



Planning Application for the Aylesbury Estate Regeneration

Plot 18 Reserved Matters Application

Planning/ Reconciliation Statement

GL Hearn

v1



DUGGAN MORRIS ARCHITECTS



AYLESBURYNOW



GL Hearn

Part of Capita plc

Reserved Matters Reconciliation Statement

Notting Hill Housing Trust

Aylesbury Estate 'Plot 18'
Land bounded by Albany Road, Portland
Street, Bagshot Street, Alvey Street, East
Street and Dawes Street
London SE17

31 May 2016

Prepared by

GL Hearn Limited
280 High Holborn
London WC1V 7EE

T +44 (0)20 7851 4900
glhearn.com

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
31 May 2016

ORIGINATORS
Sarah Hiscutt
Planning Associate Director

APPROVED
Stuart Baillie
Planning Director



Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 This Reconciliation Statement has been prepared by GL Hearn in support of a Reserved Matters submission pursuant to Outline Planning Permission ('OPP') ref. 14/AP/3844 granted in August 2015 (as amended). This Reserved Matters submission is made on behalf of Notting Hill Housing Trust (NHHT) (hereinafter referred to as 'the Applicant') in relation to Development Parcel 18 of Phase 2a (hereinafter referred to as 'Plot 18' (the site) as identified at **Appendix A**) of the Aylesbury Estate Regeneration Scheme, in Walworth, London Borough of Southwark (LBS).
- 1.2 This submission is made pursuant to Condition 1 (Reserved Matters) of the OPP for the demolition of existing buildings and phased redevelopment of the Aylesbury Estate for up to 2,745 residential units alongside employment, retail and community uses (and other associated works). The OPP was determined with matters relating to access, layout, scale, appearance and landscaping reserved.
- 1.3 The OPP was subject to a Section 96A planning application for a Non-Material Amendment (ref: 15/AP/4387) to the total amount of Class D1 (Non-Residential Institution) floorspace to be provided as part of the master plan development. The application was approved on 2nd December 2015 and amended the existing planning permission to which this reserved matters submission relates.
- 1.4 This submission seeks approval of all the reserved matters (access, layout, scale, appearance and landscaping) in relation to Phase 2a of the OPP, which comprises Development Parcel 18, including Development Parcel subplot 18a and Development Parcel subplot 18b. This phase of development includes the provision of:
- 122 residential dwellings;
 - Health Centre;
 - Early Years Facility;
 - Community Facility (including Library, Afterhours Facility, Stay and Play, Meeting Rooms and Creation Trust Office);
 - Retail uses including pharmacy and café; and
 - Public open/civic space.
- 1.5 Condition 1 of the OPP prescribes the details required for the reserved matters submissions and states that *'each Reserved Matters Application shall include a reconciliation plan or statement showing how the proposed development plot complies with the approved site wide development controls (i.e. Parameter Plans / Development Specification (Consolidated) / Design Code Strategy)'*. This application seeks to satisfy Condition 1 of the OPP.

- 1.6 Further details of the conditions which this reserved matters submission is seeking to discharge are provided in Section 6 of this Statement.

Statement Structure

- 1.7 This Reconciliation Statement sets out how each reserved matter (access, layout, scale, appearance and landscaping) for Plot 18 complies with the principles set out in the Design Strategy Document (Design Code) (consolidated July 2015), Consolidated Development Specification (November 2015), Parameter Plans and the OPP. This Statement is structured as follows:
- Section 2 includes a description of the existing site and surrounding area and an overview of the sites relevant planning history.
 - Section 3 outlines the proposed development for Plot 18 of the Aylesbury Estate Regeneration Scheme.
 - Section 4 details the Planning Policy pertinent to this reserved matters submission.
 - Section 5 considers each reserved matter in turn and demonstrates how the submitted details comply with the terms of the OPP and approved documents.
 - Section 6 provides an overview of the conditions which this reserved matters submission is seeking to discharge.
 - Section 7 contains the overall conclusions of this Reconciliation Statement.

Supporting Information

- 1.8 The Applicant's architects HTA Design (HTA) and Duggan Morris Architects (DMA) have prepared the planning application drawings and supporting design information. The drawings are complimented by landscape proposals prepared by HTA Landscape and technical engineering drawings prepared by AECOM and WSP.
- 1.9 A schedule of the submitted plans and all supporting documents which form the submission can be found at **Appendix B**.

2 BACKGROUND

Introduction

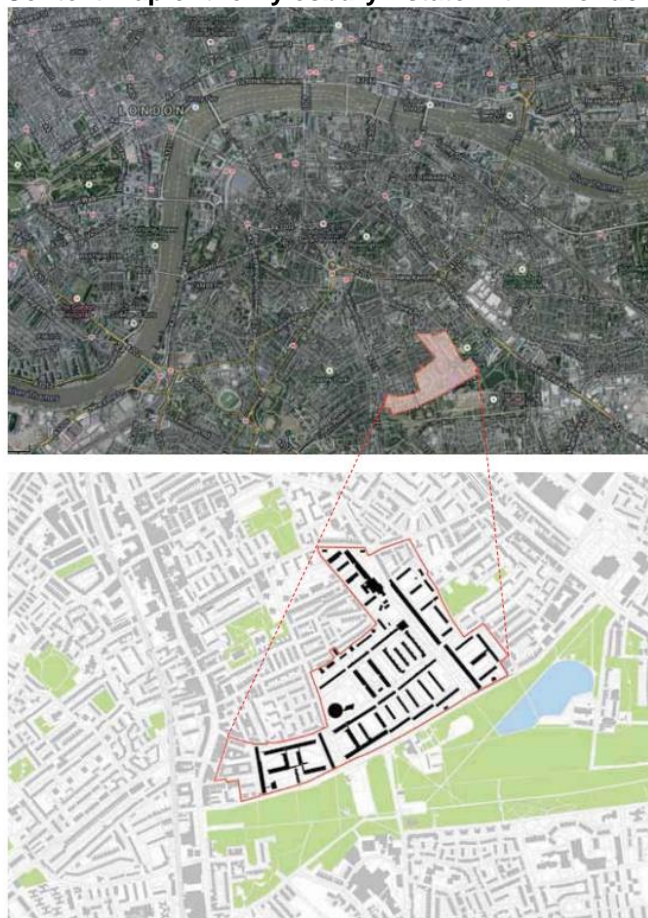
- 2.1 The following section provides an overview of the site and surrounding area in relation to its existing context, relevant components of the wider regeneration area and the characteristics of the site subject of this reserved matters application. A summary of the planning history relevant to the site and immediate surrounding area is also provided for reference. Further information can be found within the Design and Access Statement prepared by HTA and DMA.

Site and Surrounding Area

Area in Context

- 2.2 The Aylesbury Estate, which measures 22.1ha, is located in the Walworth area of the London Borough of Southwark (LBS). It is situated to the east of Walworth Road, west of Old Kent Road and extends along the northern boundary of Burgess Park, within the northern part of LBS. The Aylesbury Estate is home to over 7,000 people and includes residential units, offices, community buildings and retail units.

Figure 1: Context Map of the Aylesbury Estate within London and Walworth



2.3 The Aylesbury Estate is centrally located between London travel Zones 1 and 2, with Elephant and Castle station to the north-west and Camberwell directly south. The area is well connected to existing public transport routes and cycle networks. There are three designated cycle routes which pass through the Aylesbury Estate via Burgess Park and numerous local bus services, including three routes which run through the Estate along Thurlow Street and Albany Road, two of which run through the night.

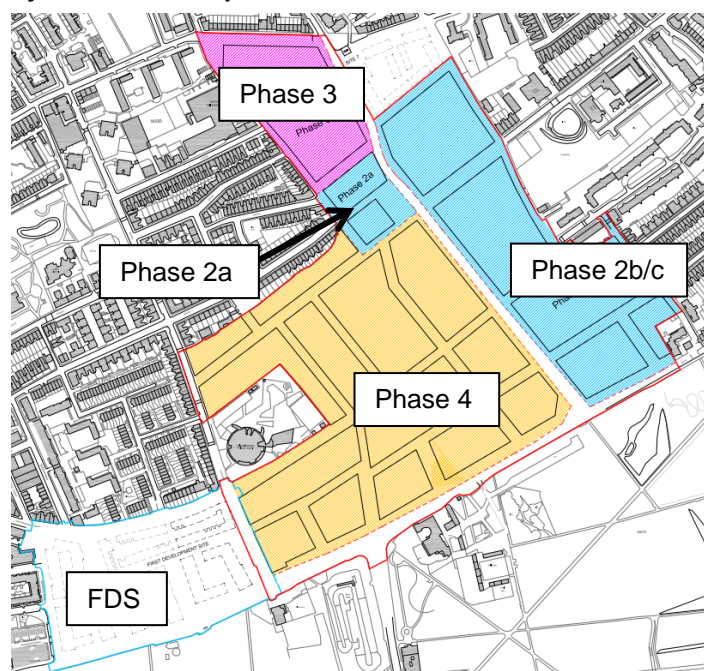
2.4 There are three underground stations in close proximity including Elephant and Castle (1.1 miles), Kennington (1.1 miles) and Oval (1.3 miles). All three underground stations are served by the Northern Line. Elephant and Castle is also served by the Bakerloo Line. Elephant and Castle also has a Train Station (1.1 miles) which provides direct rail links to Sevenoaks, Sutton, Luton and St Albans.

The Aylesbury Estate Regeneration Area

2.5 The Aylesbury Estate Regeneration Area comprises a Detailed Planning Permission (DPP) covering the First Development Site (FDS) and an Outline Planning Permission (OPP) covering the Regeneration Area (please refer to the Planning History section within this Reconciliation Statement for full details).

2.6 The Regeneration Area comprises four phases; Phase 1 (the First Development Site), Phase 2 (including Phase 2a and Phase 2b/c), Phase 3 and Phase 4, as shown on Figure 2 below. Within these 4 phases there are 18no. development parcels which are further divided into subplots.

Figure 2: Aylesbury Estate Development Phases

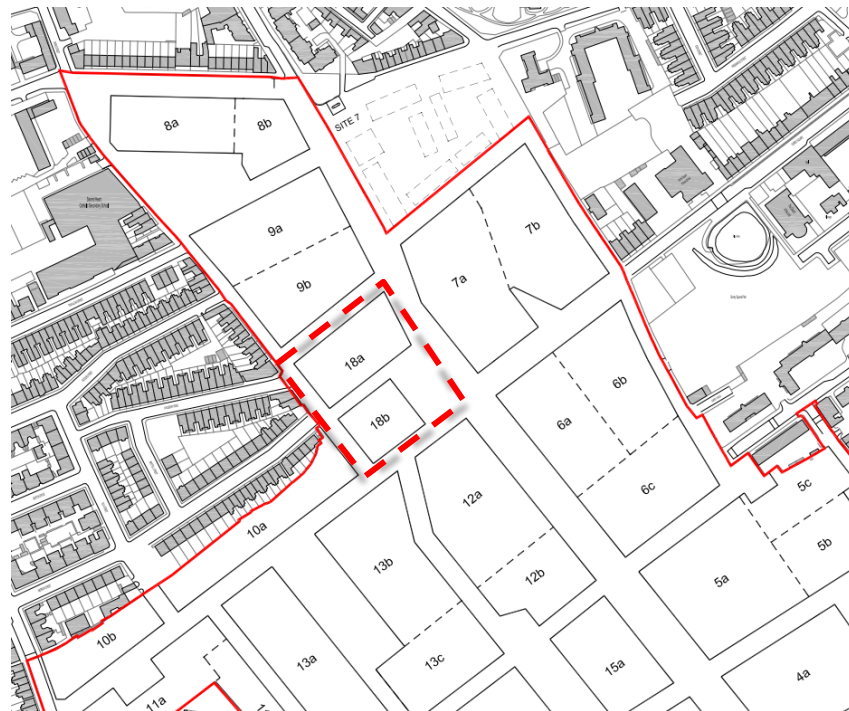


- 2.7 Each phase represents a broad Reserved Matters submission parcel for the approval of detailed design requirements. This Reserved Matters submission has been prepared in relation to Phase 2a of the OPP. Following this, it is intended that Phase 2b/c, which comprises Development Parcels 4, 5, 6 and 7, will be delivered as a single Reserved Matters submission.

Plot 18

- 2.8 The site measures approximately 1.02 ha in size and is situated at the heart of the Aylesbury Estate Regeneration Area and comprises Development Parcel 18, which is further divided into two Development Parcel subplots; 18a and 18b.

Figure 3: Plot 18 Site Boundary



- 2.9 Plot 18 is bounded to the north-east by Thurlow Street; which is a wide tree lined street and a key north-south thoroughfare through the regeneration area with relatively high traffic flow including public bus routes. To the north, the site is bounded by the 13.no storey Taplow House and to the south-east by Inville Road where the heating network boiler house for the current estate is situated. Dawes Street forms the western boundary of Plot 18 as well as the boundary between the Aylesbury Estate Regeneration Area and the Liverpool Grove Conservation Area. The site plays a central role in improving the east-west connections through the neighbourhood, from Old Kent Road to Walworth Road.

- 2.10 As existing, Plot 18 includes a limited number of structures comprising residential and community uses. To the north of the site is the 4.no storey Northchurch residential block and to the south-west

is the 5.no storey Missenden residential block. A Multi-Use-Games-Area (MUGA) and associated area of hardstanding used for car parking is located to the west of Thurlow Street with access via Inville Road to the south. To the north of the MUGA are a number of single storey huts used by local charity, the Creation Trust. Plot 18 also includes a number of trees, of which 3no. category B trees are proposed for retention.

Planning History

2.11 The following section provides an overview of the planning history applicable to site and wider regeneration area.

Background

2.12 The proposed regeneration of the Aylesbury area is informed by a dedicated Area Action Plan prepared by Southwark Council (adopted in January 2010). The Aylesbury Area Action Plan (AAAP) sets the vision for the area, policies for its development, and a delivery plan for the future investment over the next 20 years to create a new sustainable community. The AAAP consists of two parts including the Action Area Core (which covers the Aylesbury Estate) and wider area, which includes East Street, Walworth Road, Old Kent Road and Burgess Park.

Planning Applications

2.13 In October 2014, 2no. planning applications were submitted to the Council in relation to the complete redevelopment of the Aylesbury Estate in line with the aspirations set out within the AAAP. On 5th August 2015 Southwark Planning Committee resolved to grant planning permission for both Detailed Planning Permission for the First Development Site (FDS) and Outline Planning Permission for the Aylesbury Masterplan, as summarised below.

- **August 2015** – A 'Primary Planning Permission' consisting of a Hybrid of 2 Planning Permissions including the following:
 - Detailed Planning Permission (DPP) for the First Development Site (FDS) (LPA ref. 14/AP/3843): *“Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.”*
 - Outline Planning Permission (OPP) for the Aylesbury Masterplan (LPA ref. 14/AP/3844): *“Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.”*

Both detailed and outline applications were approved on 5th August 2015, subject to a joint S106 Agreement. The DPP (14/AP/3843) is subject to 41 planning conditions and the OPP (14/AP/3844) is subject to 61 planning conditions. Plot 18 is included within the OPP.

2.14 Following the approval of the DPP and OPP, a number of subsequent S96(a) Non-Material Amendment applications have been submitted and approved which have a bearing on the scheme as follows:

- **December 2015** – S96(a) Non-Material Amendment Application (LPA ref. 15/AP/4387):
“Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works’ consisting of: Increase in the maximum floorspace for Class D1 Use (Non Residential Institution / Community facilities) from 4750sqm to 6402sqm (GEA) across the outline development; and an increase in the maximum floorspace permitted for Class D1 (Non Residential Institution / Community facilities) on Development Parcel 18 from 4,100sqm to 5752 sqm (GEA).” The application was approved on 2nd December 2015.
- **March 2016** – A S96(a) Non-Material Amendment Application in relation to OPP (14/AP/3844) seeking to vary the wording of Conditions 5 & 7, relating to Surface Water / Drainage, to allow for the timing of submissions be amended (LPA ref. 16/AP/0710). The application was approved on 23rd March 2016.

2.15 Furthermore, a number of applications which sought to discharge associated planning conditions and S106 obligations have also been submitted and approved as follows:

- **November 2015** – Application to modify or discharge a planning obligation (LPA ref. 15/AP/4584): *“Discharge of obligations pursuant to s106 agreement related to Outline planning permission ref: 14AP3843 for the redevelopment of the Aylesbury Estate relating to the first reserved matters application (Plot 18), namely: Site wide children's play strategy (Schedule 3, Clause 13.1) Site wide tree strategy (Schedule 3, Clause 15.1) Site wide energy strategy (Schedule 3, Clause 18.1) Pedestrian and cycle delivery plan (Schedule 3, Clause 19.1).”* The application has not yet been determined.
- **December 2015** – Application for Approval of Reserved/Outstanding Matters (LPA ref. 15/AP/4895): *“Details pursuant to Condition 20, 'archaeological building recording' of planning permission 14-AP-3844.”* The application has not yet been determined.
- **January 2016** – Application for Approval of Reserved/Outstanding Matters (LPA ref. 15/AP/4892): *“Partial discharge of Condition 10 Part 1(Development Stage 2A - Plot 18) 'site contamination' of planning permission 14-AP-3844.”* The application was approved on 28th January 2016.

- **January 2016** – Application for Approval of Reserved/Outstanding Matters (LPA ref. 15/AP/4894): *“Partial discharge of Condition 13 (Development Stage 2A - Plot 18), 'bat survey' of planning permission 14-AP-3844.”* The application was approved on 28th January 2016.
- **March 2016** – Application for Approval of Reserved/Outstanding Matters (LPA ref. 16/AP/0287): *“Details of Site enclosure for Plot 18 as required by Condition 8 of LBS Outline Planning Permission 14AP3844.”* The application was approved on 24th March 2016.

3 PROPOSED DEVELOPMENT

3.1 The following section provides an overview of the proposed development of Plot 18 of the Aylesbury Estate Regeneration Area. Further technical design detail is provided within the supporting Design and Access Statement prepared by HTA and DMA.

3.2 The constituent parts of the proposal are described under the following headings:

- Description of Development
- The Reserved Matters
- Proposed Uses
- Energy
- Landscape
- Amenity
- Transport, Access and Parking
- Servicing and Deliveries
- Waste Management

Description of Development

3.3 The proposal is described as follows:

“Application for the Approval of Reserved Matters pursuant to Condition 1 (Reserved Matters details to be submitted: access; layout; scale; appearance; and landscaping) to provide a mixed-use development at ‘Plot 18’ (Development Parcel 18) and the submission of details to partially discharge Conditions 5 (Surface Water and Drainage Strategy); 7 (Drainage Details); 10 (2) (Site Contamination); 14 (Car Parking Layout); 15 (Tree Protection); 21 (Cycle Storage - Short Stay); 22 (Cycle Storage - Long Stay); 23 (Hard and Soft Landscaping); 33(a) (BREEAM); 35 (Refuse Storage and Collection (Commercial)) of Permission dated 5 August 2015 (14/AP/3844)”.

The Reserved Matters

3.4 Plot 18 comprises the first reserved matters application pursuant to condition 1 of the OPP dated 5th August 2015 (LPA ref. 14/AP/3844 as amended) and provides details in relation to access; layout; scale; appearance; and landscaping.

3.5 The proposal has been developed in accordance with the approved ‘control documents’, which comprise:

- Parameter Plans - These define the extent of the streets, spaces and buildings across the site against a series of minimum and maximum dimensions.
- Development Specification (November 2015) - This document sets out a written account of the parameter plans and details the description of the proposed development and the quantity of development that can be achieved within each development parcel.

