



Planning Application for the Aylesbury Estate Regeneration

Plot 18 Reserved Matters Application

Statement of Community Involvement

Notting Hill Housing

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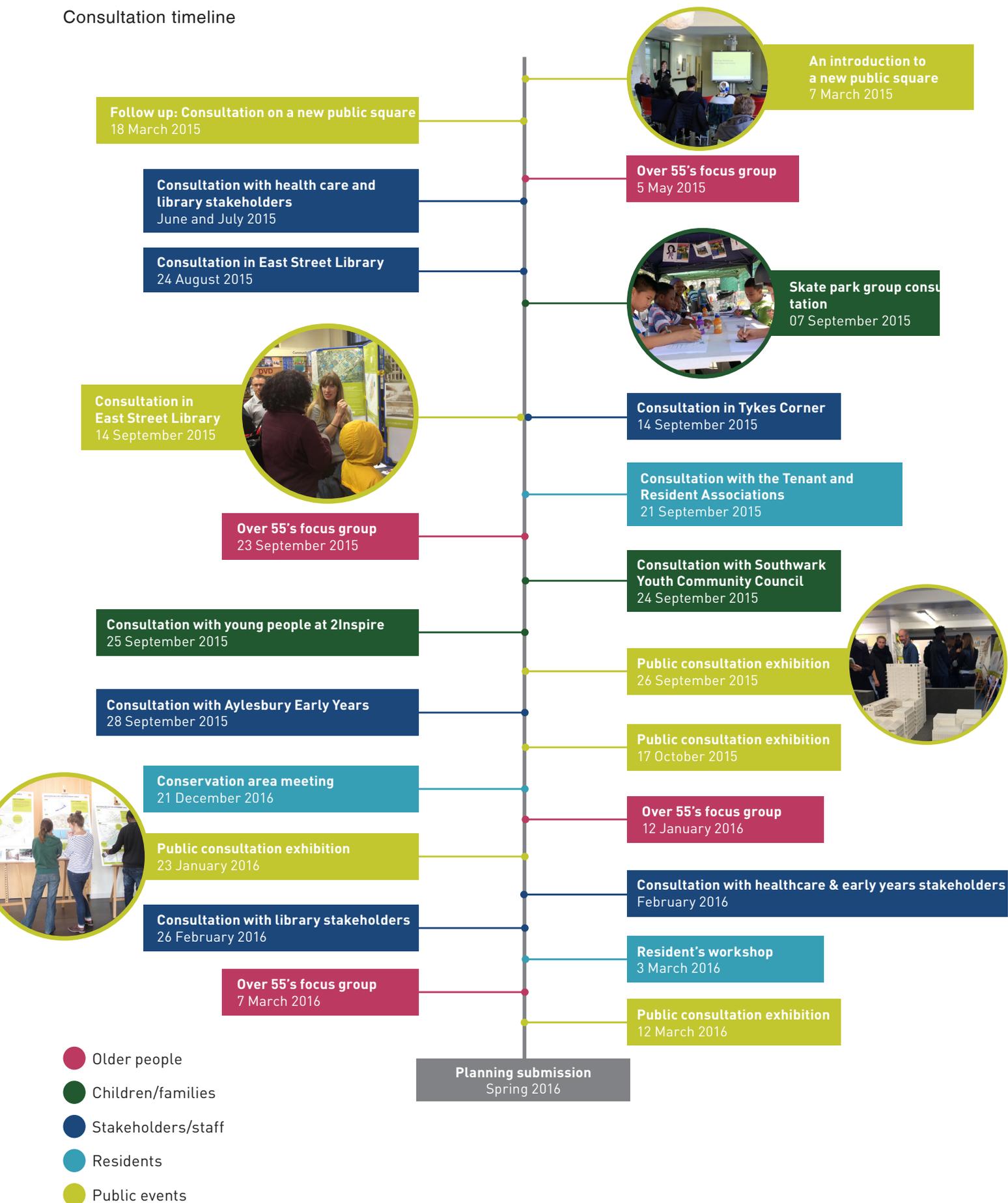


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AYLESBURYNOW

Consultation timeline



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1. Executive Summary

This Statement of Community Involvement summarises the process of public consultation that has taken place on the regeneration of the Aylesbury Estate in preparation for the submission of a reserved matters planning application for Plot 18 known as Phase 2a within the Outline Planning Permission.

Consultation events between March 2015 and April 2016:

Consultation event	Number of events	Total attendance
Public exhibitions	8	198
Focus groups	7	70
121 meetings	3	3

Feedback between March 2015 and April 2016:

Consultation tool	Number of comments
Comments cards	70
Website comments	26
Emails	10

Publicity between March 2015 and April 2016:

Publicity	Total
Flyers/posters	46,000
Website page views (consultation pages only)	830
Emails	8 x 300

2. Introduction

Aylesbury Estate location & population

The Aylesbury Estate is located in Walworth, in the south east of London. It is situated to the east of Walworth Road and extends along the north of Burgess Park, east towards Old Kent Road, west to Walworth Road and north to East Street. The 22.1 hectares of land consists of 2,704 homes for over 7,500 people, multi-use games areas, retail, office and community spaces. Regeneration of the estate began in 2008 and will continue over the next 20 years.

In 2005 Southwark Council had to decide between spending hundreds of millions of pounds on updating the estate to basic living standards or to demolish the estate and replace the homes with modern homes controlled by a housing association. They decided that the estate was too expensive to refurbish and that demolition was the most cost effective solution. The planned phases of development will continue the regeneration already complete and underway (delivered by London and Quadrant Housing Association). The development recently completed in the south west corner provided 261 new homes and the Southwark Resource Centre, and, over in the north east corner next to East street, the on-going construction will deliver 147 new homes.

Location map

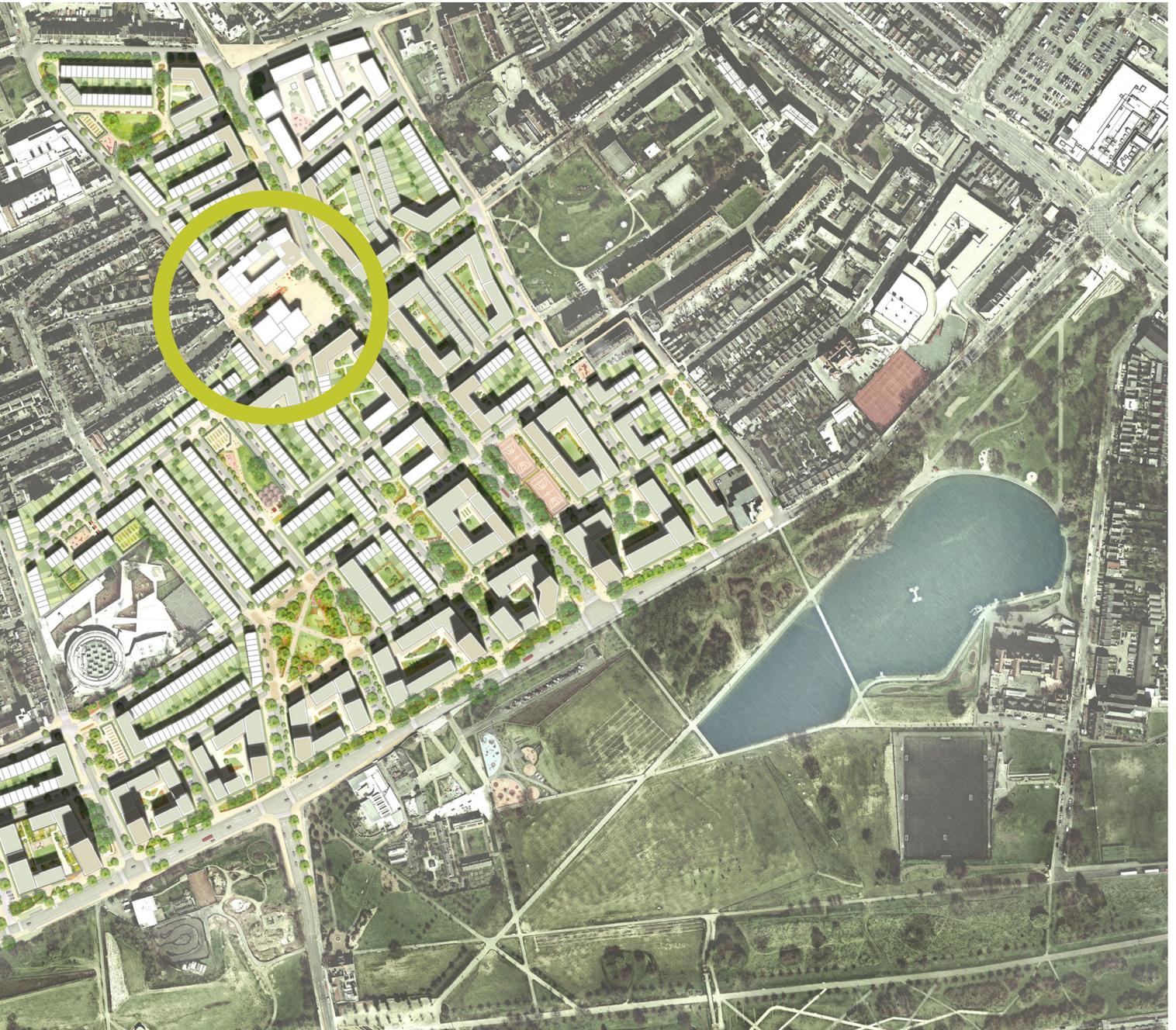


Planning Applications

In 2010, Southwark Council adopted the Aylesbury Area Action Plan (AAP), which sets out the planning policy context for the regeneration of the Estate. During 2014 Notting Hill Housing held 21 different consultation events which were attended by more than 700 local residents and stakeholders. In August 2015 Notting Hill Housing Trust was granted Detailed Planning Permission for the First Development Site (FDS) (LPA ref: 14/AP/3843) and Outline Planning Permission for the Aylesbury Masterplan (LPA ref: 14/AP/3844).

The application for Plot 18 is a Reserved Matters Application for Phase 2a within the Outline Planning Permission, (Development Parcel 18, also known as Plot 18), site area 1.02 hectares. Development Parcel 18 comprises Subplot 18a (North Block) and Subplot 18b (South Block).

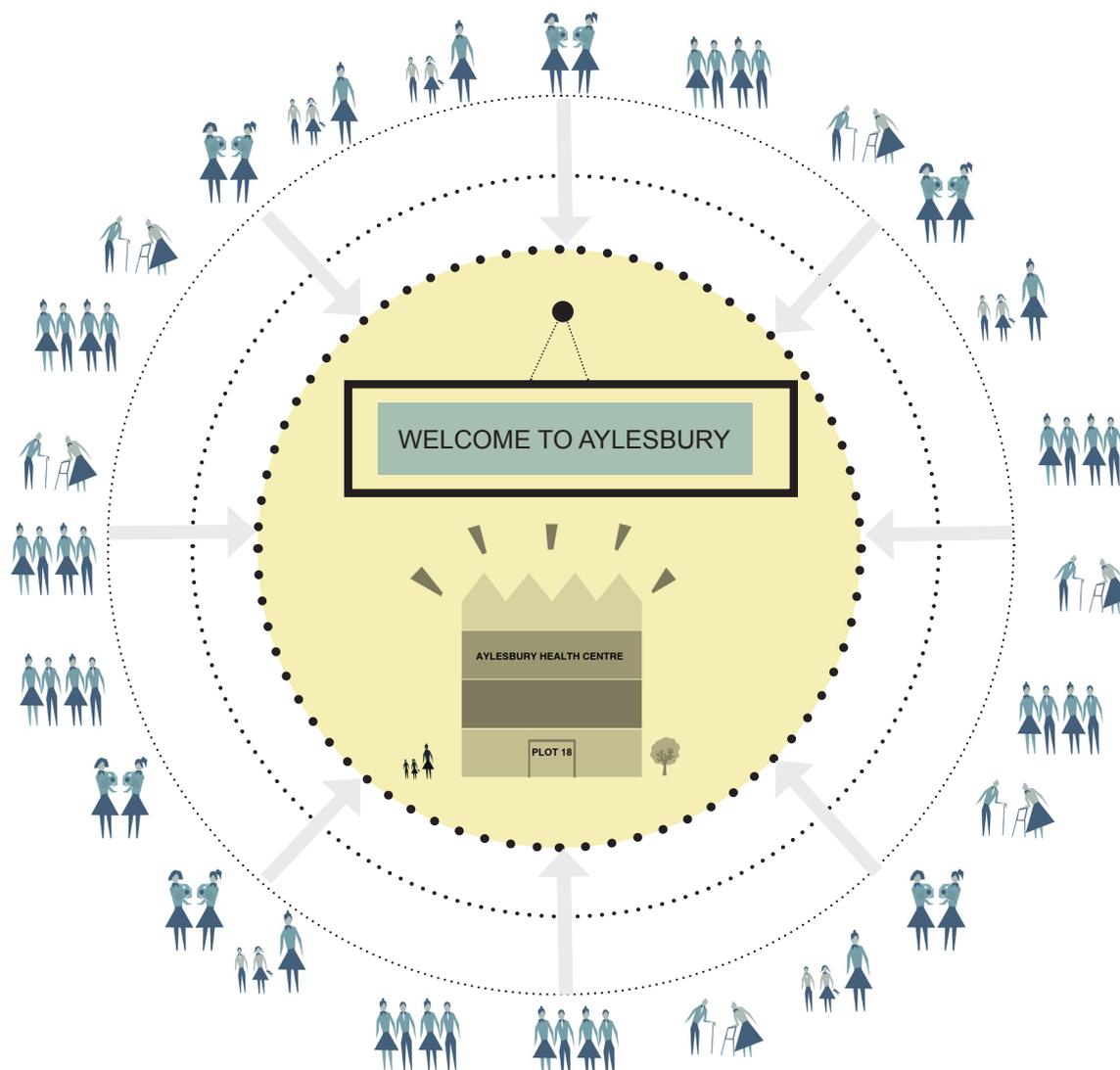
The detailed proposals for Plot 18 have been developed in accordance with the adopted Aylesbury Area Action Plan, Aylesbury Masterplan proposals and relevant planning policies.



