

# AYLESBURYNOW

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**First Development Site**  
**Contract C**  
**Sub-plots 3 & 4**  
**Statement of Community Involvement**

February 2022



Hawkins\Brown

## Introduction

Throughout Autumn 2021, we ran a number of resident consultation events to explain to residents the proposed s73 changes for sub plots 3 and 4 of the First Development Site Contract C.

We consulted in person, online and at an exhibition, and used the web platform Commonplace which was open for viewing and commenting for an 8 week period. We were also available on the phone, by email and in person at our office which is located on the Aylesbury Estate.

This Statement of Community Involvement explains the process that we went through, who we consulted with and how, and is a record of the events, the materials used and the feedback received.

# First Development Site Contract C Statement of Community Involvement



## Justification for the Proposed Changes

The First Development Site planning permission was originally approved in 2015 and amended in 2019. The permission has been implemented and Contract A is under construction with Contract B due to start imminently. Since permission was granted, there has been a strong focus in both national and regional planning policy towards increasing the delivery of housing via higher densities. As such, NHG commissioned the architects to undertake a review of the approved scheme on FDS Contract C. The review identified a number of areas where relatively minor changes to massing and density could significantly improve efficiencies and result in the delivery of additional homes across the site, including an uplift in both the number and proportion of affordable units. The proposed changes also improve the scheme viability and deliverability which will, in turn, carry forward benefits for the wider Aylesbury Estate regeneration.

## Introduction

The proposed amendments to FDS C are being submitted using a type of planning application called a Section 73. A Section 73 application is an application made under Section 73 of the Town and Country Planning Act 1990 to amend an existing planning permission. In this instance, NHG are applying to amend the existing planning permission for the FDS through relatively minor changes to the design.

The FDS was originally permitted through a full planning application (ref: 14/AP/3843) submitted in 2015, which was approved by Southwark in 2017. This permission was amended by a Section 73 application (ref: 17/AP/3885) which was approved in 2019. The previous amendment included the addition of 12 units, revisions to the unit and tenure mix, and minor design changes. This permission has been implemented and is under construction on FDS A. The proposed Section 73 will be an amendment to this most recent permission (17/AP/3885).

This approach has been agreed with London Borough of Southwark. NHG and LBS considered alternative approaches during the pre-application discussions, including the submission for a new full application for FDS C. However, given the proposals are relatively minor amendments to an already approved scheme, it was not considered appropriate to re-submit a new application for the entirety of FDS C which is already substantially approved.

## S.96a Application

Following a recent change in caselaw, the route for amending planning permissions has become more complex.

The Section 96a application seeks to amend the wording on the Decision Notice of the existing permission to allow for the submission of a Section 73, but does not propose any changes to the design or nature of the approved development. The Section 96a is only an administrative procedure which is required to facilitate the submission of the Section 73 application.

## S.73 Application

Section 96a application has been approved, a Section 73 application is going to be submitted proposing the amendments to the existing scheme. The Section 73 application will be supported by a full set of architectural documents, an Environmental Impact Assessment, technical assessments and supporting documents.

## Pre-Application Feedback

### LBS Pre-Application Feedback

NHG have undertaken extensive pre-application dialogue with planning officers, urban design officers and regeneration officers at London Borough of Southwark since August 2020 which has included a total of 7 formal pre-app meetings. The proposals have been developed through an iterative process with officers which has resulted in a proposed scheme with support from the Council. Some of the key comments from the pre-application discussions are set out below:

- The principle of increasing the number of units on the site is supported provided there is a resultant increase in both the number and proportion of affordable homes;
- The additional height on Block S04 tower is supported in design terms, subject to an assessment of the impact on the LVMF view;
- The design and façade changes to Block S04 were welcomed and added to the impression of quality and design;
- The proposed unit mix and tenure mix is supported;
- The proposed development will be fully compliant with London Plan cycle parking standards which is supported; and
- Officers are supportive of the approach to amend the energy strategy to provide Air Source Heat Pumps, subject to technical assessment and details.

## Pre-application Dates:

London Borough of Southwark (LBS) pre-apps:

- LBS #1 - 20 August 2020
- LBS #2 - 9th October 2020
- LBS #3 - 13th November 2020
- LBS #4 - 19th January 2021
- LBS #5 - 17th February 2021
- LBS #6 - 6th May 2021
- LBS #7 - 1st December 2021

Greater London Authority (GLA) pre-apps:

- GLA #1 - 26th February 2021
- GLA #2 - 10th June 2021

## GLA Pre-Application Feedback

- The GLA supports the optimisation of the site's housing capacity;
- The increase in affordable homes is supported but the application must include a viability assessment to ensure that the maximum amount of affordable housing is delivered;
- The proposed increases in height are considered to have a marginal in the local context;
- The GLA accepts that the impact on the London View Management Framework (LVMF) is unlikely to be significant, but a full assessment must be provided;
- The proposed energy strategy is supported, subject to technical details;
- Cycle parking should be provided in accordance with the London Plan guidance;
- Any proposed car parking would need to be robustly justified;
- The application would need to provide an urban greening factor assessment.

The pre-application letters from the two GLA pre-application meetings are included in the Appendix.

## Purpose of the Consultation

The purpose of the consultation was to inform residents and stakeholders of the amendments to the planning permission for the First Development Site to be submitted for approval. These take the form of two separate applications but will be consulted on together through a rolling programme of engagement and presentations.

### Section 96a Application

The consultation on the Section 96a application sets out to inform residents of a change to the description of the current planning permission, rather than amendments to the design.

The engagement included an explanation of the proposed changes and why we have to submit a Section 96a planning amendment.

It also included a timeline and next steps.

It explained how people could get involved/ comment and explained what will happen with the feedback we have collected.

### Section 73 Application

The consultation on the Section 73 application set out to inform residents of changes to the design of the previously approved scheme.

The engagement included an explanation of the proposed changes and why we have to submit a Section 73 planning amendment.

It covered the design changes proposed.

It also included new proposals around:

- Cycle storage
- Energy strategy
- Accessible homes
- Affordable homes
- Communal space

It also included a timeline and next steps.

It explained how people can get involved/ comment and explained what will happen with the feedback we have collected.

## Who we are consulting with

### Consultee Groups:

- The Creation Trust – independent organisation supporting residents through the regeneration.
- Creation CIC
- LBS Housing Team based on Taplow – for information rather than consultation
- Tenant and Resident Associations (TRAs)
- Aylesbury TRA – based on Aylesbury
- Regeneration Sub-Group
- Thurlow Lodge/Taplow TRA – based on Aylesbury
- Southwark Council Regeneration Team and ward Councillors.

### Community Groups & organisations:

- Latin American Multicultural Group
- Friends of Burgess Park (close to FDS)
- Walworth Group
- Walworth Society
- Kinglake TRA
- Faith groups including:
  - St Christopher's Church (Pembroke House)
  - St Peter's Church (Inspire)

### Children and Youth:

- Inspire – Young people
- 1st Place – Children and families services – opposite FDS
- Surrey Square School (Primary)

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### Changes to the consented scheme

**Changes to Home Types and Mix**

**Proposed Change**

- Increasing number of homes from 261 to 321 (net increase of 60 new homes)
- 39 additional homes in Sub-plot 4 and 21 additional homes in Sub-plot 3
- Changing Market homes and Social Rent three and four story houses into stacked maisonettes

**Reason**

- To improve overall scheme viability
- A lack of market demand for larger family homes in private sale
- Delivering more affordable homes
- Increasing the number of family homes to ensure that we meet existing housing need
- Limiting increases in height to Sub-plot 3

**Increase in Height and Massing**

**Proposed Change**

- An additional storey to Sub-plot 3 along along Westminster Road
- An additional storey to Sub-plot 3 along Portland Street
- An increase in height and footprint of the Tower from 20 -23 storeys

**Reason**

- To provide additional housing
- To improve overall design
- To sensitively improve the relationship between heights on Portland Street and Sub-plot 4
- Changing the location of the core to the centre of the tower to accommodate more homes and improve building efficiency

**Review of Energy Strategy**

**Proposed Change**

- Delivering lower carbon heat to residents
- Installing Air Source Heat Pumps to serve Sub-plots 3 and 4
- Replanning buildings to accommodate changes to plant, services throughout the building and in apartments

**Reason**

- Reduce carbon emissions and reduce reliance on fossil fuels by 50%
- To comply with emerging Building Regulation and planning policies
- Eliminate on-site air pollution

**Appearance and Materials**

**Proposed Change**

- Removal of timber from ground floor maisonettes
- Change of block brickwork colour from dark grey to a red tone
- Removal of metal banding on tower with a pre-cast material

**Reason**

- To account for changes to building safety requirements since 2015
- To provide for a calmer and higher quality brick led design
- To ensure the lower design better reflects rest of First Development Site

**Landscape and Amenity**

**Proposed Change**

- Introduction of amenity spaces into Sub-plot 3
- Changes to roof top amenity spaces

**Reason**

- Changes to the mix of homes have required an increase in amenity spaces
- Roof top spaces and shared amenity areas have been
- Introduction/improvements to of Mayoral policies such 'urban greening' (Mayoral policy) and biodiversity require more space on roofs to be used for sustainable purposes

**Parking and Cycle Storage**

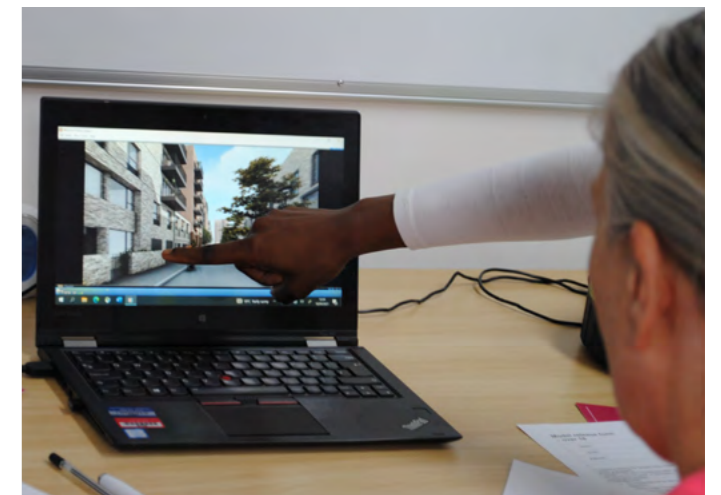
**Proposed Change**

- Increased cycle storage
- Reduced private sale car parking
- Increased blue badge spaces

**Reason**

- Greater focus on more sustainable transport
- Increasing accessible parking spaces to reflect changes to the mix of homes
- To comply with current London Plan and TfL policies

Engagement boards



## Planning the Consultation

A variety of methods were used, in order to reach as many people as possible:

### Project Website

Materials were posted on the Aylesbury Now website for participants to view. These included a News Story, linking to the Commonplace website.

### Commonplace

The Commonplace consultation platform was the primary point of collecting feedback from residents on each of the proposals. All materials from the online and in person consultation events were posted on the website for comment and the responses collated and recorded within this SCI document.

### Email

All residents who are on the current mailing circulation were emailed details of the consultation. An emailable version of the information was sent to those who requested it, along with links to the Commonplace website.

### Zoom

A series of online presentations and feedback sessions were held. Participants were required to pre-register to attend specific event times by contacting NHG. This enabled us to monitor and prepare for how many attendees were at each event. It also gives us the contact name and email address of each signed up participant, and allows us to see the attendee list prior to each specific session, and to follow up with residents after the event.

### Banners

Large banners were printed and located around the site to advertise the events. QR codes were added to direct people to the website information.

### Post

Postal leaflets were distributed to all consultees and additionally on request. We also advertised a telephone number for people to call if they were not able to access online services, and they were able to complete the survey over the phone. This was also available for the visually impaired or those who do not speak English as a first language.

### Exhibition

In person events were held on site with large format boards, flip books with additional information, the fly through video and comment cards for visitors to feedback on the proposals. The exhibitions were staffed and the team were on hand to answer any questions and listen to concerns.

### Phone

A telephone number (Resident Involvement Programme Manager) was included on the flyer so that residents who are not online had the opportunity to feed back over the phone too.