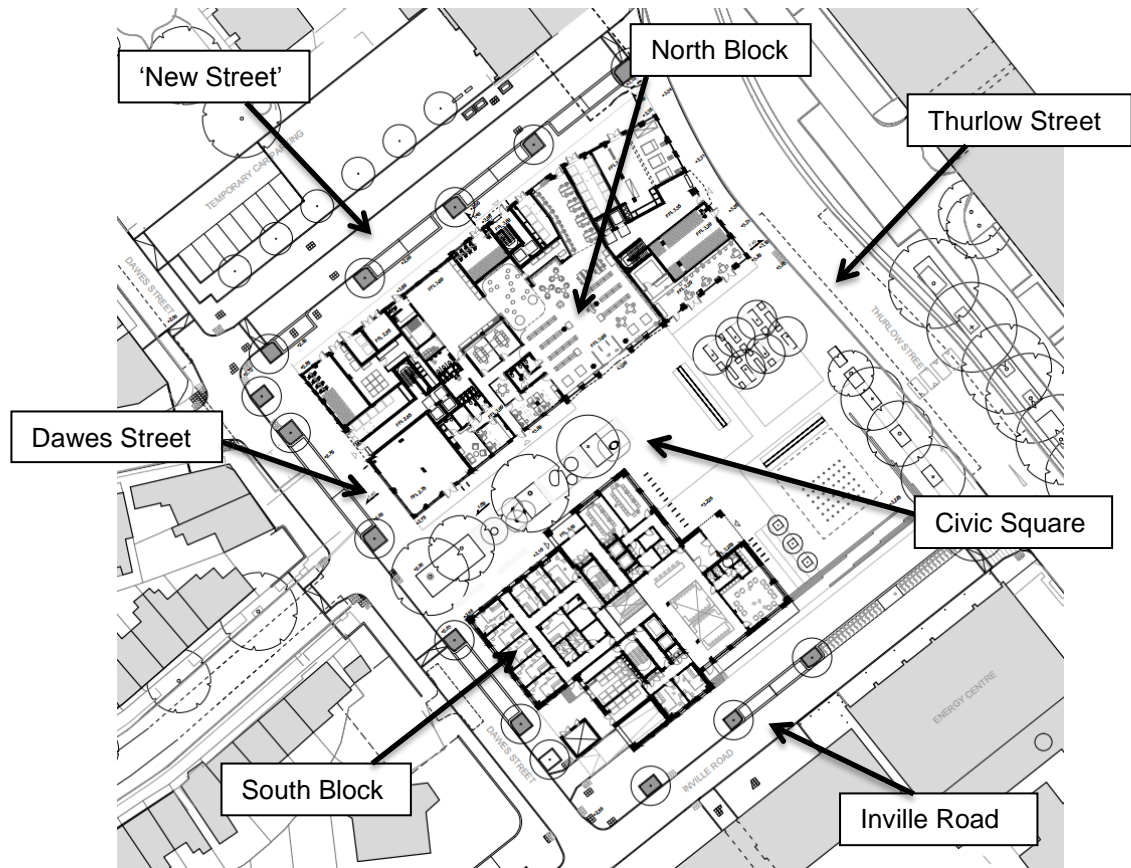
- Design Strategy Document (Design Code) (consolidated July 2015) - This document provides a further level of detail beyond the parameter plans such as architectural detail and key design objectives and standards.
- Section 106 Agreement dated 5th August 2015 – This document details the planning obligations and targets that are required in respect of the Aylesbury Estate Regeneration Scheme and the relevant timescales for which they must be provided.

Plot 18

3.6 Under the terms of the OPP, Plot 18 is defined by a civic square, the 'Aylesbury Square' that will be bordered to the north by Development Parcel subplot 18a (DP18a) (the 'North Block') comprising 3no. blocks and to the south west by Development Parcel subplot 18b (DP18b) (the 'South Block') comprising a stand-alone building (Figure 4 overleaf).

3.7 The North Block consists of two mid-rise blocks of 4-6 storeys and one taller block of 15 storeys, referred to in the Design Strategy Document as 'Tall Building H'. Tall Building H is situated on the eastern edge of Development Parcel subplot 18a. Although it will be separate from the other towers proposed as part of the wider masterplan, its presence at the heart of the regeneration area will increase the visibility of the Aylesbury Square and assist with way-finding and orientation within the site. The 3-4 storey South Block will be situated within the square itself and will become a key feature of the space with significant community presence. Both blocks have been designed in a way that sensitively responds to the Liverpool Grove Conservation Area.

Figure 4: Plot 18 Site Proposals (Ground Floor)



3.8 Aylesbury Square is the largest public square in the development and will operate as a neighbourhood centre, establishing its identity as a local hub for the regeneration area with both movement corridor and placemaking functions. The square will accommodate community and retail uses and residential accommodation. The quality of the architecture will give a high quality feel to Aylesbury Square, bringing together landscape, tall built form, iconic buildings and people.

Proposed Uses

3.9 Details on the proposal itself with reference to use, layout, scale, appearance, landscaping and access are depicted in detail on the plans submitted as part of this application and within other supporting documents as detailed in the schedule attached at Appendix B. The following section provides an overview of the proposed uses on Plot 18.

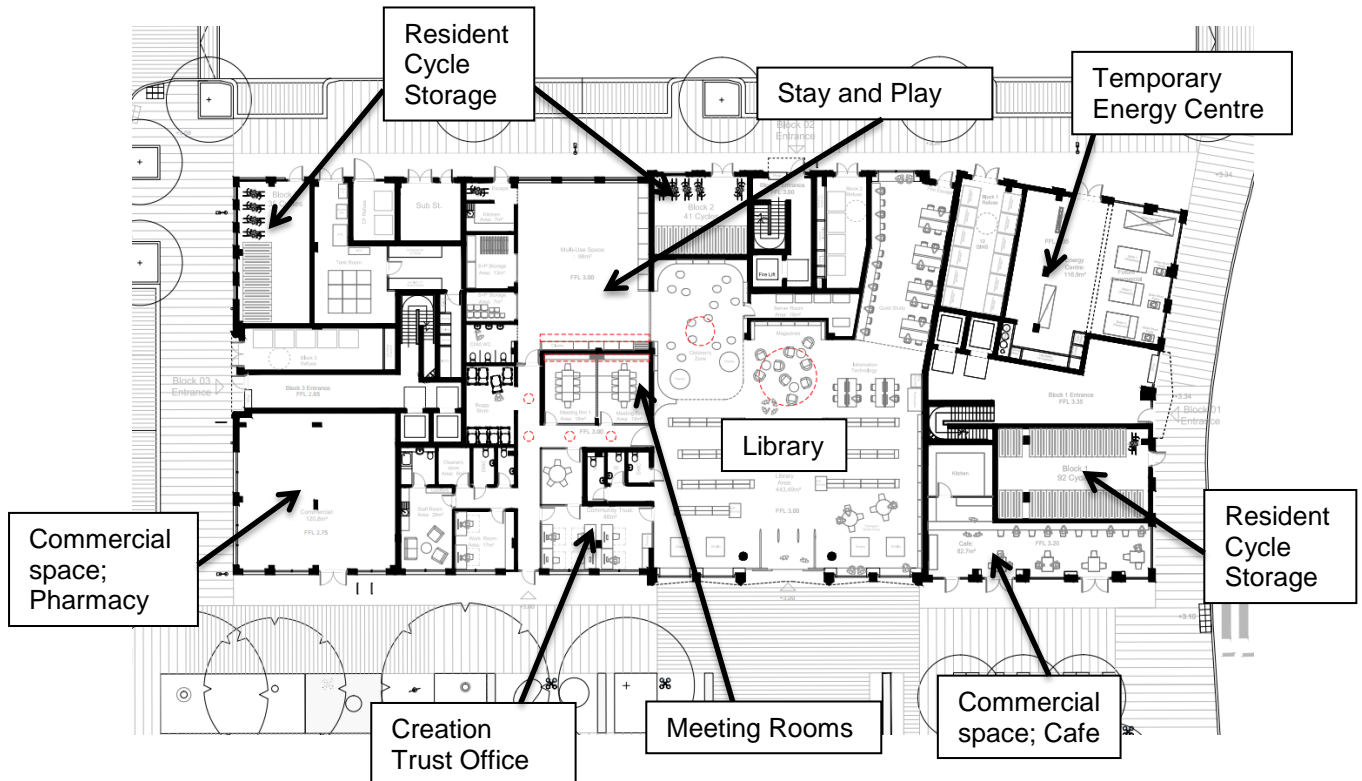
Development Parcel Subplot 18a - North Block

3.10 The North Block will comprise the following development:

- 122 no. residential units (306 habitable rooms);
- 889 sqm (GEA) of community floor space (Class D1) including Library, Stay and Play facilities, public meeting rooms and Creation Trust Office and an afterhours facility;

- 225 sqm commercial (Class A1, A3, A4) including pharmacy and cafe; and
- Associated plant and service accommodation including a temporary energy centre.

Figure 5: North Block Ground Floor Plan



Building Height

3.11 Maximum building heights were set as part of parameter plan PP-07 (February 2015). Accordingly, the North Block comprises a 'Special tower' ('Tall Building H') with a maximum building height of 15 storeys, the mansion blocks are proposed with a minimum building height of 4 storeys and a maximum height of 6 storeys. A temporary flue servicing the energy centre located within the North Block will protrude 0.9m above the maximum building height of this building.

Residential Accommodation

3.12 The residential element of Plot 18 will be located in the North Block from first floor to 14th floor. Residential accommodation is provided in accordance with the Housing Delivery Strategy (May 2016) submitted by the Applicant. All housing is designed to comply with GLA's Housing space standards and Parker Morris Standards plus 10% for social rented housing, Parker Morris plus 5% for intermediate housing and the basic Parker Morris standard for private housing. The breakdown of the proposed accommodation is set out as follows:

Unit Type	Private	Intermediate [Affordable]	Social Rent [Affordable]	Total	Percentage
1b2p	46	7	15	68	56%
2b3p	20	3	25	48	39%
2b4p	0	0	4	4	3%
3b5p	0	0	2	2	2%
Total	66	10	46	122	100%

3.13 The provision of residential units equates to:

- 122 no. units, of which:
 - 46 Social Rented units (131 Habitable Rooms)
 - 10 Intermediate units (23 Habitable Rooms)
 - 66 Private sale units (152 Habitable Rooms)
- 12 no. of units will be delivered as wheelchair adaptable units which equates to 10% overall provision. The proposal for Plot 18 will therefore meet/exceed the 10% minimum requirement as required by the terms of the OPP.

3.14 There are 3no. entrances to the three residential accommodation blocks located along Dawes Street, New Street and Thurlow Street. The design and location of these entrances responds to the scale and function of the building whilst creating animated street frontages.

3.15 Block 1, which comprises the 15 storey tower, is located adjacent to Thurlow Street and provides 70no. units with a mix of private and intermediate tenures. The central block, block 2, will provide 23no. units with a mix of social rent and intermediate tenures for residents over the age of 55. Block 3, located adjacent to the Liverpool Grove Conservation Area, will provide 29no. social rented units.

3.16 The residential accommodation has been designed to maximise the number of dual aspect flats, achieving 66% dual aspect overall, with no due north facing single aspect flats. The scheme has also been assessed to ensure that the new residential accommodation will achieve good levels of daylight and sunlight.

Community Uses

3.17 The prospective community uses proposed within the North Block at ground floor (totalling 889 sqm (GEA)) include a Library, Stay and Play facilities, Meeting Rooms and an Office for the local charity

Creation Trust. It is proposed that these facilities will also be utilised by the local community after opening hours for community meetings and functions. These uses will help create activity within the civic square, whilst providing vital community services. A breakdown of the floorspace figures associated with each use is provided within the North Block Area Schedule prepared by HTA.

- 3.18 The proposed community uses will offer compatible and mutually supportive services for the local community and by co-locating these facilities it is expected that additional benefits will be realised.
- 3.19 The Library is accessed directly from the Aylesbury Square and is provided on a single floor in a large open plan arrangement. It will be fit for purpose for the delivery of a modern public service and offer a wide range of services in an accessible and flexible space that is easily adaptable to meet any changing requirements in library services. Owing to the Library's layout, the residential accommodation above has been designed around a central courtyard that will facilitate the delivery of a central skylight, enabling natural light into the centre of the space. The new library will replace the existing East Street Library which is located in a small ground floor unit on the Old Kent Road.
- 3.20 The Afterhours Facility will comprise a Stay and Play Facility, public meeting rooms and an office for use by the Creation Trust charity.
- 3.21 The Stay and Play facility will replace the existing provision at Tykes Corner which closed at the end of 2015 and will offer activity, play and social space for children aged 0-5 years. The facility will be supervised by qualified members of staff who will lead activities and will be operated at weekday mornings only. At other times of the day and during the evenings the space will be utilised for library activities such as homework club, workshops and other community events.
- 3.22 The new Creation Trust office will re-provide accommodation for the charity, currently located on the Aylesbury Estate. The provision of the office within the community facility at the heart of the Aylesbury Estate Regeneration Area will help the Trust to continue to develop projects that ensure residents benefit socially and economically from the regeneration and directly deliver schemes that aim to tackle unemployment.
- 3.23 Two meeting rooms are provided within the North Block, each of which can accommodate 10 people in each room or 20 people through combining the rooms. The rooms can be used by any of the functions within the Community Facility, or by other outside organisations. Access is provided directly from the circulation space linking the Stay and Play facility with the Library.

Commercial Uses

- 3.24 The North Block will include 225 sqm (GEA) of commercial uses comprising a replacement pharmacy and café. These uses will be located in the south west and south east corners of the

north block with direct access from the Aylesbury Square, subsequently assisting in activating the civic space.

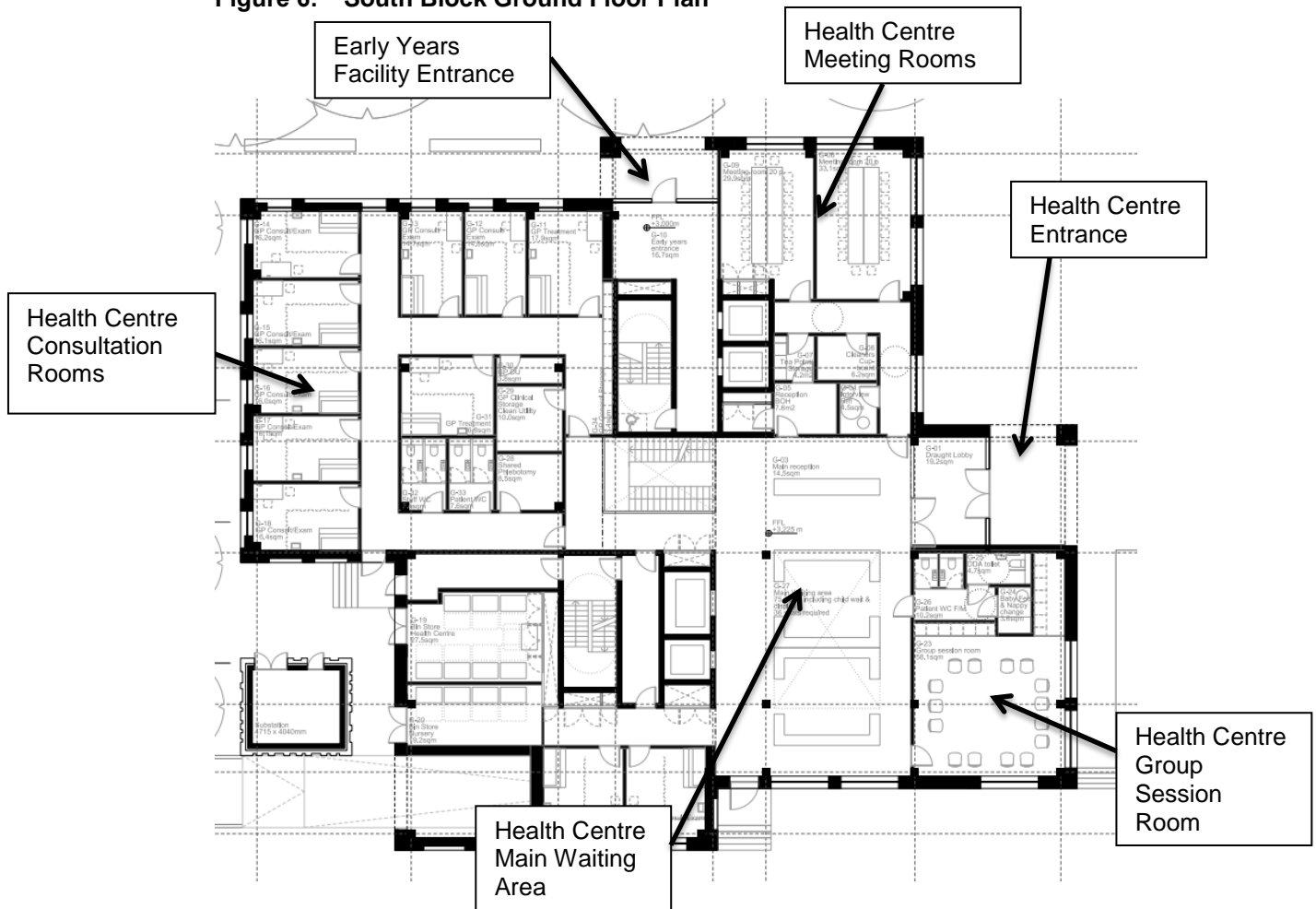
Materials

- 3.25 Brick is the principle material for the residential elements of the site and each of the three residential blocks have been developed to have their own identity visible from the street. The brick base palette compliments the adjacent Liverpool Grove Conservation Area and reflects the Georgian and Victorian mansion blocks typical to London.
- 3.26 To create presence in the public square the Library entrance and residential accommodation above will have a civic appearance with white polished reconstituted stone columns and fascias that will stand out from the adjoining residential blocks.
- 3.27 For further detail on North Block materials please refer to Section 8 to the Design and Access Statement prepared by HTA/DMA.

Development Parcel Subplot 18b - South Block

- 3.28 The South Block comprises four volumes of varying height conjoined to form a single standalone building. The tallest four-storey volume is positioned adjacent to Aylesbury Square, ensuring a strong civic presence, while the mass reduces to three storeys and roof terrace where it approaches the Liverpool Grove Conservation Area to the west. Further differentiation in the height of the volumes emerges through the varied levels of parapets. Generally spaces which require views out and daylight have been placed around the perimeter of the building while supporting facilities have been placed within the internal plan.
- 3.29 The South Block will comprise the following uses:
- 3,343.7 sqm (GIA) Health Centre (Class D1); and
 - 946.6 sqm (GIA) Early Years Facility (Class D1).

Figure 6: South Block Ground Floor Plan



Building Height

3.30 Maximum building heights were set as part of parameter plan PP-07 (February 2015). Accordingly, the South Block comprises a single standalone building with a maximum building height of 4 storeys with a basement level.

Health Centre

3.31 The Health Centre within the South Block will provide GP Medical Centre and Community Healthcare under one roof, replacing the existing facilities currently located on the Aylesbury Estate at Thurlow Street and Taplow respectively.

3.32 The Health Centre is provided across three storeys (ground to second floor) with the main entrance facing onto Aylesbury Square and towards the entrance of the North Block Library. The ground floor comprises the Health Centre arrival zone and the double height main waiting area along with the majority of the GP clinical spaces. The first floor comprises primarily Health Centre clinical spaces including GP and Community Health and the second floor provides supporting admin and

office spaces. The more public related Health Centre programme components are located towards the public space whilst the clinical spaces which require privacy have been located towards the quieter Liverpool Grove Conservation Area.

Early Years Facility

- 3.33 The Early Years Facility within Plot 18 will replace the existing Aylesbury Early Years Centre based at the rear of the existing Taplow Building. It will accommodate 72 childcare places for children aged 0-5 years.
- 3.34 The Early Years Facility is accessed via the Early Years entrance and lobby located to the north-east of the building between the South and North Blocks, which faces onto Dawes Street and the incidental play space. The lobby leads visitors directly to the Early Years core which arrives at the Early Years Facility located on the third floor. A large external roof terrace overlooking the Liverpool Grove Conservation Area is located on the top floor of the building for use by the Early Years Facility.

Basement

- 3.35 Vehicular access to the basement is provided from Dawes Street at the south west corner of the South Block via a ramp. The basement car park provides staff car and cycle parking (further detail is provided below). The basement can also be accessed internally via the Early Years Facility core and the Health Centre core.
- 3.36 The site wide D1 floorspace provision has been subject to a Non-Material Amendment Application (LPA ref. 15/AP/4387) in November 2015 which sought to increase the maximum D1 floorspace provision from 4,750 sqm to 6,402 sqm (GEA) across the outline development and from 4,100 sqm to 5,752 sqm (GEA) within Plot 18 specifically. When calculating the overall provision of D1 floorspace within the Plot 18 development, the basement has been considered ancillary to the proposed community uses and therefore has been excluded from D1 calculation. This approach has been discussed and agreed during pre-application discussions with Planning Officers at LBS.

Materials

- 3.37 The appearance of the South Block is distinguished from the surrounding residential buildings through the selection of materials and tone. The formation of a standalone building and use of reconstituted stone gives the building a strong civic character.
- 3.38 The building will be clad in reconstituted stone panels, the colour of which is carefully controlled through the specification of coloured pigments and stone aggregates. The pre-cast panels are to be expressed in three layers with each layer taking on a progressively courser surface finish as one

looks deeper into the recesses of the facade. The effect is the creation of a polished outer, or civic, layer with recessed areas apparently increasingly 'eroded' before eventually giving way to glazed openings.