Overview of proposed Plot 18 development

Plot 18 will be one of the earliest sites to be delivered within the Aylesbury Estate Regeneration Scheme and will signal the quality and aspirations for the new development to come.

The site provides for a new neighbourhood centre at the heart of the regeneration area, with community and commercial uses and a new large civic space provided along with new homes, designed to be complementary to the local commercial and public uses already on offer nearby on Walworth Road and East Street. The proposed development will create a local destination in the new public square, and the proposed 15 storey Special Tower, taller than the surrounding buildings to be delivered during later phases of the regeneration, will act as a local landmark.



The following uses are proposed as part of the Plot 18 development:

Health Centre:

This includes a GP Medical Centre and a Community Health facility. The two services currently operate separately on the adjacent site. In the new provision, these services will be co-located with some shared spaces, offering a much improved healthcare facility for local people.

Early Years Facility:

Within the same building as the health centre, the Early Years Facility will offer childcare for ca. 75 children. This will include full time nursery care, but will also include part time provision for 2, 3 and 4 year olds. Located on the top floor of the building, the nursery also has access to a landscaped external terrace, suitable for early years play.

Community Facility:

The community facility provides new enlarged premises for a new library to replace the existing East Street library on the corner of Old Kent Road. The facility also provides a flexible-use space which will accommodate stay-and-play operations in the mornings and, at other times, will be used by the library for other specific sessions, clubs or events. An office for the local community trust is also included within this facility, along with meeting rooms which will be available for public hire.

Commercial Units:

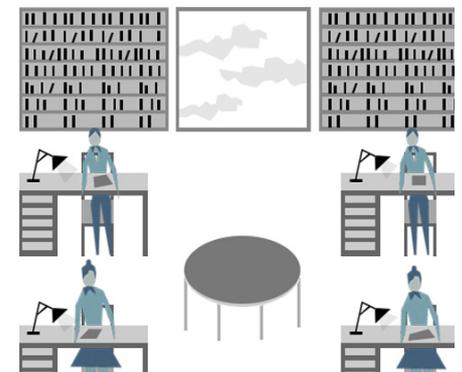
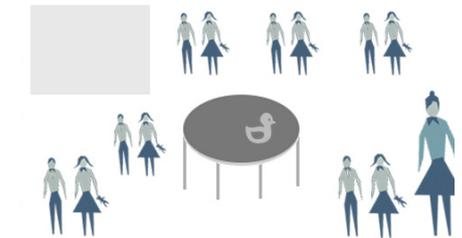
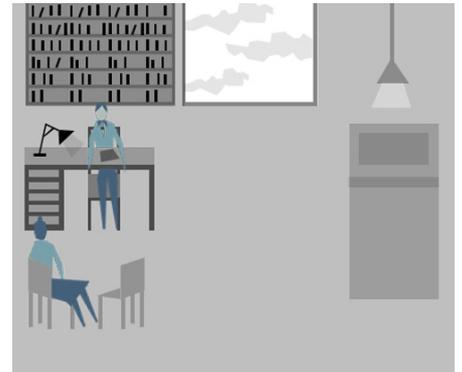
Two commercial spaces are provided within the proposed Plot 18 development. One larger space to the west on the corner of Dawes Street is likely to accommodate a new pharmacy, conveniently located adjacent to the new health centre. The smaller commercial space next to the new library is envisaged as a café space, with spill out seating accommodated within the design for the new public square to the south.

Residential:

122 mixed tenure residential units, with a provisional tenure mix of 66 private and 56 affordable (46 social rent and 10 intermediate). This equates to a 50:50% split private:affordable by habitable room.

Public Open Space:

The application for Plot 18 incorporates a large new civic square, acting as a forecourt to the surrounding neighbourhood facilities and providing a generous breathing space along Thurlow Street. To the west of the site there is a new, more intimate public open space between the two new buildings, providing contained planted seating and play around existing trees, leading to the Liverpool Grove Conservation Area.



Programme for Delivery

The new neighbourhood centre on Plot 18 is being brought forward at the start of the anticipated 18-year overall development period of the wider Aylesbury Regeneration Area. This is deliberate, in order to establish key community facilities early on in the programme, as well as to provide decant accommodation for the existing Health and Early Years facilities, currently located in Taplow (Phase 3), and residential accommodation to facilitate the re-housing of existing Aylesbury residents.

The Plot 18 development has been designed with a view to the completed state of the projected final overall development, whilst also reflecting the changing interim surrounding conditions as later phases of demolition and development come forward.

Currently it is anticipated that construction of Plot 18 will commence in early 2017, with final completion of the site in early 2020. Partial hand overs of the individual facilities and blocks will take place to accommodate the requirements of phased decants of the existing adjacent services, and the public open space is anticipated to complete in summer 2019.

Purpose of this document

This Statement of Community Involvement has been produced by Notting Hill Housing Trust and provides a record of the pre-application consultation and engagement for the development of Plot 18 of the Aylesbury Estate carried out between June 2014 and April 2016.

This document describes the process and findings and shows how the development team has adapted the designs in response to community and stakeholder feedback.

The appendices to this report contain a record of publicity and consultation material provided during the consultation and engagement process.

CGI of the proposed health centre



Project Team

Notting Hill Housing Trust (Developer)

Notting Hill Housing Trust was chosen as Southwark Council's development partner for the Aylesbury Estate Regeneration Scheme in early 2014. We're a passionate and progressive housing association providing all kinds of homes and services for all kinds of people, from homeless people to first-time buyers.

The Notting Hill Housing team working on the Aylesbury regeneration manages the design and construction of the new buildings and surrounding public space. We'll also be the new landlord for tenants and leaseholders moving in to the new homes we build. Throughout the lifetime of the project we'll be working with local partners to create job and training opportunities and offer new ways for residents to get involved in the regeneration.

Since the 1960s Notting Hill Housing has been pioneering vibrant, urban regeneration schemes and socially inclusive new developments across London. Social enterprise is at the heart of what we do and over the past 50 years we have demonstrated our long-term commitment to creating and managing communities that last.

Notting Hill Housing's objective is to produce efficiently designed quality homes that are aesthetically pleasing and provide comfortable, sustainable conditions that allow flexibility in use for their residents. The design and execution of dwellings should be to the highest standards practicable irrespective of tenure type. Notting Hill Housing aspires to provide homes that are designed to meet the occupier's needs throughout their lifetime. We aim to provide accommodation that is suitable for all our residents, encompassing all strands of diversity and promoting equality of occupancy. We endeavour to create inclusive neighbourhoods which complement and positively enhance surrounding areas.

As with all Notting Hill Housing's development schemes, the Aylesbury Plot 18 project has been reviewed at key stages by our client management teams and design and technical staff to ensure that the proposed homes and buildings meet our exacting standards both in terms of design quality and in relation to long term management and maintenance requirements.

HTA Design

(Lead architect and landscape design)

HTA Design LLP is a multi-disciplinary architecture and design practice specialising in regeneration. Their team is leading the design process for Plot 18 and has designed the detail of both the North Block and the proposed new public open space and public realm.

HTA don't just design buildings. They're interested in how people live and understanding how indoor and outdoor spaces work to make life more comfortable for residents. Having led the design and masterplanning process for both the Aylesbury First Development Site and the broader Outline planning application, HTA have now established a successful relationship with the regeneration partners and with local residents, and have been heavily involved in public consultation around the proposals for Plot 18.

Duggan Morris Architects

(South Block architect - Health Centre and Early Years Facility)

Duggan Morris Architects have led on the design for the South Block, and have adapted the design significantly over the last year following regular consultation with the multiple end-users (both NHS and Southwark Council Children's services) as well as with local residents.

Duggan Morris have a strong conviction in the creative design process and the need to apply a systematic approach to design regardless of a building's programme or location. Whilst the practice has designed early years' facilities previously, the Plot 18 South Block will be their first health building. The practice has taken a very careful and analytical approach to the design process for this development, working with the different stakeholders to ensure that the building absolutely meets the needs of its proposed internal functions, whilst maintaining future flexibility and acting as a focal point within the new public realm.

3. The Aylesbury Estate context – the place and the community

Aylesbury Estate now

The Aylesbury Estate is located in the Walworth district of the London Borough of Southwark, to the south of the Elephant and Castle Opportunity Area and to the north of Peckham. Designed by architect Hans Peter Trenton, it was constructed between 1963 and 1977 to house some of London's poorest families. Consisting of 2,704 homes for over 7,500 people on 28.5 hectares of land at the time it was one of the largest public estates in Europe.

The estate is named after Aylesbury in Buckinghamshire and the various sections of the estate are named after other local towns and villages in Buckinghamshire including Foxcote, Wendover, Winslow, Padbury, Taplow, Ravenstone, Latimer and Chiltern.

When it was built it was seen as state of the art and luxurious, residents who still live on the estate remember how excited they were by an indoor toilet, hot running water and the 'streets in the sky'. The estate was designed as a mesh of panel system built tower blocks and low-rise flats with elevated concrete walkways, which would link a number of estates between Elephant & Castle and Peckham. Unfortunately the estate went through a period of decline in the 1980s and it was considered to be in the bottom category on the ACORN classification for inner city adversity, which signifies an area of extremely high social disadvantage. It also suffered from a large number of design issues including poor urban design, construction faults, high levels of fear of crime, and a diminishing reputation.

In 2001 more than 70% of estate's residents voted against a government-backed plan to transfer the estate to Horizon housing group, 73% voted to keep the whole estate council run.

In 2005 having studied the structural condition of the estate and the quality of the environment, the Council decided that the estate was too expensive to refurbish and that demolition was the most cost effective solution.

The council and the Aylesbury New Deal for Communities (ANDC), in consultation with key stakeholders, commissioned the preparation of an Area Action Plan (AAP) for the Aylesbury Estate and its immediate environs. This document would guide the regeneration. After much consultation the document was published in 2010 and has served as a blueprint for the regeneration.

The Creation Trust is the successor organisation to the Aylesbury NDC. They are a Community Development Trust operating as a charity, to ensure that residents living on the Aylesbury estate receive the benefits of the regeneration.

Existing site photograph

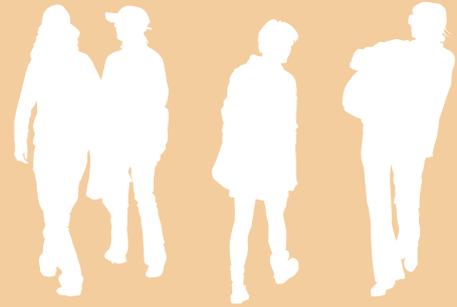


Estate demographics

The statistics quoted over the following pages are based on data from LSOAs (Lower Layer Super Output Areas), published by the Office for National Statistics based on information from the 2011 census and other official sources.

The footprint of the estate lies in three LSOAs, which means that some homes in the estate are excluded while neighbouring homes are included. For the purpose of this document we have taken the mean average of the data from the three areas. These have been compared with the mean average for Southwark and the average for London, the average for London has been calculated by the Office for National Statistics.

Age



The estate has a young population compared to both Southwark and London. The estate has a high proportion of children (0-15yrs), 24.5% living on the estate, higher than Southwark, 18.5%, and London, 19.9%.

The proportion of working age people on the estate, 67.3%, is lower than Southwark, 73.7% and London, 69.1%. The proportion of people ages 65+ on the estate, 8.2%, is higher than Southwark's average, 7.7%, but lower than London's, 11.1%.

Ethnicity



The Aylesbury Estate has a very diverse population, with a large number of residents with Black, African and Caribbean origins.

