2B site – a process that will happen a block at a time as residents are rehoused.

Once the planning applications are made, Southwark planners will run the statutory public consultation required for any development seeking approval.

To receive updates on the progress of the masterplan, sign up for the newsletter at **aylesburyphase2b.commonplace.is**, email aylesbury@nhg.org.uk or call 07920 466133.

Commitment to ongoing engagement

Notting Hill Genesis are committed to working with and involving residents for the long term. We see the planning consultation as a step on this journey, not an end in itself.

As part of this process of engagement NHG are meeting with key local representatives, including schools, TRAs and the new Creation Community Investment Company to explore ways that the community (existing, rehoused and new residents) can benefit from the regeneration and possibilities for further involvement.

Helping to build a strong community will be essential for the long term success of the project.

What happens next?

Spring 2022 Planning approval will be sought this spring. This will be needed before the project can move into the detail and technical design phase; followed by demolition and construction.

2023 Anticipated start of block-by-block demolition process and reconstruction.

Ongoing We will continue to liaise with the local community and address any concerns throughout the planning and construction period.

We will ensure that a robust process is in place to minimise impacts, keep people informed, listen to concerns and address any issues.

Chance to win vouchers

Upcoming events: Come and talk to us

We would love to talk to you in person, discuss your thoughts and answer any questions. Sign up for one of the following online events this January to talk to the design team, engagement consultants and representatives of Notting Hill Genesis. Due to the current public health situation in Southwark, January's events will be held online.

- **Monday 24 January 2022, 6-8pm,**
  Workshop for Aylesbury residents: online
  Topic: New homes
  Looking at designs for the new homes and how they cater for accessibility, energy efficiency and different lifestyles.

To register and receive a Zoom link
email aylesbury@nhg.org.uk or
call 07920 466133

Everyone who comes to an event will be entered into a **PRIZE DRAW** to win vouchers to spend at local businesses.

- **Tuesday 25 January 2022, 6-8pm**
  Public workshop: online
  Topic: Public space
  Workshop with members of the design team to help refine public space in the redevelopment. We will discuss Bagshot Park, Thurlow Square, landscaping, and traffic circulation.
- **Thursday 27 January 2022, 6-8pm, online**
  Open public meeting and Q&A
  An opportunity for you to hear more about the revised regeneration plans and share your views.

Have your say!

Give us your feedback

Scan the QR code to learn more and have your say, or pick up a feedback form from

- East Street library
- Southwark Heritage Centre and Walworth Library

And return it for free to:

Freepost SOUNDINGS (CONSULTATION) LIMITED

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

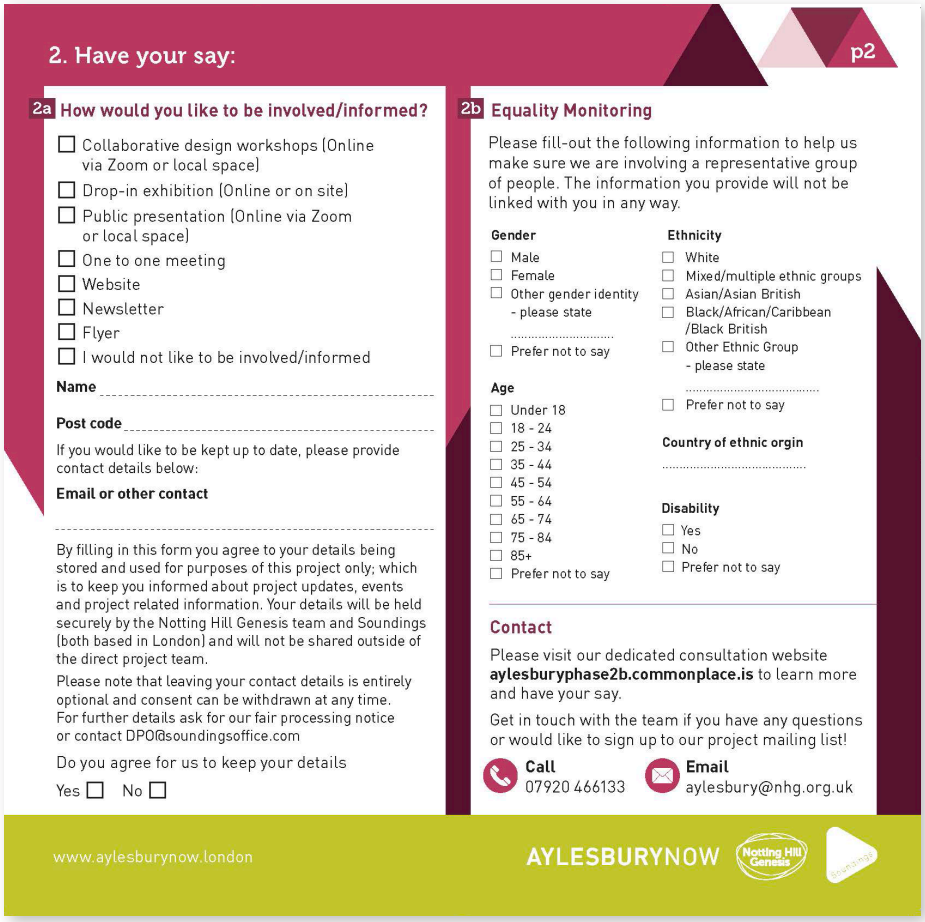
Get in touch with the team if you have any questions or would like to sign up to our project mailing list or if you have any questions about the regeneration programme.

Call 07920 466133

Email aylesbury@nhg.org.uk

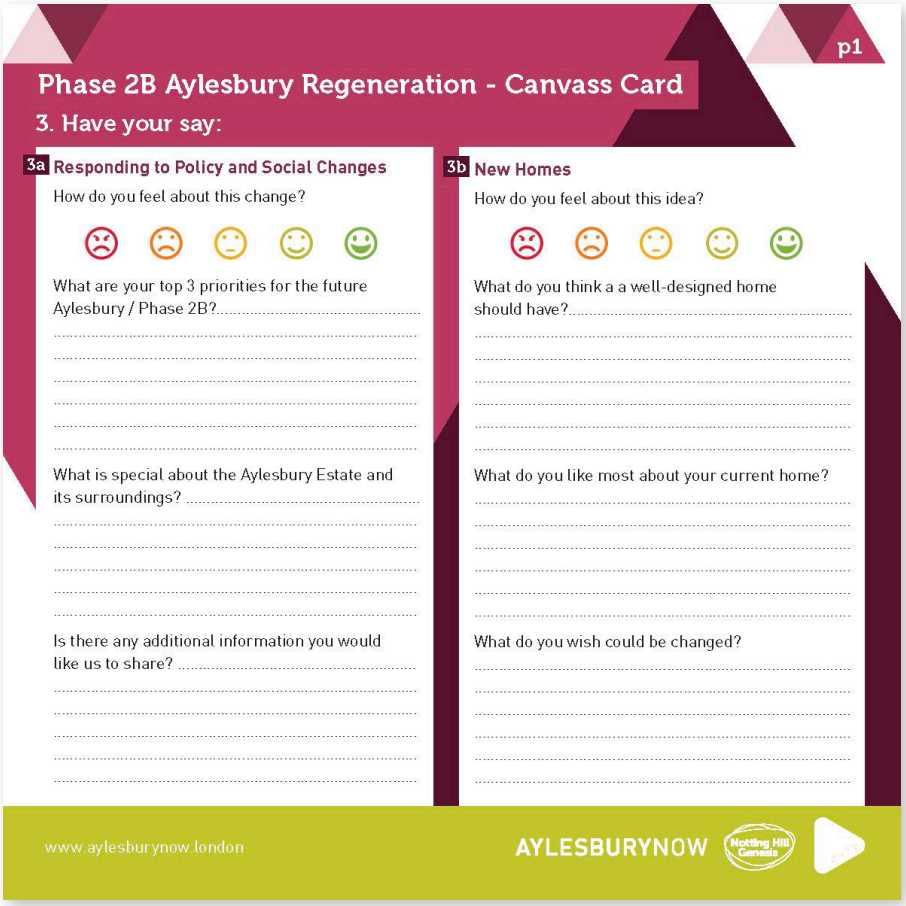
D - FEEDBACK FORMS & CANVAS CARDS

Stage 1



D

Stage 1



p1

Phase 2B Aylesbury Regeneration - Canvass Card

3. Have your say:

3a Responding to Policy and Social Changes

How do you feel about this change?

What are your top 3 priorities for the future Aylesbury / Phase 2B?

What is special about the Aylesbury Estate and its surroundings?

Is there any additional information you would like us to share?

3b New Homes

How do you feel about this idea?

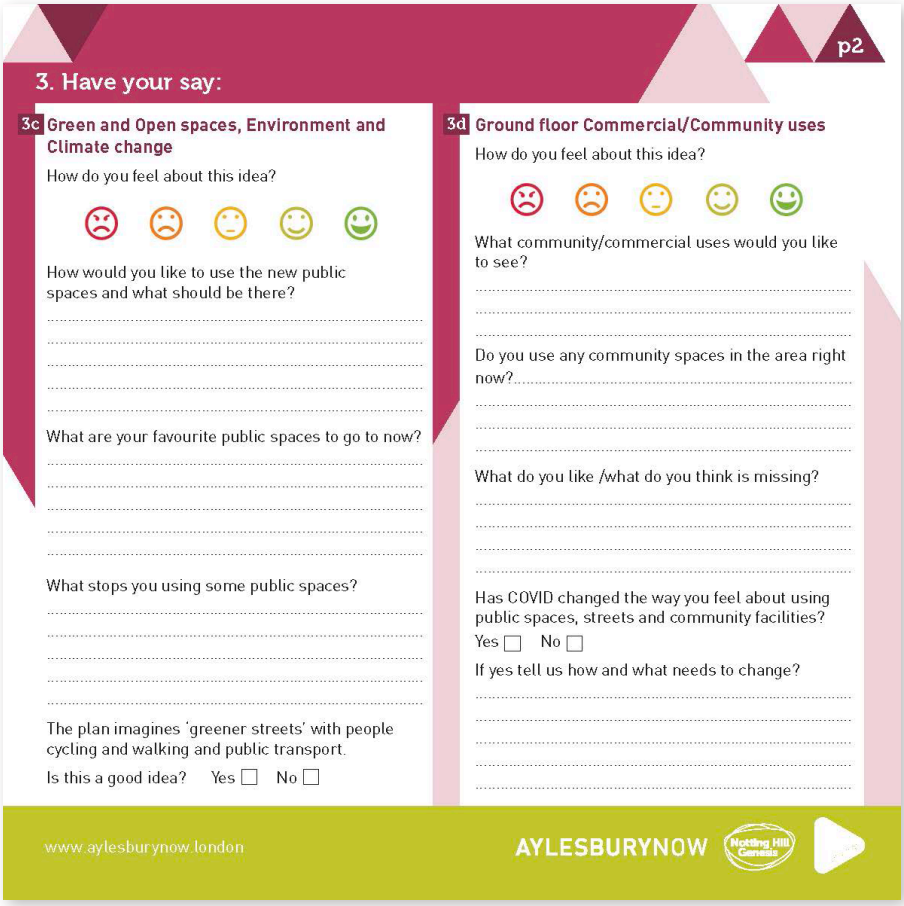
What do you think a a well-designed home should have?