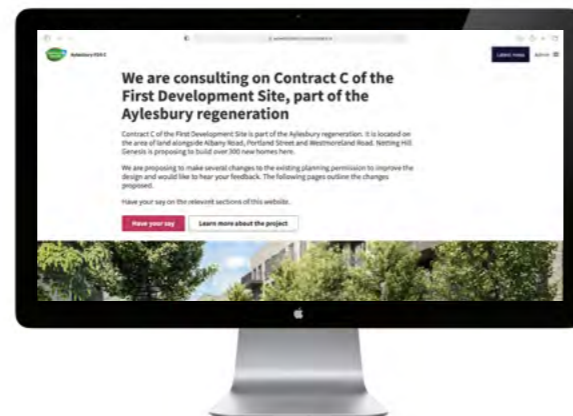
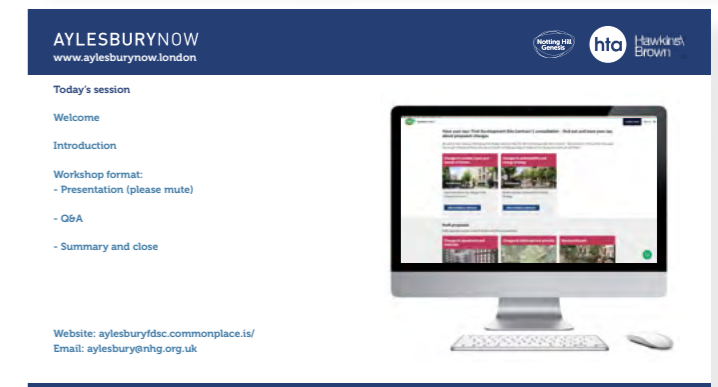
We informed the Southwark Council Taplow Housing Team in advance of the consultation so that they were prepared for possible questions. We referred residents on to the Housing Team when they had rehousing questions, and support services including the Creation CIC if there were other queries (e.g., welfare benefits).

## Reasons to Consult

### What we were consulting on

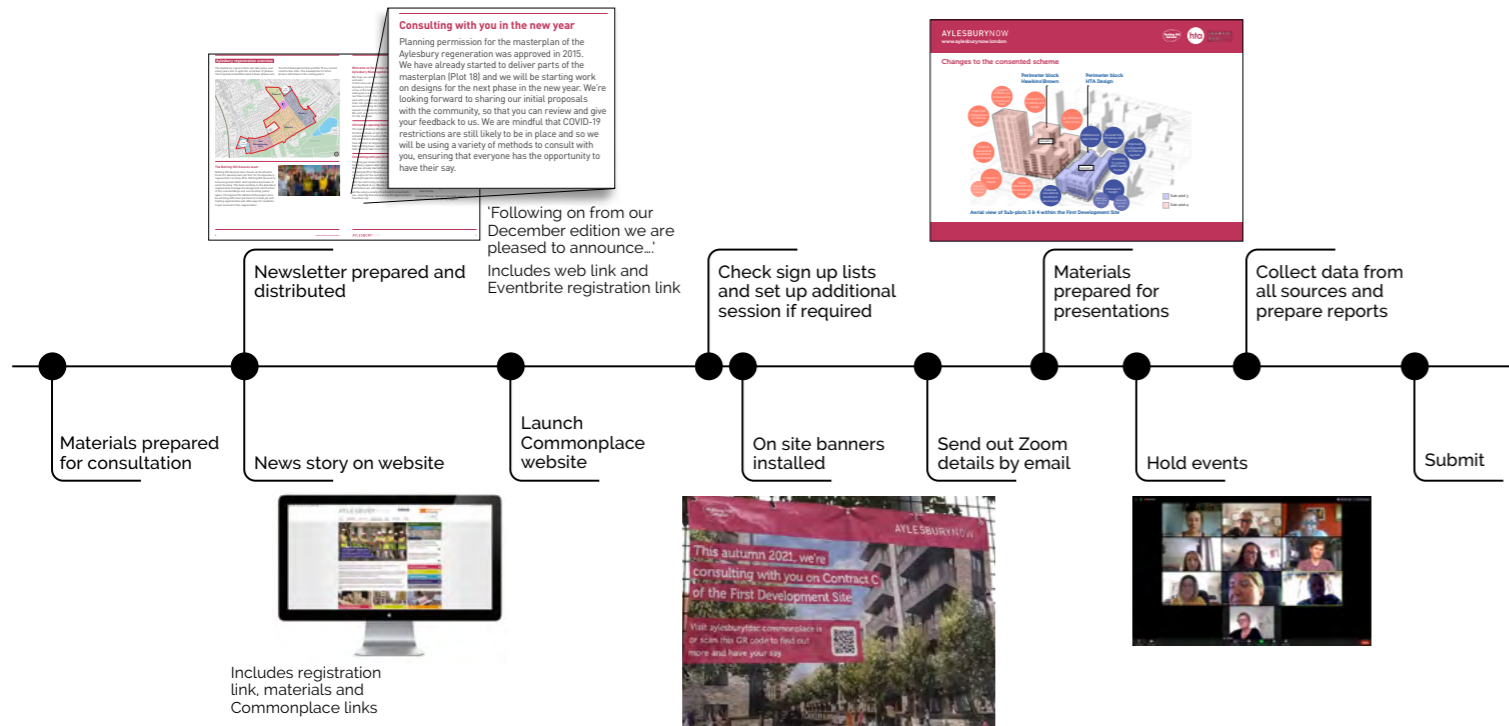
The Zoom sessions broadly followed this structure:

- Client introduction
- Design team presentation:
  1. Introduction
  2. Where we are and what's happened before
  3. What the changes are
  4. Height
  5. Tenure & Mix
  6. Materials
  7. Landscape
  8. Tower
- Q&A
- Built form changes
- Open space
- Next steps
- How else residents can engage.



## Process

Our consultation process was mapped out as below with different strands of activity to help us reach as many local people as we possibly could.



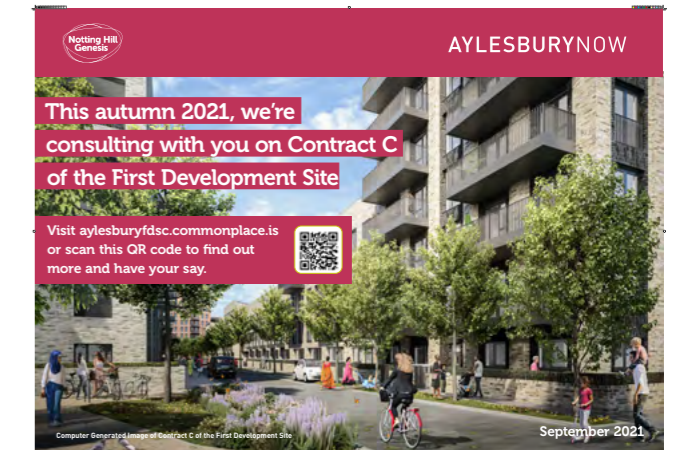
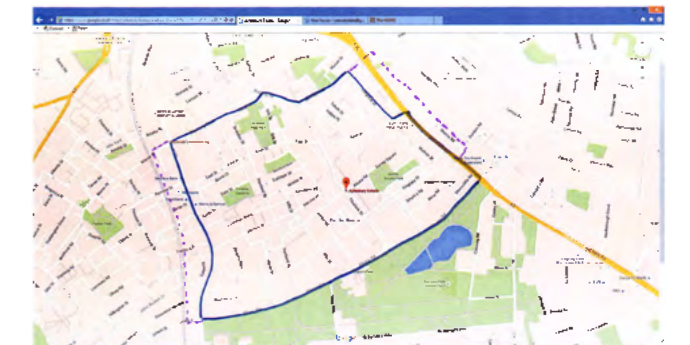
## Publicising the Consultation

We publicised the events on site with banners attached at key locations, sent an email to residents that have registered an interest in being involved in the regeneration and printed a flyer with a large distribution area as shown below.

Due to the Covid 19 pandemic we were not able to deliver open drop in sessions, but instead we asked residents to pre-register interest in attending. We promoted the events and ways to engage in the NHG Aylesbury newsletter, the resident/stakeholder

e-bulletin, through social media adverts and on the AylesburyNow website. Commonplace also sent notifications to people who had expressed interest in other local consultations, promoting our events. We also promoted the consultation events at community activities including the summer programme and 'Africa Day'.

A number of other local consultations (including other phases of Aylesbury) were running during the same period of engagement as this one. The multitude of activities meant a low turnout in general at all events - alongside the impact of the pandemic.



## Events where consultation was promoted

**25 August 2021** – Plot 18 Resident Feedback Group, 8 attendees – attendees were informed about the upcoming September consultation programme and encouraged to look out for flyers and the Aylesbury Now website and the Commonplace site.

**August 2021** – Summer programme, 862 'attendances' – children and families attended a range of events both online and some in person. The consultation programme was promoted at the events.

**11 September** - Kaleidoscope Black History Festival, 800 attendees – This was a NHG funded event and the team had an information stall about the regeneration and information about the September FDS C consultation events and Commonplace site was made available.

**7 October** – Cuppa and a Chat – Black History Season themed, 10 attendees – The Commonplace website was promoted and attendees were encouraged to visit the site and add their comments.

Information about tenant and resident association and stakeholder meetings are already included in the draft report. Just let me know if you need anything else from me.

## Summary of feedback from consultation meetings with key stakeholder group

A meeting was held with the Friends of Burgess Park on 10th September 2021. Three members of the group attended with Notting Hill Genesis and HTA Design present.

The main discussion points were around cycling, density and play provision. With regards to cycling, the group asked questions about proposed cycle routes and that Burgess Park is used by cyclists as a transport route so an alternative is needed for those people that are not actually visiting the park.

They raised concerns about the increase in density and how we will alleviate pressure on the park and transport.

The query around play related to provision for the over 12's and how best to be coordinated. They asked if there is a potential to use school facilities (play provision) after school hours?

## Ward Councilors

We kept in regular contact with ward councillors throughout the consultation process. This included providing updates at bi-monthly meetings, sending invitations to events and providing information and links to the Commonplace website. We incorporated feedback and advice from ward councillors into our consultation activities and reported on resident feedback to date.

## Tenants and Residents Association Meetings

The Aylesbury Team from Notting Hill Genesis meet with Tenants and Residents Associations (TRAs) on a monthly basis to discuss the regeneration, current phase and social & economic activities on the estate. This includes providing updates on future phases such as FDS Contract C. Formal presentations on the proposals for FDS C were also provided as follows:

### Presentation to Aylesbury TRA 9th August 2021

The meeting was attended by the Chair of the Aylesbury TRA and committee members. All questions were answered by the Aylesbury Director of Regeneration.

Questions were raised regarding:

- How much will Burgess Park be overlooked?
- How will NHG fit more homes into the current space without impacting on the surrounding area?
- What will the heights of the blocks be? What will be the highest?
- How many of the additional homes being proposed by social rent units?
- How likely will construction be affected by the impact on/lack of materials following the pandemic?
- For years Aylesbury residents have been affected by heating problems. Will NHG be able to secure replacement parts easily over the next 20 years?
- If planning permission is rejected, what happens next?
- Creating a sustainable community is essential, how will NHG avoid homes being bought up by absent investors?

### Presentation to the Creation Trust Board 11th August 2021

The meeting was attended by the Chair of the Creation Trust Board, committee members and an LBS Regeneration Officer. All questions were answered by the Aylesbury Director of Regeneration.

- What is the main reason for the proposed planning amendment?
- How much shading and planting will be created to conserve nature?
- What are the potential impacts on sunlight and daylight?
- What is the number of large family homes that will be reduced under the new plans?
- How many large social rent homes are going to be provided?
- Will the proposed heat source pumps be affordable for residents?
- Will the allocated car parking be managed by NHG or LBS?

### Presentation to Thurlow Lodge TRA 24th August 2021

Questions were raised regarding:

- Size of social rented homes
- Amenity spaces and play areas
- Amount of parking available for social rented residents, and how the parking will be managed on the new roads

### Presentation to Chairs of both Aylesbury and Thurlow Lodge TRAs 23rd November 2021

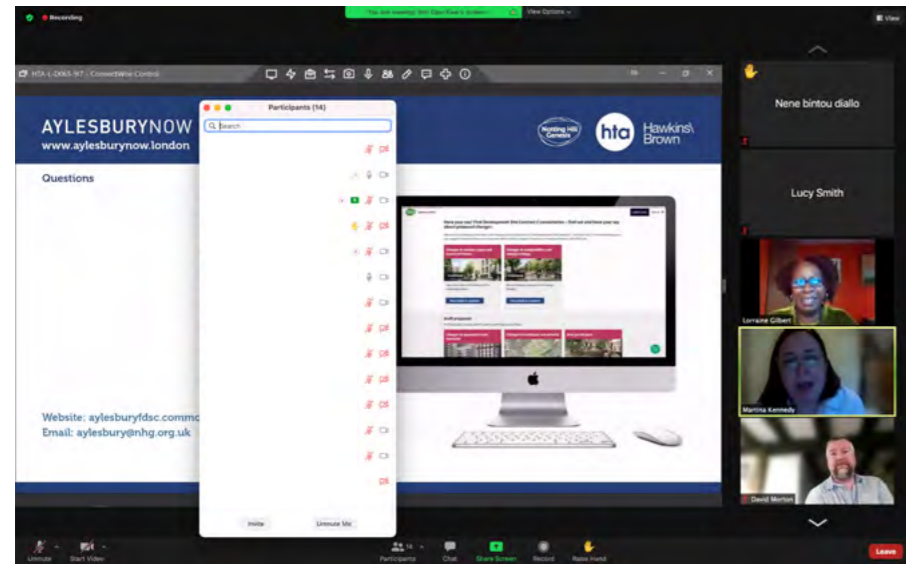
This meeting was a frank discussion about the proposed changes and sought to address some of the key concerns that the TRA's held about the proposals. Key issues that were discussed:

- The number of additional social rented homes to be delivered as a proportion of all additional homes proposed.
- The height of the tower and the potential impacts on surrounding blocks such as Gayhurst.
- Road layouts and parking
- The impact on views from Burgess Park.