The proportion of residents on the estate who are Black and Minority Ethnic (BAME), 68%, is significantly higher than the average for Southwark, 45.3% and London's (39.3%).

The percentage of residents who are of Black British, Black, African or Caribbean origin on the estate, 46.7% is significantly higher than Southwark's proportion, 26.4% and London's 13.1%.

The proportion of Asian British and Asian residents, 11.5% is slightly higher than Southwark's average, 9.5%, but significantly lower than London's average, 17.9%.

Tenure



The estate area is overwhelmingly social rented accommodation.

The proportion of residents who own their home outright or with a mortgage is 5.1% and 6.7% respectively, this is lower than Southwark's average 9.9% and 19.4% and London's, 22.0% and 27.9%.

The proportion of residents privately renting is lower, 9.5%, than Southwark, 23.1% and London 24.1%.

The proportion of residents who live in social rented accommodation is much higher, 77.6%, than Southwark, 44.5% or London, 23.5%

Employment and Qualifications



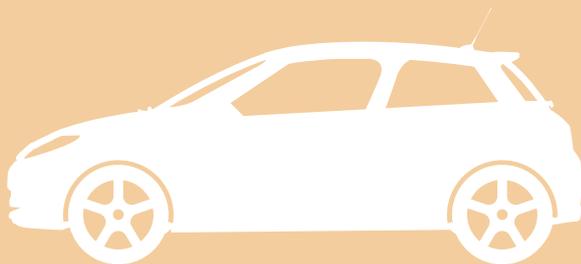
Unemployment on the estate is higher than the average in Southwark and London and residents have fewer qualifications than average.

The rate of unemployment on the estate in 2011 was 12.6%, higher than Southwark's, 8.5% and London's, 7.4%.

The proportion of residents with no qualifications, 25.7%, is significantly higher than Southwark's average, 16.6% and London's, 17.8%.

The proportion of residents with qualifications of level 4 and above (qualifications from Higher Education) is lower, 23.5%, than Southwark's, 42.7% and London's, 37.3%

Car Ownership



Car ownership is lower on the estate than average. The proportion of those on the estate who do not own a car is 65.1%, higher than Southwark's 58.2% or London's 40.0%.

Car ownership per household is also lower on the estate at 0.4 cars per household compared to Southwark and London's 0.5 and 0.8 cars per household respectively.

Household Composition



The proportion of households comprised of a couple with dependant children on the estate, 15.6%, was higher than Southwark's average, 13.8% but lower than London's 18.4%.

The proportion of households made up of a couple without dependant children was 12.4%, lower than Southwark's average 19.0% and London's, 23.2%.

The proportion of lone parent households was higher, 19.8%, than Southwark, 14.4% and London 12.8%.

The proportion of one-person households, 34.3% was similar to Southwark, 33.2% and London, 30.5%.

Policy context

There are a number of documents that are used to set out the strategy for development and to make decisions on planning applications.

The National Planning Policy Framework (NPPF, 2012), National Planning Policy Guidance (NPPG, 2014) and regional and local level Supplementary Planning Documents are Material Considerations.

National Planning Policy Framework

The NPPF sets out a clear emphasis on sustainable development within the Government's Plan for Growth. Paragraph 66 in particular emphasises the importance of the involvement of local people in the development of proposals for development:

'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.'

Existing site photographs



The London Plan (as amended) (2015/2016)

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

Southwark's Core Strategy (2011)

The Core Strategy is part of the Development Plan along with the saved Southwark Plan and London Plan. These are the main documents used to make planning decisions and set the strategy for development in Southwark. Council Assembly adopted the Core Strategy in April 2011; it supersedes some of the policies in the Southwark Plan. The Core Strategy heads up the Local Development Framework and explains the Borough's vision for change and improvement for the next 15 years until 2026. It sets demanding standards and targets so that all development contributes to improvements to job opportunities, reduction in CO² emissions, protection of other natural resources, stronger communities, protection of the environment, historic places and buildings, better homes and much more.

Southwark Plan (saved policies) (2007)

The Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. The Southwark Plan sets out a vision for Southwark and explains how this vision will be achieved. The vision is:

- For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.
- For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration.
- For Southwark to be a borough with high environmental quality, that is attractive, sustainable

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- and performs well on environmental measures.
- Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents.
 - Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycle ways enable people to travel quickly, conveniently, safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.

Aylesbury Area Action Plan (2010)

The Aylesbury Area Action Plan (AAP) is a planning document that provides a blueprint for the ambitious regeneration of the Aylesbury Estate over the next 20 years and the requirements that local people have asked for when the estate is rebuilt. It contains a vision for the area, policies for its development, and a delivery plan for future investment. It will guide the redevelopment of the estate and presents how a new neighbourhood will be delivered over the next 15 to 20 years, including housing, shops, meeting places, work places, recreation, green spaces and transport. The AAP forms part of the Local Development Framework (LDF).



Existing site photographs



4. Consultation Programme and Methodology

Aims

The aims of the consultation process are to:-

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

Process over view

Methodology

Each of the stages of consultation contains a range of different consultation and engagement events and tools that aim to involve all sections of the local community in the design development for the Aylesbury Estate Regeneration.

Public Exhibitions

Public exhibitions have been hosted at each of the project work stages. These events have been held at local venues: Thurlow Lodge, Southwark Resource Centre as well from the Blue Huts on Plot 18 itself. The events were staffed by members of the Applicant, HTA Design, Duggan Morris Architects and in some cases Creation Trust and NHS stakeholder representatives.

Members of staff were on hand to guide people through the information and answer questions. Visitors to the event were asked to sign in to give an accurate record of attendance and also to grow the project database.

The consultation tools at the public exhibitions were Quick Comment Cards and interactive exhibition boards. The Quick Comment Cards gave visitors the opportunity to quickly leave comments on the information they had viewed. People were also given the opportunity to directly comment and leave their opinion on the information boards with post-its and stickers.

Group Sessions

Stakeholder workshops were organised for specific interest groups relating to Plot 18 with a variety of members. These took the format of a presentation from NHH and the design team followed by roundtable discussions and Q&As.

These design workshops were arranged to complement the public exhibitions in Stages Two and Three to give local people an opportunity to input in greater detail, discuss the proposals and ask questions of the team.

All relevant stakeholders received individual invites to design workshops. Where it was deemed relevant the workshops were chaired by an external facilitator as a neutral voice in the consultation process.



1:1 Stakeholder Consultation

We carried out three meetings with key local stakeholders to discover and discuss issues specific to them, and to develop the consultation plan through defining how best to engage their group and any other representatives in the area.

These ‘one-to-ones’ will continue throughout the consultation and engagement process.

Key stakeholder client consultation NHS stakeholders

Since 2014, representatives from the Southwark Clinical Commissioning Group, the Aylesbury Partnership GP Surgery and the Aylesbury Health Centre (Guys and St Thomas’ Trust) have met regularly with the Plot 18 design team first to create a clear brief for the development of a new health centre on the site, and then subsequently to refine and adapt the design proposals to ensure that these best meet the needs of the proposed Community Health and GP Surgery services.

The anticipated uplift in population within the area during the regeneration period has been considered within the brief for the new health building. The NHS stakeholder representatives have been keen to ensure that the building meets excellent standards both in terms of design and environmental sustainability, and also is flexible enough to adapt and change over its lifetime, given the likely changing health needs of the local population. Since early 2015, the design team has met with representatives from the NHS stakeholder groups around once a month, ensuring that their feedback has been fully incorporated into the final design proposals for Plot 18.



Southwark Council stakeholders

Alongside the NHS involvement in the scheme for Plot 18, representatives from Southwark Council's Children's Services and Leisure and Culture Services teams have also been heavily involved in the development of the design, in relation to the Early Years Facility within the South Block and the library within the North Block. In addition to the formal guidance regarding good design practice for both library and early years spaces, it has been invaluable to have the regular input from the commissioning teams at Southwark Council.

As with the NHS stakeholders, since early 2015 the design team have met roughly once a month with these representatives, and were also able to visit local libraries and early years facilities with officers to learn more about the use and management of these spaces.

Creation Trust

Creation Trust is a charity dedicated to making sure that residents living on the Aylesbury Estate receive the benefits of the regeneration, are supported and represented through the process. Their team works closely with Notting Hill Housing, Southwark Council and local groups to ensure that the regeneration benefits the community.

They are governed by a Board of Trustees of whom half are resident. This means that local people have real influence over the decisions that are being made about the area and the priorities of the Trust's work.

The office space and meeting rooms adjacent to the new library within the North Block on Plot 18 is intended to be used and managed by Creation Trust. Representatives from Creation Trust have been consulted regularly during the design process and have been involved in the broader public consultation regarding the proposals for Plot 18.

Outreach

Outreach is an effective engagement tool to ensure inclusion of all sections of the community in the consultation process in a way they feel comfortable. This method is especially useful for engaging young people in the design process.

Outreach events were arranged by directly contacting community groups and/or community representatives and by attending community events. Events took place at the most convenient location and time for the group. A portable version of the exhibition boards was compiled for these events to support discussions.



Publicity and communications

Publicity for the consultation has been vital to ensure that local residents, businesses and stakeholders were fully aware of the current proposals for the regeneration, and had the opportunity to comment on it throughout the process.

Notting Hill Housing used several different channels to ensure that the messages went out as widely as possible.

Consultation boundary

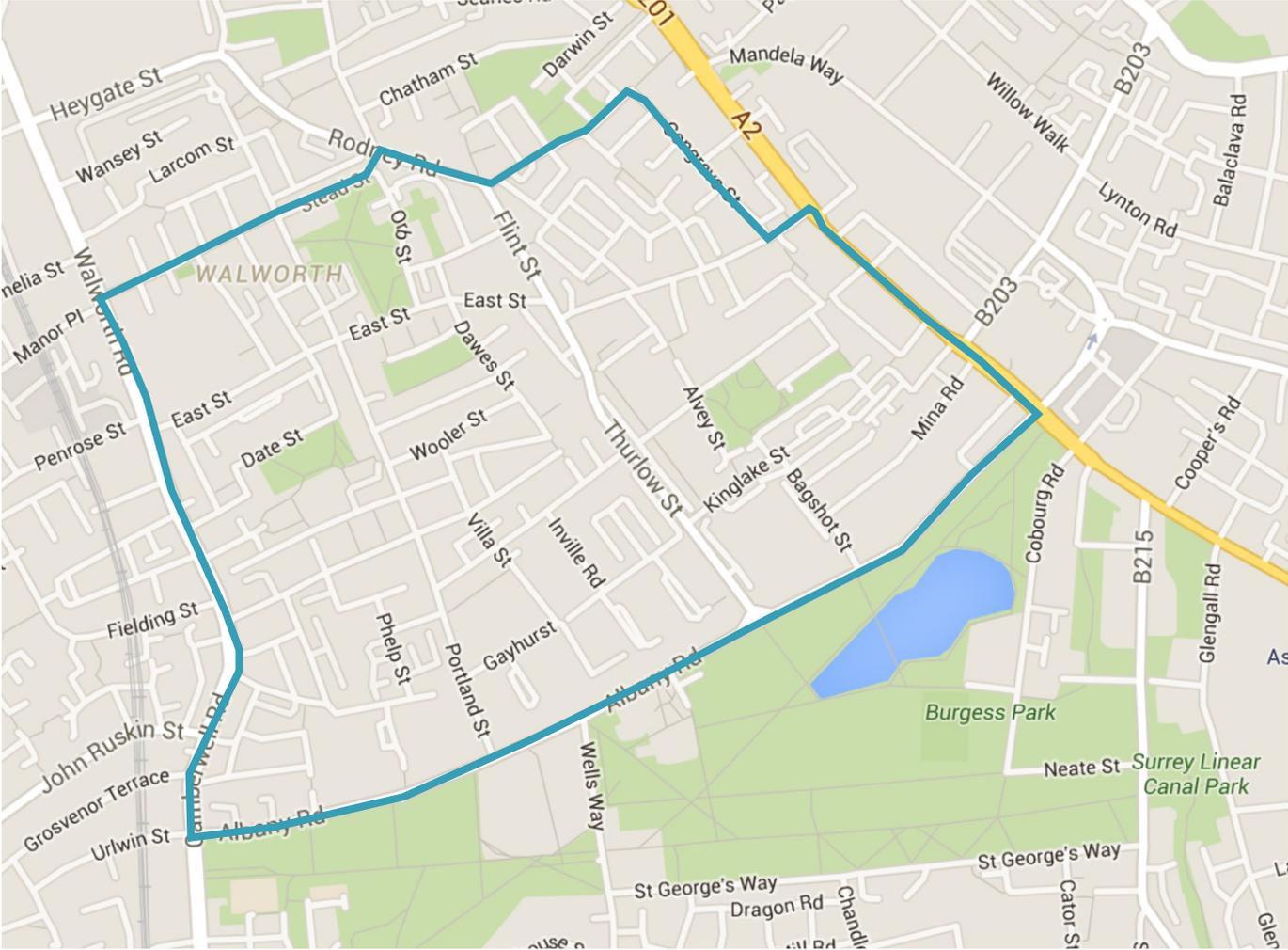
The distribution boundary of publicity materials was agreed with Southwark Council at the outset of the consultation. The boundary encompassed approximately 8000 residents and businesses, including streets surrounding the estate to ensure that neighbours are fully aware of what is happening and how they can get involved.

