

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

New homes

116 new homes with 61 affordable - a mix of shared ownership and social rent

Community space

Stay and play and offices for Creation Trust

Over 55's Living

Independent living with a roof garden

A new library

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



Illustrative Masterplan of the regenerated Aylesbury

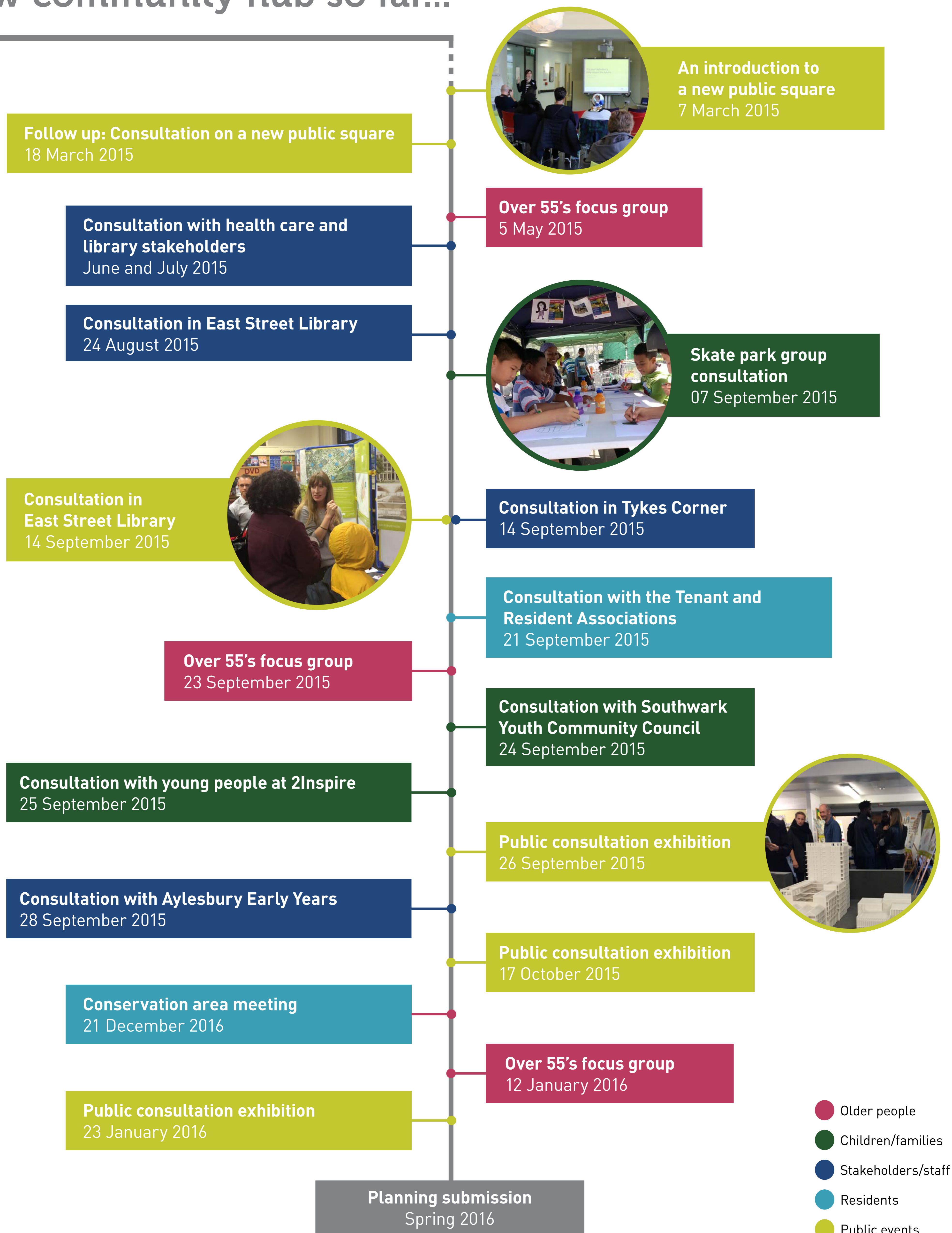


A community hub at the heart of the neighbourhood

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.