- 3.39 For further detail on South Block materials please refer to Section 7 of the Design and Access Statement prepared by HTA/DMA.

Energy

- 3.40 The phased development of the Aylesbury Estate is such that Plot 18 will be constructed approximately 7 years before the site wide Energy Centre is completed, therefore a temporary energy centre will be provided at ground floor in the north east corner of the North Block. The boilers will supply heating to plate heat exchangers serving the North and South Blocks. Three temporary flues will be provided as part of this approach which will terminate at roof level of the North Block. Once the site wide Energy Centre is completed within Phase 2b/c (development parcel 4a), these plate heat exchangers will be connected to the district heating network and the boiler plant and flues in the North Block will be removed. Following this, the space (116.9 sq m) is identified for potential future commercial use.

- 3.41 For further details please refer to the accompanying Plot 18 Energy Statement prepared by Aecom.

Landscape

- 3.42 Aylesbury Square is the largest neighbourhood square within the Aylesbury Estate Regeneration Scheme. The landscape proposals will provide a significant new civic open space and gateway for the Plot 18 development and wider Aylesbury Estate Regeneration Area. The proposal integrates hard /civic landscaping with playable landscaping, providing opportunities for people to sit and meet. The proposal will also create a space which can be used flexibly for informal activities or formal events.

- 3.43 The proposed public space will create an east-west link connecting the Liverpool Grove Conservation Area to the west of the site with Surrey Square Park and Old Kent Road to the east. The site is located on the key north-south and east-west movement corridors within the proposed masterplan and forms a critical link between the existing and proposed open spaces within and around the proposed development.

- 3.44 The frontages that form the edges to Aylesbury Square will be principal frontages and have a key role in addressing the publicly accessible open space. The western edge of Plot 18 is designed to respect and compliment the adjacent Liverpool Grove Conservation Area. The North Block will contain non-residential uses at ground floor, and the height of the Special tower will create a strong

edge and key space definition, helping contribute to way finding and orientation within the wider area.

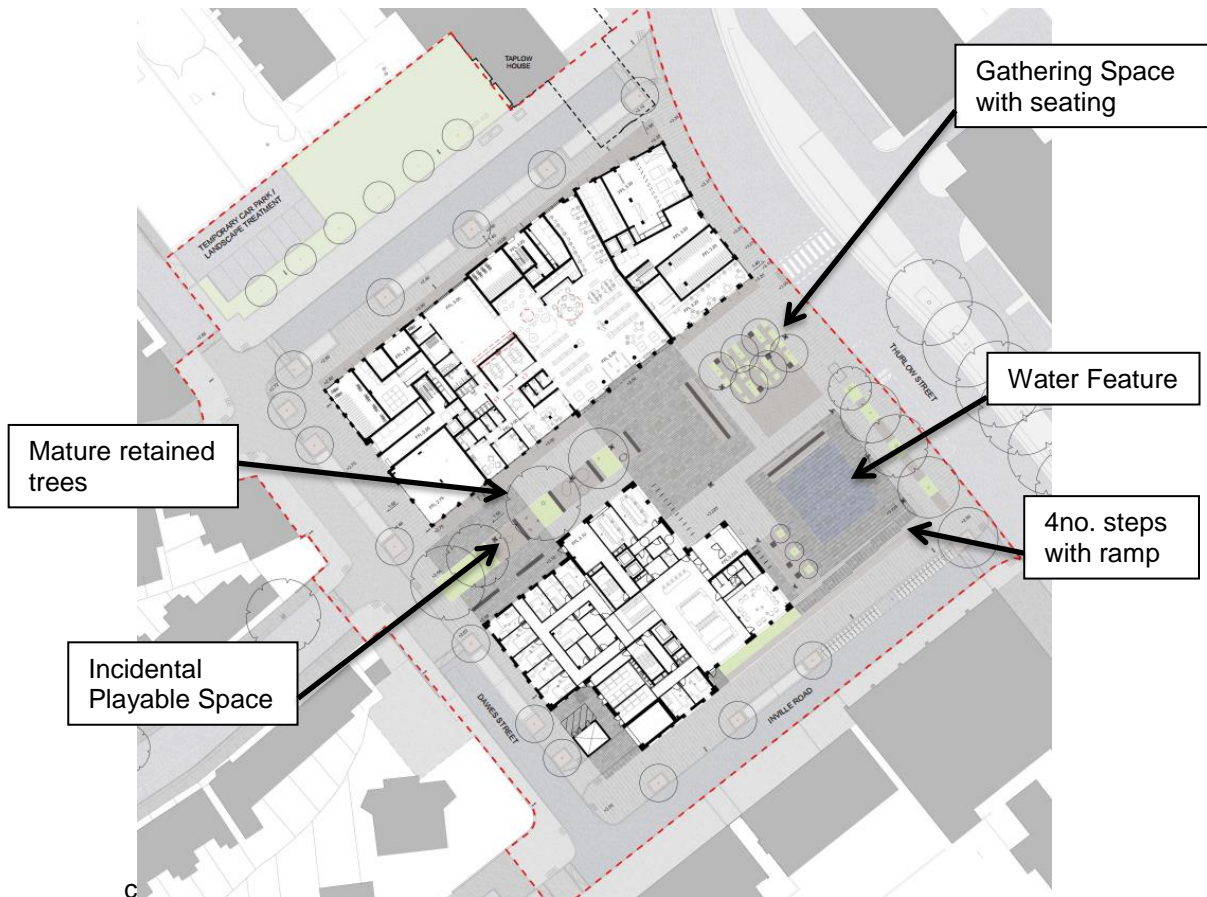
3.45 In order to create a broadly level public square and respond to the existing longitudinal fall along Thurlow Street, the south east corner of the square will have a level change of approximately 700mm (level with Dawes Street). Four steps and a ramp will be sensitively incorporated into this corner to enable accessibility, help to contain the edge of the square and provide some modest separate from the busy Thurlow Street thoroughfare.

3.46 Aylesbury Square will be formed from high quality materials to create a durable and attractive setting at the heart of the new Aylesbury Estate. The streetscape of Aylesbury Square will create a blanket of hard landscaped public space which will spill over onto shared surfaces, expanding the perceived extent of the square. The square will consist of various types of 'spaces' which will serve specific functions, these are:

- Active space;
- Civic entrance space;
- Gathering space; and
- Early years space.

3.47 The location of these spaces will appropriately serve the functions of the surrounding building uses.

Figure 7: Public Open Space Landscape Masterplan



3.48 An area of active space in the south eastern corner of Plot 18 will provide a flexible space suitable for outdoor events for the surrounding community and retail buildings and will also include a water feature that will provide a range of water conditions including jets, mist and a mirror pool.

3.49 A civic entrance space will relate to the entrances of the Library in the North Block and the Health Centre in the South Block and a smaller scale gathering space will be located outside the commercial (café) unit located within the North Block. This area will include various types of seating formed from the same material as the adjacent paved surfaces to create a space where people can gather.

3.50 The early years space will create a 'mini square' adjacent to the Liverpool Grove Conservation Area and the Early Years Facility entrance between the North and South Blocks, consisting of existing mature trees, new seating and an area of incidental playable space incorporating high quality sculptural play elements.

- 3.51 The square as a whole will be a focus for public art, special lighting and hard landscaping and tree planting which will be integrated with Thurlow Street.
- 3.52 It is proposed that Aylesbury Square will be surfaced in high quality granite natural stone paving, with changes in colour and size of paving units which will help to define the various spaces within the scheme. Three shades of granite paving have been selected; dark grey for main civic entrance spaces and the active space; a pink granite small unit size paving to depict the smaller scale gathering spaces in front of the café, the south block and between the two blocks; and a mid grey 'uniting' element that is also used for footways around the schemes perimeter. The selected materials have been discussed and agreed with Southwark Planning and Highway Officers throughout the design process.
- 3.53 For further details please refer to the accompanying drawings and Section 6, Public Open Space within the Design and Access Statement prepared by HTA/DMA.

Amenity Provision

Private Amenity

- 3.54 All residential units will be provided with private amenity in the form of balconies, of which all but 28 units meet the space requirements prescribed in Southwark standards, the Aylesbury Estate Development Specification 2015 and LBS Standards. Due to the physical design constraints of residential Block 1, the private amenity space provided for 1 bed 2 person flats within this block is 5.4sqm, falling 0.6sqm short of the Aylesbury Estate Development Specification 2015 minimum of 6sqm. However, the total private residential shortfall of 16.8sqm is proposed to be sufficiently re-provided within the communal roof terrace located at roof level within residential Block 1.
- 3.55 For further information please refer to section 6 of this Reconciliation Statement and the Design and Access Statement prepared by HTA/DMA.

Communal Amenity Space

- 3.56 A communal roof terrace area of 100sqm (minimum) will be provided at residential block 1 which exceeds the residential design standards SPD requirements. For further information please refer to section 6 of this Reconciliation Statement and the Design and Access Statement prepared by HTA/DMA.

Play Space

- 3.57 20 sqm of under 5's doorstep playable space will be provided on the roof terrace at residential block 1 and 120 sqm of incidental play space will be provided within the space between the North and South Block. This space will contain high quality, robust sculptural play elements which are in-

keeping with the public realm. Its location at the entrance of the Early Years Facility will also provide a 'play on the way' for children and a gathering place for parents waiting to collect their children. Additional opportunities for play are created by the water feature in the squares south-eastern corner.

3.58 Further detail is provided in the Design and Access Statement prepared by HTA/DMA.

Transport, Access and Parking

Transport and Access

3.59 The development proposal will incorporate a number of new transport routes and will also require highway works to the existing road network.

3.60 It is proposed to re-organise the network of streets surrounding Plot 18 to create a connected street network. This will be achieved by connecting Inville Road to Dawes Street and the provision of a new residential street along the northern boundary of Plot 18 which will connect Dawes Street and Thurlow Street.

3.61 Temporary works to Thurlow Street are proposed as part of the Plot 18 development, with comprehensive improvements to Thurlow Street including the Southwark Spine Cycleway being delivered within a later phase.

3.62 For further detail please refer to the accompanying Transport Statement prepared by WSP.

Car Parking

3.63 The OPP identifies the provision of up to 1,098 car parking spaces across the wider regeneration area. Minimal car parking is proposed as part of Plot 18 owing to the site's proximity to new key services including Health Centre, Early Years Facility and Community Facility. Furthermore owing to the site's location along the Regeneration Area's main thoroughfare (Thurlow Street) residents will be able to utilise existing public transport links including bus links to railway and underground stations at Elephant and Castle and bus links to central London. Further parking will be delivered within later development phases.

3.64 The South Block basement at subplot 18b will provide 23 no. car parking spaces to be utilised by the Health Centre. A further 14 no. parking spaces will be provided at grade along Inville Road and Dawes Street, alongside 2 no. blue badge spaces. An ambulance drop off bay will be located along Dawes Street to the rear of the South Block, to enable easy access into the Health Centre.

3.65 In addition, a temporary area of car parking to the north of the New Street with access from Dawes Street is proposed as an interim measure until the on street car parking as part of the Phase 3

works is introduced in approximately 5-7 years' time. This will be managed by the Applicant and will provide an equivalent number of spaces to those that will be installed in the future.

Cycle Parking

- 3.66 In line with the wider objectives of the Aylesbury Estate Regeneration Scheme, Plot 18 seeks to promote sustainable movement by reducing car dependency.

Development Parcel Subplot 18a - North Block

- 3.67 Cycle storage for the residential accommodation within the North Block is provided on a basis of 1:1 for 1 bedroom dwellings and 2:1 for all dwellings of 2 bedroom or more. In this regard, 168 no. residential cycle spaces will be provided within three separate stores serving each of the residential blocks, which will comprise a mixture of Sheffield Stands and 'Double Stackers'. The residential cycle provision will be secure and located within the curtilage of the North Block with access available to residents only. For the Community Facility 2no. long stay cycle parking spaces will be provided for staff and 8no. short stay cycle parking spaces will be provided for visitors. This cycle parking provision will be provided as Sheffield Stands located within the public realm.

Development Parcel Subplot 18b - South Block

- 3.68 A total of 51no. cycle parking spaces are provided for the Health Centre, these are provided as 19no. long stay spaces at basement level and 32no. short-stay spaces located within the public realm.

Servicing and Deliveries

- 3.69 A site specific servicing strategy has been prepared to integrate the proposed scheme to the existing servicing strategy for the wider area. For further details please refer to the Transport Statement prepared by WSP.

Waste Management

- 3.70 Perimeter streets of Plot 18 have been designed to provide points for refuse collection between parking bays adjacent to bin stores at the North Block and South Block. There will be 3no. refuse collection points along the New Street and 2no. collection points along Dawes Street and secure bin stores located adjacent each communal residential entrance. Travel distances between bin store and collection points and the bin stores themselves have been designed in accordance with LBS standards. This approach has been agreed with LBS Highways Department during the course of pre-application discussions.

- 3.71 For further information in respect of waste management, please refer to accompanying Design and Access Statement prepared by HTA/DMA.

3.72 The following sections will now set out an assessment of compliance to demonstrate that the reserved matters submission is consistent with the terms of the OPP, planning policy and associated planning conditions and planning obligations.

4 PLANNING POLICY

- 4.1 The principle of development has been approved by the OPP (Ref. 14/AP/3844), which contains a detailed planning policy analysis.

Local and Regional Policy

- 4.2 There has been no material change to planning policy within either the LB Southwark ('the Council') or the Greater London Authority ('GLA') since the outline planning permission was granted on 5th August 2015 and therefore those policies relevant at the time of the determination of this application are equally applicable to the determination of this reserved matters submission.
- 4.3 In addition, the Council and GLA have not issued any new supplementary policy documents since the outline planning application was determined.

National Policy

- 4.4 There has been no material to national planning policy/guidance since the outline planning permission was granted on 5th August 2015. In this regard, existing planning policies and protections are carried forward.

5 ASSESSMENT OF THE RESERVED MATTERS PROPOSAL

5.1 This section demonstrates how the proposed development has been designed to have full regard to the guiding principles of the OPP. Specifically, it considers the following reserved matters in accordance with condition 1:

- Access;
- Layout;
- Scale;
- Appearance; and
- Landscaping.

5.2 For ease of reference, each matter is assessed by:

- Establishing the planning controls in place which affect design;
- Describing the proposed development with reference to the relevant approved documents i.e. the OPP (2015), Parameter Plans, Development Specification (November 2015) and Design Strategy Document (Design Code) (consolidated July 2015); and
- Confirming that the proposals accord with the requirements of the relevant approved documents.

5.3 Where appropriate, a table is provided which assesses each reserved matter against the relevant approved documents.

5.4 A summary of the request for a 'Screening Opinion' submitted separately by WSP is also discussed at the end of this chapter.

Access

5.5 In order to provide a comprehensive assessment of all aspects of the Access reserved matter, this statement assesses the following:

- Site access and circulation;
- Servicing;
- Pedestrian strategy;
- Cycling strategy;
- Parking strategy;
- Travel plan; and
- Secure by Design.

Site Access and Circulation

5.6 Access to and circulation within the proposal for Plot 18 is achieved through the creation of new routes which respond to the context surrounding the site. Connectivity is achieved by creating a new civic square surrounded by a network of normal streets which will connect through to the streets and squares of the future masterplan. Figure 8 below demonstrates that the proposal delivers the requirements of the outline permission and is consistent with relevant control documents.

Figure 8: Site access and circulation



5.7 A full assessment of the site access and circulation proposals is provided within Table 1.

Table 1: Site Access and Circulation

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>PL1 Street Layout</i></p> <p>This policy establishes a number of key streets which comprise the main network; this includes Thurlow Street which is defined as the main local street for the new neighbourhood. The Plan sets out that the streets should be key public spaces with high quality landscaping.</p> <p>Associated Design Guidance states that Thurlow Street will be the main route from the north to the south of the area. It will be the heart of the Aylesbury community, busy with residential and commercial uses, and buildings of local importance.</p> <p>The guidance also states that the optimal building face to building face width is between 31 and 36 metres depending on the uses proposed and requirements for privacy strips.</p>	<p>Parameter Plan:</p> <p><i>Access (PP02)</i></p> <p>This plan sets out the existing and proposed access routes into the site to connect the Aylesbury regeneration area to the surrounding neighbourhood.</p> <p><i>Circulation (PP03)</i></p> <p>This plan sets out the key circulation routes within the Aylesbury Masterplan, including plots which need to be sub-divided. The plan defines Mandatory Streets which are vehicular routes which must meet a defined specification.</p> <p>Development Specification:</p> <p>The Development Specification set out a number of 'Highways Commitments' (Section 3.10), including:</p> <ul style="list-style-type: none"> • Improvements to Thurlow Street to improve public realm. • Parking and servicing bays. • Provision of cycle routes, including the Southwark Spine. • Streets designed to a standard that can be publically adopted. <p>Design Strategy (DS):</p> <p>A street hierarchy and character is established in the DS which seeks to establish a network of streets and squares. Plot 18 is bounded by a 'Primary Road with Public Transport' to the east (Albany Road). Inville Road to the south and Dawes Road west are defined as secondary and tertiary streets respectively.</p>	<p><i>Access</i></p> <p>Dawes Street forms the western boundary of Plot 18 and the proposal provides for vehicular access points with Aylesbury Road and Merron Street.</p> <p><i>Circulation</i></p> <p>The proposal also provides for Mandatory Streets along the perimeter of the development parcel.</p> <p><i>Southwark Spine</i></p> <p>The proposal has taken account of the proposed 'Southwark Spine' north-south cycle route which is shown overlaid on the layout plan in the Design & Access Statement.</p> <p><i>Parking & Servicing</i></p> <p>Parking and servicing bays are proposed with further information set out elsewhere in this report.</p> <p><i>Thurlow Street</i></p> <p>Provision has been made for a bus cage and shelter on Thurlow Street as well as a pedestrian crossing point.</p>	<p>Plot 18 has been designed to facilitate and enhance wider connections throughout the Aylesbury regeneration area. These include a key east / west pedestrian route through Aylesbury Square, forming part of the Merron Street Community Spine. Key vehicular routes along Dawes Street and Inville Road are also included within the scheme. A new road is also proposed to the north of the plot in line with the Aylesbury Masterplan to provide an additional east / west connection and to service the North Block.</p> <p>The streets have been designed in accordance with the Southwark Streetscape Design Manual and technical drawings have been prepared by WSP in this respect.</p> <p>The accesses with Aylesbury Road and Merron Street and circulation routes are consistent with the access points and circulation routes shown on the Parameter Plan.</p>

Servicing

Planning control

- 5.8 Details of the servicing of individual elements of each development proposal submitted under a Reserved Matters application are required by Condition 1 of the OPP. There are no specific control documents in place which seek to govern the arrangements for servicing. However, a Servicing and Delivery Plan that was prepared for the Masterplan site area (provided as Appendix S to the Masterplan Transport Assessment). This document set out how servicing should be taken from the principal routes of Albany Road and Thurlow Street to connect to the wider road network.
- 5.9 This application is accompanied by a Transport Assessment which explains the rationale behind the proposed arrangements. Further information is also contained within Servicing Management Plan (prepared by WSP/HTA) pursuant to planning obligations.

Proposal

- 5.10 The servicing arrangements for Plot 18 are taken from Thurlow Street in accordance with this wider plan the proposed arrangements have been designed with regard to the overall Design Strategy.
- 5.11 Each component of the proposed development has been provided with dedicated servicing bays. The proposal provides for:
- An ambulance drop off space (7m length);
 - 3 no. 'Drop-off' spaces to principally serve the Health Centre; and
 - A delivery bay serving both buildings.
- 5.12 Within the development, a controlled parking zone (CPZ) will be in operation. The CPZ will include loading restrictions at some times of the day, but areas for loading / unloading will be provided on Dawes Street.

Compliance

- 5.13 The Transport Statement envisages that each unit will develop its own service vehicle routing plan, showing the routes from the A2 and A215 and the location where delivery / service vehicles should stop.
- 5.14 The majority of the non-residential land uses within the development will be provided with waste storage locations which can be accessed from the road. The retail facility within the North Block will store all waste within their demise in a back of house location to suit the fit out.

- 5.15 Tracking plans for a refuse vehicle and large car have been prepared and are provided at Appendix H to the Transport Statement. The plans indicate that the relevant manoeuvres can be made by both vehicles to access the site from Thurlow Street.

Pedestrian Strategy

Planning control

- 5.16 The AAAP identifies that successful pedestrian movement across the Masterplan area will be key to the successful regeneration of the Estate. The AAAP identifies a number of key pedestrian routes. Of relevance to the Plot 18 proposal is an east-west route along the alignment of Merrow Street allowing for a crossing point where this pedestrian route connects with Thurlow Street.
- 5.17 A Pedestrian Strategy is set out in the Design Strategy which is provided on the basis of desire lines created by the proposed parks and squares which comprise the approved Masterplan. This includes the east-west community spine across Aylesbury Square as well as a north-south desire line linking from Burgess Park in south west through to Thurlow Street.