The consultation boundary can be seen on the map on the right.



Example of consultation board

Consultation Boundary map



Project database

The project database was built up through:

- Stakeholder mapping and one-to-one meetings
- Records of exhibition attendees
- Records of workshop attendees
- People who contacted Notting Hill Housing via the project email address or by telephone

The database was used to invite people to events and keep them up to date with the process.

Publicity materials

An A5 flyer introducing the regeneration of Plot 18 to deliver a new neighbourhood hub inviting people public consultation exhibitions was distributed door-to-door to the approximately 6000 addresses within the consultation boundary a week before each event took place.

A4 and A3 posters advertising the public events were posted in shops, pubs, cafes, restaurants and other businesses in and around the estate.

Batches of flyers and posters were also delivered to the following local places in order to reach their users:

- English Martyrs Church
- East Street Baptist Church
- Walworth Methodist Church
- Aladura, Church of the Lord
- Pembroke House
- Inspire at the Crypt, St Peter's Church
- Baitum Mosque
- 2inspire Youth Centre
- Aylesbury Early Years Centre
- 1st Place Children's Centre
- East Street Health Centre
- Villa Street Medical Centre
- Aylesbury Health Centre
- Aylesbury Partnership GP Surgery
- Thurlow Lodge
- Southwark Resource Centre
- Darwin Court (Peabody over 55s housing)
- University Academy of Engineering South Bank
- Burgess Park café
- Art in the Park
- Queen Elizabeth Pub
- Launderette, East Street
- Newsagents, Taplow
- ASC Gallery
- East Street Library

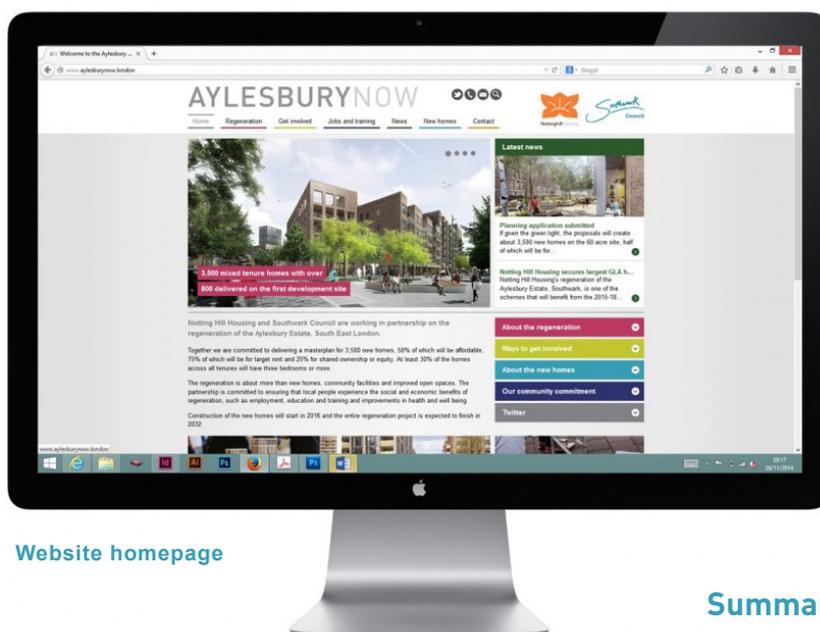
Website

NHH has created a dedicated regeneration website - www.aylesburynow.london which gives details of planning applications, all consultation events and materials as well as opportunities for jobs, training and resident involvement not linked to the design. The website also includes a brief introduction to the proposed development and advertises forthcoming consultation events.

The materials presented at each stage of the consultation are available to view on the website with some stages offering the opportunity to comment on the proposals online.

The website also provides links to web pages for Creation Trust, the Council's web page on the Aylesbury Estate Regeneration Scheme and a link to the Council's tenant and leaseholder support documents.

Plot 18 consultation web pages received more than 800 unique visits between March 2015 and April 2016.



Website homepage

Email

Notting Hill Housing has a dedicated email address for the project (aylesbury@nhhg.org.uk) through which anyone interested in the project can contact the team. This email address was used to send out invites and information to the project database prior to and following on from consultation events.

We also received comments from 10 residents via this email address.

Social media

Both Notting Hill Housing and Creation Trust and their teams have actively promoted the consultation process on Twitter.

Advertisements

Adverts for the public consultation events were placed in the Aylesbury Echo magazine which is distributed to all Aylesbury Estate residents and available via local community organisations.

Summary of consultation publicity

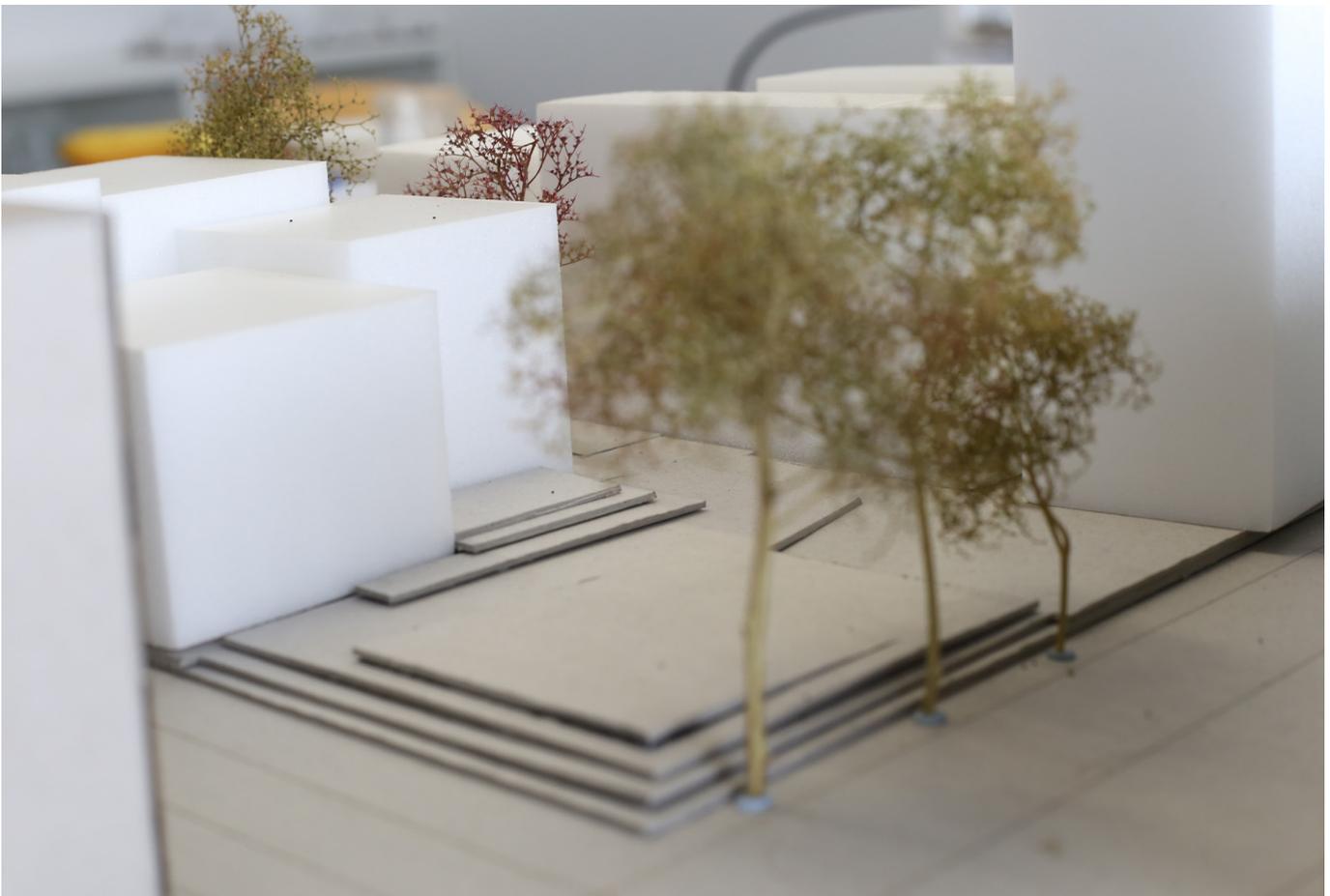
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5. Stage 1: Concept Stage (June 2014 – June 2015)

Themes of the consultation

The purpose of the activities in the first stage of the consultation was to introduce the community to the community facilities that would be delivered on Plot 18 and to create an understanding of a new public space. This stage was also a useful opportunity to introduce the design team for Plot 18 and outline the consultation to gain initial feedback on the masterplan principles and plans for Plot 18 to date.



Introductory Stakeholder Workshop

Location: The Crypt at St Peters Church, Liverpool Grove

Date: 10 June 2014

Attendance: Representatives from Creation Trust, Aylesbury Partnership GP Surgery, Aylesbury Health Centre (Guys and St Thomas' Trust), Southwark Council Children's Services, Southwark Council Leisure and Culture Services, HTA Architects, Southwark Council Regeneration South team and Notting Hill Housing.

As part of the pre-application consultation for the outline masterplan proposals the design team met with representatives from key stakeholders to confirm their individual requirements for the Plot 18 non-residential provision, and to work through some detail on the site constraints, massing and building positioning for Plot 18. This initial consultation enabled a joint understanding of the site for the proposed building occupiers and created a shared vision that informed the parameter plans forming part of the outline planning application granted permission in 2015.

Key feedback from the workshop, later incorporated into the design brief:

- The community facilities should be grouped together (separate entrances, but closely associated) and could be mutually beneficial in terms of times of use and the types of users.
- The health centre requires to be close to, and must be highly visible from, Thurlow Street. Simple pedestrian and disabled access is very important, along with clear accessibility from public transport and space for vehicular parking for drop offs and emergencies.
- Retail/café uses must also be located close to and be highly visible from Thurlow Street
- The library should have a street frontage, and be high visible, with a 'civic' quality to the building
- The stay and play facility would be best located close to or adjacent to the library
- The early years facility could be associated with or grouped with either the community facilities or the health centre
- The health centre and pharmacy should be near to each other, but preferably not within the same building.



Public Events

Public Square consultation event

**Location: Southwark Resource Centre,
Bradenham Close**

Date: Saturday 7 March 2015, 11am to 2pm

This event served as a launch event for the Plot 18 consultation. The event consisted of a presentation from the design team introducing the new neighbourhood hub and the community facilities that it would provide, along with a timeline for delivery.

Following the presentation and a Q&A session, there was an opportunity for residents to interact with physical models of the site to explore the themes of:

- What makes a good public space?
- How do community facilities interact with that public space?
- What makes good over 55s housing?

Over 55s focus group workshop

Location: Thurlow Lodge

Date: 5 May 2015

This workshop offered the opportunity for older residents to discuss the design of accommodation that they would be suitable for over 55s to live independently, encouraging a sense of community among this age group who often became isolated.

Discussions included the layout of the building itself as well as exploring options for the internal layouts of the flats.

There was also some interesting debate about how lettings should be handled in future and what it might be reasonable to include in tenancy agreements and nominations for this accommodation.





Number of attendees to concept stage public events

Total:	32
7 March 2015	14
5 May 2015	18

Feedback received by theme:

Public square design

There was general agreement with the notion of a civic town square type space with hard landscaping. However there was a strong desire to see occasional social seating with trees to provide shade with some landscaping to soften the hard space.

There were requests for a designated space for children to play and the idea of a café, possibly run by the community, was popular.

Public square activities

Attendees were asked to think about how they might like use the new public square. Many of the responses focussed on the idea of healthy living activities such as yoga or tai chi that could be linked to the health services.

There was a feeling that large events such as open air cinema or festival would be more suited to nearby Burgess Park and that the square should encourage quieter use at night without being closed off.

There was concern that the square could be used as a market space and this could jeopardise nearby East Street trade.

A few respondents expressed a desire for some sort of low level water feature to soften the square and possibly create a play space for children.

Over 55s accommodation

There was a strong preference for a courtyard design and the provision of some kind of communal garden to encourage a sense of community.

In terms of internal layouts almost everyone expressed a strong preference for an open plan living style with a semi closed off kitchen area. All attendees wanted a good usable outside space on the balcony and for bathrooms to be offered with a choice of shower or bath.

Stakeholder meetings following issue of design brief (in accordance with Outline Planning Permission)

Between January and June 2016, 18 meetings were held with representatives from the key stakeholder organisations who will be occupying the new facilities on Plot 18: Southwark Council Childrens' Services, Southwark Council Leisure and Culture Services, Creation Trust, Aylesbury Partnership GP Surgery and Aylesbury Health Centre.