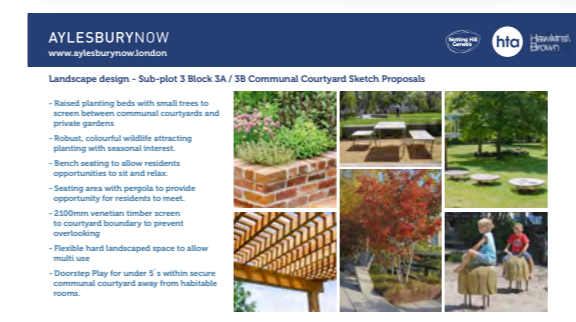
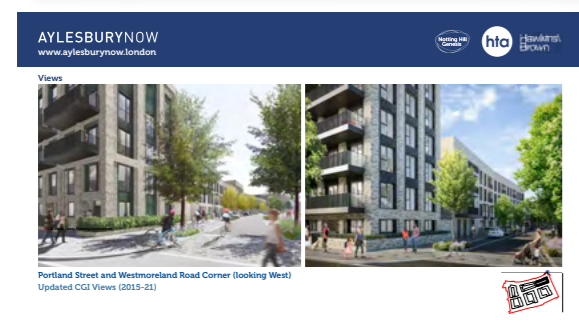
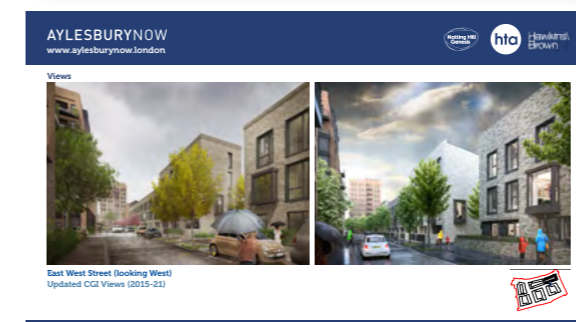
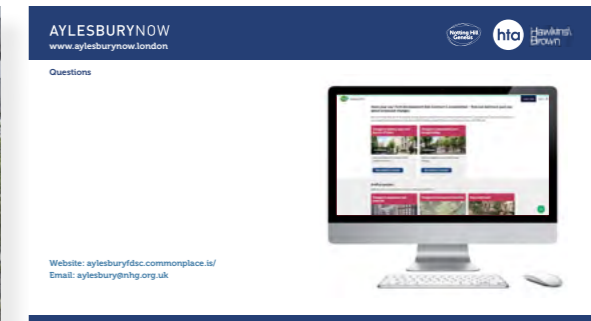
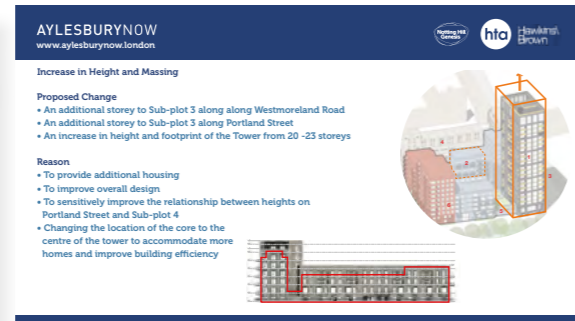
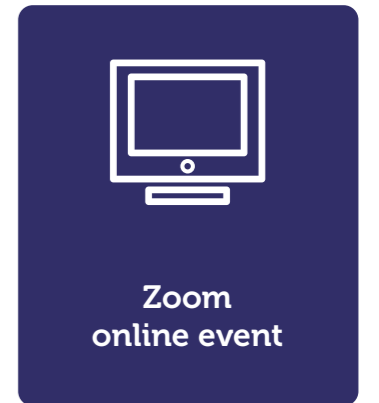
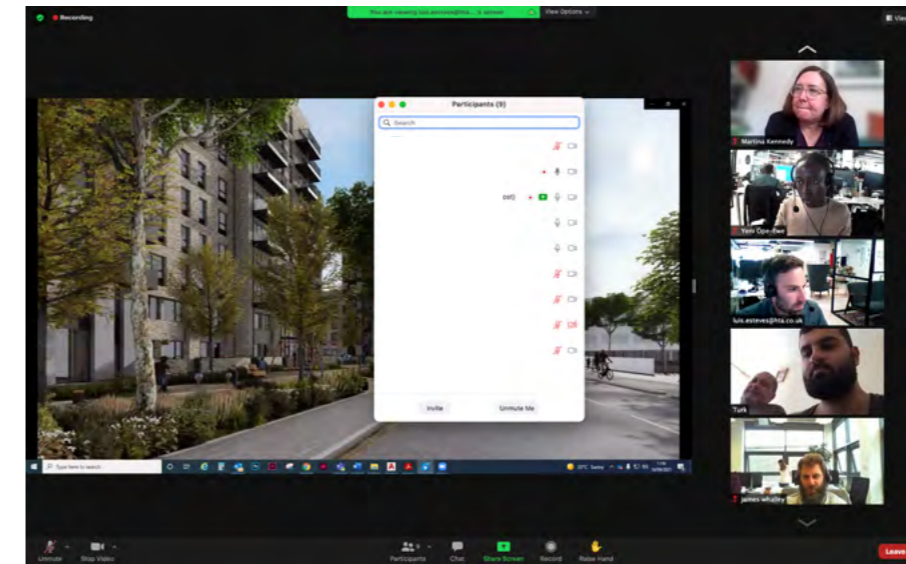
Following the meeting further information was provided to the Chairs including daylight and sunlight studies of the surrounding areas, CGI views from the park and a more detailed breakdown of the new homes proposed.

# Public consultation meetings

**Consultation event 1**  
**6pm 15th September 2021**  
**Zoom online event**



**Consultation event 2**  
**11am 16th September 2021**  
**Zoom online event**



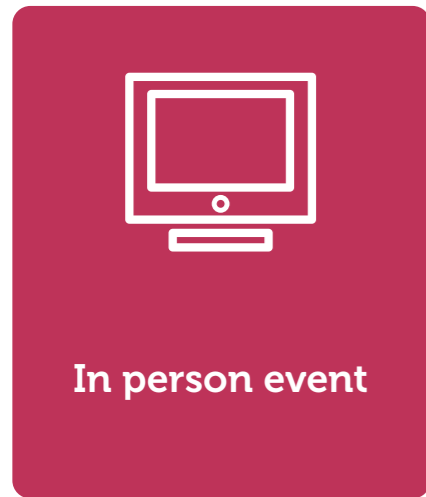


## Consultation event 3

10am Saturday 18th September

In person event

We completed our third and final public/open consultation event which we held at the First Development Site Resident Cabin. In total 8 residents attended and all who attended had in depth conversations with the team, viewed the fly through video/flip book and completed a comment card.

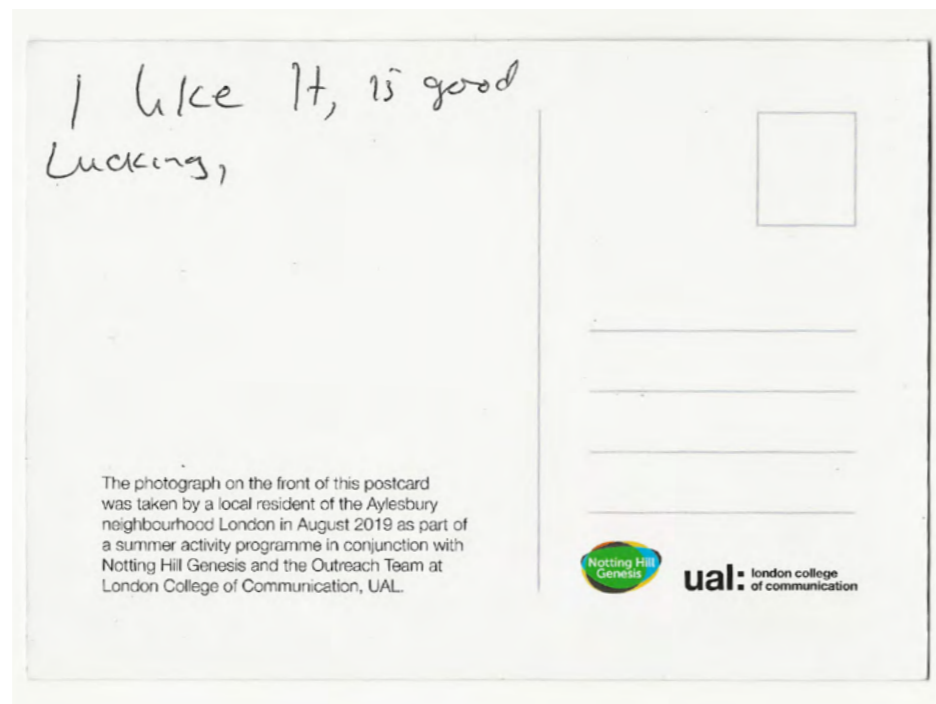


In person event



8 appointments

Number of attendees



## Online engagement

We ran the Commonplace website for 2 months - open for comments for a month and the user statistics are shown below.

1845

Visitors



View visitors

An individual person who visited a Commonplace website. If a person used multiple devices, they may be counted as several visitors.

29

Respondents



View respondents

A person who contributed to a Commonplace website by either adding a comment or an agreement.

94

Contributions



View contributions

The total number of comments and agreements by respondents to express their opinion.