Proposal

- 5.18 The proposal provides a key east / west pedestrian route through Aylesbury Square, forming part of the Merrow Street Community Spine as identified in the AAAP and Design Strategy. This connects with a new pedestrian crossing point on Thurlow Street which is proposed to connect Plot 18 with Phase 2 b/c of the masterplan when this comes forward for development. General provisions have been made to ensure ease-of-use for all pedestrians using the public realm, including:
- A legible layout for residents and visitors;
 - Clear visual links between the entrances to the site and key buildings and addresses;
 - Safe, step-free, level or gently-sloping pedestrian routes, without traffic;
 - Provision of accessible steps wherever accessible ramps are provided to negotiate changes in level throughout the scheme;
 - Planting and landscape features including seats and resting places; and
 - Predictable spaces, facilitating wayfinding for people who are blind or partially sighted.

Compliance

- 5.19 The proposed pedestrian access routes set out above fulfil the policy aspirations of the AAAP as well as the general pedestrian strategy outlined in the Design Strategy. Accordingly, it is considered that these proposals represent a legible development that will connect with the wider Aylesbury Estate Regeneration Scheme.

Cycling Strategy

- 5.20 Facilities for cyclists have been fully integrated into the proposal for Plot 18 both through the creation of safe cycle routes and through the provision of convenient and secure storage facilities. In addition, space is provided for a docking station that will accommodate 30 cycles as part of the Mayor's cycle hire scheme.
- 5.21 Table 2 demonstrates how the proposed cycling strategy is consistent with the outline planning permission.

Table 2: Cycling Strategy

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>TP1: Designing streets</i> Requires the provision of a well-connected network of high quality streets that provide a safe, accessible, comfortable and attractive environment for active forms of transport. In the case of cycling provision this should take into account the Cycle Network set out in the AAP.</p>	<p>Development Specification: <i>Cycle Parking Standards</i> Standards are provided for long and short stay parking. These standards are (long stay requirement <i>first</i> and short stay requirement :</p> <ul style="list-style-type: none"> • Residential: 1 space per studio/1 bed unit and two spaces for all other units. 1 space per 40 units; • Early Years: 1 space per 8 staff and 1 space per 8 students. 1 space per 3 staff; • Health: 1 space per 5 staff and 1 space per 3 staff; • Community: 1 space per 8 staff and 1 space per 100 sqm; and • Retail: 1 space per 250 sqm and 1 space per 150 sqm. <p><i>Highways commitments</i></p> <ul style="list-style-type: none"> • Works to Thurlow Street to provide 'Southwark Spine' cycle route. • Provision of a minimum of two cycle docking stations. <p>Design Strategy (DS) : A Cycling Strategy is presented in the DS which seeks to provide strategic cycling connections across the Masterplan which integrate into the wider Borough. This includes the Southwark Spine a key north-south cycling route running along Thurlow Street. The DS establishes a number of 'guiding principles' including the requirement for all streets to be designed to accommodate cyclists, integration of cycle parking into residential and commercial uses to be convenient for users as well as the introductions of two cycle hire schemes.</p>	<p>A total of 238 cycle parking spaces will be provided across Plot 18 as set out below. These are provided as secure internal stores or as Sheffield stands in Aylesbury Square.</p> <p><i>Residential</i> 168 spaces will be provided within three separate stores serving each of the residential blocks. These comprise a mixture of Sheffield Stands and 'Double Stackers': Block 1 (70 Flats) 92 Cycle spaces Block 2 (37 Flats) 41 Cycle spaces Block 2 (12 Flats) 35 Cycle spaces 4 short stay cycle parking spaces are provided.</p> <p><i>Health Facility & Early Years</i> A total of 51 cycle parking spaces are provided for the Health Centre; 19 are long stay spaces - within the basement of the South Block and 32 will be short-stay located within the public space. Showers and lockers are also provided. 3 long stay cycle parking spaces are provided for the EY.</p> <p><i>Community Facility</i> 2 long stay and 8 short stay spaces will be provided.</p> <p><i>Commercial Space</i> 1 long stay and 1 short stay spaces are provided.</p> <p><i>Cycle Hire Docking Station</i> It is proposed that a new London Cycle Hire docking station is provided adjacent to Inville Road. This will house 30 docking points and a hire terminal.</p>	<p><i>Amount and location of parking facilities</i> The proposal for Plot 18 provides for two new buildings set within a major new public square. The surrounding roads are specified to be built to an adoptable standard in accordance with the Cycling Strategy. Cycle parking has been fully integrated into both buildings so as to provide convenient, secure and covered cycle storage. Areas for short stay spaces have also been integrated into the new public realm. The amount of parking complies with the standards set out in the Development Specification and the design and location of the facilities meets the objectives of the DS. A Cycle Hire Docking Station is provided in the South East corner of Aylesbury Square in fulfilment of the Development Specification objectives and separate Section 106 obligations.</p> <p><i>Southwark Spine</i> The proposal for the new Southwark Spine cycle route has not yet been developed by Southwark Council and consequently the design of Thurlow Street has been left on the existing kerb line to allow the future provision of this link. The re-constructed Inville Road, connection to Dawes Street and new residential street are all designed for slow speed traffic and to be attractive local unmarked cycle routes that will link to the Southwark Spine once complete.</p>

Travel Plan

Planning control

- 5.22 The outline permission requires the submission of a travel plan for all non-residential uses where the amount of floor space proposed exceeds the relevant thresholds set out in 'Guidance for Workplace Travel Planning for Development' (prepared by TfL).

Proposal

- 5.23 The application is accompanied by three separate Travel Plans for the proposed Health Centre, Early Years Facility and Community Uses.
- 5.24 The Travel Plans recognise a number of 'hard measures' which have been incorporated into the design of the proposed scheme, including cycle parking facilities and improved pedestrian connections.
- 5.25 A number of 'soft measures' are also proposed depending on the proposed use. These include measure such as:
- Car sharing;
 - Personalised journey planning;
 - Dissemination of public transport information; and
 - Promoting active forms of transport such as walking and cycling.
- 5.26 A programme of monitoring and review will be implemented to generate information by which the success of the Workplace Travel Plan will be evaluated.
- 5.27 A programme for the implementation of the Travel Plan measures is provided which sets out tasks, intended implementation dates and funding sources. The action plan is intending to be a 'living' document and will therefore be updated by the Travel Plan Coordinator to reflect the outcome of consultation with the local planning authority, once the first full multi-modal travel survey has been completed.

Compliance

- 5.28 The Travel Plans have been prepared in accordance with the above TfL guidance. The Travel Plans are also compliant with the ATTrBuTE assessment which is an online Travel Plan assessment tool for London.
- 5.29 The proposed Travel Plans are therefore considered to be a robust and effective means for promoting sustainable transport.

Secured by Design

Planning control

- 5.30 Condition 1 of the outline permission requires details to be submitted of any security measures to be implemented to achieve Secure by Design (SBD) accreditation.

Proposal

- 5.31 A meeting was held between the architects and the Metropolitan Police 'Secured by Design' officer. The requirements of SBD were outlined, in particular door entry systems, compartmentation, security cameras and lighting
- 5.32 In support of the proposal, the location and design of the cycle and bin stores was felt to be well considered being close to communal entrances. The Metropolitan Police recommended the installation of CCTV for entrances to public buildings and residential cores.

Compliance

- 5.33 The Metropolitan Policies have confirmed their general support for the proposal in particular noting the high levels natural surveillance onto Aylesbury Square from the public buildings and retail spaces.

Parking Strategy

- 5.34 The approach to car parking has been to minimise use by restricting availability for parking across Plot 18. This is consistent with the policy objectives of the Outline Planning Permission and the aspirations for Plot 18 to create a high density and well connected residential development, which benefits close proximity to key services such as health and community uses.
- 5.35 The proposal for Plot 18 has been to encourage use of public transport through the provision of upgraded bus facilities and to encourage use of active forms of transport by providing facilities for cyclists and pedestrians.
- 5.36 This includes an area for basement parking for use by the Health Centre An area of temporary parking is included as an interim measure until the on street car parking as part of the Phase 3 works is introduced. This is discussed in assessment of the 'Layout' reserved matter below under 'Temporary Layout'.
- 5.37 The strategy for parking is assessed with reference to the outline permission in the Table 3.

Table 3: Parking Strategy

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>TP3: Parking standards: Residential</i> The AAP provides for a maximum of 0.4 spaces <i>per home</i> averaged over the whole masterplan. Level of parking should be based on the Transport Assessment and the Travel Plan. This must take into account: the public transport accessibility level, consideration of transport for families and whether there is a negative impact on overspill car parking on the public highway and the availability of controlled parking zones. Design guidance is also provided.</p>	<p>Development Specification:</p> <ul style="list-style-type: none"> • Parking to be provided in accordance with Policy TP3 (Max 0.4 spaces per dwelling or 1,098 overall). • Max 737 on –street spaces. • One disabled parking space to be provided per unit. • 20% provision of electric vehicle charging points and a further 20% with passive provision. <p>Design Strategy (DS) : Basement parking preferred in Aylesbury Square to reduce the visual impact on the open space and facilitate pedestrian movement. Basement entrances should be designed with minimum impact on cycle and pedestrian routes and should be entered from Dawes Street or from the north.</p>	<p>The residential element is proposed to be 'car-free'; with two wheelchair car parking spaces provided on-street. In relation to the non-residential units, the following is proposed:</p> <p><i>South Block</i></p> <ul style="list-style-type: none"> • 23 car parking spaces (including 1 disabled parking space) at basement level for the use of the Health Centre. <p><i>On-street</i></p> <ul style="list-style-type: none"> • 2 on-street spaces are provided on the re-constructed Inville Road, • 2 disabled parking spaces on the extended Dawes Street and • 14 spaces on the new residential road. <p>Details relating to 'drop-off' space and servicing bays are set out in the 'Servicing' section of this report.</p> <p>A temporary parking area is proposed to the north of the site, which contains 8 car parking spaces. The requirement and justification for this proposed area of temporary parking provided in the 'Temporary Layout' section of the 'Layout' reserved matter assessment later in this report.</p>	<p>The proposal provides for a 'car-free' development for the residential aspect of this proposal. This is considered to be consistent with the overall objectives of the AAP which seeks to ensure the Aylesbury regeneration scheme maintains low levels of car ownership through the promotion of sustainable travel. This is also consistent with the aspirations for Plot 18, which seeks to create a high density residential neighbourhood which is well connected and provided with accessible community facilities.</p> <p>Car parking spaces for the wheelchair units are provided on-street which are available (but not dedicated) for use by the occupiers of these units. Local accessible bus serves also provide access to Elephant & Castle LUL station which will be fully accessible.</p> <p>The proposed basement level parking is consistent with the preferred option identified in the DS and Parameter Plan and assists with the delivery of high quality public realm. The entrance to the basement is provided from Dawes Street which is consistent with the DS.</p> <p>The 23 proposed car parking spaces can be justified due to the operational needs of the health professionals operating from the Health Centre</p> <p>The London Plan states that developments should provide at least one accessible on or off street car parking bay designated for Blue Badge holders, even if no general parking is provided. Two disabled parking spaces have been provided on Dawes Street in accordance with this policy.</p> <p>The eligibility for parking permits is controlled through the 'Parking Delivery Strategy' which is required by the Section 106 planning obligation and has been prepared separately.</p>

Layout

5.38 In order to provide a comprehensive assessment of all aspects of the Layout reserved matter, this statement assesses the following:

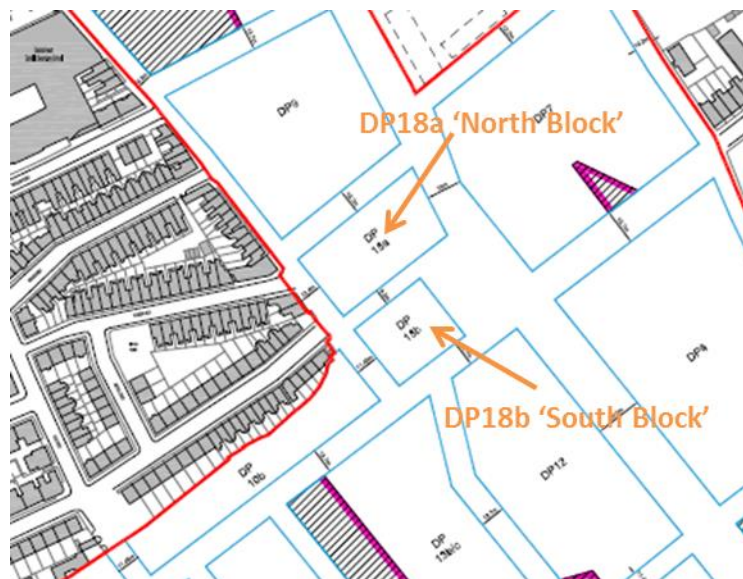
- Phasing, Plot Extents and Development Parcels;
- Internal layout
- Temporary layout;
- Basements; and
- Refuse.

Phasing, Plot Extents & Development Parcels

5.39 Parameter Plan PP-04 identifies the maximum development parcel extent within which development can be undertaken. The plan defines that:

- Plot 18 does not include any 'no build zones' or specific 'access zones' and in this regard, the placement of buildings is flexible.
- Minimum separation distances between development parcels themselves and existing buildings located to the west will need to be adhered to.

Figure 9: Extract of Parameter Plan PP-04



5.40 The layout of proposed buildings is contained entirely within the prescribed development parcel extents. Each parcel achieves the required minimum separation distances between plots (9.2m), the existing residential neighbourhood to the west (12.4m), DP 7 to the east of Thurlow Street (19m) and DP 9 to the north (13.7m).

5.41 The layout of plot 18 has been designed in full compliance with Parameter Plan PP-04 as set out in Table 4.

Table 4: Phasing, Plot Extents and Development Parcels

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>MP1: The masterplan</i> Development proposals must be in general compliance with the masterplan.</p> <p><i>MP2: Proposals sites</i> Planning permission will be granted for proposals in accordance with the Proposals Map.</p> <p><i>PL3: Building block types and layout</i> Proposal should be designed in accordance with the specified building typologies, should have relatively few apartments serviced from one core and should address the public realm.</p>	<p>Parameter Plan: <i>Development Phasing' Parameter Plan (PP09)</i> The 'Development Phasing' Parameter Plan (PP09) identifies Plot 18 as forming Phase 2a of the Masterplan. There are a further two stages within Phase 2 comprising Phase 2 b/c comprising (Plots 4-7) for which a Reserved Matters application is currently being prepared. There are a further two phases (Phases 3 and 4) as part of the Outline Planning Permission.</p> <p><i>Development Parcel Extents Parameter Plan (PP04)</i> The 'Development Parcel Extents' Parameter Plan (PP04) defines the location and extent of each Development Parcel within the Masterplan. Plot 18 is shown as comprising two Development Parcels (DP 18a and 18b).</p> <p>Development Specification: Chapter 2, Table 2.4 identifies Plot 18 as falling within Phase 2 and also includes quantum and uses of development permitted within this phase.</p> <p>Design Strategy (DS): <i>Development Phasing' Parameter Plan (PP09)</i> The DS explains that there are a total of four phases and Plot 18 falls within Phase 2a.</p> <p><i>Development Parcel Extents Parameter Plan (PP04)</i> The DS provides clarification as to how the Plot Extents should be interpreted when being designed to their maximum developable area – including matters such as privacy strips, balcony overhangs, projecting bays and other built elements.</p>	<p><i>Phasing</i> This Reserved Matters application for Plot 18 is the first application to be submitted following the grant of full planning permission for the First Development Site (FDS) which forms the first phase of development. Drawing No. L03 shows the proposal in relation to the other future phases of the Masterplan.</p> <p><i>Plot Extents and Development Parcels</i> The proposed building blocks are shown with reference to the parameter plans within the Design & Access Statement.</p>	<p><i>Phasing</i> The delivery of this Reserved Matters application is consistent with the Development Phasing Parameter Plan and Development Specification.</p> <p><i>Plot Extents and Development Parcels</i> The information provided within the Design and Access Statement demonstrates the two proposed buildings blocks are contained within the boundaries established by the Parameter Plans.</p>

Internal Layout

5.42 The layout of the residential accommodation has been influenced by the Design Strategy (DS). Detailed information is provided in the Design & Access Statement, therefore this section considers the following key aspects of the DS:

- Dual aspect living;
- Size of the units;
- Separation distances; and
- Quality of accommodation.

5.43 A representative layout of the residential accommodation is included in Figure 4 below.

Figure 10: Representative layout of residential accommodation



5.44 The proposal is consistent with the DS, with one exception relating to the proportion of single aspect units. The DS requires a minimum of 75% provision which compares with 66.4% proposed. It is noted that Plot 18 is constrained by the plot size and requirement to provide community and commercial uses on the ground floor. The proposal would still provide a preponderance of dual aspect units and the quality of the accommodation complies with the DS in all other respects.

Table 5: Internal Layouts (Residential)

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) A6.1 Homes The space standards identified by the AAP are Parker Morris plus 10% for social rented housing, Parker Morris plus 5% for intermediate housing and the basic Parker Morris standard for private housing. Parker Morris plus 10% was the size to which Aylesbury homes were originally built. The respective sizes are set out in Table A6.1 of the AAP.</p> <p>The AAP also requires 75% of residential units to be dual aspect and where single aspect units are proposed, sufficient demonstration that units would be well lit and ventilated will be required.</p>	<p>Design Strategy (DS) : Part 2 Section 7.5 provides the following guidance on the layout of dwellings, including:</p> <ul style="list-style-type: none"> • Minimum 75% of residential units should be dual aspect. • Floor space standards should meet AAP criteria. • Distance between habitable rooms windows across courtyards in perimeter or U-shaped blocks should be 21m. • In relation to Plot 18a, the sub plot dimensions require back to back distances of less than 21m with internal layouts designed to avoid harmful privacy relationships. • All dwellings to meet Lifetime Homes standards. • No single aspect north facing units. 	<p><i>Dual aspect</i> The proposal provides a preponderance of dual aspect units, which comprises 68% of the total number of units provided.</p> <p><i>Floor space standards</i> The size of individual flats is provided in the Schedule of Accommodation in accordance with the AAP standards.</p> <p><i>Separation distances</i> The separation distance across the courtyard is approximately 10m. The rooms which oppose one another across the courtyard comprise kitchens and bathrooms which are not habitable rooms.</p> <p><i>Lifetime Homes</i> The Design & Access Statement demonstrates how the proposal meets the Lifetime Homes criteria and provides a representative layout of a compliant unit.</p>	<p><i>Dual aspect</i> 66.4% of the units would be dual aspect; this is slightly below requirement of 75% sought by the DS (a shortfall of 3.6%). It is noted that none of these units would be due north facing in accordance with the DS. Achieving a higher percentage of dual aspect would not be possible without compromising other aspects of the living environment or the design of the other non-residential uses, due to the constraints on the block width and arrangement to meet all of the requirements of the brief.</p> <p><i>Floor space standards</i> All residential units have been designed in accordance with the AAP space standards as confirmed by the Schedule of Accommodation.</p> <p><i>Separation distances</i> The separation distance across the courtyard is approximately 10m. Great care has been taken in the layout of the accommodation to avoid any harmful privacy issues. As such bathroom and kitchen windows have been arranged to face onto the courtyard with the principle living accommodation (habitable rooms) such as the bedrooms and living/kitchen/dining areas facing the street. Alternative layout arrangements would have resulted in a higher proportion of single aspect units. This is considered to be consistent with the Plot specific guidance for Aylesbury Square in DS which states minimum distance between habitable rooms across courtyards will be less than 21m (as set out on Page 209 of the DS).</p> <p><i>Lifetime Homes</i> Lifetime Homes standards have now been incorporated into the Building Regulations Approved Document M. As set out in the Design & Access Statement all of the residential units provided by the scheme, including the approaches to the building and the common parts are designed to meet these standards.</p>

Temporary Layouts

Planning control

- 5.45 The OPP required details of any necessary temporary layouts associated with the separate development stages/plots.

Proposal

- 5.46 A temporary area of car parking accessed from Dawes Street is proposed as an interim measure until the on street car parking as part of the Phase 3 works is introduced in approximately 5-7 years' time. This will be managed by the applicant. This will provide an equivalent number of spaces to those that will be installed in the future.