This included a visit to the Akerman Health Centre in Lambeth, which is regarded as an excellent example of a new primary health care building. The design team also spent a day visiting existing Early Years facilities in Southwark. They were able to speak to Early Years managers and staff to learn about their preferences for layouts, interior design, external play space design and acoustics and heating planning for Early Years spaces.

Feedback received by facility:

Early Years Facility:

- Preference for use of a neutral colour palette and natural materials - research shows neutral colours have calming effect on children.
- The outdoor space is as important as the indoor spaces, and should be at least 100 m². Semi-enclosed outdoor spaces and outdoor areas that can be used for risky play are good, but all the external spaces must be easily viewed and monitored by staff from the internal rooms. Part coverage of external spaces with a canopy or roof is advised so that play spaces can be used in wet weather.
- The dining and kitchen space should be designed for use as a learning space for young children rather than enclosing the kitchen purely for staff use.
- The sequence of arrival to the facility is important, and a new arrival zone area should be introduced in between the reception space and the learning zone spaces to accommodate parents drop offs and pick ups and conversations with staff.
- Roofscape and heights of internal spaces can be used to articulate the different zoned spaces even in open planned rooms. Options should be considered which include roof lanterns and lights, pockets of double height space and more lower



scaled spaces which can be explored and played with by young children. The option of a 'split level' nursery was raised but was consequently dismissed on the grounds of maintaining a connection between the different learning zones and external environment.

- Design in underfloor heating.
- Allow for flexibility and re-arrangement of the learning spaces, and sufficient storage for different furniture and uses eg. moveable sandpit and wet furniture.
- Childrens' toilets should be easily viewed from the learning spaces for staff oversight.

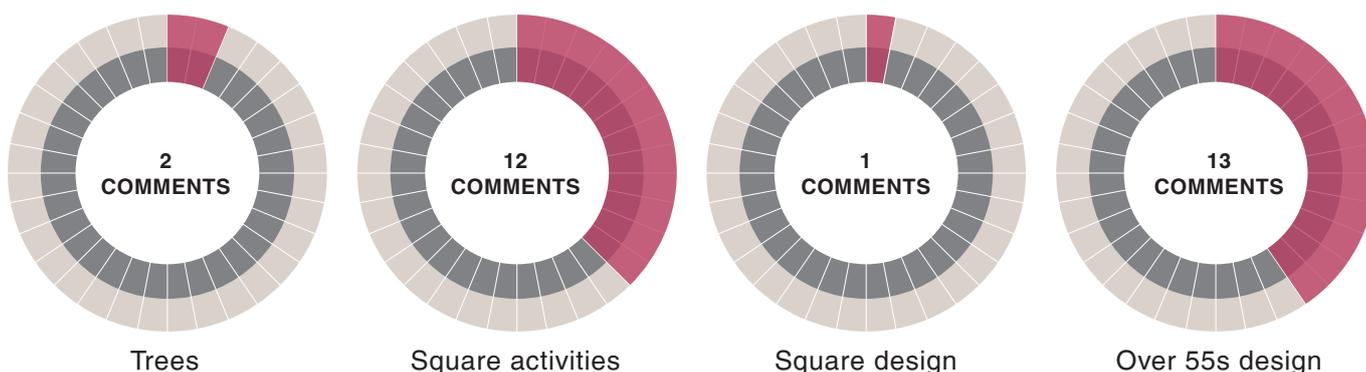
Health Centre:

- Preference expressed by stakeholders for having all clinical spaces at the entrance level – this is balanced by the need for the building to have an active ground floor frontage. If clinical spaces are spread over two floors the design and management of waiting/sub-waiting areas is of primary importance.
- Parking for the GP surgery and for the community health nurses is a priority, and must be accommodated off-street. Shared parking between the two facilities is acceptable.
- Meeting rooms and reception space should be designed to accommodate out of hours use and public hire
- Back of house spaces can be shared between the medical facilities but not with the early years facility.

Community Facility:

- Preference for a deep-plan single storey facility, given the requirements for staff oversight and monitoring of all the library spaces, with natural light to both sides and a clear sequence of zoned spaces. This single storey plan should retain a sense of drama with some articulation of ceiling height and natural light to the central area.
- The deep library plan is to be balanced with maintaining an active frontage along the full width of the south façade
- The community trust offices do not need to be on the external wall and can have borrowed light via a circulation zone.
- The stay and play area requires natural light but this is not necessarily from side windows – natural daylighting can come from above.
- Natural materials are preferred for the library and stay and play fixtures and fittings.
- The stay and play, community trust and meeting rooms suite should all be accessed out of hours via a circulation corridor which can be isolated from the library at night.
- The entrance area to the stay and play area needs to be designed to be welcoming but also provide security. This should accommodate a cloak room and tea and coffee points
- Management of acoustics is particularly important for the library area - acoustic panelling should be maximised in open plan spaces

Concept stage comments



6.

Stage 2: Developing the Design (July to December 2015)

Themes of the consultation including design responses

The aim of the second stage of public consultation was to show how the internal space in the community facilities might work and to respond to feedback on the public open space through updated designs. This stage was also a useful opportunity to inform users of the library on East Street of the new enhanced library facility that would be delivered on Plot 18.

Emerging designs for the façade treatments for the new buildings were presented, and we encouraged attendees at the public events to choose their preferred materials for each of the buildings.

In response to feedback from earlier consultations the exhibition boards now displayed several ideas for activities in the square and how they might work, encouraging further feedback.

Following a workshop with a group of Over 55s residents the boards also showed some initial design proposals for Over 55s living accommodation.

For clarity the information presented at the public exhibitions showed the proposed street layouts surrounding Plot 18 with detail about new roads and the proposed traffic calming measures.

Public Events

Public exhibition focussing on the new library

Location: East Street Library

Date: Wednesday 16 September 2015, 3 pm to 6 pm

Notting Hill Housing and the design team held a public exhibition to show the location of the new library and discuss the layout and facilities that people wanted to see in their new larger library space.

Focus group with Tenants and Residents Associations

Location: Notting Hill Housing Office, Taplow, Thurlow Street

Date: 21 September 2015

Notting Hill Housing met with representatives from all the Aylesbury Estate Tenants and Residents Associations (TRAs) to take them through design proposals on Plot 18, with the opportunity to ask questions and make suggestions about the designs. Attendees were encouraged to disseminate the information among their TRA membership and to encourage TRA members to attend design consultations.

Focus groups with young people

Location: Youth Community Council, Tooley Street, and 2Inspire, Thurlow Street

Dates: 24 and 25 September 2015

These focus groups introduced the concept and early designs for Aylesbury Square and the proposed Plot 18 facilities to young people and offered the opportunity for them to feed in to the design of and plans for activation of the square as well as discussing how they might use the library.



Aylesbury Square consultation events

Location: Tykes Corner (Blue Hut), Thurlow Street

**Dates: Saturday 26 September 2015, 12pm to 4pm
Saturday 17 October 2015, 12pm to 3pm**

These exhibitions presented updated designs for Aylesbury Square including emerging landscape proposals and an indication of how the buildings might look. As well as exhibition boards a large physical model of Plot 18 was displayed, which included the surrounding context of the site once the masterplan is completed.

Attendees were encouraged to complete comments cards with feedback on the design proposals to date and any suggestions they had for activating the public square.

Meeting with residents from the Liverpool Grove Conservation Area

Location: The Crypt at St Peters church

Date: 21 December 2015, 6 pm to 9 pm

Following concerns from a group of residents from the roads adjacent to Plot 18, Notting Hill Housing attended a meeting arranged by Councillor Paul Fleming and presented information setting out how the design proposals had evolved. This allowed an informed discussion about how the proposals for the development of Plot 18 would interact with the neighbouring conservation area.

The meeting started with a presentation by HTA architects, followed by a Q&A session. The architects responded to alternative designs proposed by the residents group and discussion followed regarding what design parameters meant for the positioning and massing of the proposed buildings.



Number of attendees

Total number of attendees	108
16 September 2015	8
21 September 2015	4
24 September 2015	6
25 September 2015	12
26 September 2015	32
17 October 2015	36
21 December 2015	10

Feedback received by theme:

Public square

Several attendees expressed concerns about the public square being too 'hard' and looking 'like a car park'. They expressed preferences for decorative touches, varied levels and textures to make the space feel softer.

When asked about introducing some public art to the public space there was a preference for recording the memory of the existing estate rather than for a piece of sculpture or public art.

Some attendees felt that while the public square offered something for people approaching Plot 18 from Thurlow Street, the approach from the Liverpool Grove conservation area had perhaps been overlooked. There were requests for a more intimate pocket park/courtyard space at the west of the square facing the conservation area.

Building design

While the overall response to the emerging designs of the buildings around the new public square was positive, attendees felt strongly that the choice of materials for these buildings was important to their success. There were lots of requests for the building materials to reflect the conservation area and for natural materials such as brick to be used rather than concrete.

Many of the attendees from the adjacent conservation area expressed concerns about the height and mass of the new buildings and potential impact on their views and sunlight/shadowing.

Library

Feedback on the designs for the library was very positive and attendees were keen to comment on how they might use the space in future. There were lots of requests for a study area with free WiFi and computer access, as well as a strong desire for zoned activity areas. People asked for more dedicated provision for younger children within the library building and there were several requests for more natural lighting.

Stakeholder meetings

Between July and December 2015, 15 meetings were held with representatives from the key stakeholder organisations who will be occupying the new facilities on Plot 18: Southwark Council Childrens' Services, Southwark Council Leisure and Culture Services, Creation Trust, Aylesbury Partnership GP Surgery and Aylesbury Health Centre. This included a presentation to the NHS Southwark Project Group, which includes both staff and patient representatives for both the health organisations forming the new health centre.

During this period the design progressed to draft design stage, with the building form, massing and general floor plan layouts agreed by the various stakeholder organisations, and general approaches to mechanical and electrical servicing, ventilation and maintenance set out alongside the architectural design.



Feedback received by facility:

Early Years Facility:

- Kitchen proposals were reviewed and approved following guidance from specialist catering contractors
- Options for rooflights and the external canopy to the terrace were reviewed and the final approach agreed with stakeholders

Health Centre:

- NHS stakeholders gave feedback on façade options for the South Block – these were assessed in terms of cost, ease of maintenance, impact on lighting and privacy.
- Car park design options were reviewed and the final plan agreed
- Preferences for the ventilation strategy were agreed floor by floor
- Amendments were agreed to the health centre accommodation schedule to allow for further consult exam rooms, along with some minor changes to room sizes
- The final arrangement for the building levels and waiting room designs were agreed

Artists impression of the waiting area

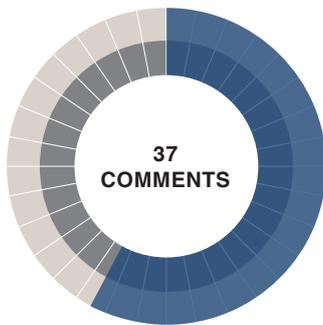


Community Facility:

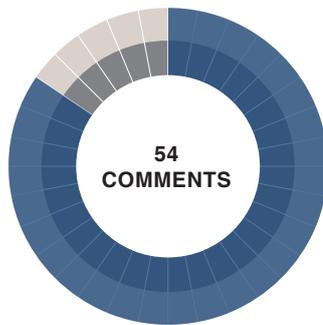
- Stakeholders agreed an approach with an L-shaped plan for the community facility, developed to accommodate the mix of uses - with the library forming a simple rectangular shape with a central courtyard and rooflights.
- Representatives from Southwark Council's Leisure and Culture department approved an increase in the size of new library compared to the original brief

- Stakeholders requested a central information desk, lit by the rooflights, to act as the main staff base for the library, with views of all the different library zones.