13

News subscribers

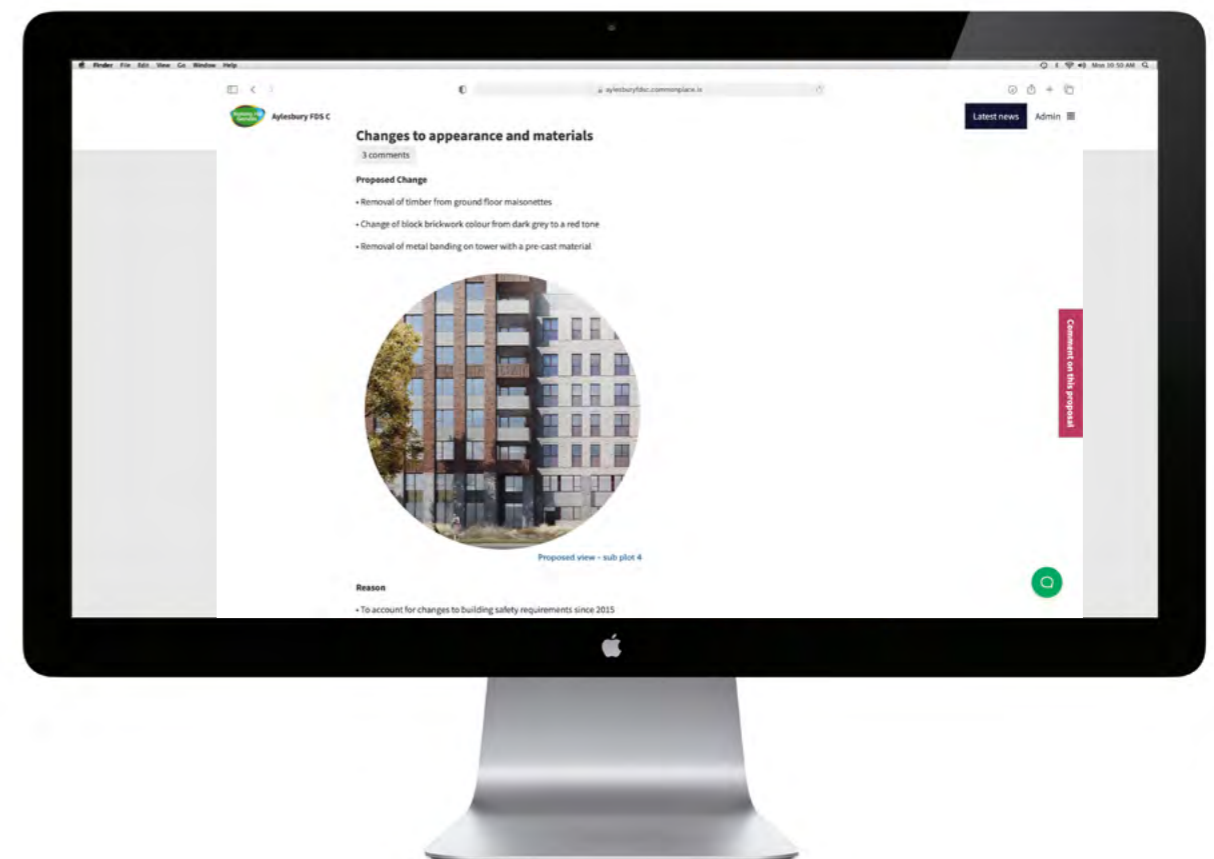
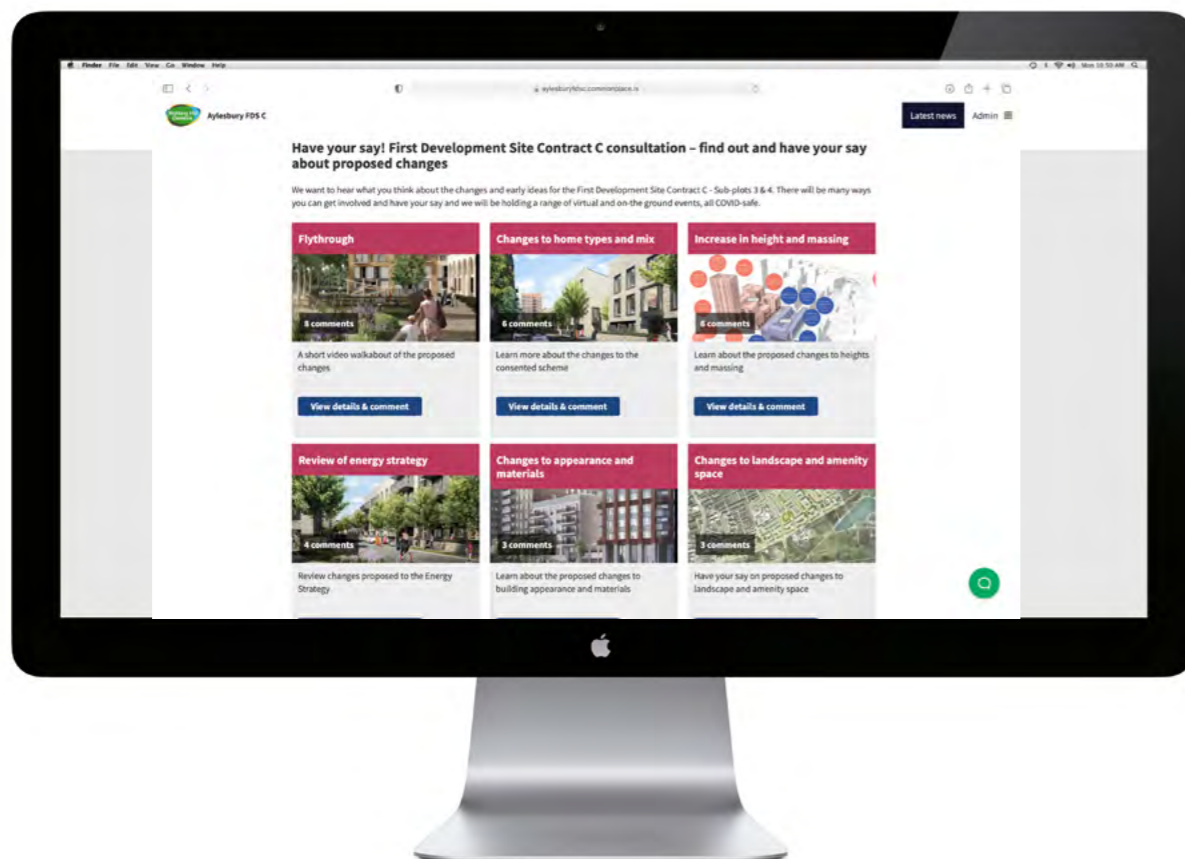
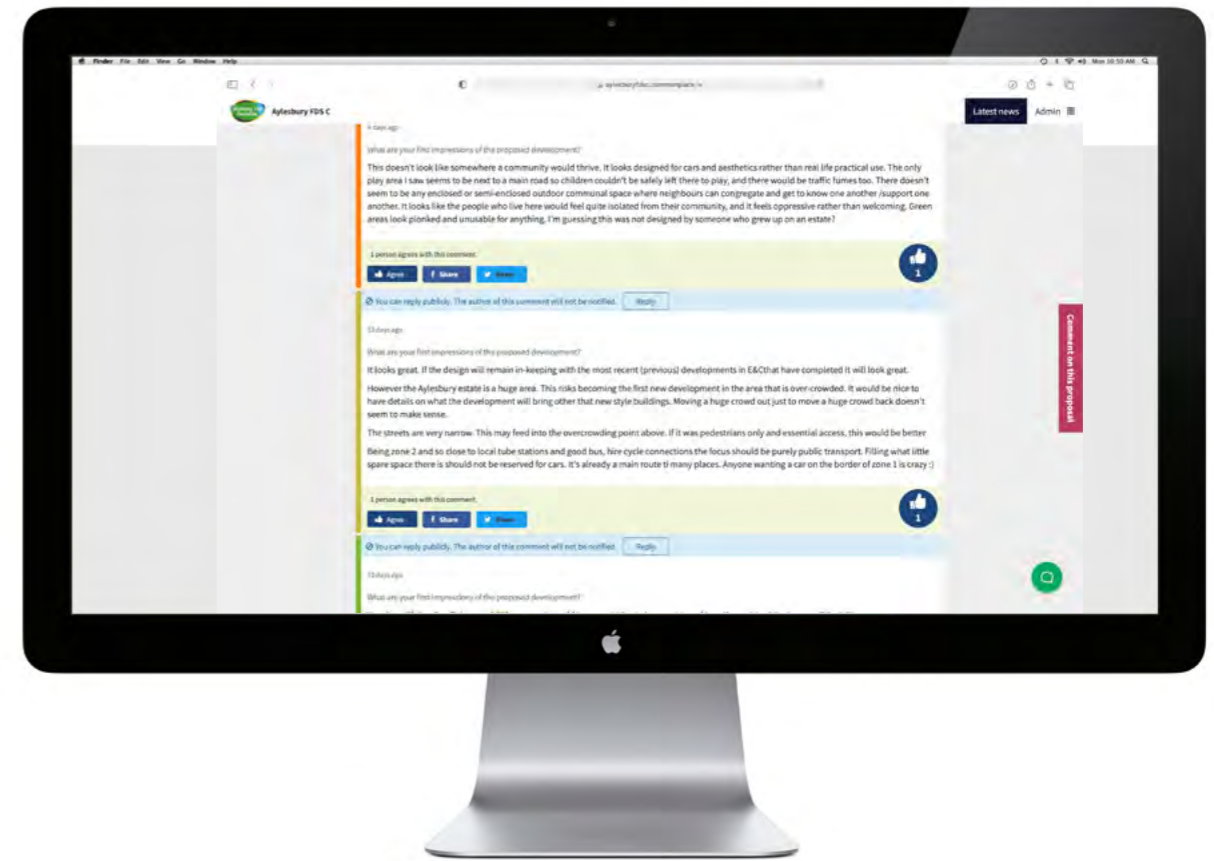
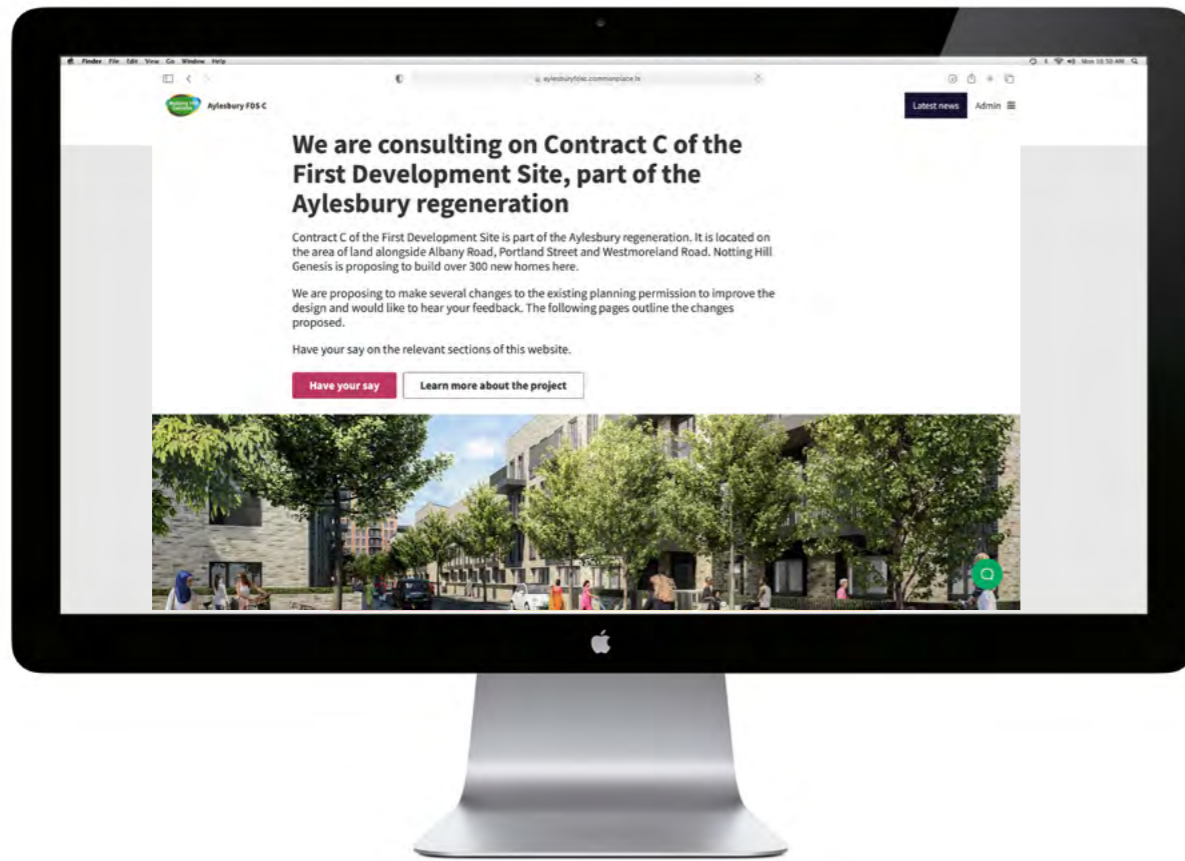


View communications

People who subscribed to project updates and will receive an email notification every time news are published.

## Online engagement - Commonplace

The Commonplace website housed all of the material from the events and had the ability for residents to comment on each theme from the consultation. Feedback and comments for each section is collated into each theme, anonymously recorded, over the following pages.



## Feedback from commonplace website



<https://aylesburyfdsc.commonplace.is/proposals/fly through>

### What are your first impressions of the proposed development?

#### KEY THEMES FROM RESIDENT COMMENTS:

Connections to public transport

Parking

Design aesthetics

Electric car charging points

Width of the streets

Traffic calming measures

Pedestrianised streets

“Very beautiful and well designed, however, it would be a great idea to have a video of how the inside of the home will look like.”

“It looks great, how about connections to public transport and improving it in the northern part of the borough as parking is limited”

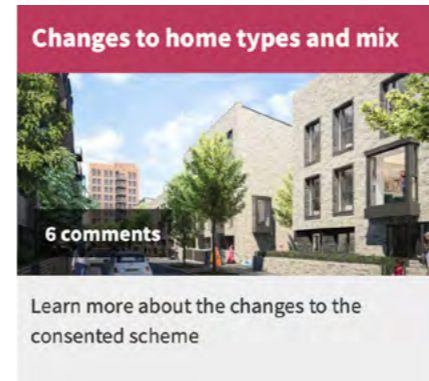
“It looks great. If the design will remain in-keeping with the most recent (previous) developments in E&C that have completed it will look great.

“Being zone 2 and so close to local tube stations and good bus, hire cycle connections the focus should be purely public transport. It’s already a main route to many places. Anyone wanting a car on the border of zone 1 is crazy :)”

“Given its width, Portland Street could benefit from a northbound segregated cycle lane especially if the C17 cycleway along Portland St and Brandon St is not going to be filtered to remove through traffic.”

“The standout street location of the designs is the pedestrianised space in the fly through. This combines a better balance for greenery vs hard-landscaping and an intimacy of place for people.”