What do you like most about your current home?

What do you wish could be changed?

www.aylesburynow.london

AYLESBURYNOW



p2

3. Have your say:

3c Green and Open spaces, Environment and Climate change

How do you feel about this idea?

How would you like to use the new public spaces and what should be there?

What are your favourite public spaces to go to now?

What stops you using some public spaces?

The plan imagines 'greener streets' with people cycling and walking and public transport.

Is this a good idea? Yes ☐ No ☐

3d Ground floor Commercial/Community uses

How do you feel about this idea?

What community/commercial uses would you like to see?

Do you use any community spaces in the area right now?

What do you like /what do you think is missing?

Has COVID changed the way you feel about using public spaces, streets and community facilities?

Yes ☐ No ☐

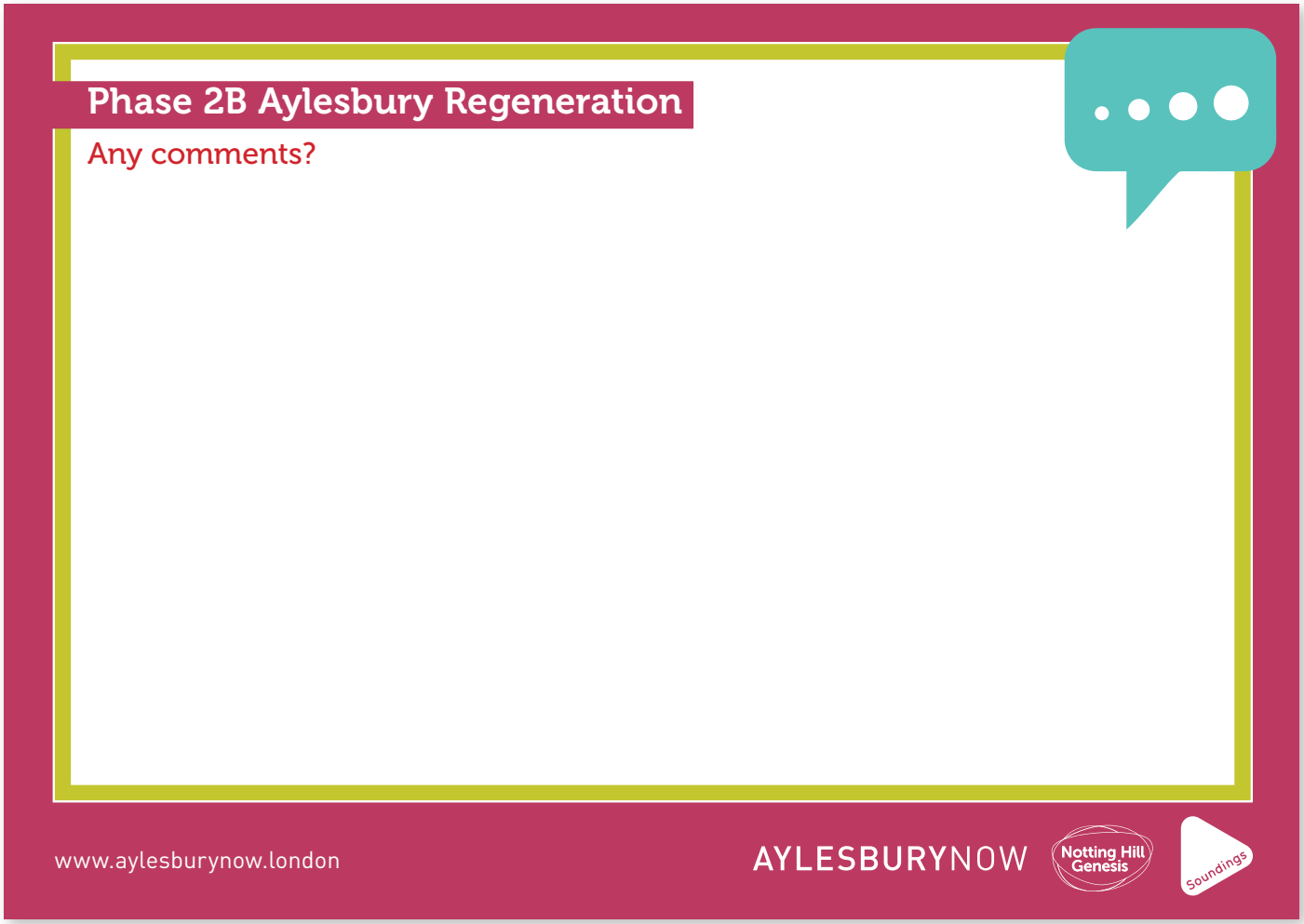
If yes tell us how and what needs to change?

www.aylesburynow.london

AYLESBURYNOW

D

Stage 1


Phase 2B Aylesbury Regeneration
Any comments?
www.aylesburynow.london
AYLESBURYNOW
Notting Hill Genesis
Soundings

D

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

Feedback Form

Have your say!

Thank you for coming to our community exhibition to talk about Phase 2B of the Aylesbury Estate regeneration. Your insight and opinion is extremely valuable to us as we continue to shape the designs for this more than 600 new homes. Please help us by giving your responses below.

1. Which event are you attending? (enter date) _____

About You

2. What brings you here today?

- ☐ I am a resident of the Aylesbury Estate
- ☐ I work here
- ☐ I'm passing through
- ☐ I live in the area
- ☐ I'm visiting someone

3. Name: _____

4. Postcode: _____

5. Please provide your email address if you would like to be added to our mailing list.

_____

Site layout and design principles (Boards 5, 6 and 7)

In general, to what extent do you support our masterplan to improve connectivity, enhance green links and deliver two new garden squares?

Strongly opposed	Somewhat opposed	Neutral	Somewhat support	Strongly support
○	○	○	○	○

6. What do you like about it?

7. Do you have any concerns?

8. Do you have any questions you would like us to address?

D

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

Feedback Form

New homes and private outdoor spaces (Boards 8 and 9)

9. **To what extent do you like the design of the homes and the proposals for gardens and balconies? (Please tick one)**

Strongly opposed	Somewhat opposed	Neutral	Somewhat support	Strongly support
○	○	○	○	○

10. **What are your priorities for the new homes? (Please tick all that apply)**

- ☐ Dual aspect
- ☐ Natural light
- ☐ Size/proportions of home
- ☐ Accessibility
- ☐ Number of individual rooms
- ☐ Open-plan living
- ☐ Private terrace or garden
- ☐ Residents-only shared courtyards and gardens
- ☐ Looking out onto shared gardens and public spaces
- ☐ Energy efficiency
- ☐ Front doors onto the street or square
- ☐ Private Balconies
- ☐ Other (please specify) _____

11. **Do you have any further questions or comments on our proposed designs for new homes and gardens?**

D

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

Feedback Form

Public space, play, access and movement (Boards 10, 11, 12 and 13)

12. In general, what do you think of the outdoor public areas, new open spaces and landscape shown?

Strongly opposed	Somewhat opposed	Neutral	Somewhat support	Strongly support
○	○	○	○	○

13. What are your priorities for the streets and public spaces? (Please tick all that apply)

- ☐ Safe cycleways
- ☐ Car club
- ☐ Residents' parking
- ☐ Spaces for older people
- ☐ Green walking routes
- ☐ Other (please specify) _____
- ☐ Cycle hire
- ☐ Traffic-free streets
- ☐ Loading bays
- ☐ Spaces for younger people

14. What are your priorities for the landscaping? (Please tick all that apply)

- ☐ Public green space/parks
- ☐ Trees
- ☐ Flooding mitigation/drainage
- ☐ Urban greening
- ☐ Other (please specify) _____
- ☐ Seating
- ☐ Biodiversity
- ☐ Soft landscaping
- ☐ Exercise

15. What are your priorities for play areas?

- ☐ Play near the home
- ☐ Play for 0-5 years
- ☐ Play for over 10s and teenagers
- ☐ Seating/hang-out spaces
- ☐ Other (please specify) _____
- ☐ Adventurous play e.g. climbing wall
- ☐ Play for 5-10 years
- ☐ Accessible spaces and play facilities
- ☐ Sport facilities/Multi-use Games Area (ball games)

D

Stage 2

Aylesbury Regeneration Phase 2B - Initial Plans

Feedback Form

Commercial space

A new commercial space is proposed at the heart of the scheme, as shown on Board 14.

16. What commercial uses would you welcome?

- ☐ A cycle repair workshop
- ☐ Independent shop(s)
- ☐ Business space for start-ups
- ☐ Training/education
- ☐ Other (please specify) _____
- ☐ A café / community kitchen
- ☐ Art studios
- ☐ Art gallery
- ☐ Co-working

17. Do you have any other questions or comments relating to the project?

Have your say!

Contact details

We welcome people's feedback and views. Please complete the survey provided either online or at events.

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list.

Call 07920 466133

Email aylesbury@nhg.org.uk

D

Stage 2

Any comments?
Share your thoughts, ideas and suggestions
www.aylesburynow.london
AYLESBURYNOW
Notting Hill Genesis

D

Stage 2

My Community
www.aylesburynow.london
AYLESBURYNOW
Notting Hill Genesis

D

Stage 3

Aylesbury Regeneration Phase 2B

Aylesbury Estate Regeneration Phase 2B

Consultation feedback form

Have your say!

Following the consultation feedback collected during Summer and Autumn 2021, the masterplan design for the regeneration of Phase 2B of the Aylesbury Estate has now been refined. Please take a look at the revised designs and tell us what you think.

WHERE: You can view the revised masterplan designs both online and in printed form

Outdoor exhibition at junction of Thurlow Street with Albany Road
Printed booklets at East Street Library, 168-170 Old Kent Road, SE1 5TY, and Southwark Heritage Centre & Walworth Library, 145-147 Walworth Road, SE17 1RW

Online at aylesburyphase2b.commonplace.is

Or request a printed copy by emailing aylesbury@nhg.org.uk or calling 07920 466133

PLEASE RETURN YOUR PRINTED FEEDBACK FORM BY 14 FEBRUARY 2022

Hand it in at:

- East Street Library, 168 - 170 Old Kent Road, SE1 5TY
- Southwark Heritage Centre & Walworth Library, 145-147 Walworth Road, SE17 1RW
- The Old Pharmacy, 2nd Floor Taplow, Thurlow Street, London, SE17 2UQ

By Freepost (no stamp needed):

- Freepost SOUNDINGS (CONSULTATION) LIMITED

Or take a photo of your completed form and email it to: aylesbury@nhg.org. uk

D

Stage 3

Feedback Form

1. Where did you pick this form up?

_____

2. How did you hear about the consultation?

☐ Newsletter ☐ Email ☐ Poster

☐ Southwark social media ☐ Word of mouth ☐ Other _____

About You

3. What is your connection to the Aylesbury Estate?

☐ I am a resident of the estate ☐ I live in the area but not on the estate

☐ I am a social tenant hoping to be homed here ☐ I work here / in the area

☐ I'm passing through / visiting

4. Name: _____

5. Postcode: _____

6. Email address or mobile or telephone number or other contact if you would like to be added to the mailing list for updates.