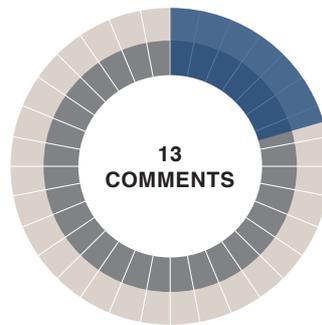
Stage 2 comments



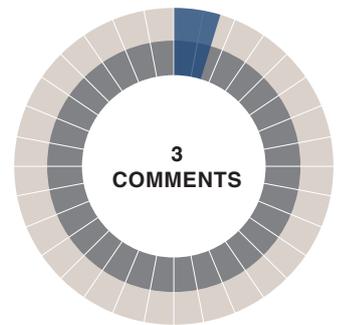
Library design



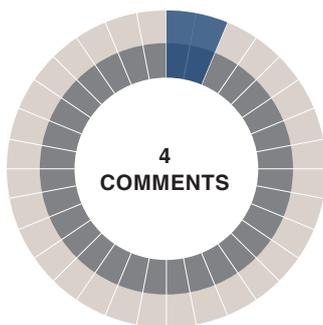
Library activities



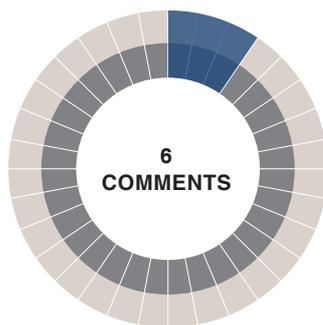
Over 55s design



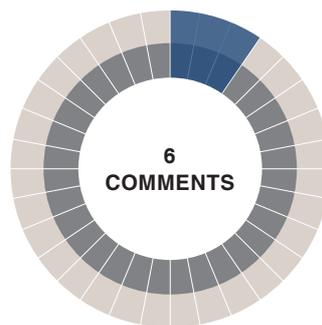
Square design



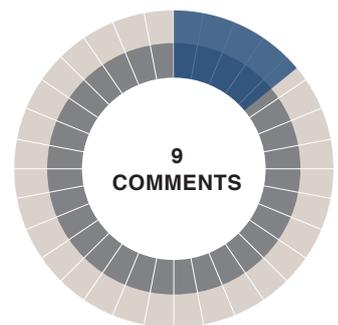
Square activities



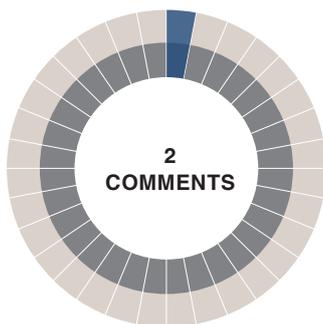
Roads



Trees



Building design



Consultation

7.

Stage 3: The Final Proposals (January – April 2016)

Themes of the consultation including design responses

The aim of stage three consultation was to show how design proposals had evolved in response to feedback from residents and stakeholders. This stage provided information on all internal and external design proposals for Plot 18 including:

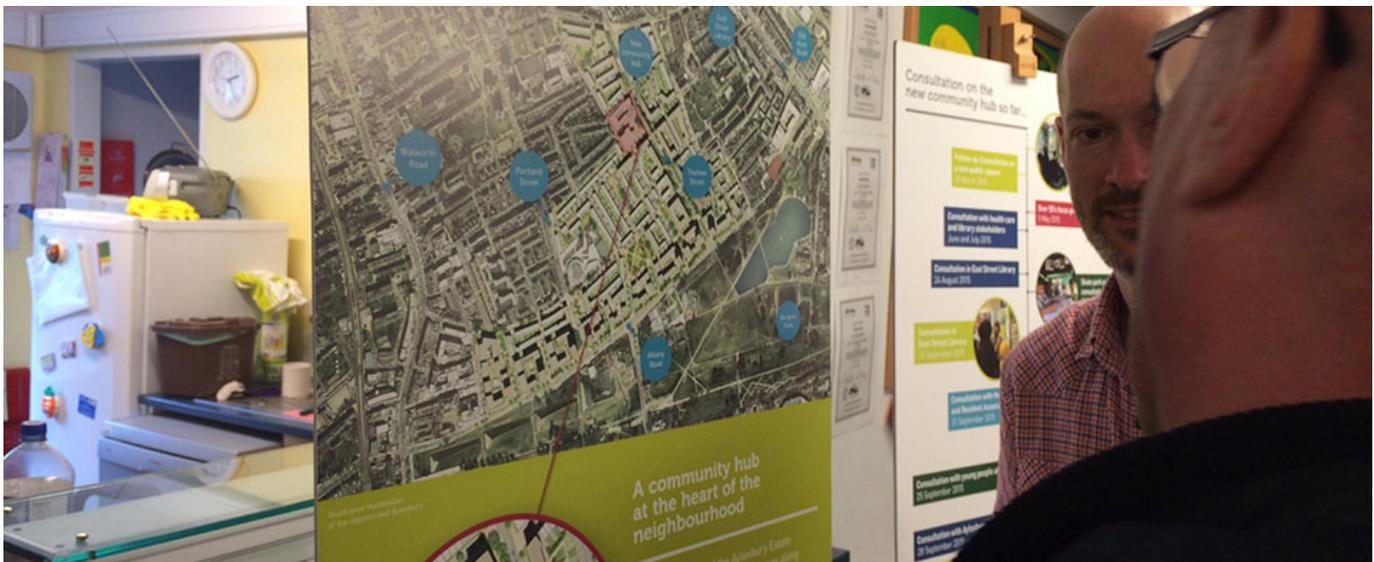
- Landscaping
- Building facades
- Materials
- Internal layouts of community facilities
- Internal layouts for residential accommodation
- CGI views

In response to feedback from earlier consultations the exhibition boards at the public events now displayed detailed landscaping proposals for the square with material and planting precedents for both the seating areas and the incidental children's play.

Exhibition boards showed updated views from the conservation area where the footprint of the North Block had been reduced, pulling back from Dawes Street to create more space for street trees and softening the view of the building from Aylesbury Road. The views also showed how the North Block had reduced in width north-south.

Detailed updated design proposals for an intimate courtyard style space between the North and South Blocks were presented, showing how this creates an intimate entrance to the new public square from the Liverpool Grove conservation area.

Due to a slight reconfiguration of the North Block, updated internal design proposals for the library were displayed as well as a remodelling of the Over 55s accommodation, removing the Over 55s' community room but retaining their communal roof terrace.



Public Events

Over 55s focus group

Location: Notting Hill Housing Office, Taplow, Thurlow Street

Date: 12 January 2016

This focus group involved the presentation of updates to the Over 55s accommodation. The group agreed priorities for the design of the Over 55s accommodation and reached consensus on the elements that could be removed from the building in order to achieve the desired level of shared community use and independent living.

Public exhibition

Location: Southwark Resource Centre, Bradenham Close

Date: Saturday 23 January, 11 am to 3 pm

This exhibition style event provided more detail on the South Block and health facilities, along with updated views of façade treatments and internal residential layouts.

The design team provided booklets with updated views from the Liverpool Grove conservation area, responding to feedback from local residents. Many residents from the adjacent streets had 1:1 conversations with the architects to discuss their concerns.

Workshop with residents from the Liverpool Grove Conservation Area

Location: Cambridge House

Date: 3 March 2016

This was a workshop-style event that was chaired by an independent facilitator. The workshop enabled a thorough understanding of updated design proposals in response to feedback from residents. Alternative design proposals prepared by the conservation area residents group were presented and discussed.

The outcome of the workshop was a shared understanding of the physical and design constraints that had influenced the Plot 18 proposals. A way forward was agreed with the residents in relation to the design and massing of the North Block, and the landscaping of the area to the west of the site.

Over 55s focus group

Location: Notting Hill Housing office, Taplow, Thurlow Street

Date: 7 March 2016

This event was a final session with the Over 55s focus group on all updates to the design, in order to reach agreement that design priorities had been met.

Public exhibition on final Plot 18 proposals

Location: Thurlow Lodge

Date: Saturday 12 March 2016, 12 pm to 3 pm

This event provided detailed views and updates on all aspects of the Plot 18 proposals, responding to design feedback received through Stage 3.

Pre-planning exhibition

Location: Southwark Resource Centre

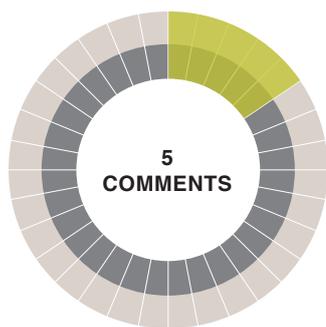
Date: Saturday 23 April, 12 pm to 3 pm

This exhibition provided detail on the design proposals as they would be submitted for planning.

Number of attendees

Total number of attendees	137
12 January 2016	6
23 January 2016	64
3 March 2016	13
7 March 2016	6
12 March 2016	28
23 April 2016	20

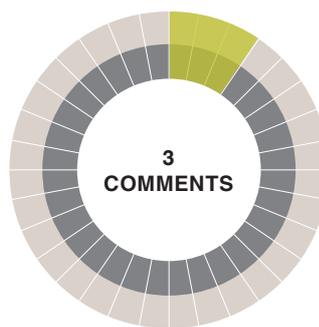
Stage 3 comments



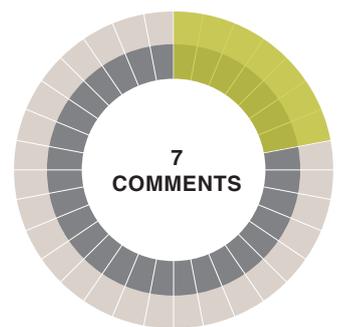
Trees



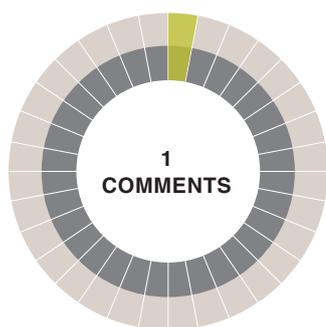
Roads



Square design



Building design



Library design

Feedback received by theme:

Relationship to Liverpool Grove Conservation Area

There was interest in how the design had responded to the earlier workshop. Positive comments were received about:

- building heights on Dawes Street
- new tree planting to Dawes Street
- gable design to the western façade of the North Block

Library

Positive comments were received about the updated layout and division of space within the library.

Aylesbury Square

Positive feedback was received in relation to the proposals for the public open space and the potential for a range of activities within the space.

Over 55s accommodation

We received very positive feedback about the design for the Over 55s homes, both from individuals who have been involved and others who were not.

Building design

Positive comments were received about the building facades.

Stakeholder meetings

Between January and April 2016, 5 meetings were held with representatives from the key stakeholder organisations who will be occupying the new facilities on Plot 18: Southwark Council Childrens' Services, Southwark Council Leisure and Culture Services, Creation Trust, Aylesbury Partnership GP Surgery and Aylesbury Health Centre. This included a presentation to the NHS Southwark Project Group, which includes both staff and patient representatives for both the health organisations forming the new health centre.

During stage three minor changes to the brief from key stakeholders were incorporated into the Plot 18 plans. The library design was amended in order to accommodate the overall reduction in the North Block building footprint. Final proposals for the South Block façade were developed and presented to NHS and Early Years stakeholders for approval.

This stage of design incorporated stakeholder sign offs of the final proposals taken to planning stage. The proposed future occupiers/managers of the new Health Centre, Early Years Facility and Community Facility are all supportive of the planning stage design proposals.

CGI of the proposed health centre



8. Next Steps

During the detailed design stage post-planning, it is anticipated that the key stakeholders involved in managing and maintaining the proposed buildings will be consulted and involved as the design develops.

There is also likely to be further public consultation and involvement on specific elements of the Plot 18 scheme design, such as the public realm design, or confirmation of the choices for the buildings' external materials.

Notting Hill Housing is also setting up a resident liaison group to act as the main conduit for communications regarding the demolition and construction process, and we expect that this group will remain active until the final completion of the development.

An interim use strategy is currently in development and an associated action plan will begin to roll out in Summer 2016. This action plan will enable ideas for activation of the public space on Plot 18 to be tested and for interim uses to alleviate the loss of MUGA (multi-use games area) space during the Plot 18 development.

Sketch of the proposed public square



CGI of the proposed public square



9. Appendices

- **Appendix A: Consultation Marketing and Communication Record**
- **Appendix B: Exhibition Materials**
- **Appendix C: Group Session Reports**

Appendix A: Consultation Marketing and Communication Record

10.09.15 Library Consultation

Flier



A new larger library space is part of the Aylesbury regeneration:

- IT facilities
- Stay and play space
- Study areas
- Meeting rooms available for hire by community organisations

Where: East Street Library
Address: 168 - 170 Old Kent Road
 London
 SE1 5TY

Bus: 21, 42, 53, 63, 172, 453

Children are welcome.
 Light refreshments will be available.

For more information please contact us on:



Call us
 020 8357 4866



Email us
aylesbury@nhhg.org.uk



Visit our website
aylesburynow.london



26.09.15 Public Square Consultation

Flier



AYLESBURYNOW

Come and have your say:

We're designing a new library, health centre and public square at the heart of the regenerated Aylesbury.

Plus health checks and kids activities



When: Saturday 26th September
12pm - 4pm

Where: Tykes Corner
Address: Unit 8, Thurlow Street
SE17 2UZ

Children are welcome.
Light refreshments will be available.

For more information please contact us on:

Call us
020 8357 4866

Email us
aylesbury@nhhg.org.uk

Visit our website
aylesburynow.london



Come along and talk to us about the new designs and take advantage of our healthy living activities:

- Design consultation
- Nutrition advice
- Massage
- Kids corner
- Competition and prizes




17.10.15 Public Square Consultation

Flier

AYLESBURYNOW




Don't miss the Aylesbury health and wellbeing fair

Have your say on the development of the Our Healthier South East London Programme.