“The key ingredients should be – (largely) car-free, access only for motor vehicles, strong canopy of greenery (not just some more trees), traffic moving at no more than 10-15mph, very little on-street parking (disabled parking only), minimising asphalt – not defaulting to 5-metre wide roads – and exceptional conditions for pedestrians with wide clutter free pavements.”



<https://aylesburyfdsc.commonplace.is/proposals/changes-to-home-types-and-mix>

### How do you feel about these changes?

#### KEY THEMES FROM RESIDENT COMMENTS:

ASB

Density and height

“No strong views other than if they increase diversity of local population and make area more family friendly then positive about that.”

“I think they are good changes. More affordable homes are always needed.”

“Seems fair enough”

### What are your thoughts on the proposal to build more family homes?

#### KEY THEMES FROM RESIDENT COMMENTS:

Affordability

Play

“Positive but as long as means a mix of families and not just those who can afford to be here.”

“Yes, all these 1 and 2 bed places don’t allow for families to grow.”

“It is so necessary to build additional affordable housing options.”

“I think more family homes, but I think overall more affordable housing in general is needed everywhere. Southwark is getting so expensive. Nobody can get on the property ladder.”

### What are your thoughts on the proposal to build more affordable homes?

#### KEY THEMES FROM RESIDENT COMMENTS:

Affordability & definitions

“Only worthwhile if they’re GENUINELY affordable (ie, well built, suitable for families and cost under £350K).”

“What does affordable really mean?”

“I think that this should always be clarified with a definition.”

“It is good to have more affordable homes and a better match to what people actually need.”

### What are your thoughts on the proposal to build more homes overall?

#### KEY THEMES FROM RESIDENT COMMENTS:

More homes

“More homes needed desperately so seems right thing to do.”

“Always needed. However it would be great to see some summary capacity planning and local transport impact outputs.”

“This area has always been high density diverse and mixed housing and should stay like that - it is the character of the area.”

“Good”



<https://aylesburyfdsc.commonplace.is/proposals/increase-in-height-and-massing>

**What are your thoughts on the proposal to add additional storeys in order to provide additional housing?**

KEY THEMES FROM RESIDENT COMMENTS:

- Increase of homes
- Impact
- Heights

“Great idea”

“Makes sense to allow for an increase to homes.

“Doesn’t seem too bad but there does seem to be a bad case of planning incrementalism in this project - they just keep coming back and asking for “just a little bit more””

**Do you have any other comments on these proposed changes?**

KEY THEMES FROM RESIDENT COMMENTS:

- Burgess Park
- Heights

“As Burgess Park is so large and in some cases a nature reserve, the development on its border should follow suit in its design. Make it part of the park. Even more greenery around and within the development.”

“Why not keep them all bigger as there’s always a need for more larger homes.”



<https://aylesburyfdsc.commonplace.is/proposals/review-of-energy-strategy>

**What are your thoughts on the proposal to provide lower carbon heat by using air source heat pumps?**

KEY THEMES FROM RESIDENT COMMENTS:

- More info
- Renewables

“More “easy to read” info on what air source heat pumps are and how they work? Will they create noise? Are they visible? How does this practically heat the home (underfloor, air vents)?”


“All seems good - the buildings SHOULD be insulated to the highest possible levels. Why air-source heat pumps and not ground-sourced - which would be more efficient and also quieter?”

“New builds should have no fossil fuel heating, they should have solar panels and the energy savings benefitting the tenants and residents of the blocks.”

“Great, as long as they work”

“Low carbon is great! But can we be renewable also? Solar for communal uses at least? Eliminate on-site pollution”? This sounds interesting. Can we have more details? Does this mean purifying the surrounding air?!”

**Changes to appearance and materials**



**3 comments**

Learn about the proposed changes to building appearance and materials

<https://aylesburyfdsc.commonplace.is/proposals/changes-to-appearance-and-materials>

### What are your thoughts on the changes to the materials being used?

KEY THEMES FROM RESIDENT COMMENTS:

#### Materials

“Great! Fire safety first.”

“Brick is good but the removal of wood makes it more oppressive

“I think your doing a very good job in The Aylesbury”

“Excellent well done.”

**Changes to landscape and amenity space**



**3 comments**

Have your say on proposed changes to landscape and amenity space

<https://aylesburyfdsc.commonplace.is/proposals/review-of-energy-strategy>

### What are your thoughts on the proposed roof top spaces and shared amenity areas?

KEY THEMES FROM RESIDENT COMMENTS:

#### Roof spaces

“London should have more green and usable roof top spaces!”

“In theory this is good, in practice the tiny little areas don’t add anything, they aren’t really big enough to use or add any actual biodiversity”

“Yes people need green space at street level. More green space not less. Roof tops are not safe spaces for kids to play on.”

“Open space for all to enjoy. Plenty of green. Lighting. Benches and seats.

“Central open spaces for all. Grouped “openly” bounded areas for groups of friends to enjoy.”

## Parking and cycle storage



Learn about the proposed changes to building appearance and materials

<https://aylesburyfdsc.commonplace.is/proposals/parking-and-cycle-storage>

### What are your thoughts on the proposal to increase cycle storage?

#### KEY THEMES FROM RESIDENT COMMENTS:

##### Car culture

##### Storage

"Finally! Long overdue. So little cycle storage available!"

"Most certainly! Remember that properties are likely to have more than 1 bike each.

"What about the prospect of on-site Santander docking stations?"

"However as there will be lots of residents, a cycle jungle wouldn't be great. Can they be hidden?"

"All good things."

"Cycling is better for physical and mental health so this is a good thing."

"Real cycle lanes in cities like Paris needs to be implemented to make cycling safe in London."

"Sounds good, we need cycle spaces and safe walking / cycling areas. Cars should not be prioritised. Ensure people with mobility needs are on ground and low level with access to car travel/pick up points."

"There should be lots of cycle storage, there is rarely ever enough"

### What are your thoughts on the proposal to decrease parking for private sale homes?

### What are your thoughts on the proposal to decrease parking for private sale homes?

### Do you have any other comments on these proposed changes?

#### KEY THEMES FROM RESIDENT COMMENTS:

##### Car culture

##### Cycling

"Useful and necessary – space is a premium and should be use efficiently."

"Zone 2, border of zone 1 should have no cars. Transport connections are so great in the area. Get rid of them all. Hide the ones that are mandatory i.e accessible spaces."

"Yes, but public transport must be improved and road closure must be controlled better."

"Fine"

### What are your thoughts on the proposal to decrease parking for private sale homes?

"We must learn to transition away from expensive and polluting car transport so this is a good thing."

### Do you have any other comments on these proposed changes?

"Build segregated cycle lanes if you want more vulnerable road users to feel safe cycling."

## Conclusion

Since being appointed by the council as development partner for the regeneration of the Aylesbury Estate in 2014 Notting Hill Genesis has been engaging with the local community regarding proposals for the First Development Site (FDS) and other sites that are planned or underway.

Residents have been central to the design process and have been involved in the evolution of the design of the buildings and external spaces on the FDS. The First Development site has undergone previous planning applications and variations, and has been supported by the community and stakeholders leading to successful outcomes.

For this variation we have tried to meet with or talk to as many residents and stakeholders as possible and have thought creatively about how to achieve this during a time when traditional methods of consultation are made difficult by the pandemic. We were particularly keen to ensure that those most impacted by the pandemic would not miss this opportunity to have their voice heard. The most effective method of receiving feedback has been the Commonplace website, but attendance was low at the live events that were staged online, and at the outdoor in person events. This could be due to the pandemic or that there are other consultations happening at the same time, but might also be down to the fact that the regeneration is well underway and that residents concerns have moved on to more practical questions around rehousing. Online stakeholder events were successful and valuable feedback and advice was collated during those sessions.

Consultation on this S73 Variation is not a one off event. We will continue to talk to residents as we go through detailed design and through to the construction phase of the scheme. Residents will have the opportunity to put their stamp on the new development through art projects and further engagement that we have planned.

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## Aylesbury consultation presentation

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First Development Site  
Contract C  
Sub-plots 3 & 4  
September 2021

Notting Hill Genesis hta Hawkins Brown

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Updating First Development Site Package C - External Changes since the 2015 Permission

- Building safety and changes to building regulations
- Move to Net Zero Carbon
- Introduction of low carbon heating technology
- A better understanding of local market demand for new homes
- Increased build costs and viability constraints

Owing to these external changes NHG is proposing to make several changes to the existing permission. A summary of the key changes follows.

Proposed views

Notting Hill Genesis hta Hawkins Brown

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Today's session

Welcome

Introduction

Workshop format:

- Presentation (please mute)
- Q&A
- Summary and close

Website: aylesburyfdsc.commonplace.is/  
Email: aylesbury@nhg.org.uk

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Changes to the Consented Scheme

Aerial view of Sub-plots 3 & 4 within the FDS

Notting Hill Genesis hta Hawkins Brown

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Zoom Guidance

- Presentation (mute)
- Raise Hand
- Questions in the chat and at the end
- Recording
- Rename
- Please be polite and respectful
- Let others have their say
- Please be aware of your language

zoom

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Changes to Home Types and Mix

Proposed Change

- Increasing number of homes from 261 to 321 (net increase of 60 new homes)
- 39 additional homes in Sub-plot 4 and 21 additional homes in Sub-plot 3
- Changing Market homes and Social Rent three and four story houses into stacked maisonettes

Reason

- A lack of market demand for larger family homes in private sale
- Delivering more affordable homes
- Increasing the number of family homes to ensure that we meet existing housing need
- Limiting increases in height to Sub-plot 3
- To improve overall scheme viability

Proposed view - sub plot 4

Notting Hill Genesis hta Hawkins Brown

## APPENDIX

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2019 Revised Permission

2015 Contract C design has not been updated since permission was granted in 2015.

2017 In 2017 NHG applied for planning permission to vary the original 2015 permission. This variation focused entirely on Packages A & B as these sites were not restricted by CPO and first to be demolished.

2019 2019 Revised Permission

FDS within the wider masterplan

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Increase in Height and Massing

Proposed Change

- An additional storey to Sub-plot 3 along Westmoreland Road
- An additional storey to Sub-plot 3 along Portland Street
- An increase in height and footprint of the Tower from 20-23 storeys

Reason

- To provide additional housing
- To improve overall design
- To sensitively improve the relationship between heights on Portland Street and Sub-plot 4
- Changing the location of the core to the centre of the tower to accommodate more homes and improve building efficiency

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Learn about the proposed changes to building appearance and materials as part of the regeneration of the Aylesbury Estate.



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**Changes to appearance and materials** [LEARN MORE](#)

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Have your say on the Aylesbury regeneration! Check out the proposed plans for reducing emissions and eliminating on-site... See More



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**Review of energy strategy** [LEARN MORE](#)  
Review changes proposed to the...

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Have your say today on the proposed plans for regenerating the Aylesbury Estate. Click through to watch the full flythrough!



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A short video walkabout of the p...

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What are your thoughts on the proposal to add additional storeys in order to provide additional housing through the Aylesbury... See More



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**Increase in height and massing** [LEARN MORE](#)

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We are proposing to build over 300 homes on Package C of the First Development Site, part of the Aylesbury regeneration. ... See More



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**Changes to home types and mix** [LEARN MORE](#)

**Commonplace**  
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We want to hear what you think about the proposed changes for ground level and rooftop spaces on the First Development... See More



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**Changes to landscape and amenity space** [LEARN MORE](#)

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As part of the proposed plans for the Aylesbury regeneration there has been a greater focus on more sustainable transport as well... See More



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**Parking and cycle storage** [LEARN MORE](#)  
Review the proposed changes r...