_____

Site layout and design principles (refer to pages 01 & 03)

7. In general, to what extent do you support the revised masterplan (January 2022)

☐	☐	☐	☐	☐
Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed

8. What do you like about it? (optional)

9. Do you have any concerns? (optional)

D

Stage 3

Aylesbury Regeneration Phase 2B

New homes (refer to pages 04 & 05)

10. To what extent do you think the revised designs for new homes meet the needs of future residents?

Fully meets needs	Somewhat meets needs	Neutral	Somewhat unsuitable	Unsuitable
☐	☐	☐	☐	☐

11. What do you like about the new home designs?

- ☐ size
- ☐ dual aspect
- ☐ energy efficiency
- ☐ natural light
- ☐ gardens/balconies
- ☐ other.....

12. Do you have any concerns? (optional)

Access and movement (refer to page 06)

13. To what extent do you support the revised masterplan's approach to creating an attractive neighbourhood that encourages walking and cycling?

Strongly support	Somewhat support	Neutral	Somewhat opposed	Strongly opposed
☐	☐	☐	☐	☐

14. What do you think works well? (optional)

15. Do you have any concerns? (optional)

Public spaces (refer to pages 07 & 08)

16. What do you think of the proposed public outdoor spaces, play facilities, streets and landscape in the revised masterplan?

Strongly like	Somewhat like	Neutral	Somewhat dislike	Strongly dislike
☐	☐	☐	☐	☐

Stage 3

Aylesbury Regeneration Phase 2B

17. What do you like most about them?

- ☐ plenty of trees & plants
- ☐ play provision
- ☐ plenty of green spaces
- ☐ seating
- ☐ cycling routes
- ☐ other.....

18. Do you have any concerns? (optional)

Sustainability (refer to page 09)

19. How effective do you think the revised masterplan meets its sustainability goals?

Very effective measures	Some effective measures	Neutral	Not enough effective measures	Not at all effective
☐	☐	☐	☐	☐

20. Can you tell us more about your answer? (optional)

General Questions

21. To what extent, in general, would you support the revised masterplan for the regeneration of Aylesbury Estate Phase 2B?

Strongly opposed	Somewhat opposed	Neutral	Somewhat support	Strongly support
☐	☐	☐	☐	☐

22. Can you tell us more about your answer? (optional)

23. Any other comments?

E - COMMUNICATIONS MATERIALS

Stage 1 - A5 Flyer

E

Stage 1

Notting Hill Genesis will be delivering Phase 2B as the next phase of the Aylesbury regeneration.

Phase 2B includes Wendover 241-471, and all of Winslow, Padbury and Ravenstone blocks.

It will deliver:

- over 600 new homes
- targeting 50% of homes to be affordable
- a new neighbourhood park with play areas
- a public space on Thurlow Street
- new ground floor commercial or start-up spaces

Meet the Team!

NHG and members of the project team will be in the neighbourhood to speak to you about the project. Drop by to chat to us and tell us your thoughts on the project:

Wednesday 14 July

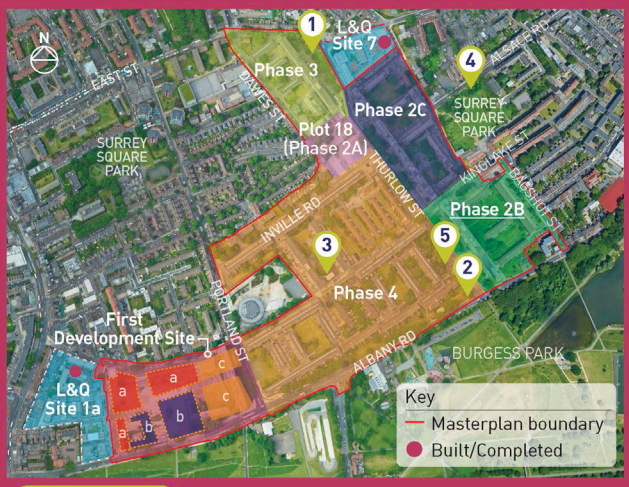
1. **12-1pm** at East Street / Thurlow Street
2. **3-4pm** at Albany Rd / Thurlow St

Thursday 15 July

3. **1-2pm** outside Creation Trust blue huts
4. **3-4pm** at Surrey Square Park

Saturday 17 July

5. **11am-1pm** at Thurlow Street MUGA



Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list!

Call
07920 466133

Email
aylesbury@nhg.org.uk

AYLESBURYNOW

Notting Hill Genesis

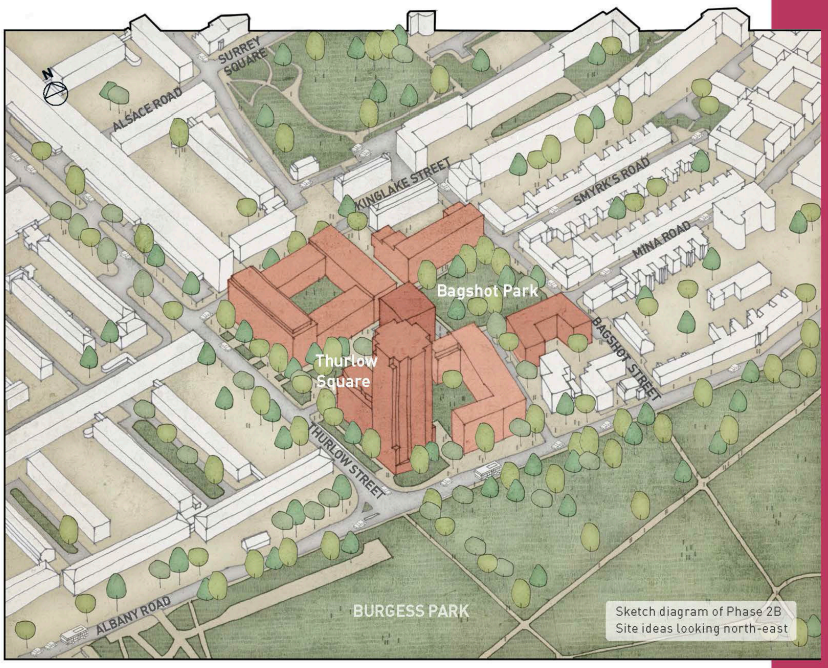
Soundings

E

Stage 2 - A4 Flyer

Aylesbury Estate Regeneration Phase 2B

Join us to discuss the revised plans



Find out more about upcoming events
(see details on the reverse)

Plans are being developed for the regeneration of Phase 2B of the Aylesbury Estate, the area that includes the Wendover 241-471, Winslow, Padbury and Ravenstone blocks.

Following ongoing consultation and planning policy changes since 2016, and especially what you told us during our consultation this summer, we've revised our proposals for the site. We'd now like to invite local residents, businesses and stakeholders back to see what revisions have been made, and to comment further.

Please join Notting Hill Genesis, Soundings and the design team at one of our public events, exhibitions or workshops being held this autumn (see overleaf for full details).

It's an opportunity to view the latest plans for the site, which include:

- 600+ new homes
- 50% affordable homes
- A mix of generously sized flats and maisonettes
- Two new public parks
- Commercial space
- Play space for all ages
- Sustainable buildings
- Tree-lined streets and attractive green spaces

We look forward to seeing you!

E

Stage 2 - A4 Flyer

Where to have your say

Upcoming events to discuss Aylesbury Regeneration Phase 2B

Public open day

Saturday 16 October 2021, 12noon - 3pm
Surrey Square Primary School,
Surrey Square, London SE17 2JY

Drop in any time to meet the team, view updated designs in a family-friendly environment and give your feedback on plans for Phase 2B of the estate regeneration. Members of the design team, Notting Hill Genesis and Soundings will be on hand to listen to your feedback and answer your questions. This event is free and open to all.

Drop in exhibition and stakeholder evening workshop

Monday 18 October 2021
Drop in exhibition 4-6pm; workshop 6-8pm
Upper Hall, Pembroke House, 80 Tatum Street, London SE17 1QR

Drop in to view the plans between 4-6pm.
An early evening workshop will discuss public space, access and circulation.
Email aylesbury@nhg.org.uk or
call 07920 466133 if you would like to take part.

Online public workshop

Tuesday 26 October 2021, 6-7.30pm
An online evening to discuss the revised plans.
Email aylesbury@nhg.org.uk or
call 07920 466133 if you would like to take part.

Resident workshops

Early November
We'll also be running some bespoke new homes workshops for residents later in the autumn. Get in touch if you would be interested in taking part.

Indicative illustration showing Bagshot Park view looking west

Indicative illustration showing Thurlow Square

Indicative illustration of Alvey Street looking south

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list.

Call
07920 466133

Email
aylesbury@nhg.org.uk

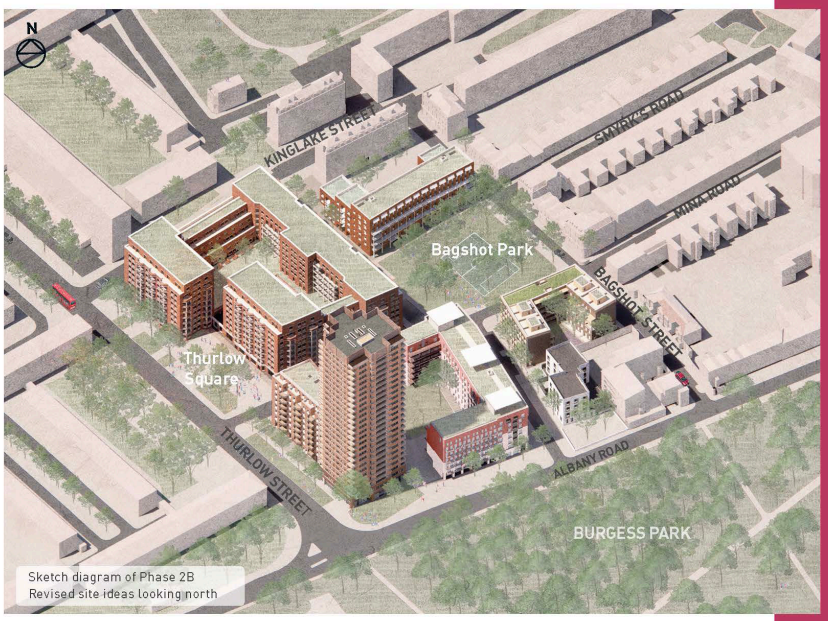
AYLESBURYNOW

E

Stage 3 - A4 Flyer

Aylesbury Estate Regeneration Phase 2B

Join us to discuss revised designs



Sketch diagram of Phase 2B
Revised site ideas looking north

For a list of events this January see reverse

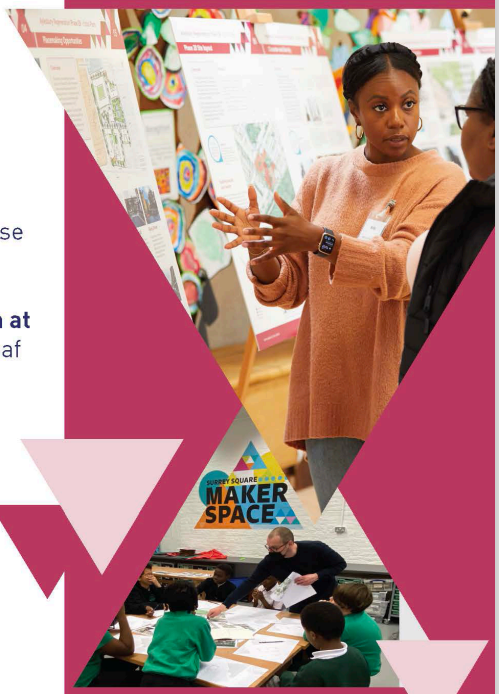
Designs for Phase 2B of the Aylesbury Estate regeneration have been progressing and we hope to submit them to Southwark Council for planning approval this spring.