Compliance

- 5.47 The proposed area of temporary parking and landscaping would occupy the vacant land brought about through the demolition of Northchurch. The use of this cleared part of the site for temporary parking and landscaping would represent a beneficial temporary use whilst the proposal for Phase 3 is being progressed. As the proposed use required only for a temporary period this would not prejudice the delivery of the Aylesbury Estate Regeneration Scheme.

Refuse

Planning control

- 5.48 The Design Strategy states that refuse stores should be designed with accessibility to the kerb side. Borough-wide guidance exists in the form of the 'Waste Management Guidance Notes for Residential Developments' which specifies the number, size and types of bins required for domestic refuse collection.

Proposal

Residential

- 5.49 The North Block contains three separate and secure residential refuse stores which are located adjacent to each residential entrance. The size of the refuse stores has been designed depending on the size of the block it serves in accordance with the Southwark guidance. The layout plans show the size and dimensions of the proposed bins.

Community

- 5.50 Dedicated secure refuse stores are provided for the community uses to the rear of the building which are accessed from the north. Space has been provided for two 1100 ltr Eurobins

Commercial

- 5.51 Commercial refuse storage is provided internally within each units with a position identified fronting Dawes Street for presentation on collection day. It is noted that commercial units will have their own private collection arrangements.

Compliance

- 5.52 The perimeter streets have been designed to provide points for refuse collection between parking bays adjacent to refuse stores within the North and South Blocks. Travel distances between the refuse stores and collection points are in accordance with the Southwark guidance set out above.
- 5.53 Refuse and recycling areas are in an inherently convenient location for users being in close proximity to the main residential entrances. Care has been taken to ensure that the approach to the front doors is as uncluttered and legible as possible.
- 5.54 A schedule has been prepared by HTA as is provided in Figure 8.5.1 of the Design & Access Statement which demonstrates that, in accordance with the Southwark guidance, sufficient capacity has been provided to cater for the proposed development.
- 5.55 A Servicing Management Plan in line with the Section 106 planning obligations (and submitted separately) has been prepared which provides further detail on the servicing of the refuse stores has been provided and is discussed in greater detail later in this report.

Basements

- 5.56 A basement level is provided beneath the south block. The basement provides vehicle and cycle parking spaces for the Health Centre and Early Years Facilities in addition ancillary facilities and storage areas.
- 5.57 The principle of a basement in this location is supported by the relevant Parameter Plan. Table 6 demonstrates how the basement proposal is fully compliant with the outline planning permission.

Table 6: Basements

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>Design Guidance (Appendix 6)</i> A6.6 Blocks and Buildings – Refuse areas The guidance explains that refuse storage and collection facilities need to be accessible convenient and integrated into the surrounding environment, including visual screening where located to the front of the property or avoiding blank frontages in larger developments.</p>	<p>Parameter Plan: <i>Basements (PP08)</i> This plan identifies acceptable locations for basements within the Masterplan. Plot 18 includes two permitted locations for basements which correspond with the Development Parcel Extents – noting that in the case of Plot 18b the permitted basement extends beneath Aylesbury Square.</p>	<p>One basement level is proposed within Plot 18 beneath Development Parcel 18b which is the South Block. No basement provision is proposed for Development Parcel 18a (the North Block).</p>	<p>The extent of the basement is limited to the footprint of the building and does not exceed the maximum Parameter Plan. The proposed extent of the basement is therefore compliant with the outline permission and relevant planning policy. A basement has been omitted from the North Block which is considered to have positive environmental impacts due to less excavation having to take place. Further information is set out in the EIA section of this report. This would still be consistent with the outline permission as the Parameter Plan identifies locations where basements <i>may</i> be acceptable.</p>
	<p>Development Specification: Chapter 3 Table 3.5 identifies that a maximum of 5,560 sqm (GEA) of basement floor space can be provided.</p>	<p>The proposed basement beneath the South Block has an area of 1,493 sqm (GEA).</p>	<p>The proposed floor area falls within the permitted threshold and therefore complies with the approved Development Specification.</p>
	<p>Design Strategy (DS) : Design guidance for basements within the 'Aylesbury Square Character Area' states basement parking is preferred. Appropriate basement entrances are defined as being from the north or from Dawes Street. The DS states ventilation should be integrated with the landscaping.</p>	<p>The basement provides 23 vehicular parking spaces and 22 cycle parking spaces. Storage facilities, refuse, plant and other associated servicing (including shower, changing and toilet amenities) are accommodated within the basement.</p>	<p>Vehicular and cycle access to the basement is via Dawes Street an acceptable location identified in the DS. Pedestrian access is via both Health Centre and Early Years cores. Basement ventilation is designed to be accommodated within the hard landscaping. Please refer to the Design & Access Statement and Ventilation Strategy for further information.</p>

Scale

5.58 In order to provide a comprehensive assessment of all aspects of the Scale reserved matter, this statement assesses the following:

- Land uses and amount;
- Building heights;
- Proposed residential mix and tenure; and
- Density.

Land uses and amounts

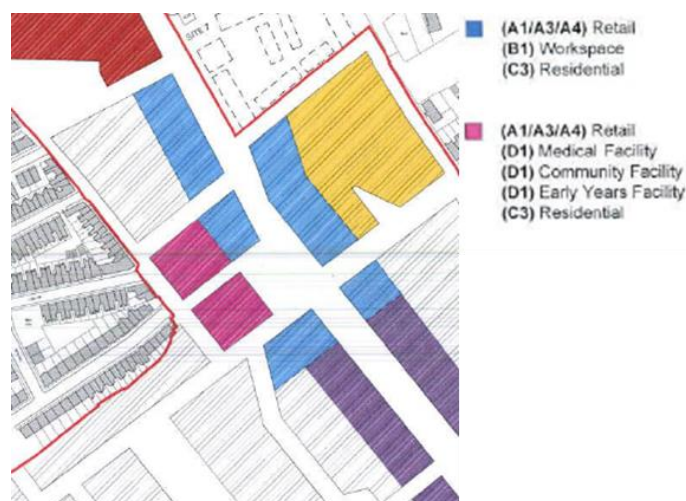
5.59 The proposal comprises residential, library, community, health and Early Years uses. Table 7 demonstrates that the proposal is in full compliance with the AAAP and the outline permission.

5.60 Parameter Plan PP- 06 (Figure 3) identifies proposed land use parameters for the wider regeneration area. In relation to plot 18 the plan defines that:

5.61 Development Parcel 18a will be permitted to deliver flexible commercial floor space (Class B1/A1/A3/A4) and Community use (Class D1). Flexible commercial uses will be concentrated along the development parcels eastern edge, fronting Thurlow Street. Community facilities will be provided flexibly across the remaining parcel. Additionally, residential uses (Class C3) will be permitted at ground floor level and above across the parcel.

5.62 Development Parcel 18b will be permitted to deliver flexible commercial floor space (Class A1/A3/A4) and community facilities across the entire parcel. Similarly to Development Parcel 18a, residential use (Class C3) will also be permitted at ground floor level and above across the parcel.

Figure 11: Extract of Ground Floor Land Uses Parameter Plan PP-06



- 5.63 The layout of proposed land uses has been designed to conform to the approved parameter plan PP-06. At Development Parcel 18a, 122 residential units are proposed at first floor and above. At ground floor, a mixture of community and commercial units are proposed. Similarly, Development Parcel 18b proposes community uses at ground to third floor, in compliance with the approved parameter.
- 5.64 A non-material amendment to the application (Ref: 15/AP/4387) was approved to increase the maximum floor space for Class D1 Use (Non-Residential Institution / Community facilities) from 4,750sqm to 6,402sqm (GEA) across the outline development. Specifically, this permitted an increase in the maximum floor space permitted for Class D1 floor space for Development Parcel 18 from 4,100sqm to 5,752 sq m (GEA)
- 5.65 The amount of D1 floor space (Health Centre and Early Years facility) within the South Block (shown in Table 7) are provided by excluding the basement parking areas and ramp as these are areas which are inaccessible to the local community.

Table 7: Land Use and Amount

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAAP) <i>COM1: Location of Social and Community Facilities</i> The AAAP identifies the 'Amersham Site' (referred to as Plot 18 in the Aylesbury Estate Regeneration Scheme) for a major health facility (2,500sqm floor space). As well as retail spaces (referred to as A use classes) and community facilities within a mixed use building. The Plan states that this site should be brought forward for early delivery given the importance to the redevelopment process.</p> <p><i>COM3: Health and social care</i> Identifies the 'Amersham Site' as for 2,500sqm of health facilities incorporating a flexible design with access from ground floor clearly visible from the street.</p> <p><i>COM4: Education and learning</i> States proposals should provide facilities for early education and childcare space (1,150 square metres total in in three or four locations, preferably co-located with other facilities)</p> <p><i>COM5: Community space and arts and culture</i> Identifies the 'Amersham Site' as the preferred location for 500sqm of community facilities.</p> <p><i>COM6: Shopping/Retail</i> Approximately 1,750 square metres of A Use Class space, including within the 'Amersham Site' (NB now referred to as Aylesbury Square).</p>	<p>Parameter Plan: <i>Land Uses (PP06)</i> This parameter plan establishes the different land uses at ground floor. Plot 18 is allocated for the following uses: <i>North Block</i> - Allocated for two categories of uses within B1/A1/A2/A3 and C3/A1/D1. <i>South Block</i> - Allocated for C3/A1/D1 uses.</p>	<p>The following land uses are proposed: <i>North Block (Development Parcel 18a)</i></p> <ul style="list-style-type: none"> Residential (C3); Community Facilities (D1); Retail Commercial (A1/A3/A4) <p><i>South Block (Development Parcel 18b)</i></p> <ul style="list-style-type: none"> Health Facility (D1) Early Years Facility (D1) 	<p>The uses proposed are consistent with the Land Uses Parameter Plan.</p>
	<p>Development Specification: Within Development Parcels 18a and 18b a maximum floor space of 23,070 sqm (GEA) is permitted to accommodate the following uses. The figures provided are the maximum quantum across the wider Phase 2:</p> <ul style="list-style-type: none"> Residential (C3) - illustrative masterplan indicates 1,047 units; Health, Community and Early Years facilities (D1) - Max 5,752 sqm GEA; Commercial (A1/A3/A4) - Max 1,500 sqm GEA. 	<p>The following land uses are proposed in the following quantum:</p> <ul style="list-style-type: none"> Class C3 11,302 sqm GEA (122 units) <ul style="list-style-type: none"> Block 1: 70 units Block 2: 23 units Block 3: 29 units Class D1 5,621 sqm GEA <ul style="list-style-type: none"> Community Facilities: 889 sqm GEA Health Centre sqm 3,880 sqm (apprx) Early Years Facility 852 sqm (apprx) Class A1/A3/A4: 225 sqm GEA <p>Total Plot 18 floor space: 17,148 sqm GEA</p>	<p>The quantum and uses proposed are consistent with the Development Specification.</p>
	<p>Design Strategy (DS) : The DS specifies Development Parcel 18a (North Block) will accommodate a Community Facility, Retail and Residential accommodation within a courtyard block containing a tall building and two mid-rise buildings. Development Parcel 18b (South Block) will comprise a Health Centre and Early Years Facility in a stand-alone building. 118 flats are targeted as an assumed capacity.</p>	<p>The following land uses are proposed: <i>North Block (Development Parcel 18a)</i></p> <ul style="list-style-type: none"> Residential (C3) (122 units); Community Facilities (D1); Retail Commercial (A1/A3/A4) <p><i>South Block (Development Parcel 18b)</i></p> <ul style="list-style-type: none"> Health Facility (D1) Early Years Facility (D1) 	<p>The uses proposed and their location is fully in compliance with the requirements of the DS. The 122 units proposed is broadly consistent with the assumed capacity of the site set out in the DS.</p>

Building Heights

- 5.66 The proposal comprises of two distinct building plots DP 18A and DP 18B referred to as the 'North' and 'South' Blocks respectively. The heights of these blocks vary from between 3, 4, 6, 7 and 15 storeys to correspond with the opportunities presented by the AAAP and approved Masterplan.
- 5.67 The height of the blocks is principally governed by the Maximum Building Heights Parameter Plan (PP07), with further guidance contained in the Design Strategy in relation to how these heights should be applied when designing buildings.
- 5.68 The overall heights of the blocks are consistent with and do not exceed the heights established by the Parameter Plan. There are three temporary boiler flues situated on the roof of the tower (Block one). These flues have a height of 1m (a breach of 0.9m in the maximum parameter height) and are required to serve the energy centre for approximately 7 years. The temporary breach of height would have no material impact on the outline permission given that they would not be visible from the street (on account of their height and distance from the building edge) and is therefore not considered to be material. A full assessment is provided in Table 8.

Figure 12: Extract of Building Heights Parameter Plan PP-07

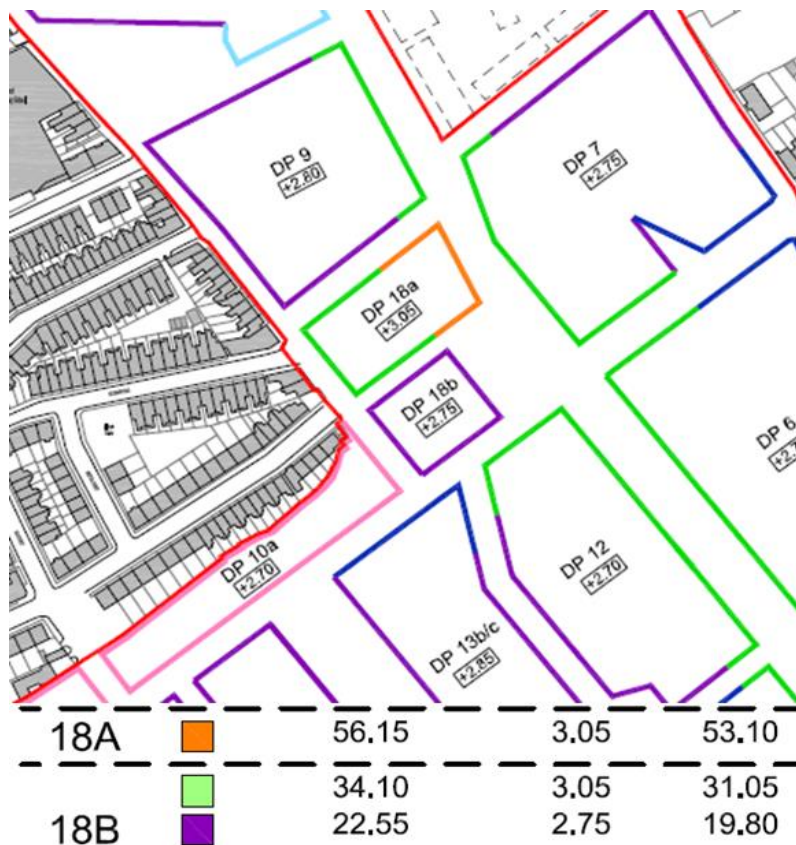


Table 8: Building Heights			
Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>Policy PL4 - Building Heights</i> Policy PL4 identifies Plot 18 as suitable for a range of building heights. The policy envisages the majority of buildings on the site as being suitable for between 2 - 4 storeys, raising to between 7 – 10 storeys adjacent to Thurlow Road. Plot 18 is also identified for a 'Local Landmark Building' of between 10 – 15 storeys in height. The policy also establishes design criteria for taller buildings relating to their profile, impact on street function and microclimate. Detailed guidance seeks to create varied roof line by:</p> <ul style="list-style-type: none"> • Varying the height of each building (a minimum change in height of 1.5 metres for every 30 metres) • Different expressions of roofs and tops of buildings by using varied materials and finishes. • The introduction of projections on the building and roofline. • Stepping back the façade at upper levels of the building. This can reduce tunnel effects, improve natural lighting at street level and provide roof terrace amenity space. 	<p>Parameter Plan: The 'Maximum Building Heights' Parameter Plan (PP07) establishes the following maximum building heights:</p> <p><i>Development Parcel 18a (North Block):</i></p> <ul style="list-style-type: none"> • 10-15 storeys (56.15m AOD); and • 6-8 storeys (34.10m AOD) <p><i>Development Parcel 18b (South Block):</i></p> <ul style="list-style-type: none"> • 3-4 storeys (22.55m AOD) 	<p>The proposal for Plot 18 comprises two buildings referred to as the 'North' and 'South' Blocks. The North Block is arranged as follows:</p> <ul style="list-style-type: none"> • Block 1: 15 storeys (56.05m AOD) • Block 2: 7 storeys (28.35m AOD) • Block 3: 4-6 storeys (24.65m AOD). <p>The South Block is between 3 and 4 storeys with a maximum height of 22.55m AOD</p> <p>The maximum building heights established by the Parameter Plans are superimposed on the submitted Elevation and Section drawings in a dotted line.</p>	<p>The reserved matters application is fully consistent with Policy PL4 of the AAP and the 'Maximum Building Heights' Parameter Plan. Within the North Block (DP18a), the proposal provides for a Local Landmark Building (Block 1) of 15 storeys (56.05m AOD) in the approved location adjacent to Thurlow Street. The adjoining buildings (Blocks 2 and 3) step down to between 7 and 4 storeys in height (28.35m AOD – 17.6m AOD) in compliance with the Parameter Plan. The proposed South Block is conceived as four elements which step in height as you move around the building in order to distribute the mass towards Aylesbury Square to define this space and away from the Liverpool Grove Conservation Area. The building is between three and four storeys (22.55m AOD) in height and is thus compliant with the Parameter Plan.</p>
		<p>Design Strategy (DS) : The DS provides clarification in relation to how the Maximum Building Heights Parameter Plan should be interpreted when applying this design criterion to future phases. This is particularly relevant to ancillary structures such as lift overruns or where Development Parcels include mandatory streets or transition heights.</p>	<p>The Maximum Building Heights established by the Parameter Plans are superimposed on the submitted Elevation and Section drawings in a dotted line.</p> <p>3 no. temporary boiler flues are proposed to the roof of the Special tower (Block one). These flues have a height of 1m and are required to serve the energy centre for approximately 7 years. These flues would exceed the maximum parameter height by 0.9m.</p>

Density

Planning control

Aylesbury Area Action Plan BH2: Density and distribution of homes

- 5.69 The policy identifies areas adjacent to Thurlow Road as a location that is appropriate for higher density residential development (where accessibility to public transport is better). Whereas next to Liverpool Grove Conservation Area, lower densities are considered to be more appropriate in order to respect the historical setting of this heritage asset.

Design Strategy

- 5.70 The Design Strategy (DS) identifies The North Block is an appropriate location for a high density building, including a tower and mansion block building typologies. The height of the tower is acknowledged within the DS as important in defining the Aylesbury Square and assisting with orientation and wayfinding in the area. A net density of 740-1100 hr/ha is specified within the DS as the appropriate density range within the Aylesbury Square character area.

Proposal

- 5.71 The proposed density for the North Block is 1389 hr/ha or 570 hr/ha when measured across the entire plot.
- 5.72 This density has been calculated in accordance with the guidance contained in the Mayor of London's 'Housing' SPG (March 2016) for vertically mixed schemes and two density calculations are provided. This is in order to provide an understanding of the role that the Aylesbury Square open space has in affecting the density of the proposal.

Compliance

- 5.73 The proposed residential density on a plot wide basis at 570 hr/ha is below the density range set out in the DS. When considering the North Block in isolation at 1389 hr/ha exceeds the upper end of the density range of 1100 hr/ha set out in the DS.
- 5.74 Whilst the proposal would exceed the density range it is noted that the number of overall units proposed at 122 does not significantly exceed the indicative residential capacity of 118 units for this plot identified in the DS.
- 5.75 Planning guidance at London and local level states that density ranges should not be applied mechanistically. With this in mind, the proposal is considered to offer a good standard of accommodation. Furthermore, Plot 18 is identified as an area identified which is suitable for high

density residential development, which is a reflection of the accessibility to key services such as the health and community facilities. On this basis, the proposed density is considered to be acceptable.