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**Review of Energy Strategy**

**Proposed Change**

- Delivering lower carbon heat to residents
- Handling the Source Heat Pumps to serve Sub-plots 3 and 4
- Replanning buildings to accommodate changes to plant, services throughout the building and in apartments

**Reason**

- Reduce carbon emissions and reduce reliance on fossil fuels by 50%
- To comply with emerging Building Regulation and planning policies
- Eliminate on-site air pollution
- Increased building fabric performance/ high insulation values



Proposed view - Portland Street and Westmoreland Road Corner (Looking West)

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**Appearance and Materials**

**Proposed Change**

- Removal of lintour from ground floor masonry
- Change of block brickwork colour from dark grey to a red tone
- Removal of metal banding on tower with a pre-cast material

**Reason**

- To account for changes to building safety requirements since 2015
- To provide for a calmer and higher quality brick led design
- To ensure the tower design better reflects rest of First Development Site



Proposed view - sub-plot 4

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**Landscape and Amenity**

**Proposed Change**

- Introduction of amenity spaces into Sub-plot 3
- Changes to roof top amenity spaces on Sub-plot 4

**Reason**

- Changes to the mix of homes have required an increase in amenity space
- Roof top spaces and shared amenity areas have been revised to maintain and improve sustainability
- Introduction/improvements to of Mayoral policies such 'urban greening' (Mayoral policy) and biodiversity require more space on roofs to be used for sustainable purposes



Proposed view - Portland Street and Westmoreland Road Corner (Looking West)

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**Parking and Cycle Storage**

**Proposed Change**

- Increased cycle storage
- Reduced private sale car parking
- Increased blue badge spaces

**Reason**

- Greater focus on more sustainable transport
- Increasing accessible parking spaces to reflect changes to the mix of homes
- To comply with current London Plan and TfL policies



Proposed view - East West Street Corner (Looking West)

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**Landscape design - First Development Site Play Strategy - Consented Scheme**



Existing and Proposed Play and Recreation Facilities - Site Wide Distribution

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**Landscape design - First Development Site Play Strategy - Consented Scheme**



Existing and Proposed Play and Recreation Facilities - First Development Site Distribution

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**Landscape design - First Development Site Play Strategy - Sub-plot 3 & Sub-plot 4 Updated Play Space Requirements**

Sub-plot 3 Consented Scheme play requirements: 48 sqm  
Sub-plot 4 Consented Scheme play requirements: 34 sqm  
Sub-plot 3 Proposed Scheme play requirements: 14 sqm  
Sub-plot 4 Proposed Scheme play requirements: 14 sqm

**Breakdown of additional play required:**

Under 5s - 10sqm	5-11sqm	11-15sqm
14sqm	14sqm	14sqm
<b>Total additional play required: 14sqm</b>		

Sub-plot 3 Consented Scheme play requirements: 48 sqm  
Sub-plot 4 Consented Scheme play requirements: 34 sqm  
Sub-plot 3 Proposed Scheme play requirements: 14 sqm  
Sub-plot 4 Proposed Scheme play requirements: 14 sqm

**Breakdown of additional play required:**

Under 5s - 10sqm	5-11sqm	11-15sqm
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<b>Total additional play required: 14sqm</b>		

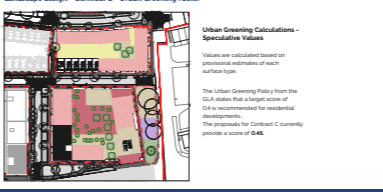
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**Landscape design - Contact C - Urban Greening Factor**

**Urban Greening Calculations - Specialist's Values**

Values are calculated based on proportional estimates of each habitat type.

The Urban Greening Factor from the CUE states that a target score of 0.4 is recommended for residential developments in Contact C currently provide a score of 0.45.



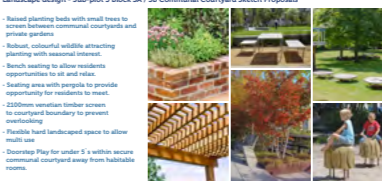
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**Landscape design - Contact C - Urban Greening Factor**

Habitat Type	Area (sqm)	Value	Total
Grass	100	0.1	100
Gravel	100	0.1	100
Asphalt	100	0.1	100
Concrete	100	0.1	100
Brick	100	0.1	100
Other	100	0.1	100
<b>TOTAL</b>	<b>600</b>	<b>0.6</b>	<b>600</b>

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**Landscape design - Sub-plot 3 Block 3A / 3B Communal Courtyard Sketch Proposals**



Block 3A and 3B Communal Courtyard Sketch Proposals

- Based planting beds with small trees to screen between communal courtyards and private gardens
- Natural, ecological habitat enhancing planting with seasonal interest
- Bench seating to allow residents opportunities to sit and relax
- Seating area with awnings to provide opportunity for residents to meet
- 2500mm variation timber screen to courtyard boundary to prevent overlooking
- Flexible hard landscaped space to allow multi use
- Screened Play for under 5s within secure communal courtyard area from habitable rooms

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**Landscape design - Sub-plot 3 Block 3A / 3B Communal Courtyard Sketch Proposals**



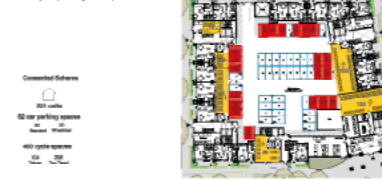
Communal Courtyard - Block 3A and 3B

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**Car and cycle parking - Sub-plot 4**

**Current Scheme**

- 200 cycle spaces
- 20 car parking spaces
- 200 cycle spaces
- 20 car parking spaces



Proposed Scheme

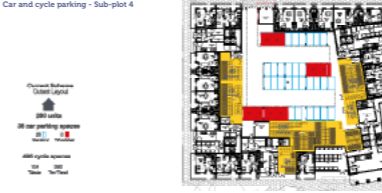
- 200 cycle spaces
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- 200 cycle spaces
- 20 car parking spaces

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**Car and cycle parking - Sub-plot 4**

**Proposed Scheme**

- 200 cycle spaces
- 20 car parking spaces
- 200 cycle spaces
- 20 car parking spaces

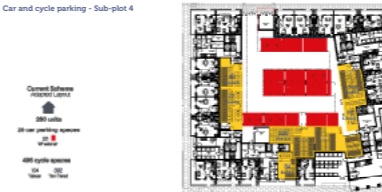


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**Car and cycle parking - Sub-plot 4**

**Current Scheme**

- 200 cycle spaces
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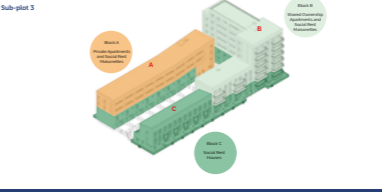
**Summary Schedule**

- An overall increase of 60 new homes: 261 homes to 321 new homes
- 45% Affordable Housing (by habitable room). A small increase in affordable homes above the current permission
- An increase of 9 Social Rented Homes
- 41% more family housing in the Social Rented tenure
- 11 Social Rented houses replaced with 13 x 3 bedroom maisonettes
- 7 x Market houses replaced with smaller 1 and 2 bedroom flats

Tenure	Number of Homes (2023 Permission)	Number of Homes (2023 Proposal)	Difference
Social Rent	47	56	9
Shared Ownership	124	126	18
Market	205	205	0
<b>TOTAL</b>	<b>281</b>	<b>321</b>	<b>40</b>


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**Tenure and Mix - Sub-plot 3**




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**Proposed view - East West Street Corner (Looking West)**



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**Proposed view - East West Street Corner (Looking West)**



Updated CG Views (2023-23)

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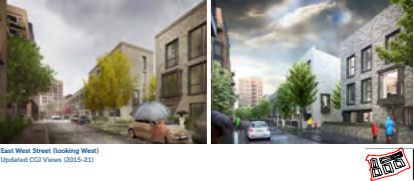
**Proposed view - East West Street Corner (Looking West)**



Updated CG Views (2023-23)

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**Proposed view - East West Street Corner (Looking West)**



Updated CG Views (2023-23)

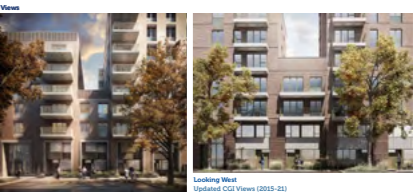
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**Tenure and Mix - Sub-plot 4**



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**Proposed view - Looking West**



Updated CG Views (2023-23)

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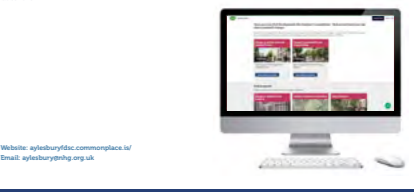
**Proposed view - South/West Road**



Updated CG Views (2023-23)

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**Questions**




Website: [aylesburyfsc.commonplace.io/](http://aylesburyfsc.commonplace.io/)  
Email: [aylesburyfsc@commonplace.io](mailto:aylesburyfsc@commonplace.io)



**Flyer both sides**


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**First Development Site  
Contract C consultation –  
find out and have your say  
about proposed changes**

These images are CGIs (Computer Generated Images) of Contract C of the First Development Site.

**Location of First Development Site Contract C  
within the wider Aylesbury regeneration**



These images are CGIs (Computer Generated Images) of Contract C of the First Development Site.

AYLESBURYNOW [www.aylesburynow.london](http://www.aylesburynow.london) 

**AYLESBURYNOW**

Contract C of the First Development Site is located on the area of land alongside Albany Road, Portland Street and Westmoreland Road. Notting Hill Genesis is proposing to build over 300 new homes and make several changes to the planning permission that was granted in 2015.

**Join us at one of these events to find out more and have your say.**

**Book your place!**

Wednesday 15 September – 6pm – 7.30pm online via Zoom  
Thursday 16 September – 11am – 12.30pm online via Zoom

Saturday 18 September – 11am – 12.30pm in person on the Aylesbury Estate. (This session has limited spaces and will be for those who cannot join online.)  
Zoom links/locations will be provided once you have booked your place.

**Contact us**

To book your place for one of these sessions email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk) or call Rosalyn on 07920 466133.

Visit [aylesburyfdsc.commonplace.is](http://aylesburyfdsc.commonplace.is) or scan this QR code with your phone's QR reader or camera to find out more and register for updates.




These images are CGIs (Computer Generated Images) of Contract C of the First Development Site.

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**Banner**

**AYLESBURYNOW**



**Notting Hill Genesis**

**This autumn 2021, we're consulting with you on Contract C of the First Development Site**

Visit [aylesburyfdsc.commonplace.is](http://aylesburyfdsc.commonplace.is) or scan this QR code to find out more and have your say.



Computer Generated Image of Contract C of the First Development Site

**September 2021**



# Consultation boards

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Location of First Development Site Contract C within the wider Aylesbury regeneration

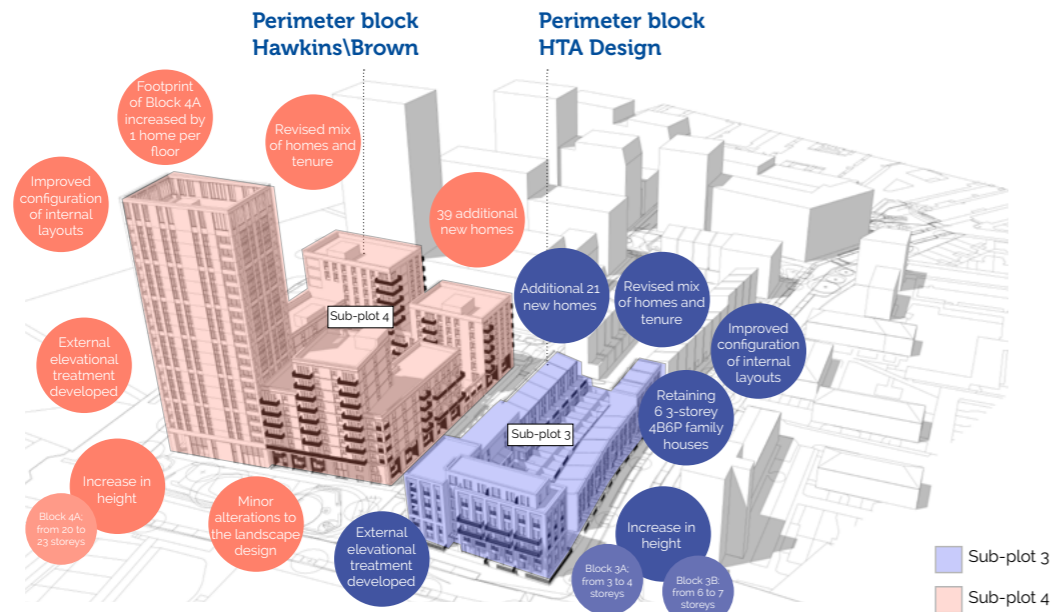


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## Changes to the consented scheme



Aerial view of Sub-plots 3 & 4 within the First Development Site

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## Changes to the consented scheme

Summary Schedule

- An overall increase of 60 new homes. 261 homes to 321 new homes
- 66% Affordable Housing (By Habitable room). A small increase in affordable homes above the current permission
- An increase of 9 Social Rented Homes
- 41% more family housing in the Social Rented tenure
- 11 Social Rented houses replaced with 13 x 3 bedroom maisonettes
- 7 x Market houses replaced with smaller 1 and 2 bedroom flats

Tenure	Number of Homes (2015 permission)	Number of Homes (2021 Proposal)	Difference
Social Rent	47	56	9
Shared Ownership	57	75	18
Market	157	190	33
<b>TOTAL</b>	<b>261</b>	<b>321</b>	<b>60</b>