The area for redevelopment includes the Wendover (241-471), Winslow, Padbury and Ravenstone blocks.

Since we shared the initial plans in the summer and autumn, and heard your feedback, we have been making some significant changes and improved our designs.

Before we submit our planning application, we'd like to share these revised designs and hear any further comments you might have.

Please join Notting Hill Genesis, Soundings and the design team at one of our online workshops being held this January (see overleaf for full details).



Latest plans include:

- 600+ new homes
- 50% affordable homes
- Two new public spaces
- Flexible, accessible lifetime home design
- A mix of generously sized flats and maisonettes
- Balconies and private shared gardens for residents
- Increased commercial space
- Play space for all ages
- Energy-efficient design
- Tree-lined streets and attractive green spaces

E

Stage 3 - A4 Flyer

Where to have your say

Events in January to discuss Aylesbury Regeneration Phase 2B

Tuesday 18 January 2022, 6-8pm, online
Evento para la communidad hispanica
Discutir la regeneración del Phase 2B.
(Event for Spanish speakers and members of the Latin American community)

Monday 24 January 2022, 6-8pm, online
Aylesbury residents workshop: homes
Will the new housing adapt to the everyday lifestyles and changing needs of residents?

Tuesday 25 January 2022, 6-8pm, online
Public workshop: public space
Workshop with members of the design team to discuss and help refine public space in the redevelopment. Topics include: Bagshot Park, Thurlow Square, landscaping, and traffic circulation.

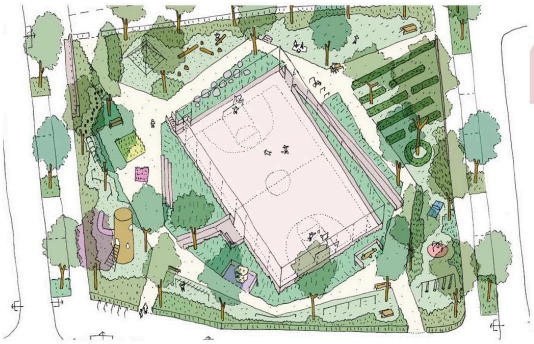
Thursday 27 January 2022, 6-8pm, online
Public meeting and Q&A
Members of the design team, Soundings and Notting Hill Genesis will discuss the regeneration of Phase 2B, record your comments and answer any questions.

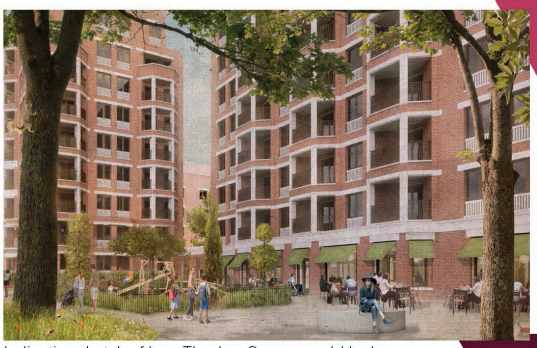
To register for an event

Email aylesbury@nhg.org.uk or call 07920 466133 if you would like to receive a Zoom link.

Send us your views
Online
- At aylesburyphase2b.commonplace.is.
- Scan the QR code below.

By post
- Request printed information and a feedback form by emailing aylesbury@nhg.org.uk or calling 07920 466133 or visit your local libraries.


Working designs for Bagshot Park and play areas


Indicative sketch of how Thurlow Square could look

Indicative sketch of a tree-lined avenue off Thurlow Street

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list.

Call
07920 466133

Email
aylesbury@nhg.org.uk

AYLESBURYNOW

E

Stage 3 - Poster

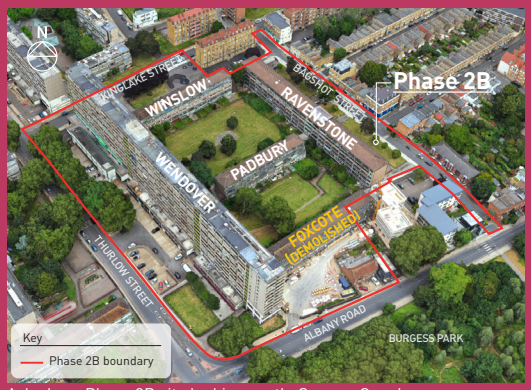
Aylesbury Regeneration Phase 2B

AYLESBURYNOW

Prize draw!
Chance to win a voucher when you attend a workshop

Join us at workshops this January to discuss revised masterplan designs

Following autumn's public consultation, we'd like to share the latest designs and ask for any final comments before we submit our planning application in Spring.



Aylesbury Phase 2B site looking north. Source: Google.

Revised proposals for Phase 2B site looking north

Have your say!

Evento para la communidad hispanica

Tuesday 18 January 2022
6-8pm, online

Discutir la regeneración del Phase 2B.
(Event for Spanish speakers and members of the Latin American community)

Public workshop

Tuesday 25 January 2022
6-8pm, online

An online evening to discuss and help refine public space in the redevelopment.

Aylesbury residents' workshop

Monday 24 January 2022
6-8pm, online

Workshop for residents of the estate to discuss homes and private gardens.

Public meeting and Q&A

Thursday 27 January 2022
6-8pm, online

General discussion and chance to comment on revisions to Phase 2B masterplan.

To register for an event
please **scan the QR code**, **email aylesbury@nhg.org.uk** or **call 07920 466133** to receive a Zoom link

Find out more and tell us your views

- Online at **aylesburyphase2b.commonplace.is**
- By **scanning the QR code** below
- View the information and pick up a feedback from **East Street or Walworth Library** (from 20 January)
- Request a copy by emailing **aylesbury@nhg.org.uk** or calling **07920 466133**

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list.

Call
07920 466133

Email
aylesbury@nhg.org.uk

E

Stage 3 - Poster

Aylesbury Estate Regeneration Phase 2B

AYLESBURYNOW

Come and talk to the design team

Prize draw!
Chance to win a voucher when you fill in a feedback form

Saturday 12 February
11am - 2pm

Corner of Thurlow Street/ Albany Road

- View updated proposals
- Talk to the design team
- Give your feedback about the plans

Drop-in - no booking required

Tasty treats
from local restaurant, Amigos

Please visit our dedicated consultation website **aylesburyphase2b.commonplace.is** or scan the QR code to learn more and have your say.

Get in touch with the team if you have any questions or would like to sign up to our project mailing list.

Call
07920 466133

Email
aylesbury@nhg.org.uk

F - NEWSLETTERS

Stage 2 - Participants letter

13 December 2021

Dear Resident / Stakeholder / Community member,

Aylesbury Estate Regeneration – Phase 2B
Consultation update

Thank you for coming to our engagement events this autumn and sharing your thoughts on the early masterplan concept for the Aylesbury Estate Regeneration, Phase 2B. It was great to meet you and hear your views.

Over our summer and autumn engagement sessions together, we have

- Recorded 4,977 visitors to the project website (aylesburyphase2b.commonplace.is) who have left more than 170 comments
- Hosted five street pop ups in the summer, two public exhibitions (at Surrey Square School and Pembroke House), and an online Q&A
- Held six workshops with young people from the area
- Met with more than 10 key stakeholder groups

Notting Hill Genesis and their design team have found your insight useful and are currently working on revisions to the masterplan designs, which we will be in a position to share with you in January.

In the meantime, we'd like to share a few of the key findings:

Access and circulation
With the introduction of new/extended streets knitting the development into the surrounding area, some residents were initially worried there might be an increase in 'rat running'. Measures taken to prevent this have been welcomed. These include a road layout that loops to avoid roads running straight through the site. Emergency services and other key vehicles would still have full access.

Parking
Opinion is divided on car use and parking. Many residents and traders are very keen to keep on-street parking spaces. However, on-street parking is seen by some stakeholder groups as at odds with the creation of green, sustainable, attractive streets.

NHG will honour the commitment to re-provide parking spaces for existing Aylesbury residents, and spaces will be re-provided on Bagshot Street. At the same time, we will create greener, pedestrian-friendly streets with wide pavements and more trees.

F

Stage 2 - Participants letter

Public spaces
Community was a word used by almost everyone and is something close to residents' and other local people's hearts. Some people said they were worried that regeneration and the increased number of people that will be living in the area threatens that.

Community is important on the Aylesbury Estate and public spaces are seen as somewhere people of all ages and demographics can come together.

Play space
Several workshops have taken place with groups of children and young people of different ages to help design the play and sport uses within the two new public parks, particularly the Bagshot Park Multi use Games Area. The designs have evolved in close collaboration with these groups.

Some of the key interests expressed by the young people we have worked with are: football, table tennis, adventurous play (e.g. climbing), slides. There is also a lot of interest from young people in creating attractive leafy public spaces that are pleasant to be in, with plenty of planting and places to sit.

Designs continue to evolve inspired by what we've heard from young people, parents and other members of the community. Further work is planned to ensure that these spaces make adequate provision for girls as well as boys and we will be seeking the views of the whole community at our next event in January (see below).

Antisocial behaviour (ASB)
Many people told us they were worried about a rise in antisocial behaviour (ASB) in the neighbourhood. General concerns about safety and security have given rise to questions about the management of the new public spaces proposed such as the propose multi-use games area.

We have been liaising with the Police Secure by Design Team for advice on designs that enhance security. This is an issue we take very seriously and will continue to engage with you on.

New homes
When asked what they loved about their current homes during our summer consultation, residents highlighted the generous proportions, space, natural light, and views. Other features such as dual aspect, private outdoor space such as a balcony or small garden, storage, and enough rooms for a family were also high on the list of priorities.

Concept plans exhibited in autumn showing new flats of similarly generous dimensions were therefore welcomed. We can also confirm that private and social housing would be of equal proportions and a high standard of design.

Accessibility and flexibility of spaces (homes that can be adapted to suit different requirements such as age and mobility) are also key aspects of the floorplans, as is low-carbon heating and reduced energy bills, which were important environmental and practical considerations for many residents.

F

Stage 2 - Participants letter

Commercial use
In the summer, we asked residents to tell us what they enjoyed doing and what community and commercial uses they might like to see provided for as part of Phase 2B. Independent shops and cafés were popular, as was a new community space.

In the autumn we asked which of the things suggested you would welcome; a community kitchen, independent shops, training/education space, art studios or a gallery, and workshops (including bicycle repairs) were all popular choices.

The design of the commercial space continues to be considered by Notting Hill Genesis. We continue to welcome the views of local people on what uses it might accommodate.

In order to show you how the designs have changed in response to your feedback and other factors, we are planning further engagement events in January.

This is planned to include a family-friendly **public open day on Saturday 22 January**. This will be an opportunity to meet the design team, view the revised designs, a physical model of the blocks and public spaces and details of the new homes before a planning application is submitted to Southwark Council in Spring 2022.