Proposed Residential Mix and Tenure

- 5.76 The Aylesbury Area Action Plan and Development Specification together govern the required amount of affordable housing and mix of residential accommodation.
- 5.77 The Section 106 agreement also requires the submission of a 'Housing Delivery Strategy'. This will explain how the affordable housing targets will be delivered across the different development stages including the overall housing targets. This strategy has been prepared by Deloitte LLP to discharge Section 106 planning obligations requirements and is submitted separately. This document should be referred to when assessing this aspect of the reserved matter application for further detail.
- 5.78 The nature of the affordable housing offer and the mix of the residential accommodation proposed is a reflection of the requirements of the Design Strategy (DS) to provide specialist accommodation for Over 55's and to provide a high density residential development in this location.
- 5.79 The proposal provides 50% of the proposed accommodation (on a habitable room basis) as affordable housing. The amount of affordable housing provided is therefore consistent with the requirements of the Development Specification and AAAP policy. There is an over provision of social rented units compared with the intermediate tenure which is accounted for by the proposed Over 55's accommodation.
- 5.80 The proposal does not achieve the number of 3 bed units required by the AAAP policy, and this is a reflection of the need to provide the Over 55's accommodation which caters for smaller sized units. This also takes into account the location of the proposal at the heart of the regeneration scheme which reflects the proximity of the site to location services and meets the aspiration of a higher density development in this location.
- 5.81 It is noted that a higher proportion of bed units are proposed in later stages of the development (Phase 2b/c and phases 3 and 4) which accounts for the shortfall submitted under this proposal. Table 9 provides further assessment of the proposed residential mix and tenure.

Table 9: Proposed Mix and Tenure

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>BH3: Tenure mix</i> 50% of new homes in the action area core will be affordable and 50% will be private. Phase 1 sets a higher threshold of 59% of the units being affordable and 50% within Phase 2.</p> <p><i>BH4: Size of homes</i> The AAP states the following mix of housing sizes will be provided in the action area core:</p> <ul style="list-style-type: none"> • A maximum of 3% studios all in private tenure; • At least 70% of homes to have two or more bedrooms; • At least 20% of homes to have three bedrooms; • At least 7% of homes to have four bedrooms; and • At least 3% of homes to have five or more bedrooms. <p>Developments must provide a range of dwelling sizes to contribute towards the mix sought for each proposal site (as set out in Appendix 5).</p> <p><i>BH5: Type of homes</i> The AAP states the redevelopment of the action area core will provide the following mix:</p> <ul style="list-style-type: none"> • Flats – 60% • Maisonettes – 17% • Houses – 23% <p>Developments must provide a range of dwelling types to contribute towards the mix sought for each proposal site (as set out in Appendix 5).</p>	<p>Development Specification: The Development Specification provides for split of 50% affordable and 50% private residential accommodation across the outline planning permission. The Development Specification states that accommodation will be split across three different tenures as set out below:</p> <ul style="list-style-type: none"> • Social rent 37.1% • Intermediate 13.8% • Private 49.1% <p>Housing Delivery Strategy The Section 106 agreement requires the submission of a Housing Delivery Strategy with each reserved matters application. A Housing Strategy has been prepared (and submitted separately) by Deloitte LLP. The Housing Delivery Strategy will justify the proposed mix of accommodation and the level of affordable housing proposed.</p>	<p>The proposal provides a total of 122 units of residential accommodation. 56 of these units are affordable and this equates to 50.3% of the total habitable rooms within the development. A breakdown across the tenures provides:</p> <ul style="list-style-type: none"> • Social rent: 42.8% • Intermediate: 7.5% • Private sale: 49.7% <p>The following mix of accommodation is proposed</p> <ul style="list-style-type: none"> • One Bed: 56% • Two Bed: 42.5% • Three Bed: 1.5% <p>All of the proposed unit types are flats.</p>	<p>The split between the affordable and private tenures is consistent with the Development Specification by providing a 50:50 split between the affordable tenures and private housing. It is noted that the affordable tenure is skewed towards social rent and this reflects the specialist over 55's accommodation proposed. Further information is provided in the Housing Delivery Strategy in relation to how the development will deliver the required mix of units site wide.</p> <p>The proposal overprovides in respect of the number of one bed units and fails to provide sufficient numbers of two and three bed units (the proposal provides no four or five bed units), however, this is considered to be a minor deviation. The size and type of accommodation proposed is a reflection of the unique nature of Plot 18. In particular, the occupation of the entire ground floor by community and commercial space which prohibits the delivery of housing. The proposed Over 55's accommodation does not facilitate the delivery of 3 bed + unit sizes. This is also a high density phase which is situated in an accessible location close to key services. Larger sized units including houses will be delivered in Phase 2 and subsequent phases thereafter.</p>

Appearance

5.82 In order to provide a comprehensive assessment of all aspects of the Appearance reserved matter, this statement assesses the following:

- Building typology; and
- Materials palette.

5.83 This aspect of the Reserved Matters Application should be assessed in conjunction with the Design & Access Statement prepared by HTA and DMA which provides a detailed analysis in relation to these matters.

Building Typology

Planning Control

5.84 The Design Strategy (DS) provides detailed guidance for the 'Aylesbury Square' character area, this identifies three building typologies:

- *Tall Building*

This is identified as a 'Special tower' given its position relative to the other towers which are clustered adjacent to Burgess Park and purpose to act as a wayfinding marker to Aylesbury Square.

- *Mansion Block*

This is identified as having flat roof with roof gardens a strong vertical emphasis and provides overlooking towards Aylesbury Square.

- *Iconic Building*

There is no specific design criteria provided for this buildings, however, by its nature this building should be unique and positively define the open space.

Proposal

5.85 The two blocks are expressed as distinct building forms arranged around the new Aylesbury Square, which transition in scale from the existing tall buildings on Thurlow Street to the lower scale buildings of the Liverpool Grove Conservation Area. The proposal provides for the three building typologies as set out above.

- *North Block - Block 1*

This is the tallest building and forms the 'Special tower'. This forms the key local landmark for the public open space in terms of wayfinding, orientation and visual interest.

- *North Block - Blocks 2 & 3*

The residential elements of the development have a mainly brick material palette and non-residential civic functions are distinct in appearance from the residential by being clad in reconstituted stone of differing colours and textures. Brick is proposed as the base material for the typical residential elements. The appearance of the scheme is also based around the principle that each building is legible in its own right with a clear address and its own elevation

treatment with different types of brickwork in a varied a streetscape. In particular, Block 3 makes reference to the character and appearance of the conservation area makes up the local fabric.

- *South Block*

The appearance of the South Block is distinguished from that of the residential buildings through the selection of material and tone. The formation of a standalone object building and use of reconstituted stone provide the Health Centre and Early Years Facility with a civic character.

Figure 13: Illustration of the proposed building typologies



Compliance

5.86 The table below demonstrates how the proposal complies with the Mandatory Design Guidance of the DS.

Table 10: Mandatory Design Guidance: Tall Building & Mansion Block

Design Strategy Requirement	Compliance
Special Tower	
<p>There must be a break adjacent to allow the tower to stand out as a built element. This is to allow light into the courtyard. The break must be in proportion and scale to the other built elements within the development block.</p>	<p>There is no break between Blocks 1 & 2 and North Block was not designed with the intention of providing courtyard amenity space but rather as an open space derived from a need for natural light in the community facility below (which has a deep plan) which requires a light well. The extra light provided in the courtyard by a break is less valuable in the North Block as all residents with access to the courtyard have their own private amenity space as well as a communal roof terrace. It is noted that in the FDS, some residents' sole amenity space is provided in the courtyard and so breaks are necessary. With regards to reducing the impact of mass, the North Block has a recess on its north elevation between the tower and adjacent block. Although not technically a break, this recess does have the effect of separating the 2 blocks into 2 distinct buildings and therefore diminishing the mass of this elevation. Given the constrained footprint of the North Block providing a break would seriously diminish the viability of the scheme.</p>
<p>The balconies and fenestration must contribute to a strong horizontal emphasis</p>	<p>The shape of the fenestration and the balconies, alongside the other elements which make up the elevation are considered to contribute to a strong horizontal emphasis.</p>
<p>The top must be orthogonal and include rooftop amenity space.</p>	<p>Roof top amenity space has been provided and the form of the tower has been designed in order to achieve the orthogonal shaped required.</p>
<p>The top will need a distinguished treatment but will not need to be as celebrated as the Landmark Towers.</p>	<p>The top of the tower is distinguished through the use of a parapet which increases in height.</p>
<p>The middle must have both vertical and horizontal articulation.</p>	<p>The middle of the tower takes the form of a grid, which reinforces the horizontal and vertical emphasis of the elevations sought by the guidance.</p>
<p>Fenestration must be maximised to capture Square views for the benefit of the residents.</p>	<p>Views over Aylesbury Square have been maximised, with two flats per floor overlooking the square which provides the outlook for the living accommodation.</p>
<p>The base must have a double-height lobby entrance and the lobby space must blend seamlessly with the surrounding public realm and be entered from Albany Road.</p>	<p>A double height entrance space which is consistent with the adjoining civic uses has been provided. The entrance is access from Albany Road.</p>
<p>Bin and Cycle stores must not be located on the Aylesbury Square facade and must contribute positively to the streetscape.</p>	<p>The bin and cycle stores are situated adjacent to each residential entrance, none of which are accessed from Aylesbury Square.</p>
<p>There will be no privacy strip: the base must address the open space square directly.</p>	<p>No privacy strips are proposed; instead the building addresses the surround public realm directly in accordance with the mandatory requirements.</p>
Mansion Block	
<p>Height 6-8 storeys</p>	<p>The proposed heights are between 4 and 7 storeys, the proposed 4 storey block is a direct response to</p>

	the requirement to respect the setting of the adjacent Liverpool Grove Conservation Area.
Each Mansion Block must read as one identifiable building with the division defined by the core and associated flats with strong horizontal articulation.	Each block has been designed with a distinct elevational treatment through variation in the building height, facing material and fenestration.
Flat roofs with roof terraces / gardens.	A roof garden is provided within the courtyard space of Block 2. The pitched roof to Block 3 is a reflection of the adjacent conservation area. Whilst this does not provide any roof top amenity space, it is considered to be a benefit to the overall scheme.
Maisonettes (if any) must be delivered at the ground floor to increase the frequency of doors along the street.	Maisonettes are not proposed in Plot 18 due to the nature of the ground floor civic and commercial uses.
The entrances to the flats must be clearly expressed and frequent.	Residential entrances are proposed in 3 locations, these address each of the surrounding roads.
Must have a consistent parapet / roof line.	Each block has a consistent roof line; however, across the North Block there is some variation to take account of the adjacent conservation area.
Must use appropriate and designated boundary treatment.	Given the nature of the ground floor uses boundary treatment are not required as the proposal is required to address the public realm directly without the use of privacy strips.
Must have a continuous building line with other Mansion Blocks.	A continuous building line has been achieved.
Must have refuse / cycle stores near the main entrance that must be integrated into the building with external access (but not from Aylesbury Square).	Bin and cycle stores are situated adjacent to each residential entrance – none of which are accessed from Aylesbury Square.

Materials Palette

Planning control

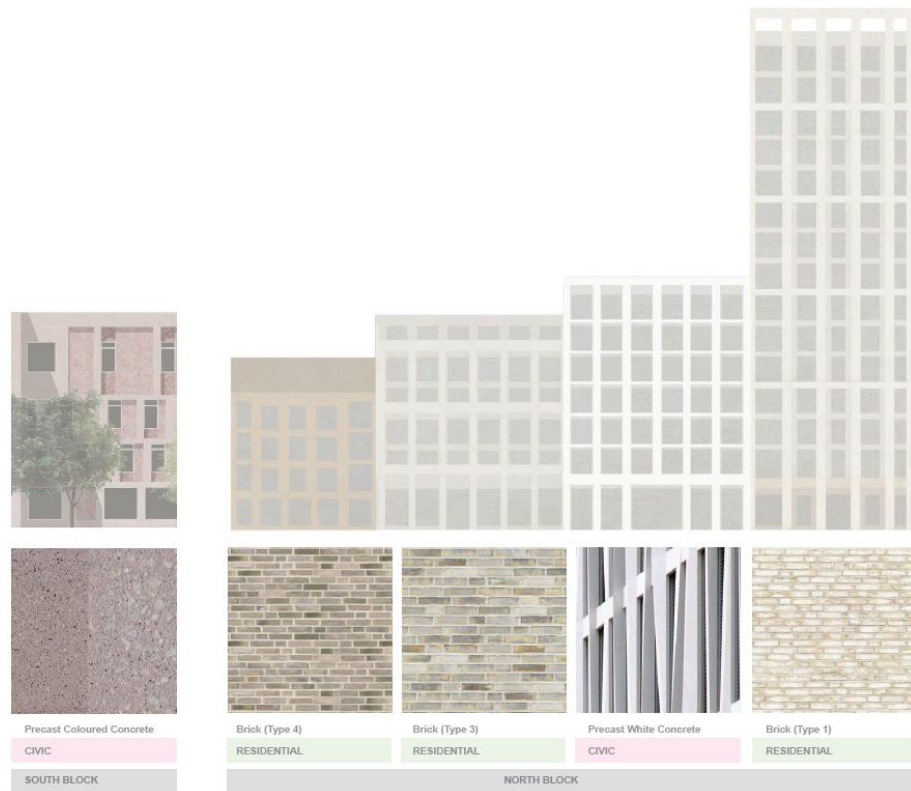
5.87 The Design Strategy (DS) provides mandatory guidance in relation to the use of materials.

Proposal

5.88 The selection of materials has been informed by the preponderance of civic uses within Plot 18. Brick is still the principle material for the residential elements of the site and each building has been developed to have individual variety, texture and richness, so that each block has its own identity on the street. A base palette of brick has been selected to complement the adjacent Liverpool Grove Conservation Area and also references the Georgian and Victorian mansions blocks typical to London streets which the Regeneration Scheme seeks to recreate.

5.89 The Civic buildings, the library and health centre are distinct from the typical residential buildings by being clad in reconstituted stone with variations and gradients of colour and textures. The library façade onto Aylesbury Square is constructed from precast components with a smooth white appearance. The health centre and Early Years Facility is clad in precast concrete components with varying gradations of colour and textured aggregate. Further information is provided in the Design & Access Statement.

Figure 14: Summary of the proposed materials



Compliance

5.90 With respect to the South Block, pre-cast concrete panels are to be expressed in three layers with each layer taking on a progressively courser surface finish as one looks deeper into the recesses of the facade. The effect is the creation of a polished outer, or civic, layer with recessed areas apparently increasingly ‘eroded’ before eventually giving way to glazed openings. This represents a high quality, well detailed building which is appropriate to the special nature which is identified within the DS as being an ‘iconic’ building.

5.91 In respect of the North Block, the proposal is consistent with the mandatory criteria as set out below:

Table 11: Mandatory Design Guidance: Material Palette

Design Strategy Requirement	Compliance
Must use a predominantly brick palette with Special towers and exception.	Brick has been selected as the key facing material for the grid, with precast concrete and powder coated metal used for the detailing.
Must use the chosen brick tones as background materials.	All materials have commonality.
No more than 3 differing brick types to be used on primary facades	The proposal uses three differing brick types.
Materials used on opposing elevations should	HTA and DMA have worked collaboratively to ensure

<p>complement one another.</p>	<p>that the materials at Plot 18 complement each other to provide the right balance of variety to the appearance of the building. The result of which is to provide a civic presence to both building facades which do not compete with one another and is further reinforced by the landscaping proposals.</p>
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Landscaping

5.92 In order to provide a comprehensive assessment of all aspects of the Landscaping reserved matter, this statement assesses the following:

- Open spaces;
- Street furniture and materials palette;
- Lighting;
- Play strategy;
- Private and communal amenity space; and
- Landscaping specification (including trees) and programme.

Open Space

5.93 The Open Spaces Parameter Plan PP-05 requires the provision of a minimum of 1,500 sq m of 'civic' open space (refer to Figure 9 below). This has been provided in the form of 'Aylesbury Square' which comfortably exceeds the minimum requirements on the outline planning permission.

Figure 15: Extract of Open Spaces Parameter Plan PP-05.



- 5.94 The square is proposed to be surfaced in high quality granite natural stone paving. Changes in the surface material will define the sub-spaces identified within the Design & Access Statement.
- 5.95 Existing mature London Plane trees are being retained along Thurlow Street and between the North and South Blocks in accordance with the approved Tree Retention Plan. These retained trees are being augmented with new tree planting in key areas such as the gathering space outside the café, and new street tree planting on Inville Road, Dawes Street and the new road to the north. These will also help to integrate new on-street parking bays and service / delivery bays to the public realm. Further assessment is provided in Table 12.

Table 12: Open Spaces

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>PL5: Public open space</i> The AAP requires new development to provide a high quality, integrated network of public open spaces of different sizes and functions. New open space should contain good pedestrian and cycling routes. Furthermore the policy requires detailed landscaping plans to be submitted as an integral part of development proposals.</p>	<p>Parameter Plan: <i>Open Spaces (PP05)</i> The Parameter Plan identifies a series of defined open spaces which are categorized according to their function. Plot 18 contains a 1,500 sqm of 'Civic' open space to the South East corner which is referred to in the Masterplan as 'Aylesbury Square'. Plot 18 also contains areas of 'Minimum Public Realm' which form the streets surrounding the Plot as well the space between the North and South Blocks.</p>	<p>The proposed layout for Plot 18 has fully taken account the requirements of the Parameter Plan by providing 1,500 sqm of high quality public open spaces in the defined location.</p> <p>The proposal provides 1,500 sqm of Civic public open space in the form of Aylesbury Square. The remainder of the Civic open space will be provided in School Square as part of Phase 4.</p> <p><i>Parameter Plan Guidance</i> Neither the North nor the South Block would present any 'breaks' in the buildings lines onto Plot 18. The key frontages onto Aylesbury Square are animated by the commercial uses (including a café), the library and public meeting spaces associated with the community and Health Centre and Early Years facility.</p> <p><i>Aylesbury Square Character Area</i> A comprehensive landscaping scheme is proposed which includes 'Dynamic fountains' and hard & soft landscaping which incorporates areas for seating.</p>	<p>The location and quantum of open space provided is fully compliant with the Parameter Plan.</p> <p>The proposal would supply just over half (1,500 sq m) of the 2,830 sq m required Civic open space contribution set out in the Development Specification.</p> <p>Both buildings would fully enclose the surrounding public spaces which results in a clear delineation between the public and private realms. The inclusion of a Special tower adds an identity and acts as a wayfinding marker to Aylesbury Square. Through the mixture and layout of the uses, Aylesbury Square is provided with an active and engaging presence creating a well overlooked public space. The landscaping proposals will provide for a high quality civic public space which fully realizes the requirements of the Design Strategy. By incorporating a high quality water feature as a central element of the Square which is surrounded by integrated seating areas - the public space will deliver a high quality place at the heart of the Aylesbury Estate Regeneration Scheme.</p>
	<p>Development Specification: There is a requirement to provide 2,830 sqm of 'Civic' publically accessible open space across the entire outline application area.</p>		
	<p>Design Strategy (DS) : <i>Parameter Plan Guidance</i> Guidance is provided to assist with the implementation of the Open Spaces Parameter Plan in respect of maximizing views and surveillance of spaces, avoiding breaks in building lines and providing open space 'access zones'. <i>Aylesbury Square Character Area</i> The DS provides a number of design objectives to deliver the vision for Aylesbury Square which is a hard-landscaped Civic Square at the heart of the Aylesbury masterplan, bringing landscape, tall built form, iconic buildings and people together. An indicative layout is provided as an illustration as to how this vision will be delivered.</p>		

Street Furniture and Materials Palette

Planning control

5.96 The Design Strategy (DS) is the principal document which set out the aspirations for the treatment of the streetscape. In this respect, there are a number of mandatory design guidance requirements which the proposal is assessed against below.

Proposal

5.97 The Design Team has undertaken a thorough pre-application consultation process with Southwark Highways Officers. The scheme is compliant with the Southwark Streetscape Design Manual (SSDM) and the scheme has been put forward for a Road Safety Audit. Plot 18 has been designated a 'Special Placemaking Opportunity' within the SSDM to reflect the prominence of the project within the context of the Aylesbury Masterplan and to afford greater flexibility in the design of the space.