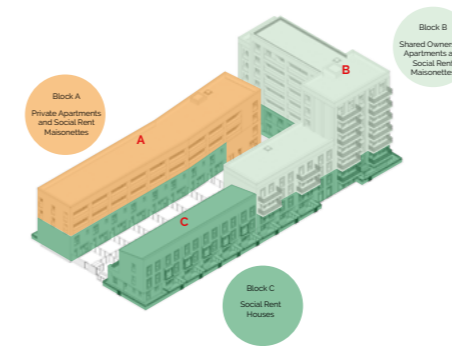


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## Sub plot 03

Tenure and Mix  
Sub-plot 3



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## Sub plot 03

Views  
2015 vs 2021



Portland Street and Westmoreland Road Corner (looking West)  
Updated CGI Views (2015-21)

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## Sub plot 03

Views  
2015 vs 2021



East West Street Corner (looking West)  
Updated CGI Views (2015-21)

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## Sub plot 04

Tenure and Mix  
Sub-plot 4



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## Sub plot 04

Views  
2015 vs 2021



Looking West  
Updated CGI Views (2015-21)

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## Sub plot 04

Views  
2015 vs 2021



South Albany Road  
Updated CGI Views (2015-21)

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## Changes to the consented scheme

<p><b>Changes to Home Types &amp; Mix</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>Decreasing number of homes from 261 to 321</li> <li>Net increase of 60 new homes</li> <li>23 additional homes in Sub-plot 4 and 22 additional homes in Sub-plot 3</li> <li>Changing Market homes and Social Rent ones and from 5 story houses into 4/5 story maisonettes</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>A lack of market demand for larger family houses in private sale</li> <li>In line with current planning policies</li> <li>Increasing the number of family homes to ensure that the local existing housing need</li> <li>Limiting increase in height to Sub-plot 3</li> <li>To improve overall scheme viability</li> </ul>	<p><b>Increase in Height and Massing</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>An additional storey to Sub-plot 3 along Westmoreland Road</li> <li>An additional storey to Sub-plot 3 along Portland Street</li> <li>An increase in height and footprint of the tower from 22 to 23 storeys</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>To provide additional housing</li> <li>To improve overall design</li> <li>In line with current planning policies</li> <li>Changing the location of the core to the centre of the tower to accommodate more homes and improve building efficiency</li> </ul>	<p><b>Review of Energy Strategy</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>Delivering lower carbon heat to residents</li> <li>Installing Air Source Heat Pumps to serve Sub-plots 3 and 4</li> <li>Reducing carbon emissions and reducing energy demand</li> <li>Reducing embodied carbon in construction</li> <li>Reducing building fabric performance/ high insulation values</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>To reduce carbon emissions and reduce energy demand</li> <li>To improve overall design</li> <li>In line with current planning policies</li> <li>Reducing embodied carbon in construction</li> <li>Reducing building fabric performance/ high insulation values</li> </ul>
<p><b>Appearance and Materials</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>Removal of cladding from ground floor</li> <li>Change of block brickwork colour from dark grey to a red brick</li> <li>Removal of metal building on tower with a pre-cast material</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>To account for changes to building safety requirements since 2023</li> <li>To provide a warmer and higher quality finish to the tower</li> <li>To ensure the tower design better reflects rest of First Development Site</li> </ul>	<p><b>Landscape and Amenity</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>Introduction of amenity spaces into Sub-plot 3</li> <li>Change to roof top amenity spaces on Sub-plot 4</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>Changes to the mix of homes have required an increase in amenity spaces</li> <li>Roof top spaces and shared amenity areas have been required to maximize and improve sustainability</li> <li>Introduction of amenity spaces to all blocks</li> <li>Introduction of amenity spaces to all blocks and bottoming require more space on roof to be used for sustainable projects</li> </ul>	<p><b>Parking and Cycle Storage</b></p> <p><b>Proposed Change</b></p> <ul style="list-style-type: none"> <li>Increased cycle storage</li> <li>Increased private car parking</li> <li>Increased blue badge spaces</li> </ul> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>Greater focus on more sustainable transport</li> <li>Increasing accessible parking spaces to reflect changes to the mix of homes</li> <li>To comply with current London Plan and TfL policies</li> </ul>

## Engagement Summary Template for the Development Consultation Charter (validation requirement)

Before your application goes live and is validated the template needs to be completed and submitted.

**Site: First Development Site (FDS) of the Aylesbury Estate Regeneration.**

**Address: Thurlow Street, London SE17 2UH**

**Application reference: The FDS permission was originally approved on the 5th August 2015 under planning permission ref: 14/AP/3843. A Section 73 application (ref: 17/AP/3885) was subsequently submitted to amend the planning permission and was approved on 14th February 2019. The current proposed Section 73 application is proposing to amend planning permission 17/AP/3885. The proposed amendments only relate to FDS C (Subplots S03/S04).**

### List of meetings:

Meetings	Date	Attendees	Summary of discussions
Pre-application meeting	20th August 2020 - 1st December 2021	Council officers	Extent of public consultation agreed
Councillor meeting	16th August 21 September 8th November 10th December	Ward Councillors and Stephanie Cryan, Cabinet Member for Council Homes	Planning/consultation update meetings
Resident Steering Group meeting	29th July 30th September 28th October  9th August 11th August 9th September 4th October 20th October 23rd November	Resident Steering Group members  Aylesbury TRA Creation Trust Board Walworth Group Kinglake TRA Walworth Society Aylesbury TRA and Taplow TRA Chairs	Planning/consultation update meetings

### List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Online engagement event	15th September 2021	5 resident attendees	The main discussion points were around cycling, density and play provision.
Online engagement event	16th September 2021	2 resident attendees	The query around play related to provision for the over 12's and how best to be coordinated.
Public Exhibition	Saturday 18th September	8 resident attendees	They raised concerns about the increase in density and how we will alleviate pressure on the park and transport.

**Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.**

### Evidence of consideration of the following (this list is not exhaustive):

#### Demographic context:

The site forms part of the wider Aylesbury Estate Regeneration project which has been in progress since 2005. The site was formerly occupied by London Borough of Southwark Housing blocks. All of the residents were rehoused in 20?? And the blocks were demolished in 20?? Residents that moved off the estate have a right to return to a new home on the redeveloped Aylesbury Estate, this process is managed by London Borough of Southwark Housing Team.

The impact of the development on the community has been examined many times over the course of the project, and the council and Notting Hill Genesis continue to engage with the community on an ongoing basis to ensure that particular groups are not disadvantaged by the proposals.

**Who occupies the site? N/A**

**Will they need to be relocated? On what basis? Will they be expected to return? N/A**

**Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex. N/A**

**How the development fosters good relations between different groups in the community.**

**Are there neighbours in close proximity? Yes**

#### Cultural setting:

**Is the site in conservation area? No**

**Is the building listed? No**

The Site is not in a conservation area, and there were no listed buildings. It is surrounded by residential accommodation, but to the south it borders Burgess Park, a very important community asset. The design of the scheme is sensitive to the presence of the park

Is the site/building a place of community interest?

#### Highways:

How is the site accessed?, Will there be an increase in traffic during construction and once the new development is completed?

The design follows the principles of the Aylesbury Estate Area Action Plan to 'create a more locally distinct and varied neighbourhood, with better and safer streets, squares and parks'. The street layout on the First Development site re-introduces through routes that were cut off by the previous development. The streets will integrate with later parts of the development in a grid block pattern that is easy to navigate and provide easy access in all directions, and providing views through to Burgess Park.

#### Other engagement:

Please see pages 4-19 of this SCI document for detailed engagement information

Support - public consultation summary

Objection - public consultation summary

Please see pages 20-28 of this SCI document for detailed comments from Commonplace

How have objections been addressed?

Where objections have not been addressed, provide justification.

Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.

We are 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 wellbeing.

To date we have worked with 159 Southwark residents to start jobs, and remain in those jobs for more than six months. We have also supported 75 people to start apprenticeships or traineeships (31 through our supply chain). We have awarded 298 training places on a wide range of courses to help members of the community progress in their chosen career.

Our work with young people has meant 160 12 – 25 year old have received customised 1-2-1 support to help them reach their educational, career and personal goals. We also run activity programmes during school holidays where young people learn and develop their skills and build relationships with their peer groups. We award neighbourhood funding to support the community. Aylesbury Community Grants are awarded

to groups and individuals to fund projects and activities which will benefit members of the community. To date we have given out 67 Aylesbury Community Grants. We also award Working Communities Bursaries which are intended to help people progress in their career, for example, training course attendance or for specialist equipment needed to carry out a job. To date we have awarded 643 Working Communities Bursaries.

We support capacity building for community organisations, including through social value commitments from our supply chain, as well as support with fundraising and longer term business planning. In 2021-22, we have supported the establishment of two interim use projects on Albany Road, a community garden and bike pop up. These both met local community needs during the pandemic, contributing to improved health, wellbeing and social interaction, as well as reducing barriers for people to travel to work or take on new employment during restrictions. The interim use activity has also enabled community organisations with a strong social purpose to test new approaches, while delivering community benefit.

Key themes: Key themes of the consultation have been extracted from the comments received via Commonplace and can be found on pages 20-26.

Provide examples of all consultation materials Please see appendix with copies of all materials - P30-35

## Comments in full from Commonplace website



<https://aylesburyfdsc.commonplace.is/proposals/fly through>

### What are your first impressions of the proposed development?



"Very beautiful and well designed, however, it would be a great idea to have a video of how the inside of the home will look like."



"It looks great, how about Connections to public transport and improving it in The northern part of the borough as parking is limited"



"Looks nice on screen but it's unrealistic. It doesn't show all the space wasted by and for motor vehicles, be it stationary (parked) or in (slow) movement."



"Like the rest of the development it feels designed for cars rather than people. There needs to be a square or some area where people can congregate. I don't see any Santander cycles , bike racks either . It's a bit intimidating."



"This doesn't look like somewhere a community would thrive. It looks designed for cars and aesthetics rather than real life practical use. The only play area I saw seems to be next to a main road so children couldn't be safely left there to play, and there would be traffic fumes too. There doesn't seem to be any enclosed or semi-enclosed outdoor communal space where neighbours can congregate and get to know one another /support one another. It looks like the people who live here would feel quite isolated from their community, and it feels oppressive rather than welcoming. Green areas look plonked and unusable for anything. I'm guessing this was not designed by someone who grew up on an estate?"



"It looks great. If the design will remain in-keeping with the most recent (previous) developments in E&C that have completed it will look great.

However the Aylesbury estate is a huge area. This risks becoming the first new development in the area that is over-crowded. It would be

nice to have details on what the development will bring other than new style buildings. Moving a huge crowd out just to move a huge crowd back doesn't seem to make sense.

The streets are very narrow. This may feed into the overcrowding point above. If it was pedestrians only and essential access, this would be better."



"Being zone 2 and so close to local tube stations and good bus, hire cycle connections the focus should be purely public transport. Filling what little spare space there is should not be reserved for cars. It's already a main route to many places. Anyone wanting a car on the border of zone 1 is crazy :)"



"Where are electric car charging points? More greenery needed and either have a proper playground or not at all (not the semi decorative stuff you can see and seem to get with new builds). Tall buildings feel a bit claustrophobic"



"That the streets are too narrow for the height of the buildings, the flats will be in shade for most of the day if they are opposite a taller building.

Poor air circulation. Too tightly packed -needs more space between the blocks and the streets made A LOT wider. Think New York not Glasgow tenements."



"Why not just spend the money on making the existing buildings better and making parking spaces into green space. Dose concrete not take huge amounts of CO2 to make? We are told to reduce our carbon footprint while Southwark council and Notting hill get to rip down buildings and build new ones just so they can make a profit."



"Bunkum and developer nonsense the roads will be clogged with traffic and parking. The intensity of the development is unsustainable for our infrastructure. Already school places, doctors appointments let alone dental appointments are impossible without this kind of building and intensity. As seen with what has happened earlier this is the death of the current community to be replaced by transient renters a d young

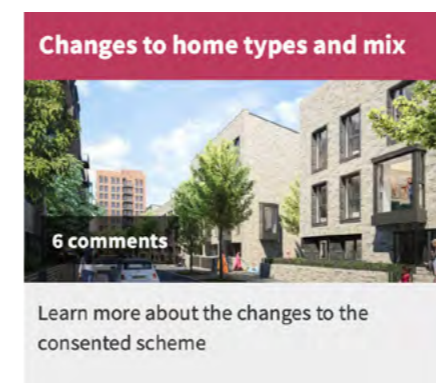
professionals who can afford to live in these new flats”

As others have pointed out the design of the streets is a real problem in a number of ways.