We will also be running **hands-on workshops** for:
a) estate residents on the new homes designs (morning) and
b) stakeholders and the wider public on the new public spaces and streets (afternoon).
Please let us know if you would be interested in taking part in these by **emailing aylesbury@nhg.org.uk** or **calling 07920 466 133**.

Events will be subject to ongoing review of public health recommendations; we will continue to keep you updated on the details.

Thank you again for your input and insight this year. Do continue to feed back to us and **get in touch at aylesbury@nhg.org.uk** or **07920 466 133** if you have any questions.

Best wishes for the festive season,

Christina Norton

Founding Director,
Soundings
Community engagement consultants

Lorraine Gilbert

Head of Communications & Resident Involvement
Notting Hill Genesis

F

Stage 3 - Spanish Letter

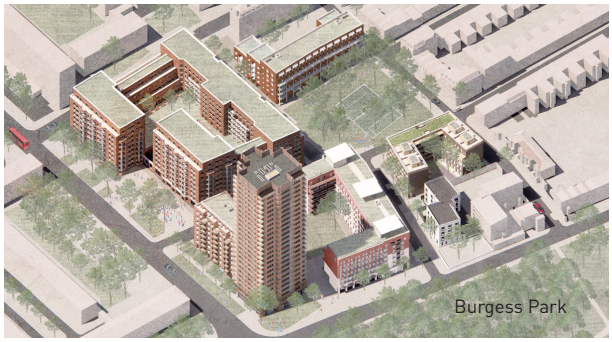
06 enero 2022

Aylesbury Estate Regeneration está aqui para la communidad hispanica y asi, responder a sus consultas y opiniones

Notting Hill Genesis y Soundings queremos invitarle a un evento para la communidad Latino Americana y Española del Aylesbury Estate y sus vecinos.

Fecha: Martes 18 enero
Donde: Zoom
6-7.30pm

El evento es un oportunidad para discutir la regeneración del Aylesbury Estate, en particular Phase 2B, el área entre Bagshot, Albany, Thurlow y Kinglake.



Vista aérea del plan maestro propuesto para la regeneración de la Fase 2B, Aylesbury Estate

Discutiremos:

- Los diseños de los nuevos edificios, parques y espacios públicos.
- Las casas nuevas.
- Rutas para ciclismo, coches, andando.
- Como se puede responder a la consulta y dar su opinión.

Nos hubiese gustado tener el evento en persona, pero ahora no sera possible debido al Covid. Sin embargo, nosotros esperamos que pronto sea posible otra reunión en persona.

Para recibir el enlace de Zoom, por favor envíe un correo electrónico a **aylesbury@nhg.org.uk** o llame al **07920 466 133**

Christina Norton

Founding Director,
Soundings
Community engagement consultants

Lorraine Gilbert

Head of Communications & Resident Involvement
Notting Hill Genesis

G - YOUTH ENGAGEMENT PRESENTATIONS

AYLESBURY ESTATE REGENERATION, PHASE 2B

YOUTH WORKSHOP

2 JULY 2021

AYLESBURYNOW Notting Hill Genesis Soundings

OUR FAVOURITE DESIGN OBJECTS

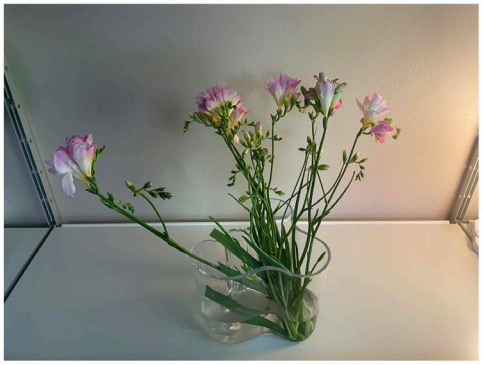
G

FOLA

CHRIS

G

CHRISTINA



RICHARD

EVA

WHAT IS GOOD DESIGN?

SOMETHING THAT WORKS WELL?

SOMETHING THAT MAKES THINGS EASIER?

SOMETHING THAT MAKES YOU HAPPIER?

IS GOOD VALUE FOR MONEY?

IS GOOD FOR THE ENVIRONMENT/SUSTAINABLE?

IS LASTING?

WHAT IS PUBLIC REALM?

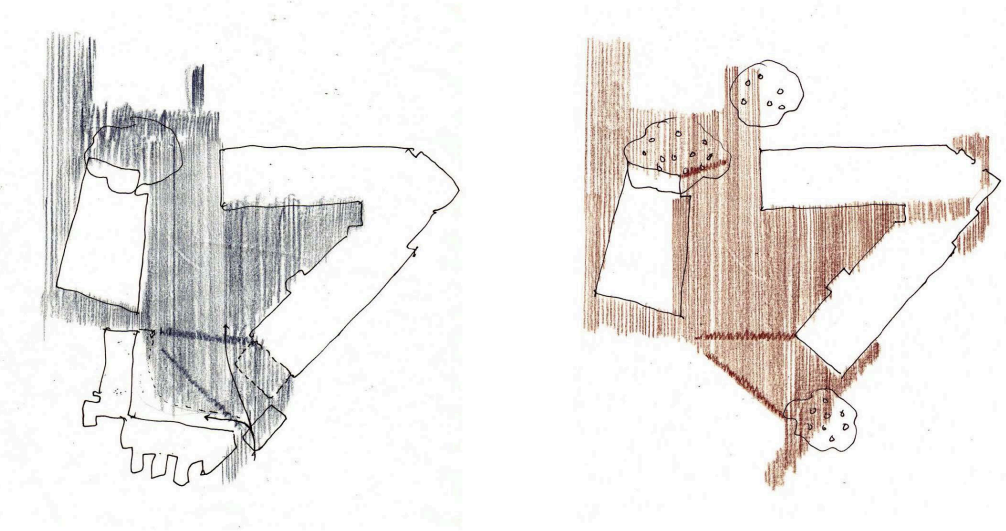
PLACES THAT EVERYONE CAN USE FOR FREE.

USUALLY THE PLACES BETWEEN BUILDINGS.

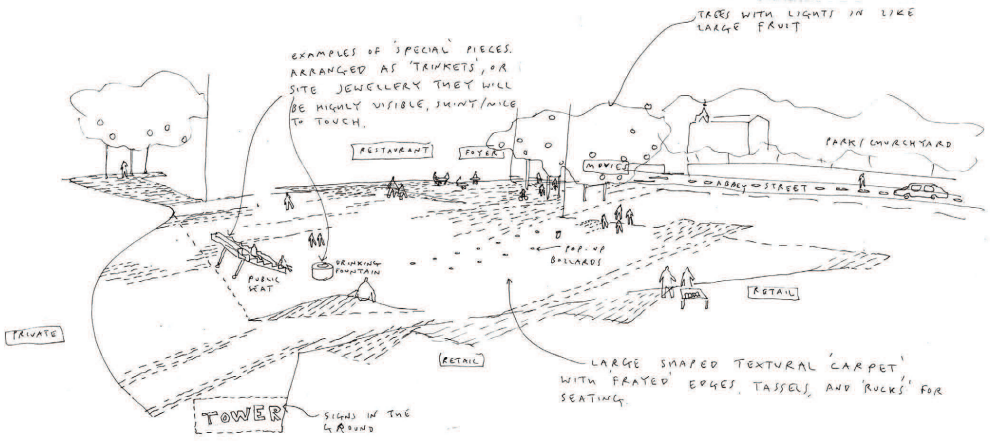
LIKE STREETS, SQUARES AND PARKS.

BERMONDSEY SQUARE

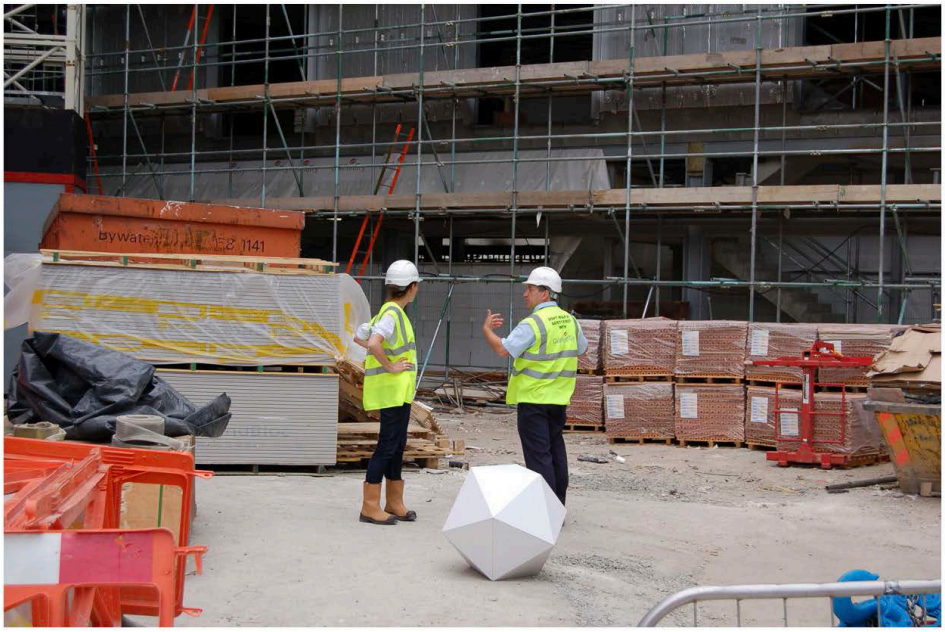
G

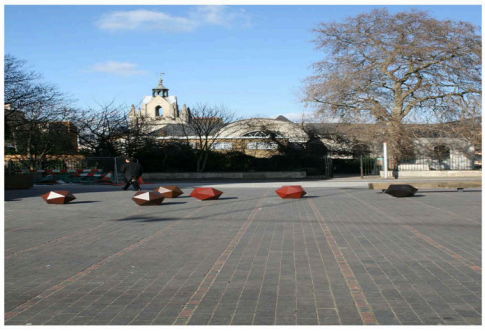


G


EXAMPLES OF 'SPECIAL' PIECES. ARRANGED AS 'TRINKETS', OR SITE JEWELLERY THEY WILL BE HIGHLY VISIBLE, SHINY/NICE TO TOUCH.
TREES WITH LIGHTS IN LIKE LARGE FRUIT
RESTAURANT
FOYER
MOVIE
PARK / CHURCHYARD
ROAD / STREET
PUBLIC SEAT
DRINKING FOUNTAIN
POP-UP BOLLARDS
RETAIL
PRIVATE
RETAIL
LARGE SHAPED TEXTURAL 'CARPET' WITH 'FRAYED' EDGES, TASSELS, AND 'RUCKS' FOR SEATING.
TOWER
SIGNS IN THE GROUND