Come and find out about:

- » stopping smoking services
- » exercise classes
- » sexual health services
- » much more!









When: Saturday 23 January 2016
11am to 3pm

Where: Southwark Resource Centre
10 Bradenham Close SE17 2QB

There is no need to book, just turn up

For more information please contact the Southwark Clinical Commissioning Group on:

 **Call us**
020 7525 7888

 **Email us**
souccg.southwark-ccg@nhs.net




AYLESBURYNOW

FREE
Health and
Wellbeing
fair!



Plot 18 consultation event

Come and see updated designs for the new neighbourhood hub and community facilities.

We want to know what you think!



When: Saturday 23 January 2016
11am to 3pm

Where: Southwark Resource Centre
10 Bradenham Close SE17 2QB

Free hot and healthy lunch

For more information please contact the Aylesbury team on:

 **Call us**
020 8357 4866

 **Email us**
aylesbury@nhhg.org.uk

 **Visit our website**
aylesburynow.london




Aylesbury Regeneration
Notting Hill Housing | Southwark Council

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12.03.16 Public Square Consultation

Flier

AYLESBURYNOW

Come and have your say:

We're designing a new library, health centre and public square at the heart of the regenerated Aylesbury.

Plus health checks, massage and kids activities

When: Saturday 12th March 2016
12pm - 3pm

Where: Thurlow Lodge Community Hall
Address: 1 Thurlow St, London SE17 2US

Children are welcome.
Light refreshments will be available.

For more information please contact us on:

 **Call us**
020 3815 0144

 **Email us**
aylesbury@nhhg.org.uk

 **Visit our website**
aylesburynow.london

Appendix B: Exhibition Materials

- 10.09.15 Library Consultation
- 26.09.15 Public Square Consultation
- 17.10.15 Public Square Consultation
- 23.01.16 Public Square Consultation
- 12.03.16 Public Square Consultation

10.09.15 Library Consultation

Exhibition Boards




Southwark Council: Investing in new libraries

You may already know that Southwark Council sees libraries as a top priority for the borough. New libraries have recently opened in Canada Water and Camberwell, and existing libraries have also undergone extensive refurbishment.

With Notting Hill Housing, Southwark Council plans to build a new library as part of the regeneration of the Aylesbury Estate, to replace the existing library at East Street.

East Street library will remain open until the new library service is open to the public.

AYLESBURYNOW




A new public square: An Introduction

The regeneration of the Aylesbury Estate will provide around 3,500 new homes along with a network of green spaces, new shops, work space and other new public facilities.

One of the first sites to be developed is a new public square, which will offer a new health centre, early years nursery, shops, offices and new homes for social rent, shared ownership and private sale.

A new library will form a key part of the new public square.



AYLESBURYNOW



The new library: Space and layout

The new library will be more spacious than the current East Street library, and incorporate these community facilities:

- Stay and Play zone
- Improved ICT
- Study space
- Meeting rooms available for hire by community groups
- Office space for Creation Trust



AYLESBURYNOW




Inside the new library



Give us feedback on the plans for the new Aylesbury library:

- What facilities do you think the new library needs – have we got it right?
- How could our proposals be improved?
- How do you think you might use your new library?

AYLESBURYNOW



Feedback Cards



Architect's impression of the new public square showing the library centre back

What next?

We will use your feedback, to inform the development of the plans for the new library and public square.

Planning submission submitted
End of 2015

Work starts on the new public square
2016

New library complete
End of 2019

Resident open events

Saturday 26 September 12pm - 4pm	Saturday 17 October 12pm - 4pm
-------------------------------------	-----------------------------------

Tykes Corner, Unit 8 SE17 2UZ
Children's activities and refreshments provided



Architect's impression of the new public square

For more information please contact us on:

 **Call us**
020 8357 4866

 **Email us**
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 **Visit our website**
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AYLESBURYNOW



The Aylesbury regeneration: A new library

Name:..... Postcode:..... Email:.....

What facilities do you think the new library needs?

How would you use the new library?

AYLESBURYNOW



26.09.15 Public Square Consultation

Exhibition Boards

The next stage of regeneration will create a new neighbourhood hub with community facilities

- Community space**
Stay and play and offices for Creation Trust
- Over 55's Living**
Independent living with a communal room and roof garden
- New Homes**
119 new homes with 69 affordable - a mix of shared ownership and social rent
- A new library**
Over 3 times larger than the existing East Street library
- Cafe and retail**
A cafe, pharmacy and other retail
- A new health centre**
GP medical centre, community health care facility and early years nursery
- Public square**
A new local centre to meet, relax and hold activities

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A community hub at the heart of the neighbourhood

The regeneration of the Aylesbury Estate will provide around 3,500 new homes along with a network of green spaces, new shops, work space and other new public facilities.

One of the first sites to be redeveloped is a new public square, which will offer a new health centre, library, early years nursery, shops, offices and new homes for social rent, shared ownership and private sale.

AYLESBURYNOW

Consultation on the new community hub so far...

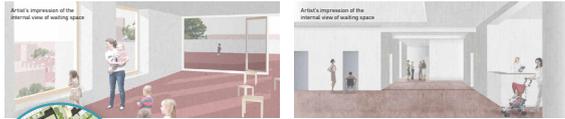
- Follow up: Consultation on a new public square** 18 March 2015
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You are here

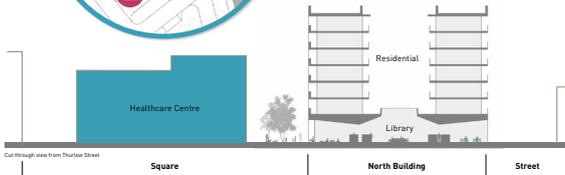
- Older people
- Children/families
- Stakeholders/staff
- Residents
- Public events

AYLESBURYNOW



The new healthcare building: space and layout

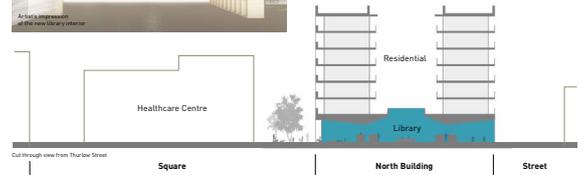
The two services currently operate separately on the neighbouring site. In the new building, these facilities will be co-located, operating as two distinct services, but sharing some spaces.



The new library

A new library will form a key part of the community hub. It is more spacious than the East Street library it will replace and will incorporate community facilities.

East Street library will remain open until this new library service opens to the public.



AYLESBURYNOW

AYLESBURYNOW

The new library: space and layout

Give us feedback on the plans for the new Aylesbury library:

- What facilities do you think the new library needs – have we got it right?
- How could our proposals be improved?
- How do you think you might use your new library?

- Information desk
- Young people's study area
- Computer zone
- Quiet study
- Children's zone
- Toilets
- Light well over courtyard
- Meeting rooms
- Creation/Trust offices
- Stay and Play zone

Tell us what you think...

AYLESBURYNOW

What you've told us:

- Best use of sunlight
- More storage
- Sense of community
- Deeper balcony

Over 55's accommodation and living

- Built in wardrobes
- All bedrooms fit a double bed
- Full width balcony
- Dual aspect
- Flexible 2nd bedroom/study
- Room for an extra dining

Roof Garden

- Hard landscaping
- Raised beds
- Shed for tools

Communal Space

- Kitchenette with fridge, sink, microwave and storage
- Armchairs and seating
- Views over square
- 2 WCs including 1 wheelchair WC

AYLESBURYNOW



Other residential accommodation

The residential accommodation is located above ground with obvious addresses at street level. The walkways help to maximise daylight by arranging the dual aspect flats around a communal courtyard.



Tell us what you think...



- What you've told us:**
- Water features
 - Multi-generational space
 - Activities
 - Place to rest
 - Trees

Architect's impression of the square



How do you want to use your new public square?

The new square will form the heart of the neighbourhood. Surrounded by community facilities it will act as a meeting point, gathering space and a place that local residents and groups can use for community activities.

The new public square prioritises pedestrians and will reconnect the conservation area to the West with Surrey Square Park and Old Kent Road to the East.

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What next?

We will use your feedback, to inform the development of the plans for the new library, health care centre and public square.



Resident open events

Saturday 17 October
12pm - 4pm
Tykes Corner, Unit 8, Thurlow Street, London SE17 2UZ
Children's activities and refreshments provided



What would you like to see in your new public square?

- Fitness classes?
- Bicycle repairs?
- Market stalls?
- Performances?
- Water fun?
- Dancing?
- Art installation?
- Outdoor cinema?



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Feedback Cards

The Aylesbury regeneration: a new community hub

Name:..... Postcode:..... Email:.....

What do you want to see in the new public square?

How will you use your new library?

AYLESBURYNOW  

The Aylesbury regeneration: a new community hub

What do you think of the designs?

Have we missed anything?

AYLESBURYNOW  

17.10.15 Public Square Consultation

Exhibition Boards

The next stage of regeneration will create a new neighbourhood hub with community facilities

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AYLESBURYNOW Notting Hill Housing Southwark Council

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AYLESBURYNOW Notting Hill Housing Southwark Council

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- Public consultation exhibition 26 September 2015

Legend: Older people, Children/families, Stakeholders/staff, Residents, Public events

AYLESBURYNOW Notting Hill Housing Southwark Council

The new healthcare building: space and layout

The two services currently operate separately on the neighbouring site. In the new building, these facilities will be co-located, operating as two distinct services, but sharing some spaces.

AYLESBURYNOW Notting Hill Housing Southwark Council



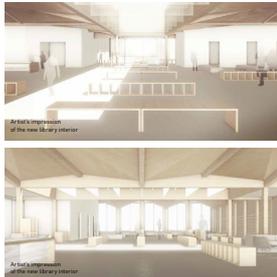
Architect's impression of the new library extension

Tell us what you think...

The new library

A new library will form a key part of the community hub. It is more spacious than the East Street library it will replace and will incorporate community facilities.

East Street library will remain open until this new library service opens to the public.



Architect's impression of the new library interior



Cut through view from Thurston Street

Square North Building Street

Residential Library Healthcare Centre

AYLESBURYNOW Notting Hill Housing Southwark Council

The new library: space and layout

Give us feedback on the plans for the new Aylesbury library:

- What facilities do you think the new library needs – have we got it right?
- How could our proposals be improved?
- How do you think you might use your new library?



1 Information desk
2 Young people's study area
3 Computer zone
4 Quiet study
5 Children's zone
6 Toilets
7 Light well over courtyard
8 Meeting rooms
9 Creation Trust offices
10 Stay and Play zone

STAFF AND FM AREA
9.5m
5m
15m
EAST STREET
9.5m
COURTYARD



Facilities to print, photocopy and scan
A quiet place to do homework
Somewhere to read the week's newspapers and magazines
Somewhere for group study sessions
A place for small children to read and play
Multi-use space where different classes and workshops can be hosted
Free wi-fi
Meeting rooms that can be booked by anyone

AYLESBURYNOW Notting Hill Housing Southwark Council



Architect's impression of the new residential accommodation

What you've told us:

- Best use of sunlight
- More storage
- Sense of community
- Deeper balcony

Over 55's accommodation and living



Build-in wardrobes
All bedrooms fit a double bed
Full width balcony
Dual aspect
300P Link
Flexible 2nd bedroom/study
Room for external dining

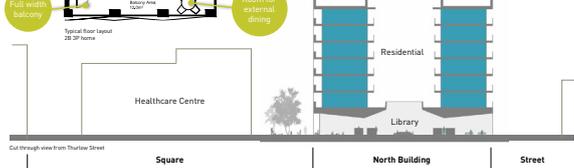


Roof Garden

- Hard landscaping
- Raised beds
- Shed for tools

Communal Space

- Kitchenette with fridge, sink, microwave and storage
- Armchairs and seating
- Views over square
- 2 WCs including 1 wheelchair WC



Cut through view from Thurston Street

Square North Building Street

Residential Library Healthcare Centre

AYLESBURYNOW Notting Hill Housing Southwark Council



Other residential accommodation

The residential accommodation is located above ground with obvious addresses at street level. The walkways help to maximise daylight by arranging the dual aspect flats around a communal courtyard.



Courtyard housing on Turin, Italy
Glass balustrade deck access

Tell us what you think...



12 flats
10 flats
8 flats
6 flats
4 flats
2 flats

Social Rent **Social Rent & Shared Ownership and Over 55s** **Private & Shared Ownership**

AYLESBURYNOW Notting Hill Housing Southwark Council



We'll use a variety of high quality hard wearing stone such as granite for the surface of the square



What will the new public square feel like?

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How do you want to use your new public square?



- Fitness classes?
- Bicycle repairs?
- Market stalls?
- Performances?
- Water fun?
- Dancing?
- Art installation?
- Outdoor cinema?