Compliance

5.98 The proposal is assessed against the mandatory design guidance set out in the DS.

Table 13: Mandatory Design Guidance: Streetscape Features

Design Strategy Requirement	Compliance
All public realm surface materials and street furniture must be to adoptable standards.	The scheme is compliant with the Southwark Streetscape Design Manual (SSDM), and the scheme has already been put forward by Southwark Highways for the Road Safety Audit. Plot 18 has been designated a 'Special Placemaking Opportunity' within the SSDM.
<p>All materials within each character area and each street must be consistent with previous phases, subject to availability, to ensure continuity of materials and legibility.</p> <p>Furniture and signage must be selectively placed so that they are an attractive addition to the street scene and to avoid clutter.</p> <p>Products must be robust in construction, elegant in style and use component parts that are easily replaceable.</p>	<p>Aylesbury Square is proposed to benefit from high quality natural stone paving incorporating changes in colour and size of paving unit will help to define the various spaces within the space. Three shades of granite paving have been selected: dark grey to depict the main civic entrance spaces and the active space; a small unit size sett in pink to depict the smaller scale gathering spaces in front of the café, the south block and between the two buildings; and a mid-grey that acts as the predominant uniting element and which forms the 'background' material that is also used for footways around the perimeter of the scheme.</p> <p>External furniture will be bespoke items formed from the same material as the adjacent paved surfaces. Sizes of seating will range from long linear elements which can accommodate a group of people, to smaller cube units for individuals to sit on.</p> <p>All furniture will be robust and long lasting, and will be</p>

	designed to accommodate / withstand the various pressures and demands that a key civic space entails.
Resting places must be provided at regular intervals along linear routes in compliance with accessibility advice. Locations will be chosen to maximise the enjoyment of views, provide focal / destination points along the route and create places of interest.	The space outside the café provides an area where people can spend time alone or in small groups. The placement of a grid of six new specimen trees and attractive low level shrub planting creates a comfortable scale space for people to inhabit. It will provide a spill out space from the café and a place from which to observe the activity taking place in the rest of the square.
Cycle parking must be provided at destination points such as parks, squares, community buildings, retail facilities and entrances to flatted blocks.	Cycle parking in the form of Sheffield Stands has been provided throughout Aylesbury Square. Separate areas of parking have been provided close to the Health Centre, commercial units and adjacent to each residential entrance (with the exception of Block 1).

5.99 The proposal will deliver a high quality new civic space at the heart of the Aylesbury Estate Regeneration Scheme which is consistent with the principals and details agreed as part of the OPP.

Lighting

Planning Control

5.100 The Design Strategy (DS) contains a Lighting Strategy which identifies Aylesbury Square as an area for feature lighting in order to emphasise its importance within the development.

Proposal

5.101 The main source of lighting for Aylesbury Square will be provided by multi-directional, high quality feature lighting columns. It is also intended to integrate in ground LED uplighters within areas of tree /shrub planting, and recessed LED strip lighting within key seating elements. The perimeter streets will be lit by standard Southwark Highways compliant lighting columns.

Compliance

5.102 A Highways Lighting diagram has been prepared by WSP which was developed in conjunction with LBS Highways engineers. The specification provided in this technical drawing demonstrates compliance with the mandatory design criteria contained in the DS.

Play Strategy

Planning Control

Aylesbury Area Action Plan: Policy PL6 - Children's play space

5.103 The AAAP requires all development proposals to provide 10 sq m of children's play space / youth space per child bed space. Doorstep playable space should be provided within each of the housing blocks, whilst larger local playable spaces should be provided within selected housing blocks and

within the green fingers and existing local parks, with new youth space provided in the larger areas of public open space.

Design Strategy

5.104 The DS provides a comprehensive strategy for the provision of play space across the Aylesbury regeneration area. These spaces accommodate a series for formal and informal play spaces which cater for different age groups (Under 5, ages 5-11 and ages 12+).

5.105 The accessibility to play space within DS was informed by the accessibility criteria contained in the GLA guidance 'Shaping Neighbourhoods: Play and Informal Recreation' Supplementary Planning Guidance (SPG). The following types of spaces are identified in the DS to be provided at various locations across the Aylesbury regeneration area:

- Neighbourhood playable space;
- Youth playable space;
- Local playable space; and
- Doorstep playable space.

5.106 The DS identifies that Plot 18 should provide a 'Doorstep' playable space, which should be contained within private gardens and courtyards of high and medium density blocks. However, the DS provides flexibility for some off-site provision of Doorstep play space depending on the phasing and size of each development parcel.

5.107 Aylesbury Square has an identified requirement within the DS for 500sq m of 'informal' play space for 12+ years.

Proposal

5.108 Plot 18 is within the walking distance thresholds of two existing play facilities which cater for older children (5-11 years and 12+ years). These existing play facilities are:

- Play space off Inville Road (2,800sq m); and
- Play space behind Wendover (off Alvey Street) (3,775 sq m).

5.109 Furthermore the DS identifies a further five new play spaces (totalling 6,320 sq m) will be provided within the Masterplan and are identified within the Design & Access Statement. On this basis (and on account of the public open space being provided in the form of Aylesbury Square) no dedicated 12+ play space is proposed.

5.110 Two areas of Doorstep play space (Under 5's) play space are proposed as follows:

- Block 1 – 20 sqm of doorstep play space within the Roof Garden; and
- Area between North and South Blocks – 120 sqm of incidental play space

Compliance

- 5.111 The DS does not prescribe any specific play spaces to be provided within Plot 18, other than a Doorstep Play and 12+ spaces. Given the existing and planned play spaces catering for older children (5-11 years and 12+ years), the proposal for Plot 18 has made a specific provision for two Under 5's play areas in the form of Doorstep Play Spaces.
- 5.112 The size of the play spaces have been calculated using the GLA's Child Yield Calculator and benchmark standard minimum 10sq m playable space per child which is set out in the Design and Access Statement. It should be noted that it has been assumed that the 'Over 55's' accommodation would not generate a requirement for play space given the nature of this accommodation. It is proposed that this accommodation is secured for occupation by Over 55's through a planning condition to ensure on-going consistency with the planned play space provision.
- 5.113 The proposed play space between the North and South Blocks has been influenced by guidance contained in the GLA's 'Shaping Neighbourhoods: Play and Informal Recreation' SPG. The SPG describes 'incidental' playable space as public space where recreational features such as landscaping or high quality public art make it playable. This location was chosen as it is a 30m walk from the entrance to block 3 and is well located at the entrance to the Early Years facility - thus convenient for children and parents using this facility as well as residents of Block 3.
- 5.114 This space has been designed to contain high quality, robust sculptural play elements that have good play value which are consistent with the civic public realm setting. Further details are included in the Design & Access Statement, which describes how this has been integrated into the wider landscaping proposal for Aylesbury Square.
- 5.115 The Doorstep play space would be contained within the roof garden of Block 1 and is capable of being integrated into the landscaping strategy for the overall amenity space. This offers the opportunity to create an overlooked and clearly defined play space.

Private and Communal Amenity Space

- 5.116 The proposal makes provision for private amenity space to each flat as well as communal gardens at podium and roof levels.
- 5.117 The amount of amenity space to be provided is principally governed by the Development Specification with policy guidance provided in the AAAP which sets out how the amenity space should be provided.

- 5.118 The proposal for Plot 18 is consistent with the outline permission, except where there is a minor short fall in private amenity space provision for the 1 bed units within Block 1. The shortfall is accounted for by the 'chevron' shape of the building which serves to constrain the width of the balconies.
- 5.119 In this case, 30 out of the 122 units proposed are provided with 5.4 sqm compared with 6 sqm set out in the Development Specification. This results in a cumulative shortfall of 16.8 sqm of private amenity space.
- 5.120 The shortfall is justified on the basis that it is minor in nature and a result of the constraint of the shape of the block. Compensation has been provided by way of an enlarged roof top communal garden, which has been provided in accordance with the Southwark Residential Design Standards SPD which states that this will be an acceptable form of mitigation.
- 5.121 In this case, the proposal for Block 1 provides a roof top garden measuring 100 sqm which exceeds the minimum requirements of:
- Standard communal amenity space requirement (50 sqm);
 - Private amenity space shortfall (16.8 sqm); and
 - GLA play space (20) sqm.
- 5.122 Further assessment is provided in Table 14.

Table 14: Private and Communal Amenity Spaces

Planning Control		Proposal	Compliance
Policy Requirement:	Outline Planning Permission		
<p>Aylesbury Area Action Plan (AAP) <i>PL7: Private amenity space</i> All development must contain high quality private open space in the form of communal gardens, private gardens and useable balconies. In addition to the Residential Design Standards SPD the following guidance is provided within the Aylesbury Design Guide (Appendix 6): <i>Private amenity space</i> All dwellings must have direct access to private open space, whether in the form of a garden, roof garden, courtyard or balcony. One and two bedroom dwellings must have a minimum of 6 square metres of private amenity space. Larger dwellings should aim to meet the minimum standards set out in the Residential Design Standards SPD. <i>Communal amenity space</i> Communal gardens should be clearly separated from publicly accessible open space and should be easily accessible for all residents and capable of being secured for residents use only. The space to be provided should be available to all tenures within the development to which it relates. Communal spaces should encourage biodiversity and provide a diversity of spaces through imaginative landscaping.</p>	<p>Development Specification: The Development Specification (DS) provides for a range of amenity spaces including private and shared/communal amenity spaces. In the case of shared spaces, it sets out that some of these spaces will be provided above ground on roofs and set-backs. In respect of private space, the DS states this can be provided in the form of balconies which should meet the following standards:</p> <ul style="list-style-type: none"> • 1 Bed Flat: 6 sqm • 2 Bed Flat: 6 sqm • 3 Bed Flat: 10 sqm <p>Design Strategy (DS) : The DS refers to the existing guidance available in the Residential Design Standards SPD when designing the scale, location and nature of the amenity space. The DS states that in order meet the requirements of the Residential Design Standards SPD, flat blocks will generally have access to communal space which is private, secure and for use of the residents of that block only. The use of perimeter blocks will assist in creating clear distinctions between public and private space. The DS states that roof treatments will be important given the varying heights of the buildings across the Aylesbury Estate. In particular, it stresses the role of roof treatments in providing an important visual amenity to residents living in higher blocks. The roof of Block 1 is identified as a location for an Accessible Roof Garden.</p>	<p><i>Private amenity space</i> All flats are provided with private amenity space in the form of balconies. For the social rented flats (inc. intermediate) the following the following spaces are provided within Blocks 2 and 3.</p> <ul style="list-style-type: none"> • 1 Bed Flats: 6 sqm • 2 Bed Flats: 7 sqm • 3 Bed Flats: 10 sqm <p>For the private sale flats (inc. intermediate) the following spaces are provided within Block 1:</p> <ul style="list-style-type: none"> • 1 Bed Flats: 5.4 – 6.8 sqm • 2 Bed Flats: 7 sqm <p>Further information is provided in the Schedule of Accommodation.</p> <p><i>Communal amenity space</i> A communal amenity space measuring 52 sqm is provided in the form of a courtyard garden at first floor level. This is provided for the benefit of residents of Blocks 2 and 3. A further communal amenity space is provided for Block 2 (Over 55's) in the form of raised planting beds for growing flowers and vegetables. A communal roof top amenity space measuring 100 sqm is also provided for the residents of Block 1.</p>	<p>The proposed social rent and intermediate units within Blocks 2 and 3 either meet or exceed the amount of private amenity space required by the Development Specification. In the case of the 2 bed flats, the size of the private amenity space exceeds the minimum amount required.</p> <p>There is a slight deficiency with regard to the two bed units within Block 1, whereby 30 of the one bed units are provided with 5.4 sq m compared with the 6 sq m required. It is noted that some of the one bed units are overprovided with 6.8m sq m of private amenity space proposed. The deficiency in amenity space for some of the one bed units is considered to be minor in nature. By way of compensation, a larger communal amenity space has been proposed.</p> <p>With respect to communal amenity space provision, this exceeds to minimum requirements set out in the Residential Design Standards.</p>

Landscaping specification

Planning Control

- 5.123 The outline permission requires details to be submitted in relation to the specification of the proposed landscaping and programme for implementation and maintenance. Further guidance is provided within the Design Strategy which should be used as a basis to inform the proposals for future phases.

Proposal

- 5.124 The proposal for Plot 18 is provided with a high quality landscaping scheme, which is focused around Aylesbury Square. The details of the proposed landscaping scheme are set out within the Design & Access Statement which has been informed by the Design Strategy.
- 5.125 The proposal retains existing high quality London Plane trees between the North and South blocks as well as fronting Thurlow Street. It is proposed that the retention of trees is augmented by the planting of new trees within both Aylesbury Square and the adjacent perimeter streets.
- 5.126 New street tree planting will be introduced on Inville Road, Dawes Street and the new road to the north. New shrub planting will be provided in localised areas, predominantly under trees, in order to further improve the amenity in these areas for pedestrians.
- 5.127 Cross section drawings have been provided within the Design & Access Statement which show the proposed arrangements for drainage
- 5.128 A list of plant species and a full specification for the proposed tree planting is provided within the Design & Access Statement will have a positive impact in terms of improving the biodiversity value of the site.
- 5.129 The proposed play equipment will contain high quality, robust sculptural play elements that have good play value and are in keeping with the public realm setting. This play is set back from Dawes Street, and is delineated through a change in surface material, the existing mature trees and new seating elements. It is a 30m walk from the entrance to block 3, and is well located at the entrance to the Early Years facility, thus providing 'play on the way' for the children, and a place for parents to congregate whilst waiting to collect their children. Additional opportunities for play are provided by the water feature within the main body of the square which has a high level of play value.
- 5.130 It is intended that all planting will take place during the planting season i.e. between November and March. Should it not be possible to accommodate this timescale within the overall construction programme, and the trees are required to be planted outside the planting season, containerised

planting stock will be procured. This will be kept fully watered during Summer months in order to ensure the successful establishment of the trees.

- 5.131 Responsibility for the management and maintenance of all adopted public realm space will rest with Southwark Council. Notting Hill Housing Trust will be responsible for the management and maintenance of any public realm spaces that are not able to be adopted and maintained by Southwark Council.

Figure 16: Proposed Landscaping



Compliance

- 5.132 The number and type of tree species has been carefully selected to comply with SSDM DS.501 and the Southwark 'Street Tree Palette'. The street trees are predominantly a mix of native species, with non-native feature trees provided at key locations within the square such as the group of Tibetan Cherries at the gathering space in front of the library.

- 5.133 New shrub planting has been carefully selected to ensure that it satisfies a number of criteria: In particular, species have been selected that will be robust, low maintenance and will look attractive all year round through its flowering and foliage.
- 5.134 Shrubs will be planted in groups of single species for simplicity and impact, as has been demonstrated successfully in other local public realm schemes at More London and NEO Bankside. It is anticipated that the additional mixed species tree planting and the range of new shrub planting will have a positive impact in terms of improving the biodiversity value of the site. An indicative list of species is provided within the Design & Access Statement.

EIA Screening Opinion

- 5.135 A request for an EIA Screening Opinion has been submitted by WSP under a separate cover in accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 (As amended) (the 'EIA Regulations'). The material prepared in support of the request provides a comparison between the Reserved Matters proposal for Plot 18 and the development permitted by the Development Specification.
- 5.136 Part 3, Regulation 8 of the EIA Regulations deals with 'subsequent applications where environmental information previously provided' and requires the planning authority to seek further information in accordance with Regulation 22 (1) if the environmental information already provided is not adequate to assess the environmental effects of the development. WSP note in their submission that Plot 18 does not fall under any of the types of development set out in Schedule 1 of the EIA Regulations, nor is it considered to constitute 'Schedule 2' development in accordance with Section 10(b) and the 2015 Amendments to the Regulations.
- 5.137 It should be noted that Plot 18 is not located within a sensitive area (as defined in Regulation 2 (a)-(g)). In addition, Plot 18 is 1.02 ha in size and therefore below the revised Schedule 2 10 (b) 'Urban Development Projects' threshold (i.e. 5 ha) outlined in the 2015 Amendments to the EIA Regulations, and the proposed number of residential units does not exceed the 150 dwelling threshold introduced as part of the 2015 Amendments to the EIA Regulations.
- 5.138 WSP consider that the detail of the Reserved Matters for Plot 18 is unlikely to give rise to any new significant effects on the environment as such effects have already been identified and considered through the original environmental information provided with the Outline Planning Permission.
- 5.139 On this basis, WSP have considered that LBS should adopt a Screening Opinion to confirm that no further EIA is required for the Plot 18 proposal.

6 COMPLIANCE WITH CONDITIONS OF OUTLINE PLANNING PERMISSION 14/AP/3844

6.1 This section of the report describes the conditions which are proposed to be approved as part of this Reserved Matters Application as well as those conditions which already benefit from approval.

Approved Planning Conditions

6.2 A number of the planning conditions attached to the outline planning permission benefit from approval. Where this is the case details have been provided below.

Condition 8

Site enclosure (Plot 18 Only)	
Requirement	No development in connection within a Plot shall commence until a scheme for temporary fencing and/or enclosure relating to that Plot has been submitted to and approved in writing by the Local Planning Authority. Any enclosure shall be erected in accordance with the approved details and thereafter shall be retained for the duration of the building works.
Assessment	Approved 24 March 2016 (LPA Ref: 16/AP/0287)

Condition 10

Site Contamination (Part 1 Only)	
Requirement	Prior to the commencement of works associated with a Plot, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority: 1) a site investigation scheme, based on the submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site.
Assessment	Approved 28 January 2016 (LPA Ref: 15/AP/4892)

Condition 13

Bat survey (Plot 18 only)	
Requirement	A bat activity survey and bat roost survey will be required prior to the commencement of the demolition of any buildings or tree works within Development Stage 2a, 2b, 2c, 3, 4a, 4b or 4c (with reference to NHH-AES-HTA-U-MPL-XX- M2 IP 02 Demolition Stages (Consolidated - dated July 2015) and shall be undertaken by a licensed bat worker. The surveys shall be submitted to and approved in writing by the Local Planning Authority before any demolition or tree work begins. These works shall be carried out in accordance with the recommendations contained in the approved survey..
Assessment	Approved 28 January 2016 (LPA Ref: 15/AP/4894)

Conditions to be approved

- 6.3 Details pursuant to a number of the outstanding conditions are addressed with this submission. The relevant conditions for which information has been submitted for approval is set out below.

Condition 1

Reserved Matters Details to be Submitted

Requirement

Each Reserved Matters Application shall include a reconciliation plan or statement showing how the proposed development plot complies with the approved site wide development controls (i.e. Parameter Plans / Development Specification (Consolidated) / Design Code Strategy).

In relation to the matter of **access** a Reserved Matters application shall include:

- (a) details (including specifications) of the access to and within the Development Stage for vehicles, cycles and pedestrians including details of any associated manoeuvring areas (with regard to Access for All standards)
- (b) details of any security measure that will be implemented to achieve 'Secure by Design' accreditation
- (c) details of how all elements of that Reserved matter application are to be serviced.

In relation to the matter of **layout** a Reserved Matters application shall include (but not limited to):

- (d) details of the siting of the proposed building or buildings and any relevant above ground roads, highways parking, vehicle standing and servicing areas or landscaping associated with the Development Stage to which the reserved matter relates
- (e) details of any necessary temporary layout associated with boundary treatment and condition between the Development Stage(s) or Plot(s) (as appropriate)
- (f) details of the basement layout, including parking areas, servicing areas, secure cycle storage for residential and non-residential areas and plant areas
- (g) details of the internal layout of buildings
- (h) details of the arrangements for adequate space and facilities for the sorting, storing and recycling of refuse and in relation to the matter of scale a Reserved Matters application shall include:

(i) a statement (including accompanying design material, townscape views and detailed plans at an appropriate scale) to demonstrate that the scale of the development accords with the relevant thresholds and parameters set out in the approved Parameter Plans and Design Code Strategy.

In relation to the matter of **appearance** a Reserved Matters application shall include:

- (j) a statement together with detailed plans, drawings, sections, and elevations to explain full details of the proposed detailed design and materials to be used on all external elevations of the building(s) and how the appearance of the development accords with the relevant parameters set out in the approved Design Code.

	<p>In relation to the matter of landscaping a Reserved Matters application shall include:</p> <p>(k) Plans and drawings showing a scheme for the ventilation (internal to the proposed building) and an appropriate outlet, for any floor space capable of being used for Class A3 or A4 purposes in a Plot and in relation to the matter of landscaping a Reserved Matters application shall include</p> <p>(l) plans, drawings, sections, and specifications (including soil volumes, weight loading and maintenance plan in respect of raised courtyards) to explain full details of the hard and soft landscaping works, including finished floor levels, proposed drainage arrangements, children's play equipment, private and communal amenity areas, and planting (including green I brown roofs I living walls I vertical gardens and planters);</p> <p>(m) details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all external areas, both within and beyond the boundary of the development,</p> <p>(n) a statement (including accompanying design material) to demonstrate that the landscaping works accord with the Design Code</p> <p>(o) tree planting details and specification of all other planting</p> <p>(p) details of the programme for implementing and completing the planting.</p> <p>In relation to non-residential floors pace shall include: A travel plan where the proposed non-residential floor space either meets or exceeds the Travel plan thresholds set out in Table 2.1 of the document titled 'Guidance for workplace travel planning for development' prepared by Transport for London (as amended)</p>
Relevant Documents	Accompanying plans and technical documents.
Assessment	Please refer to Section 6 of this report.