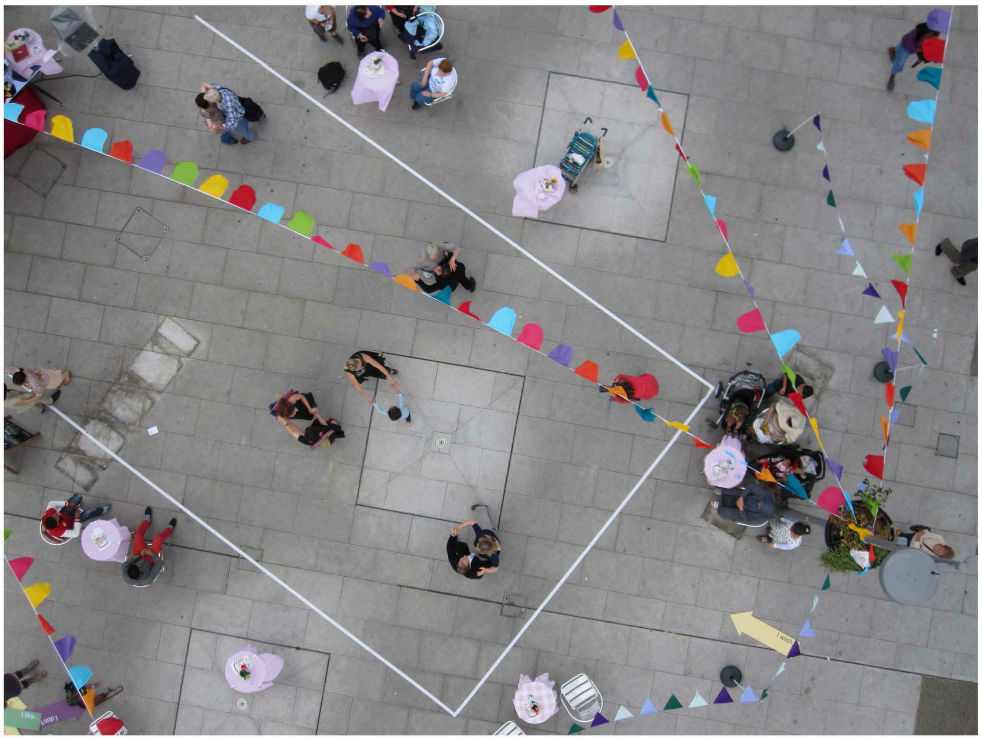
G





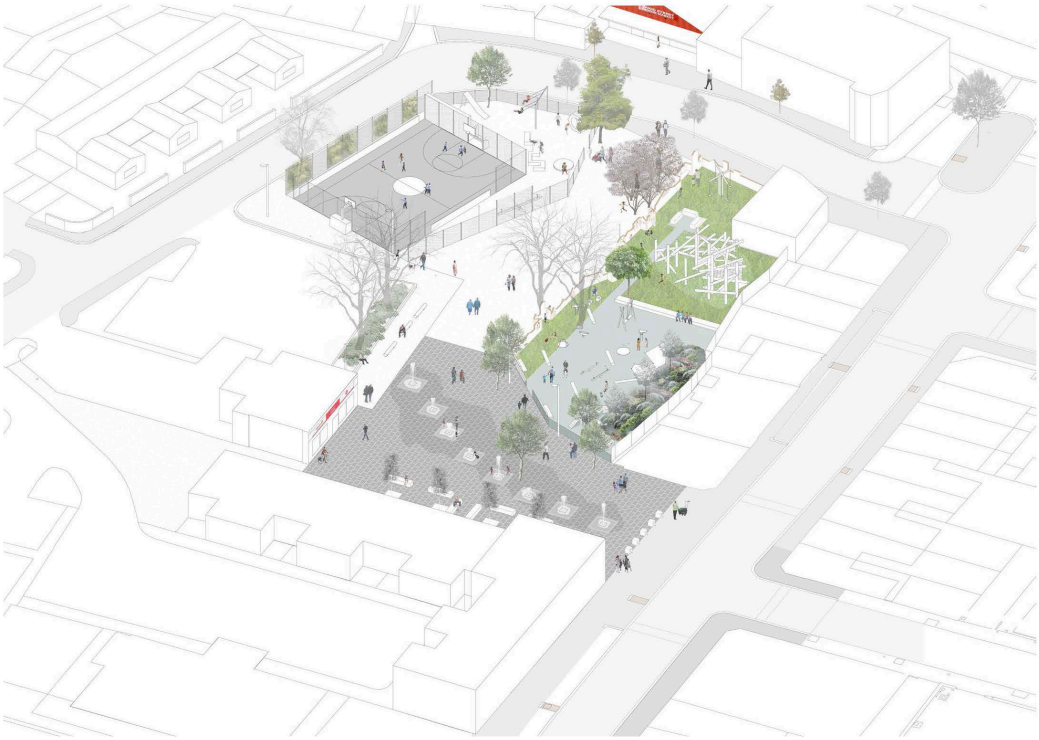
G

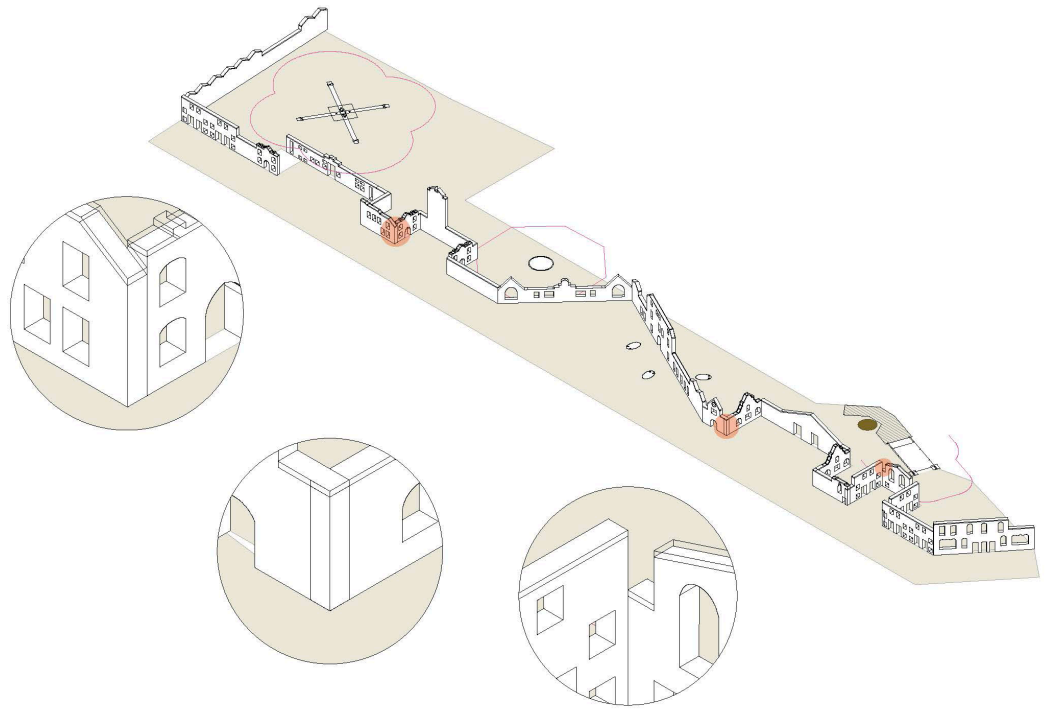
WOOD STREET PLAZA

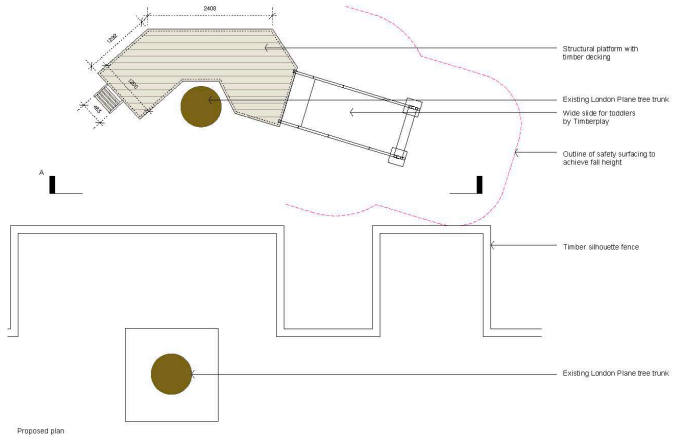


I like...

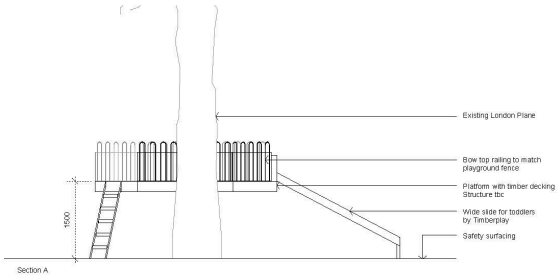
G







Proposed plan



Section A

East
Architecture, landscape
urban design

Unit 8
4th Floor
49-59 Old Street
London EC1V 9HX
T 020 7490 3190
F 020 7490 3290
E mail@east.uk.com