1. Given its width, Portland Street could benefit from a northbound segregated cycle lane especially if the C17 cycleway along Portland St and Brandon St is not going to be filtered to remove through traffic.
2. The design does not appear to take into account the Low Traffic Neighbourhood to the east of the Walworth Road – it is important that traffic cannot flow east-west or north-south through these streets if the rest of the LTN east of the Walworth Road is retained.
3. There is no evidence of traffic calming/speed management to ensure that no vehicles can move through these streets at more than 20mph (preferably lower). This is a particular problem as the roads are designed to be straight with clear sightlines so vehicles that wish to speed are being aided by the street design. There are a number of ways that can be used to address this – reference to the TfL Lower Speeds Toolkit (<https://tfl.gov.uk/cdn/static/cms/documents/achieving-lower-speeds-toolkit.pdf>) with the most obvious being frequent raised tables (100mm high) that will also serve as informal crossing points that if raised to kerb height can improve accessibility. There should be calming at least every 50 meters. Another approach would be to design the street as a HomeZone (there is one in Sutherland Square on the west side of the Walworth Road) where for example raised curving chicanes have been used that alter the feel of the street dramatically so that drivers on approaching the street see planting and trees rather than an unbroken straight carriageway. The key thing though is not to have through traffic. Another route might be far narrower one-way streets (2.5 metre wide but accessible for larger vehicles such as rubbish lorries (and with appropriate traffic calming)) that allow access through these street in loops but do not allow through traffic. This is in essence what is currently happening on Mellow St, Phelp St and Sondes Street (looping back on to Portland St) but if this was designed in then

the streets could be far narrower from the start. Again far more greenery could then appear in the space created.

4. In many locations where there is car parking, the adjacent footway looks extremely narrow. The desire to introduce on-street car parking at such high levels is again compromising the ability to deliver attractive streets and ones that people will find it easy to walk around (especially if they have mobility issues or have buggies etc). Again, as others have pointed out there is a tension between building streets for people and ones that are fit for the recently declared climate emergency and streets that are designed to optimise motor vehicle movement and car parking. It looks like owing to the requirements of the Southwark Streetscape Design Manual here we have streets that are designed primarily for motor vehicles.
5. The standout street location of the designs is the pedestrianised space at 2:26 in the fly through. This combines a better balance for greenery vs hard-landscaping and an intimacy of place for people. Why can more of these streets not be pedestrianised rather than this default of 5-metre wide motor vehicle accessible streets. This would create an opportunity for far greater amounts of greenery as well as social interaction.
6. Could all of these issues be brought together in a rethink of the design of these new streets and one that is more in line with what is needed for streets in a climate emergency. The key ingredients should be – (largely) car-free, access only for motor vehicles, strong canopy of greenery (not just some more trees), traffic moving at no more than 10-15mph, very little on-street parking (disabled parking only), minimising asphalt – not defaulting to 5-metre wide roads – and exceptional conditions for pedestrians with wide clutter free pavements.



<https://aylesburyfdsc.commonplace.is/proposals/changes-to-home-types-and-mix>

### How do you feel about these changes?

- “Seems fair enough”
- “All makes sense. I think there seems to be confusion over the less “larger” family homes likely in place for “smaller” family homes. Just wording.”
- “I don’t like any of it – save the Aylesbury Estate!”
- “Area is so dense already and the challenges resulting of this have not been sorted nor really addressed. A lot of ASB, violence and drugs in the area. Adding more people in this area will feed this problem.”
- “Feels a bit like battery hens”
- “Too dense and too high. We really need space between big blocks, packing people in to denser and denser spaces ends up creating the very thing that was why tenements got knocked down. Give people space to live and breath.”
- “No strong views other than if they increase diversity of local population and make area more family friendly then positive about that.”
- “I think they are good changes. More affordable homes are always needed.”
- “I don’t like the increasing the height of the block 3B from 6 to 7 and in general the increasing of the homes number. Originally the plan was with low houses. Increasing the number of families and people make more busy the area and it is not fine.”
- Too many social houses are being built on that plot. This will result in crime and anti social behaviour just like the old Aylesbury estate.

### What are your thoughts on the proposal to build more affordable homes?

- “Only worthwhile if they’re GENUINELY affordable (ie, well built, suitable for families and cost under £350K).”
- “What does affordable really mean?”
- “I think that this should always be clarified with a definition.”
- “Does this mean Help to Buy? Shared Ownership? More social housing?”
- “People will often assume that this means a lower price range that more people can reach - which will never be the case for property on the border of zone 1. Where 1 bed flats are selling for £800k.”
- “It is good to have more affordable homes and a better match to what people actually need. As usual, we remain doubtful that any promise about “affordable housing” from any developer and from Southwark means anything - since Southwark have NEVER delivered on their previous promises.”
- “Yes they are needed but not added to a scheme with so many properties already!”
- “That we need more affordable homes but not necessarily packed onto the same tiny footprint.”
- “In general, I do not like the idea to build more homes.”
- “Not a good idea, because the area became more busy.”
- “I can see it is mostly social housing. Not a mixed community at all.”

### What are your thoughts on the proposal to build more family homes?

- “Positive but as long as means a mix of families and not just those who can afford to be here.”
- “Again, calling out that this sounds to be less “large” family homes and more “smaller” scale family homes. But yes that sounds great. It may introduce some diversity from central “rent with friends” culture.”
- “Seems a bit confusing and I guess there is some jargon involved since the text says “A lack of market demand for larger family homes in private sale” and then says that they are building more family homes!”
- “Yes, however is zone 2 the best place for this? Children need space to thrive and live not so close to pollution and noise.”
- “If that is what there is demand for”
- “Yes, all these 1 and 2 bed places don’t allow for families to grow.”
- “I don’t like the way it’s presented here. Families don’t want to be in vast towers.”
- “It is so necessary to build additional affordable housing options.”
- “I think more family homes, but I think overall more affordable housing in general is needed everywhere. Southwark is getting so expensive. Nobody can get on the property ladder.”
- “I think its so necessary to build more units to maximize the use of the limited space given to affordable housing.”
- “In general, I do not like the idea to build more homes. However, I would prefer more families homes than the affordable ones.”
- “In general, I do not like the idea to build more homes.”
- “Not a good idea, because the area became more busy.”
- “I can see it is mostly social housing. Not a mixed community at all.”

### What are your thoughts on the proposal to build more homes overall?

- “More homes needed desperately so seems right thing to do.”
- “Always needed. However it would be great to see some summary capacity planning and local transport impact outputs.”
- “This area has always been high density diverse and mixed housing and should stay like that - it is the character of the area.”
- “Good”
- “The area is so densely populated already, and will already have tall buildings, it doesn’t feel the right place to add even more height”
- “Too many in too small a footprint.”
- I don’t like it at all.
- In general, I do not like the idea to build more homes.
- Not a good idea, because the area became more busy.
- “Not good to overpopulate that area with thousands of new people especially if the community is not mixed and it will be a ghetto like it used to be, a no go area again to be demolished in 60 years.”

### Any other comments

- “Regenerating the Aylesbury to remove the issues it has created by being so densely populated and replacing it by another version on the Aylesbury will not improve the life in the community.”



<https://aylesburyfdsc.commonplace.is/proposals/increase-in-height-and-massing>

### What are your thoughts on the proposal to add additional storeys in order to provide additional housing?

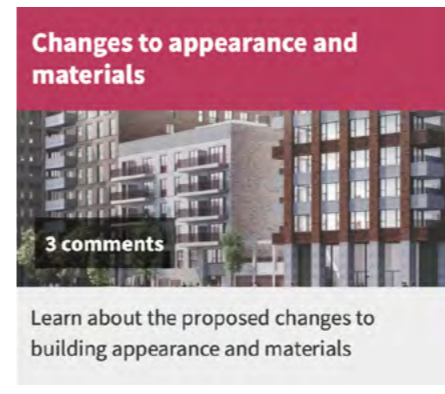
- “Great idea”
- “It’s overcrowded and uninteresting, just boxes piled on top of each other for the purpose of getting more money from flats . There is nothing special about it and it will soon look dated”
- “Makes sense to allow for an increase to homes.
- “However what will be the impact of capacity of a) more people in the development? Noise etc... (local transport c) pollution from resident cars, d) less development green space, e) natural light impact?”
- “Doesn’t seem too bad but there does seem to be a very bad case of planning incrementalism in this project - they just keep coming back and asking for “just a little bit more””
- “They are already adding too many tall buildings to the area which is not appropriate and makes it feel oppressive and dark”
- “You are losing the green space between the tower. Taller towers create massive shadows, taking light from neighbouring buildings and the street.”
- “As Resident in the area, my view and my sunlight is being blocked out.”
- “It’s overcrowded and uninteresting, just boxes piled on top of each other for the purpose of getting more money from flats . There is nothing special about it and it will soon look dated.”

### Do you have any other comments on these proposed changes?

- “As Burgess Park is so large and in some cases a nature reserve, the development on its border should follow suit in its design. Make it part of the park. Even more greenery around and within the development.”
- “Why not keep them all bigger as there’s always a need for more larger homes.”



<https://aylesburyfdsc.commonplace.is/proposals/review-of-energy-strategy>



<https://aylesburyfdsc.commonplace.is/proposals/changes-to-appearance-and-materials>

**What are your thoughts on the proposal to provide lower carbon heat by using air source heat pumps?**

- “More “easy to read” info on what air source heat pumps are and how they work? Will they create noise? Are they visible? How does this practically heat the home (underfloor, air vents)?”
- “All seems good - the buildings SHOULD be insulated to the highest possible levels. Why air-source heat pumps and not ground-sourced - which would be more efficient and also quieter?”
- “New builds should have no fossil fuel heating, they should have solar panels and the energy savings benefiting the tenants and residents of the blocks.”
- “Great, as long as they work”

**Do you have any other comments on these proposed changes?**

- “Low carbon is great! But can we be renewable also? Solar for communal uses at least? Eliminate on-site pollution”? This sounds interesting. Can we have more details? Does this mean purifying the surrounding air?!”

**What are your thoughts on the changes to the materials being used?**

- “Great! Fire safety first.”
- “Brick is good but the removal of wood makes it more oppressive”
- “Sounds good.”
- “More classy and will age and weather better.”
- “Good idea”

**Do you have any other comments on these proposed changes?**

- “I think your doing a very good job in The Aylesbury”
- “Excellent well done.”

## Changes to landscape and amenity space



Have your say on proposed changes to landscape and amenity space

<https://aylesburyfdsc.commonplace.is/proposals/review-of-energy-strategy>

### What are your thoughts on the proposed roof top spaces and shared amenity areas?

- “London should have more green and usable roof top spaces!”
- Shared amenity areas seem quite poor.
- Are parking spaces underground? Sub plot 4 doesn't seem to have a central plot green space but car spaces instead. Hide cars and bike parks. Outdoor space should reflect the park environmental as much as possible.
- Location of some of the children's play areas is concerning. Directly on main roads and not protected by the development boundaries.”
- “In theory this is good, in practice the tiny little areas don't add anything, they aren't really big enough to use or add any actual biodiversity”
- “Yes people need green space at street level. More green space not less. Rooftops are not safe spaces for kids to play on.”

### What would make the roof top and amenity areas successful shared spaces?

- “Open space for all to enjoy. Plenty of green. Lighting. Benches and seats.
- “Central open spaces for all. Grouped “openly” bounded areas for groups of friends to enjoy.”

## Parking and cycle storage



Learn about the proposed changes to building appearance and materials

<https://aylesburyfdsc.commonplace.is/proposals/parking-and-cycle-storage>

### What are your thoughts on the proposal to increase cycle storage?

- “Finally! Long overdue. So little cycle storage available.”
- “Most certainly! Remember that properties are likely to have more than 1 bike each.”
- “What about the prospect of on- site Santander docking station (s)?”
- “However as there will be lots of residents, a cycle jungle wouldn't be great. Can they be hidden?”
- “All good things.”
- “Although - there is still too much focus on car culture in the development”
- “Cycling is better for physical and mental health so this is a good thing.”
- “Real cycle lanes in cities like Paris needs to be implemented to make cycling safe in London.”
- “Sounds good, we need cycle spaces and safe walking / cycling areas. Cars should not be prioritised. Ensure people with mobility needs are on ground and low level with access to car travel/pick up points.”
- “There should be lots of cycle storage, there is rarely ever enough”

### What are your thoughts on the proposal to decrease parking for private sale homes?

- “Useful and necessary – space is a premium and should be use efficiently.”
- “Zone 2, border of zone 1 should have no cars. Transport connections are so great in the area. Get rid of them all. Hide the ones that are mandatory i.e accessible spaces.”
- “Yes, but public transport must be improved and road closure must be controlled better.”
- “Fine”

### What are your thoughts on the proposal to decrease parking for private sale homes?

- “We must learn to transition away from expensive and polluting car transport so this is a good thing.”

### Do you have any other comments on these proposed changes?

- “Build segregated cycle lanes if you want more vulnerable road users to feel safe cycling.”



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