Condition 4

Planning Permission Outline – Approval of Reserved Matters	
Requirement	<p>Details of the access, appearance, landscaping, layout and scale (hereinafter called "the Reserved Matters") in relation to the first Development Plot shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun either before the end of five years from the date of this permission or before the end of two years from the date of the final approval of the last Reserved Matters for the first Development Plot, or in the case of approval on different dates, the final approval of the last such matter to be approved.</p>
Relevant Documents	Accompanying plans and technical documents.
Assessment	Outline planning permission was granted on 5 August 2015, this Reserved Matters Application is submitted within 3 years of the date of this permission.

Condition 5

Surface Water Drainage Strategy	
Requirement	<p>No development shall commence within a Plot until a surface water drainage strategy has been submitted to and approved by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). The surface water drainage strategy shall provide for the implementation of a Sustainable Drainage System (SuDS) hierarchy and demonstrate that a reduction in surface water run-off rates of at least 50% above existing rate</p>

	<p>from the site during a 1% Annual Exceedance Probability (AEP) event will be achieved. The drainage strategy shall include (but is not limited to):</p> <ul style="list-style-type: none"> • Details of all existing drainage infrastructure setting out what is to be abandoned and what is to be retained. • Details of design standards and criteria, i.e. Southwark internal standards, MCHW, Sewers for Adoption etc. • Details of the proposed works. • Details of the proposed surface water drainage system. • Confirmation of all discharge rates, including details of any flow control. Thames Water's agreement of the discharge rates and copies of all relevant correspondence with Thames Water regarding connections to existing sewers. • Details of any flooding extents and flood paths. In the event of design exceedance, the flood flow route for appropriate return period flood events should be considered, and it should be demonstrated that the flooding will have no detriment to land or property as a result of overland flow caused by the development. It should also be demonstrated that the any flooding will not have any effects on overall safety with regards to residents, property and evacuation routes. • Details of the proposed foul water drainage system. This should include evidence that the capacity is available in any sewer the proposed system is connecting to. • Calculations to demonstrate that the proposed system is fit for purpose • Details of all sustainable drainage and attenuation measures, including freeboards • Details of any phasing or staggered construction. It should be demonstrated that foul water, surface water and combined systems are suitable at all times. This includes highlighting any infrastructure that is to be constructed for future rather than immediate use, and any temporary infrastructure. <p>The scheme shall be constructed to the approved details before the relevant part of the Plot is completed and maintained permanently thereafter.</p>
Relevant Documents	Drainage Strategy prepared by WSP
Assessment	<p>The submitted Drainage Strategy has been prepared in consultation with Thames Water. The strategy for draining surface water from the proposed development is to employ a network of gravity drains and sewers and to attenuate peak rate discharges from the development in compliance with Thames Water's requirements. A storm water attenuation tank will be provided below ground within the site and an existing adopted sewer in Thurlow Street adjacent to the site will provide the outfall for surface water discharges. Foul flows will also be catered for by a separate network of sewers and drains which will also discharge by gravity to the existing sewer in Thurlow Street. The proposals for drainage at Plot 18 are consistent with the approved Aylesbury Estate drainage strategy and Flood Risk Assessment as provided with the above Outline Planning Permission</p>

Condition 7

Drainage Details	
Requirement	<p>No development in connection within a Plot shall not commence until a drainage strategy detailing any proposed on and/or off site drainage works, has been submitted to and approved in writing by, the local planning authority (in consultation with Thames Water). No discharge of foul or</p>

	surface water from the site into the public sewer system shall take place until the drainage works referred to in the strategy have been approved and completed, which may be given for those parts of the Plot where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details
Relevant Documents	Drainage Strategy prepared by WSP
Assessment	Please refer to Condition 5 above.

Condition 10 2)

Site Contamination	
Requirement	<p>Prior to the commencement of works associated with a Plot, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority:</p> <p>1) a site investigation scheme, based on the submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;</p> <p>2) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;</p>
Relevant Documents	Remediation Strategy prepared by WSP
Assessment	The accompanying technical information identifies suitable remedial measures and waste management procedures to reduce risk to potential receptors to an acceptable level, based upon the approved Site Investigation Scheme and Preliminary Risk Assessment approved on 28 January 2016

Condition 14

Car Parking Layout (including Manoeuvring Areas)	
Requirement	Details of the car parking layout, including details of any associated manoeuvring area(s) for a Plot shall be submitted to and approved by the Local Planning Authority before foundations or underground structures works within a Plot commence and the development shall not be carried out otherwise than in accordance with any approval given.
Relevant Documents	South Block – Basement Floor Plan prepared by DMA; and Vehicular Swept Paths prepared by WSP
Assessment	The accompanying technical information demonstrates that the proposal would provide adequate space for turning and parking of vehicles, including the provision of disabled spaces. Documents prepared in consultation with LBS Highways.

Condition 15

Tree Protection	
Requirement	No Demolition Phase as identified on plan NHH-AES-HTA-U-MPL-XX- M2 IP 02 Demolition Stages (Consolidated - dated July 2015) shall commence until details have been submitted to and approved in writing by the Local Planning Authority setting out how the retained trees shall be protected and managed in accordance with the recommendations contained in the Arboricultural Method Statement and the Site Wide Tree Strategy and with BS:5387 (2012) Trees in relation to design, demolition and construction. The approved protection measures shall be implemented prior to any works in connection with demolition and shall together with the approved management arrangements be retained for the duration of works on that Demolition Phase or such different period as may be agreed in writing by the Local Planning Authority. No works in connection with a Plot shall commence (saved for Advance Infrastructure and Enabling works) until details have been submitted to and approved in writing by the Local Planning Authority setting out how the retained trees within that Plot shall be protected and managed in accordance with the recommendations in contained in the Arboricultural Method Statement and the Site Wide Tree Strategy and with BS:5387 (2012) Trees in relation to design, demolition and construction. The approved protection measures shall be implemented prior to any works in connection with that Plot and shall together with the approved management arrangements be retained for the duration of works within that Plot or such different period as may be agreed in writing by the Local Planning Authority.
Relevant Documents	BS5837 Arboricultural Impact Assessment prepared by Tamla Trees.
Assessment	Details of the protection measures for those trees to be retained are set out in the report, with BS5837 compliant fencing. Documents prepared in consultation with LBS Tree Officer.

Condition 21

Cycle Storage – Visitors (Short Stay)	
Requirement	Details of secure facilities to be provided for the on-street parking of cycles for visitors in connection with development within a Plot shall be submitted to and approved in writing by the Local Planning Authority before above grade works is commenced for that Plot and the relevant block in the Plot shall not be occupied before any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written approval of the Local Planning Authority
Relevant Documents	Transport Statement prepared by WSP. Plot-18 Public Open Space Landscape Illustrative Masterplan prepared by HTA. Basement Floor Plan prepared by DMA.
Assessment	Short stay / visitor cycle parking is provided in accordance with the details provided in the Transport Statement (and in Section 6 of this report) in the locations shown on the Public Open Space Illustrative Masterplan and basement floor plan. Documents prepared in consultation with LBS Highways.

Condition 22

Cycle Storage (Long Stay)	
Requirement	Details of the facilities to be provided for the secure storage of cycles for residents and non-residential uses for a Plot shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced above grade for that Plot and shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority.
Relevant Documents	Transport Statement prepared by WSP Basement Floor Plan prepared by DMA Ground Floor Plan prepared by HTA
Assessment	Long stay parking is provided in accordance with the details provided in the Transport Statement (and in Section 6 of this report) in the locations shown on the floor plans. Documents prepared in consultation with LBS Highways.

Condition 23

Hard and Soft Landscaping	
Requirement	Detailed drawings of a hard and soft landscaping scheme(s) at a scale of 1:100 showing the treatment of all parts of the Plot not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. Drawings should include details of planting, trees, surfacing materials of any access or pathways layouts, edge details, seating, residential courtyard, its boundary treatment, climbing plants, play equipment, private amenity strips and communal roof terrace, and a landscaping implementation and maintenance programme including the time of planting. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that are found to be dead, dying, severely damaged or diseased within three years of the completion of the building works OR three years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).
Relevant Documents	Design and Access Statement prepared by HTA
Assessment	The information contained within the Design and Access Statement has been prepared in accordance with the requirements of the condition.

Condition 33

BREEAM (Part A only)	
Requirement	All commercial units over 1,000 sqm (GEA) shall be designed and constructed to achieve a minimum BREEAM rating of 'Excellent' or in the case of Class D1 community uses over 1,000sqm (GEA) a minimum rating of 'Very good' for those units unless otherwise agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.
Relevant Documents	BREEAM pre-assessment prepared by Aecom
Assessment	Three BREEAM assessments for the Health Centre, Early Years Facility and Community Facility have been prepared. The pre-assessment demonstrates that the proposal can achieve the required 'very good' criteria identified in the condition for the community uses. It should be noted that there are no commercial spaces over 1000 sqm.

Condition 35

Refuse Storage and Collection (Commercial)	
Requirement	The commercial units provided as part of a Plot shall not be occupied before details of the arrangements for the storing of refuse, including recyclable material have been submitted to and approved by the Local Planning Authority. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Local Planning Authority.
Relevant Documents	Ground Floor Plans prepared by HTA and DMA
Assessment	All non-residential uses have been provided with dedicated storage facilities (with the exception of the two small commercial units which will benefit from their own internal arrangements). These spaces have been designed to accommodate large 'Eurobins' as shown on the submitted plans.

Conditions requiring compliance

- 6.4 The following conditions require ongoing compliance, the following analysis is provided for information only.

Condition 39

Basement Extract Ventilation	
Requirement	Any proposed underground car park area/s shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F, unless otherwise approved in writing by the Local Planning Authority.
Relevant Documents	Ventilation Statement prepared by AECOM.
Assessment	Complies.

Condition 41

Commercial Kitchen Extract Ventilation	
Requirement	The kitchen extract systems for any commercial kitchen within the development shall meet the standard required by DEFRA Guidance on 'The control of odour and noise from commercial kitchen exhaust systems' (2011) unless otherwise agreed in writing by the Local Planning Authority.
Relevant Documents	Ventilation Statement prepared by AECOM.
Assessment	Complies.

7 SUMMARY AND CONCLUSIONS

- 7.1 This Reconciliation Statement supports the application for approval of reserved matters for Plot 18 of the Aylesbury Estate Regeneration Area. The proposal for Plot 18 will provide for a mixed use development comprising 122 residential units (Class C3); 5,626 sq m of community use floor space (Class D1); 225 sq m of commercial floor space (A1/A3/A4) with car parking, cycle parking, landscaping and associated works.
- 7.2 Planning permission for the redevelopment of the Aylesbury Estate was granted on 5 August 2015 (LPA Ref: 14/AP/3844). This provided for a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height with capacity for up to 2,745 residential units (Class C3), up to 2,500 sq m of employment use (Class B1); up to 500 sq m of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000 sq m flexible retail use (Class A1/A3/A4) or workspace use (Class B1) and other associated works including public realm improvements.
- 7.3 The Aylesbury Estate Regeneration Scheme was submitted as a 'Hybrid Application', whereby the development at the 'First Development Site' was approved in detail, with the remainder of the Scheme approved in outline. The principle of development has therefore been established and Plot 18 falls within Phase 2a of the outline planning permission.
- 7.4 Since the hybrid planning application was approved, various submissions have been made to seek approval of details reserved by condition and to discharge planning obligations pursuant to the permission. Further applications have been made to secure non-material amendments to the permission. These are set out in Section 4 of this Statement and include an increase in the maximum floor space permitted for Class D1 uses to 6,402 sq m across the Regeneration Area; and an increase in the maximum floor space permitted for Class D1 on Development Parcel 18 from 4,100 sq m to 5,752 sq m.
- 7.5 The Outline Planning Permission is governed by several key documents and each Reserved Matters submission pursuant to the outline permission must demonstrate how they comply with these documents. The key documents are:
- The Parameter Plans;
 - The Development Specification (November 2015); and
 - The Design Strategy (Design Code) (consolidated July 2015).
- 7.6 This Reserved Matters application for Plot 18 of the Aylesbury Estate Regeneration Scheme represents the first detailed proposal to come forward pursuant to the Outline Planning Permission. This is consistent with the Development Phasing Parameter Plan which identifies Plot 18 as falling

within Phase 2a (whereby the First Development Site which benefits from detailed permission represents the first phase).

7.7 These proposals will fulfil the objectives of the Aylesbury Area Action Plan and permitted Masterplan by delivering a high quality mixed use development centred on Aylesbury Square as a well specified civic space which will form the centre piece of the Aylesbury Estate Regeneration Scheme. Most notably these proposals will provide:

- A distinctive new civic square containing high quality landscaping which will provide a focal point for the local community.
- A Health Centre and Early Years facility designed by DMA, which deliver a unique building with a celebrated civic character at the heart of Aylesbury Square.
- A landmark tower designed by HTA Architects, which will and identify the location of Aylesbury Square as the community heart of the scheme.
- A new library and other community and commercial facilities that will define the new square and create a vibrant residential neighbourhood.
- 56 no. Affordable new homes (306 Habitable Rooms - 50% provision), including specialist Over 55's housing.
- Sustainable energy in the form of new Energy Centre.

7.8 These proposals have been developed in accordance with the Outline Planning Permission. Where this statement has identified transgressions, these are minor in nature and as a result of plot specific circumstances for which full justification is provided.

7.9 In short, the proposed development would deliver the aspirations of the AAAP in relation to Plot 18 by providing affordable housing, a community hub and civic square for the benefit of the wider regeneration scheme. This would assist in reinstating a network of publically adopted streets and squares which is at the heart of plans for the Aylesbury Estate.

7.10 In summary this planning application also seeks to address the following conditions in relation to Plot 18:

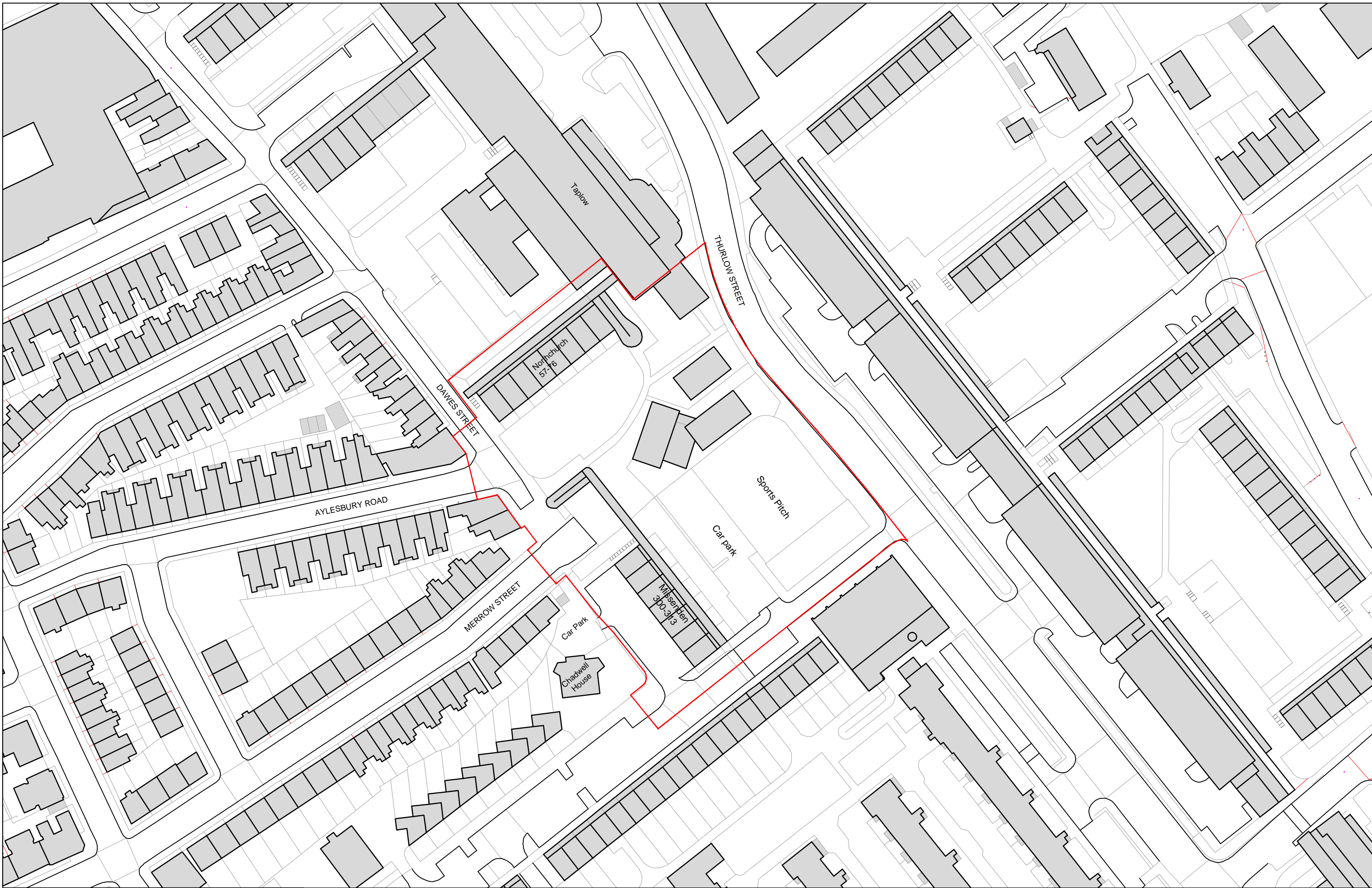
- Condition 1 (Reserved Matters) - partial discharge in relation to Plot 18;
- Condition 4 (Planning Permission Outline – Approval of Reserved Matters) – compliance;
- Conditions 5 (Surface Water and Drainage Strategy) – partial discharge in relation to Plot 18;
- 7 (Drainage Details) – partial discharge in relation to Plot 18;
- 14 (Car Parking Layout) - partial discharge in relation to Plot 18;
- 15 (Tree Protection) – partial discharge in relation to Plot 18;
- 21 (Cycle Storage –Short Stay) - partial discharge in relation to Plot 18;
- 22 Cycle Storage (Long Stay) - partial discharge in relation to Plot 18;
- 23 (Hard and Soft Landscaping) - partial discharge in relation to Plot 18;
- 33(a) (BREEAM) – partial discharge in relation to Plot 18;
- 35 (Refuse Storage and Collection (Commercial)) – partial discharge in relation to Plot 18;
- Condition 10 (2) (Site Contamination) – partial discharge in relation to Plot 18;

- Condition 39 (Underground Car Park Extract Ventilation) – compliance; and
- Condition 41 (Commercial Kitchen Extract Ventilation) – compliance.

7.11 It is respectfully requested that the reserved matters and other conditions which this application seeks to discharge are approved without delay.

Appendices

APPENDIX A: Site Location Plan



AYLESBURY REGENERATION
 Notting Hill Housing Group | London Borough of Southwark



Notes:
 Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part or in whole, without the express permission of HTA Design LLP. Drawing to be read in conjunction with outline specification.

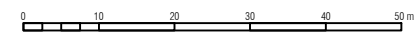
Legend

Location Plan Existing

Notting Hill Housing Aylesbury Regeneration 1:1000
 client / project scale @ A3

L01 -
 drawing number revision

NHH-P18 JC
 project number originated by



PLANNING
 status

HTA Design LLP
 106-110 Kensal Town Road
 London, NW1 9PX
 020 7488 9555
 www.hta.co.uk

HTA Design LLP
 21 Slater's Steps
 Edinburgh, EH8 9PB
 0131 344 4742
 www.hta.co.uk

APPENDIX B: Submission Document Schedule

Document	Date	Produced by
Reconciliation Statement	May 2016	GL Hearn
Statement of Community Involvement	May 2016	Notting Hill Housing Trust
Design and Access Statement (including Signage Strategy, townscape and waste management)	May 2016	HTA / DMA
Design Drawings (Please refer to Drawing Issue Sheet)	April 2016	HTA / DMA
Arboricultural Impact Assessment	April 2016	Tamla Trees
Daylight, Sunlight and Overshadowing Assessment	May 2016	HTA
Drainage Strategy Report	April 2016	WSP
Energy Statement	April 2016	Aecom
Highway and Highway Lighting Drawings (Please refer to Drawing Issue Sheet)	May 2016	WSP
Ventilation Statement	April 2016	Aecom
BREEAM Pre-Assessment	May 2016	Aecom
Transport Statement	May 2016	WSP
Community Facility Travel Plan	May 2016	WSP
Early Years Facility Travel Plan	May 2016	WSP
Health Centre Travel Plan	May 2016	WSP
Ground Investigation Report (Approved January 2016)	December 2016	WSP
Remediation Method Statement	April 2016	WSP
Pedestrian Wind Comfort Analysis Report	May 2016	WSP
EIA Screening Opinion Request	May 2016	WSP