PROJECT
Wood Street - OLF 2 - Playground

CLIENT
London Borough of Waltham Forest

DRAWING STATUS
Technical Design

DATE
May 2013

SCALE
1:100

SIZE
A3

DRAWING TITLE
Proposed Tree platform

DRAWING NUMBER
WSP xxx

REV
-

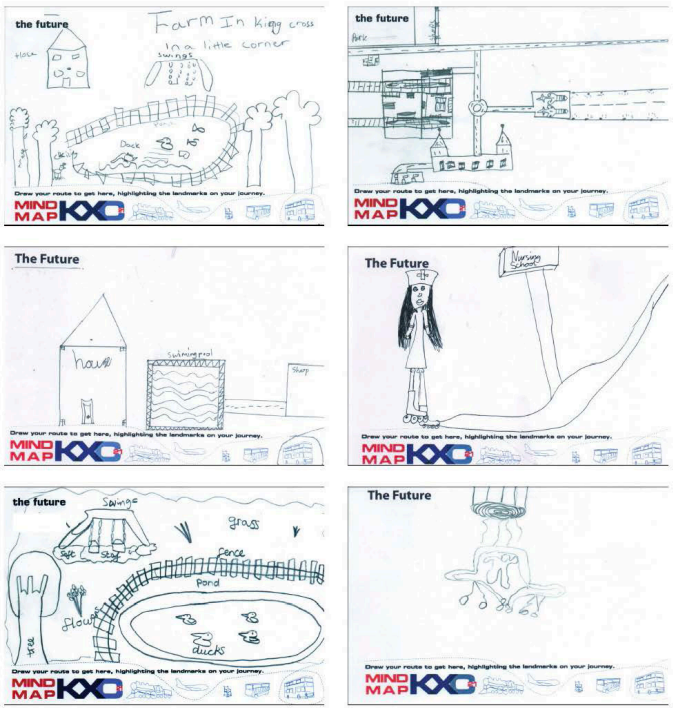
G

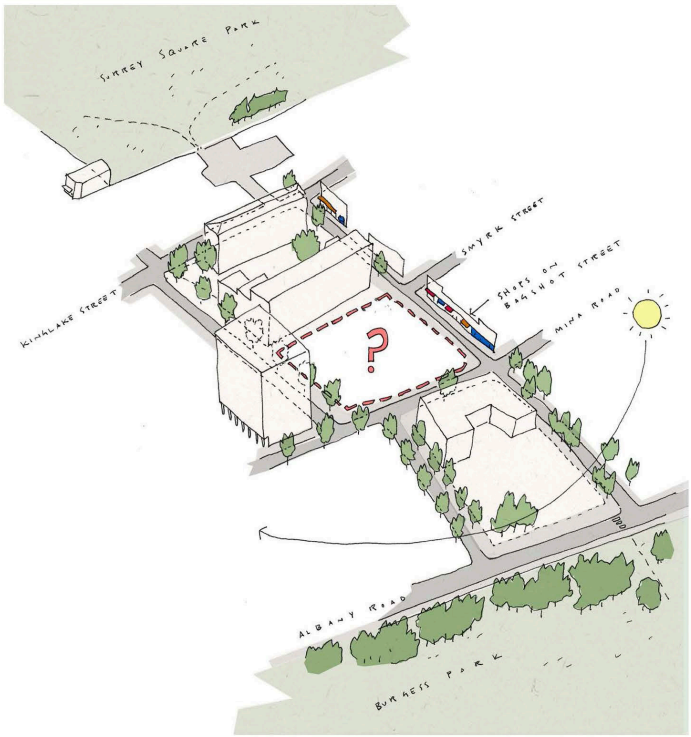
DRAW YOUR FAVOURITE THING TO DO

G

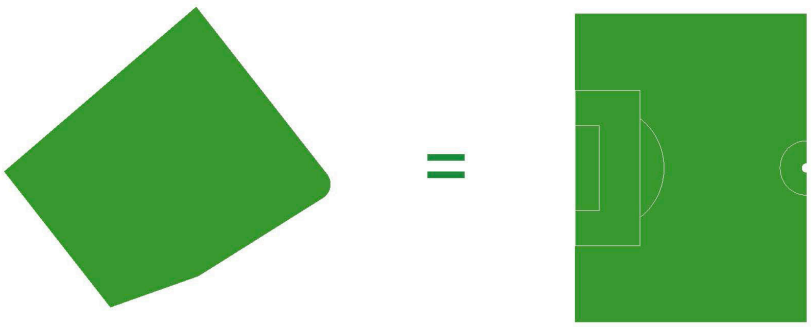
DRAW YOUR FAVOURITE THING TO DO

- WHERE ARE YOU?
- WHAT ARE YOU DOING?
- WHO ARE YOU WITH?
- WHAT TIME IS IT?
- HOW ARE YOU FEELING?





G



Park

=

Almost 1/2 a professional football pitch

H - STAGE 3 DESIGN FLY-THROUGH

Approaching Bagshot Park

[1]

[2]

Approaching Thurlow Park

[5]

[6]

[7]

New connection through to Bagshot Park

[10]

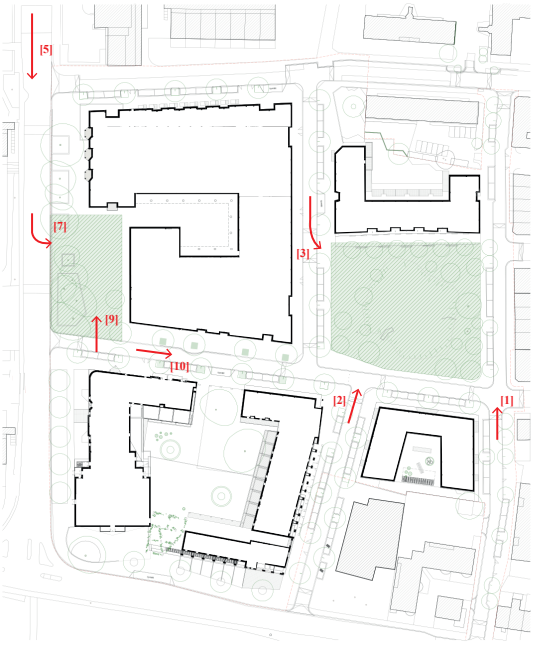
[end]

[3]

[4]

[8]

[9]



I - FRIENDS OF BURGESS PARK MITIGATION REPORT AND NHG RESPONSE LETTER

fluid

PROJECT NOTE

Project Number: 2264 Project Title: Aylesbury Estate Regeneration PH2B

of

Prepared by: CN Date: 13.09.2021

SUBJECT: **Email received from Susan Crisp – Chair Friends of Burgess Park** Form No: 014/3

Hi Christina

Thank you for meeting with representatives of Friends of Burgess Park (FOBP). We appreciated the opportunity to find out about Aylesbury Notting Hill current plans. We are providing a few follow-up comments.

The Aylesbury is in an area which is designated as a site for tall buildings but the Friends of Burgess Park are very concerned about the creep upwards of so many buildings in the redevelopment. This will have a detrimental effect on the environment and on the people living on and around the estate through overshadowing. The amendments to the block show it as wider as well as taller and this will be more dominating over the park, in terms of skyline, sky and impacting on park users. The new inhabitants will be living in high density area and will be losing easy access to ground level amenity spaces, the outdoor space on the existing estate is being considerably reduced.

We would have preferred that the Aylesbury was renovated and not demolished which will not only have negative environmental effects but will displace the community and result in a reduction of green resources within inner London. With the council's commitment to tacking action on the climate emergency re-consideration of demolition and repair and renovation of existing buildings is essential.

FOBP cannot support the loss of any trees in the redevelopment and hope that designers would be determined to keep this existing environmental resource. Along Albany Road there is currently a buffer zone of grass and mature trees which must be maintained. The trees are beneficial as carbon and heat sinks, in flood prevention, as homes for wildlife and as shields from traffic noise and pollution. For every £1 spent on trees in the UK £7 is saved in healthcare, energy and environmental costs. The impact of the saved trees at the Heygate with the creation of the new park is substantial. Large mature trees and the tree canopy take decades to establish.

A cycle lane along Albany Road (including the Southwark Spine) as originally planned for the redevelopment should be included.

Play space should be provided within the redevelopment for all ages of children and young people. Burgess Park is a busy park and cannot provide all the play resources for new surrounding developments including the Aylesbury. Doorstep and local play is important for older children and very different from a large park like Burgess Park.

FOBP are concerned that certain areas are bearing the brunt of redevelopment and that these tend to be working class areas. Is there enough and targeted consultation with the people who are being disrupted? Are the changes being adequately explained? For example, are sizes of rooms set out so people can compare old and new? Is the loss of gardens and play space made clear? The planning procedure may suit developers but it is not designed for non-professionals. However, if local people are not considered then the development will be a failure.

Attached the FOBP note on expectations for new developments on the importance of greening areas immediately around the park and having high environmental and green space standards built into the design, build and management of new buildings. Susan

FOBP Mitigation Report - September 2021

Friends of Burgess Park – September 2021

Mitigation of the impact of cumulative development on Burgess Park

Burgess Park is already a well-used park[1]. The new developments and cumulative impact of the many proposed developments and their additional residents will impact on park use, wear and tear, facilities etc[2].

All new developments beside and close to Burgess Park should contribute positively to the environment, biodiversity and wildlife, with the following measures:

- **Design** of new buildings to be set back from the park to maximised (minimum 5m and preferably more like 10m) to ensure minimal damage to tree roots and soil systems and to prevent light and noise pollution to prevent overshadowing which affects plant biodiversity and inhibits carbon capture.
- Bat boxes and Swift bricks (used a by many birds) installed into the new building
- Planting/landscaping which supports the 2020 Southwark Biodiversity Action Plan
- Green/brown roofs and green walls incorporated into buildings
- Lighting which causes minimum intrusion to the park to avoid light pollution on wildlife, especially insects, bats and nesting birds around the park and in the new wildlife area –(add more) meaning external, internal and balcony lighting.
- Minimise noise pollution into the park and designed out through shielding, planting, position of windows and balconies.
- Reuse and repair of buildings, boundary walls etc to minimise environmental impact, eliminating unnecessary construction disturbance to nature area and park users and reduce raw material usage.
- Ecology assessment of impact on wildlife especially of overshadowing of both individual schemes and the cumulative impact for example with a Phase II survey.
- Recognition that overshadowing will impact on planting types, sunshine and overshadowing, changes required to planting and maintenance.
- **During building** on sites beside the park/opposite the park we would want to ensure high quality air pollution monitoring and mitigation during construction phase.
- Protection for tree roots which spread beyond the park boundary into development site achieving British Standard 5837.

Beyond the park

- Planting beyond the park boundary to benefit nature corridors and stepping stones contributing to green routes and active travel.
- Cycle orbital path should be created around Burgess Park for active travel.

Burgess Park to benefit from contributions which enhance the environment/bio-diversity and contribute to health and wellbeing:

- Enhancement of the wildlife area Burgess Park west to mitigate the impact of overshadowing from planned development and increased usage

---

[1] Numbers of park users have grown since the 2012 Revitalisation which landscaped the park."

[2] The Burgess Park Masterplan, latest version 2015 "There is evidence across the park of facilities that are not meeting the demands of the public through the increased wear and tear, or available capacity. Play equipment, sports pitches, toilets, BBQ facilities and outdoor gym equipment are all insufficient across the park. Their current usage is evidenced as not meeting the needs of the local community."

- No new entry point into wildlife areas
- Tree planting for Burgess Park to screen the views from within the park of large buildings
- Contributions for play and youth provision[3] for over 12s with ongoing sport, play, leisure, cultural activity, not only facilities. This should not involve further areas of green being lost under pavement.
- Contributions for play/leisure facilities for under 12s and under 5s
- Contributions to the repair of park infrastructure due to wear and tear because of high levels of usage
- Additional toilet provision
- Redevelopment of the Old Library Bath and Washhouse and continued access to the space for the local community
- Development of a wildlife corridor to join together green spaces between Burgess Park and Camberwell Green.

Some of the above should be conditions of planning approval and some would be suitable to be funded via S106 agreements.

[3] None of the developments are proving all the play and amenity space expected by planning policies; all refer to the closeness of Burgess Park. Planning SPGs acknowledge that investing in existing play and leisure facilities is appropriate rather than poor quality provision on site.

Soundings response letter - December 2021

148 Curtain Road, London EC2A 3AT t 020 7729 1705
mail@soundingsoffice.com soundingsoffice.com

1 December 2021

Dear Susan,

Thank you for getting in touch following our meeting in September and apologies for the delay in replying to your letter. Notting Hill Genesis and the design team enjoyed meeting you and other Friends of Burgess Park representatives at our public and stakeholder events this autumn. They have carefully considered the questions you raised, as well as your supporting mitigation recommendations.

While at this stage of the design process we can't yet respond to each of the individual points you have made, we have attempted here to address some of the overarching topics that you outlined as areas of interest, namely around sustainability, open space, community space and height and massing. We hope that this provides comfort that in fact many of the priorities for the future of the development are aligned.

1. Sustainability and the environment

Overall, the expectation is that this development will have a positive impact on the environment, by increasing biodiversity and green spaces.

There is a commitment to ensuring that new buildings on the site will meet high building performance standards, including utilising measures such as low carbon heating systems, and increasing the amount of open green space there is on site. This low carbon heating will be predominantly supplied by air source heat pumps, which will significantly reduce the onsite carbon and flue gas emissions. All dwellings will also be naturally ventilated, which means that energy intensive air conditioning will not be used.

On a separate but connected point, there is wholehearted agreement with you on the importance of trees to the development and LB Southwark in general. That's why the project will seek to retain as many existing trees as possible, subject to them being suitable for retention, and see an increase in the total number of trees on this site overall. There will be a mixture of trees on the site, from mature trees to young saplings, and we are intending to position these in a way that makes the streetscape more pleasant for pedestrians and cyclists.

2. Creating open spaces

It is pleasing that calculations show that the overall amount of public open space in this area is set to roughly double, compared to what exists now.