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Existing typical plans

- Generally smaller floor areas than proposed dwellings
- All have separate kitchen/dining from living room
- Lack of storage
- Access from walkway
- Unreliable heating, poorly insulated and old windows
- In some cases no private open space
- Poor unheated circulation with single lifts in tall buildings

Typical proposed plans

- On average larger floor areas than existing
- Range of kitchen/dining/living, open plan or separation
- Larger modern kitchens
- Access from street or communal lobby
- Good sound proofing between flats
- Well proportioned bedrooms
- Good sized balconies with enough space with a table and chairs for all flats
- Two lifts for all tall blocks

3 Bed Family Flat (social rent)



2 Bed Flat (social rent)



2 Bed Wheelchair Flat



1 Bed Flat (shared ownership)



What next?



We will use your feedback, to inform the development of the plans for the new library, health care centre and public square.

Don't forget you can still comment on designs online at our website www.aylesburynow.london/events/new-public-square-exhibition



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Feedback Cards

Street pattern

- Existing traffic calming
- Future traffic calming
- Routes of traffic flow

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The Aylesbury regeneration: a new community hub

Name:..... Postcode:..... Email:.....

What do you want to see in the new public square?

How will you use your new library?

AYLESBURYNOW

The Aylesbury regeneration: a new community hub

What do you think of the designs?

Have we missed anything?

AYLESBURYNOW

23.01.16 Public Square Consultation

Exhibition Boards

The next stage of regeneration will create a new neighbourhood hub with community facilities

- Community space**: Stay and play and offices for Creation Trust
- Over 55's Living**: Independent living with a roof garden
- New homes**: 116 new homes with 61 affordable - a mix of shared ownership and social rent
- A new library**: Larger than the existing East Street Library
- Cafe and retail**: A cafe, pharmacy and other retail
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- Public square**: A new local centre to meet, relax and hold activities

AYLESBURYNOW Notting Hill Housing Southwark Council

A community hub at the heart of the neighbourhood

The regeneration of the Aylesbury Estate will provide around 3,500 new homes along with a network of green spaces, new shops, work space and other new public facilities.

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AYLESBURYNOW Notting Hill Housing Southwark Council

Consultation on the new community hub so far...

- Follow up: Consultation on a new public square 18 March 2015
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- Consultation with Southwark Youth Community Council 24 September 2015
- Public consultation exhibition 26 September 2015
- Public consultation exhibition 17 October 2015
- Over 55's focus group 12 January 2016

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Early Years Nursery

The Early Years nursery will be on the upper floor of the new health building. The new facility will be a flexible space with teaching zones and a roof terrace providing an outdoor play area.

AYLESBURYNOW Notting Hill Housing Southwark Council



New homes

The homes on Plot 18 are located above ground floor level with obvious addresses at street level. Dual aspect flats are arranged around an internal courtyard to help maximise daylight.

Each building is given its own identity using different bricks & materials



What the materials might look like:

- 6 stories: Residential - Brick
- 12 stories: Residential - Brick
- 12 stories: Library - Pre-Cast Stone
- 12 stories: Tall building - Brick

AYLESBURYNOW Notting Hill Housing Southwark Council

You asked for sheltered places to sit

You asked how the square would work next to a busy road

How do you want to use your new public square?

What will the new public square feel like?

We'll use a variety of high quality hard wearing stone such as granite for the surface of the square

The new square will form the heart of the neighbourhood. Surrounded by community facilities it will act as a meeting point, gathering space and a place that local residents and groups can use for community activities.

The new public square prioritises pedestrians and will reconnect the conservation area to the West with Surrey Square Park and Old Kent Road to the East.



AYLESBURYNOW Notting Hill Housing Southwark Council

You asked for a more intimate courtyard space between the two new blocks

Places to sit alone or in small groups

A new courtyard space connecting Dawes Street to the new square

Children's play and relaxed seating is designed around existing trees to create a courtyard space between the two new buildings.

This leafy link from Dawes street to the new public square provides sheltered entrances to the Community Facility and the Early Years Nursery along with a safe place for children to play.



AYLESBURYNOW Notting Hill Housing Southwark Council

Existing typical plans

- Generally smaller floor areas than proposed dwellings
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- Access from street or communal lobby
- Good sound proofing between flats
- Well proportioned bedrooms
- Good sized balconies with enough space with a table and chairs for all flats
- Two lifts for all tall blocks

3 Bed Family Flat (social rent)

Existing: 3 Bed Dwelling (71 SQM) | Proposed: 3 Bed Dwelling (86m² SQM)

2 Bed Flat (social rent)

Existing: 2 Bed Dwelling (51 SQM) | Proposed: 2 Bed Dwelling (51 SQM)

SEPARATE KITCHEN | COMBINED KITCHEN/LIVING

1 Bed Wheelchair Flat

Proposed: 1 Bed Wheelchair (51 SQM)

1 Bed Flat (shared ownership)

Proposed: 1 Bed Dwelling (46m² SQM)

AYLESBURYNOW Notting Hill Housing Southwark Council



What next?

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12.03.16 Public Square Consultation

Exhibition Boards

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Notting Hill Housing | Southwark Council

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Notting Hill Housing | Southwark Council

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- Consultation with young people at Zinspire 25 September 2015
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- Conservation area meeting 21 December 2016
- Public consultation exhibition 23 January 2016
- Consultation with library stakeholders 26 February 2016
- Over 55's focus group 7 March 2016
- Planning submission Spring 2016
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- Consultation in Tykes Corner 14 September 2015
- Consultation with Tenant and Resident Associations 21 September 2015
- Consultation with Southwark Youth Community Council 24 September 2015
- Public consultation exhibition 26 September 2015
- Public consultation exhibition 17 October 2015
- Over 55's focus group 12 January 2016
- Consultation with healthcare & early years stakeholders February 2016
- Resident's workshop 3 March 2016
- Public consultation exhibition 12 March 2016

Legend:

- Older people
- Children/families
- Stakeholders/staff
- Residents
- Public events

AYLESBURYNOW

Notting Hill Housing | Southwark Council

Health Centre

The Health Centre will provide a new home for the Aylesbury Medical centre currently located under Taplow. The new facility will provide both Primary Care GP surgery and Community Care over three floors. The entrance faces onto the new square and is next to the new library.

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Notting Hill Housing | Southwark Council

Early Years Nursery

The Early Years nursery will be on the upper floor of the new health building. The new facility will be a flexible space with teaching zones and a roof terrace providing an outdoor play area.

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AYLESBURYNOW

AYLESBURYNOW

The new library: space and layout

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AYLESBURYNOW

Over 55's accommodation and living

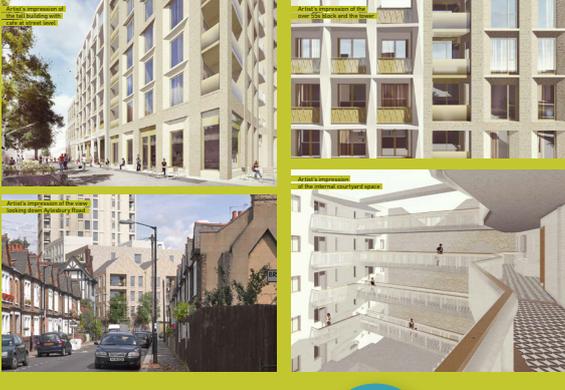
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- Best use of sunlight
- More storage
- Sense of community
- Deeper balcony

Roof Garden

- Hard landscaping
- Raised beds
- Shed for tools

AYLESBURYNOW



New homes for all

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What the materials might look like

Residential - Brick	Residential - Brick	Library - Precast Stone	Tall building - Brick
Social Rent	Over 55s - Social Rent & Shared Ownership	Private & Shared Ownership	

AYLESBURYNOW

Notting Hill Housing | Southwark Council



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AYLESBURYNOW

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Responding to the Conservation Area

The residential block steps down towards the conservation area and relates to the neighbouring victorian terracing with its town house like facade in dark bricks softened with street trees.

You asked for trees to soften the view at the end of the road

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Notting Hill Housing | Southwark Council



What next?

- Planning application submitted
Spring 2016
- Work starts on the new public square
2016
- New library complete
End of 2018

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Previous public square consultation

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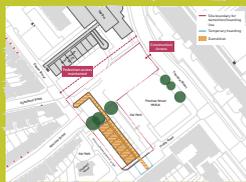
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Hoardings

Notting Hill Housing will hoard off the plot 18 site as shown to prepare for demolition works.

Hoardings will be installed at the end of April 2016. Demolition work will begin on plot 18 in May 2016.



Missenden link bridge

We need to remove the link bridge joining 300-313 Missenden to 254-299 Missenden to make way for new buildings on Plot 18.

The demolition of the bridge is planned for Summer 2016.



Taplow ramp

As part the diversion works on plot 18 we will need to remove the ramp at the south end of the Taplow block.

The demolition of the ramp is planned for 2017.



Construction works

Construction of the new buildings on plot 18 begins in Summer 2017.

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Appendix C: Group Session Reports



**Plot 18 Master plan
Workshop
Thursday 3rd March 2016
Notes and actions**

Attendees:

Simon Bayliss – HTA Architects
 Charlie Hodder – HTA Architects
 Catherine Bates – London Borough of Southwark, Regen team
 Rebecca Scott – NHS Southwark Clinical Commissioning Group
 Linda Foster – London Borough of Southwark, Libraries team
 Jean Bartlett – local resident and Deputy Chair, Creation Trust
 Shelagh Kavanagh – local resident, Plot 18 Action Group
 Pat Davies - local resident, Over 55s group
 Janet Shine - local resident, Over 55s group
 Pat Hobrough - local resident, Over 55s group
 Donna Grant - local resident, Over 55s group
 Paul Fleming – local resident, Ward Councillor
 Carol Melsom - local resident, Over 55s group
 Mike Tubbs - local resident, Plot 18 Action Group
 Mark Champkins - local resident, Plot 18 Action Group
 Diana Cochrane – Walworth Society
 Allan Seago - local resident, Plot 18 Action Group
 Karen Seago - local resident, Plot 18 Action Group
 Caroline Toogood – Notting Hill Housing Trust
 Mekor Newman – Newman Francis (Facilitator)

Purpose of the workshop

To provide the Plot 18 Action Group with an opportunity to:

- discuss alternative options for the Plot 18 design proposals with key stakeholders
- test their ideas with the other stakeholders
- identify common ground and agree potential enhancements to the current Plot 18 proposals

Key points from the discussion on the Plot 18 Action Group's Options

- 1. Option 4 – This was seen as not viable by NHHT due to the level of changes required**

Key issues

- a) For the GP surgery, having a prominent location – on Thurlow Street or directly viewed from Thurlow Street is a priority. The re-location to the rear of the residential block would prevent this visibility.
- b) Over 55's group not happy with their residential location in this option



- c) Would require full revision to the approved parameter plans for building extents, height and use. This would cause significant delay and incur excessive cost.
- d) Location of proposed medical centre falls where the current 57-76 Northchurch Block is located – the implication being that the building would have to wait until Northchurch residents are all re-housed prior to starting works on site. This would cause ca. 2 years delay.

Option 1 – This was seen as not viable by NHHT due to the level of changes required

There was little discussion on this option due to the same issues detailed at c) above.

Option 3

Key issues

- a) The increase in height to the middle residential block would impact on the central courtyard within the building, causing potential issues re. daylight levels to the proposed flats.
- b) Proposed 'chamfer' of smaller residential block would result in awkward flat layouts, and potentially reduce the number of family-sized homes.

Common ground

- The proposals align with the approved masterplan parameters

Further consideration would be required on:

- a) Impact of the change of mix of homes
- b) Quality testing the new homes within the revised Block 3
- c) Quality testing the homes within the revised Block 2

Option 2

Common ground:

- The proposals align with the approved masterplan parameters
- Possibility of pushing back Block 3 to provide more space to the west of the site
- Reduction in Block 3 provides space to plant new mature trees (10 years+)

Further consideration on:

- Impact of tree abutting the building needs to be looked at
- How possible it is to retain the existing trees
- Block 3 bulk and façade detail – to be sympathetic to the conservation area

Option assessment conclusion

Option 2 was seen as the option where there were elements that could be supported and the most common ground achieved.

Agreed actions

1. The Action Group to notify Caroline if they do not receive invites for the 12th March consultation
2. The materials presented at the event on the 12th March to detail how previous feedback has been incorporated into the current proposals.



3. Local residents to be consulted regarding choices of bricks/building materials – this will be later in the programme closer to works commencing on site.
4. New images based around the common ground on Block 3 agreed for option 2 will be presented at the 12 March consultation.
5. Images requested by the Action Group on the new shape and position of Block 3, as viewed from Aylesbury Road will be issued to the Action Group before 12th March
6. Notting Hill/HTA Architects to provide information to the Action Group regarding the size and type of trees that could be planted within an amended Option 2
7. Cllr Fleming to feedback to the Action Group regarding the proposals for a road layout and traffic review covering the conservation area, including possible traffic calming measures for Aylesbury Road.

**Mekor Newman
NewmanFrancis
4th March 2016**