This will include a new public square, neighbourhood park and a street garden, along with green linkages between. The new open green spaces will be publicly accessible from Thurlow Street and Bagshot Street and create a strategic green link across the site to be enjoyed by the residents rather than enclosed and inaccessible in their current configuration.

Children's play (5-11) and facilities for 11+ year olds will be accommodated within the public open spaces, and we propose to include a MUGA (multi-use games area) in the new open space, along with new linkages for bikes and pedestrians.

3. Providing new community space and support

Notting Hill Genesis is committed to ensuring that local communities, including the lower income residents you mention, directly benefit from the regeneration of the Aylesbury estate. They are already investing over half a million pounds each year into a community investment programme they lead, to ensure that the physical regeneration of the Aylesbury estate brings economic and social benefits to local residents.

As part of this, they are providing support for local residents to access training and employment opportunities across a range of sectors, including ensuring access to jobs at Notting Hill Genesis and their supply chain partners. The Aylesbury Community Grant Programme also sees £15,000 set aside annually to go towards programmes that help improve the lives of people in and around the Aylesbury.

Phase 2B will be providing non-residential space, two new public spaces. This could be for a range of uses – for example co-working space, a café, a social enterprise or space for children. We are keen to hear views from local people about what this could be.

4. Getting the right balance of height and massing

The height of the proposed buildings has not yet been fully determined, however the current proposals are for a tower at the corner of Albany Road and Thurlow Street, along with buildings ranging from 8-9 storeys along Albany Road and Thurlow Street, and the remaining buildings across the site at 4-6 storeys.

Developing at this scale means that there will be more of the homes that Southwark and the Walworth area needs, whilst at the same time increasing the amount of public space than exists now and would have been created through the existing planning consent.

A single, taller element also means that the proposals will have less of an overshadowing impact on the local area. In fact, early studies suggest that the impact on Burgess Park itself will be very limited. We will be sharing further information about this at future consultation events.

We hope that this reassures you about the merits of the scheme and that Notting Hill Genesis is doing all they can to build upon the great community that is already here.

As mentioned, we would be keen to meet with you again in the New Year to continue the conversation, and we will be in touch to set up a meeting at a suitably convenient time. If you have any preferences, please do let us know

Best wishes,

Christina Norton

Founding Director, Soundings
For and on behalf of the Aylesbury Estate Regeneration, Phase 2B consultation

Soundings response email - March 2022

9 March 2022

Response to Friends of Burgess Park mitigation paper

Dear Susan,

Thank you for taking the time to meet us online on 22nd, and to your fellow FOBP members, to discuss the Aylesbury Estate Regeneration Ph2b. It is always constructive for us to have these sorts of engagements; we hope you found it useful too.

You also asked for some high-level feedback on the mitigation paper you sent through.

Firstly, just to say we really appreciated FOBP having taken the time to put to ether and share the paper. We have found it a very clear and useful way to hear your views and concerns, complementing the online discussions we've had. It has been included as part of the official feedback in the consultation process.

As I think Richard said in the meeting, several of the points you made align with our own findings and the overall ambitions of the site, but there are other concerns that may need further explanation or further engagement as the masterplan moves into more detailed consideration of the public realm.

There are also a number of questions that you posed that we can't yet answer because research and testing are still being carried out, or because we are not yet at that level of design detail. But it was useful to know some of your concerns and work you have yourselves commissioned in advance for studies such as biodiversity.

A few outline responses to some of your specific points:

1. ***Sustainability and the environment***

   Overall, we believe that this development will have a positive impact on the environment, by increasing biodiversity and green spaces.

   We are committed to ensuring that new buildings on the site will meet high building performance standards, including utilising measures such as low carbon heating systems, and increasing the amount of open green space there is on site. This low carbon heating will be predominantly supplied by Air Source Heat Pumps, which will significantly reduce the onsite carbon and flue gas emissions. All dwellings will also be naturally ventilated, which means that energy intensive air conditioning will not be used.

   On a separate but connected point, we wholeheartedly agree with you on the importance of trees to the development and LB Southwark in general.

   The project will seek to retain as many existing trees as possible, subject to them being suitable for retention, and see an increase in the total number of trees on this site overall. There will be a mixture of trees on the site, from mature trees to young saplings, and we are intending to position these in a way that makes the streetscape

more pleasant for pedestrians and cyclists. We will continue to keep you informed as more work is done on the planting strategy.

2. Creating open spaces

Our calculations show that the overall amount of public open space in this area is set to roughly double, compared to what exists now.

This will include a new public square, neighbourhood park and a street garden, along with green linkages between. The new open green spaces will be publicly accessible from Thurlow Street and Bagshot Street and create a strategic green link across the site to be enjoyed by the residents rather than enclosed and inaccessible in their current configuration.

Children's play (5-11) and facilities for 11+ year olds will be accommodated within the public open spaces, and we propose to include a MUGA (multi-use games area) in the new open space, along with new linkages for bikes and pedestrians.

3. Providing new community space and support

Notting Hill Genesis is committed to ensuring that local communities, including the lower income residents you mention, directly benefit from the regeneration of the Aylesbury estate. We are already investing over half a million pounds each year into our community investment programme to this end, to ensure that the physical regeneration of the Aylesbury estate brings economic and social benefits to local residents.

As part of this, we are providing support for local residents to access training and employment opportunities across a range of sectors, including ensuring access to jobs at Notting Hill Genesis and our supply chain partners. Our Aylesbury Community Grant Programme also sees £15,000 set aside annually to go towards programmes that help improve the lives of people in and around the Aylesbury.

We will be providing non-residential space, two new public spaces which will be for commercial/community uses. This could be for a range of uses – for example co-working space, a café, a social enterprise or space for children - and we are keen to hear views from local people about what this could be.

4. Getting the right balance of height and massing

The height of the proposed buildings has not yet been fully determined; however, our current proposals are for a tower at the corner of Albany Road and Thurlow Street, along with buildings ranging from 8-9 storeys along Albany Road and Thurlow Street, and the remaining buildings across the site at 4-6 storeys.

Developing at this scale means that we will create more of the homes that Southwark and the Walworth area needs, whilst at the same time increasing the amount of public space than exists now and would have been created through the existing planning consent.

A single, taller element also means that the proposals will have less of an overshadowing impact on the local area. In fact, early studies suggest that the impact on Burgess Park itself will be very limited.

As requested, I'm also attaching the presentation images from East. As mentioned, these are all still works in progress to give you an idea of how the public spaces are coming together. But hopefully you can get an idea of how the masterplan has been evolving and how that relates to your paper.

Thank you again for FOBP's constructive engagement with the process. We will continue to keep you informed as the scheme progresses, and look forward to future conversations.

Many thanks,

Jessica Cargill Thompson
Associate, Soundings

On behalf of the Aylesbury Estate Phase 2B regeneration team

FOBP Aylesbury Biodiversity Comments - March 2022

Friends of Burgess Park working with Southwark Nature Action

Comments 6 March 2022 on Aylesbury consultation Plot 2B - Thurlow St to Bagshott St

Background - Have Your Say Today – Aylesbury Phase 2B – Commonplace

Consultation feedback so far has made changes to the design including responding to concerns about the impact on Burgess Park: the 25 storey block opposite the park on the corner of Thurlow is slimmer, moved back and kept the existing trees on Albany Rd.

Architects are considering the lighting impact of the blocks opposite park. Bird boxes are included, and bat boxes being considered. Planning permission will be needed.

FOBP has already provided our "Mitigation" paper listing considerations for developments beside the park. Following a meeting with Nottinghill Genesis, architects and landscape designers February 2022 FOBP is making the following further comments.

FOBP Comments

1. Existing trees need to be conserved and consultation information should include proposals to remove trees and explanation and proposals for replacement.
2. A key strategy for the Aylesbury redevelopment included the "green-fingers" since then the emphasis on climate change and the impact on biodiversity make this an imperative. FOBP would expect to see meaningful green space stepping-stones every 50meters to create green corridors. The planned developments and associated green space can achieve green corridors for nature, as well as cycling and walking, linking through to Surrey Square. This principle applies to other sites on Aylesbury.
3. FOBP support the retention of the trees along Thurlow St and Albany Road and enhancing the tree pits and increasing the size. Does the ground level fall towards the park? Should these also be acting as SUDS?
4. FOBP support the proposed increased set-back and planting along Albany Road. (NB we are also calling for a Burgess Park orbital cycling route.)
5. The woodlands on Albany Road facing the new development is used by bats. Large numbers of bats seen along that pathway beside the lake. There is the potential to establish a bat corridor from the north/Walworth to the lake.
6. The lake is also home to a changing seasonal waterfowl population. A good record of birds is on eBird – which has zones across the park Explore Hotspots - eBird . Plus read the 2021 report by ornithologist Dave Clarke Winter bird highlights on the lake | Friends of Burgess Park .
7. We support the bird box and bat boxes incorporated into buildings. Swifts do come to the lake every summer, and this style of bird box "swift bricks" built into the building would be desirable, as suitable for swifts and other birds. Similar also available for bats.
8. The woodlands reports completed to understand the impact of cumulative development along the southside of the park identify the following issues:
    - Impact during development
    - Impact of lighting from the developments, including balcony design
    - Impact of increased use; pressure on paths, understorey, litter due to recreational pressure

London Wildlife Trust report for FOBP
https://drive.google.com/file/d/1joEGZfjwdmYtcRw7x6_k1xop9WjcHBd4/view?usp=sharing

Greengage Ecological Impact report for Southwark Council
https://drive.google.com/file/d/1wEmULtYUjO4m1RXyPsCU4Ua1OTrlBb_2/view?usp=sharing

9. Routes and entryways and cycle routes to, into and across the park are part of the wider urban fabric. The park has seen increased pressure from cycling, pedestrian conflict and this is particularly the case along that lake pathway parallel to Albany Road.
10. Lighting design requirements - lighting should be minimal, and downward-facing, multiple/distributed not floodlit, soft-yellow or amber not blue-white, on motion sensors and timers not always on -- to minimise effects on moths, bats and birds foraging outward from Burgess Park woodlands.
11. Planting on the development and on the public areas can contribute to the wider offer for wildlife.
12. Sunlight essential to the ambience and useability, wind factors detract. We would hope communal amenity space, play space and other gardens and public squares are attractive spaces for example with 6 hours per day minimum sunlight at the March spring equinox as called for by the Garden Museum.
13. Management and maintenance will be critical and ensuring that the plans and landscape team have wildlife maintenance knowledge. This would be an opportunity to support green jobs and apprenticeships. This greatly affects planting design success and effect on biodiversity.
14. Planting suggestions:
    - reed-planted swale in Bagshot Park include an area of permanent water (planted water feature) as dragonfly/damselfly habitat to improve resilience for burgess park populations.
    - minimum 50% native species (including trees) and include night-scented herbaceous species for bat hunting grounds,
    - include hedgerows
15. We would hope that a scheme immediately opposite a park in an area of high density and low canopy cover, with residents relying on shared and public green space that the scheme would be exceeding minimum standards like the Urban Greening Factor and achieving 35% canopy cover.

Prepared by Soundings

148 Curtain Rd

London EC2A 3AT

United Kingdom

soundingsoffice.com

As part of the Aylesbury Estate Regeneration
Phase 2B planning application

May 2022