Consultation on the new community hub so far...





Early Years precedents



Artist's impression of the Early Years interior looking south west to roof terrace

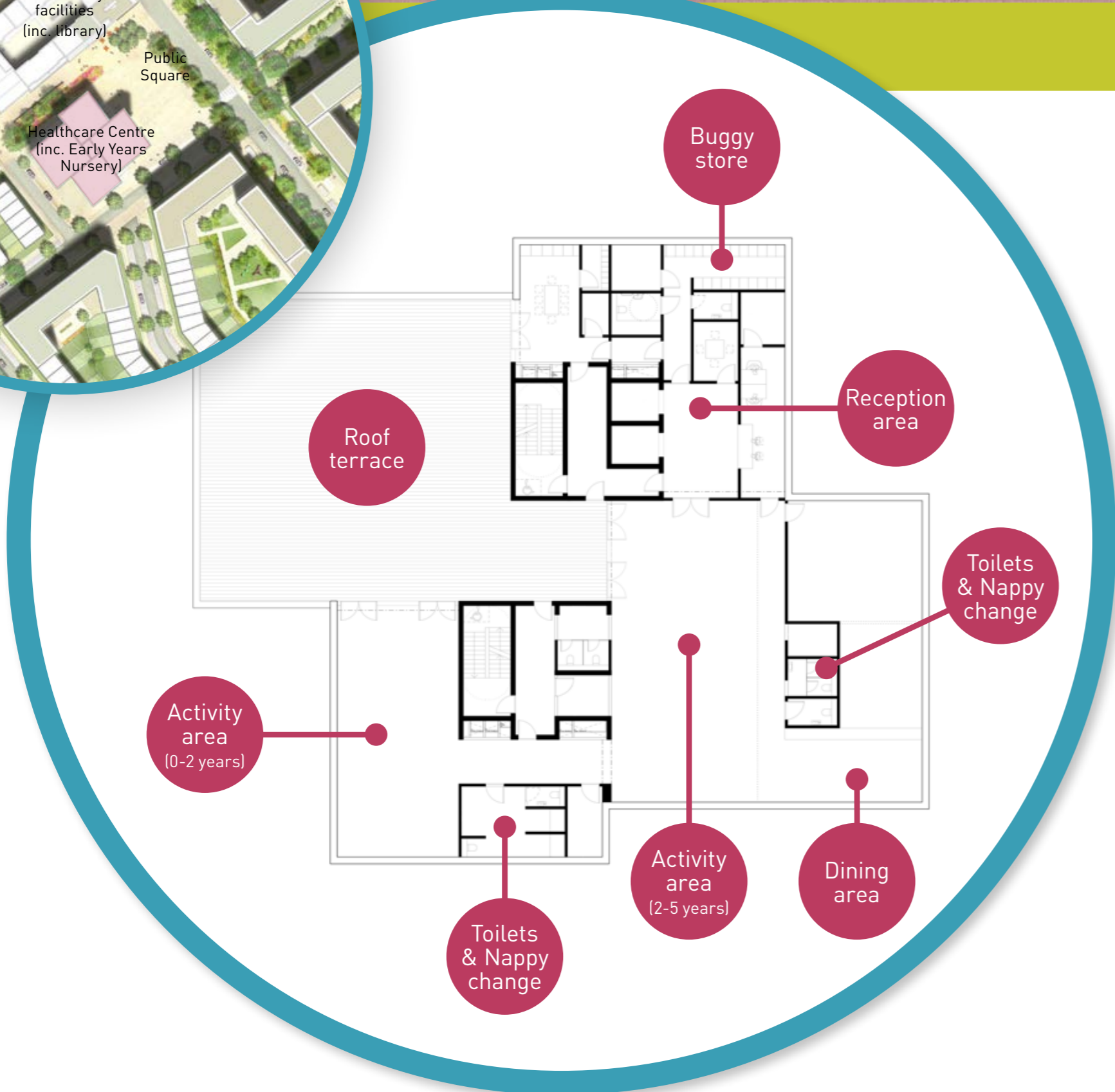
Tell us what you think...



Artist's impression of the Early Years interior reception

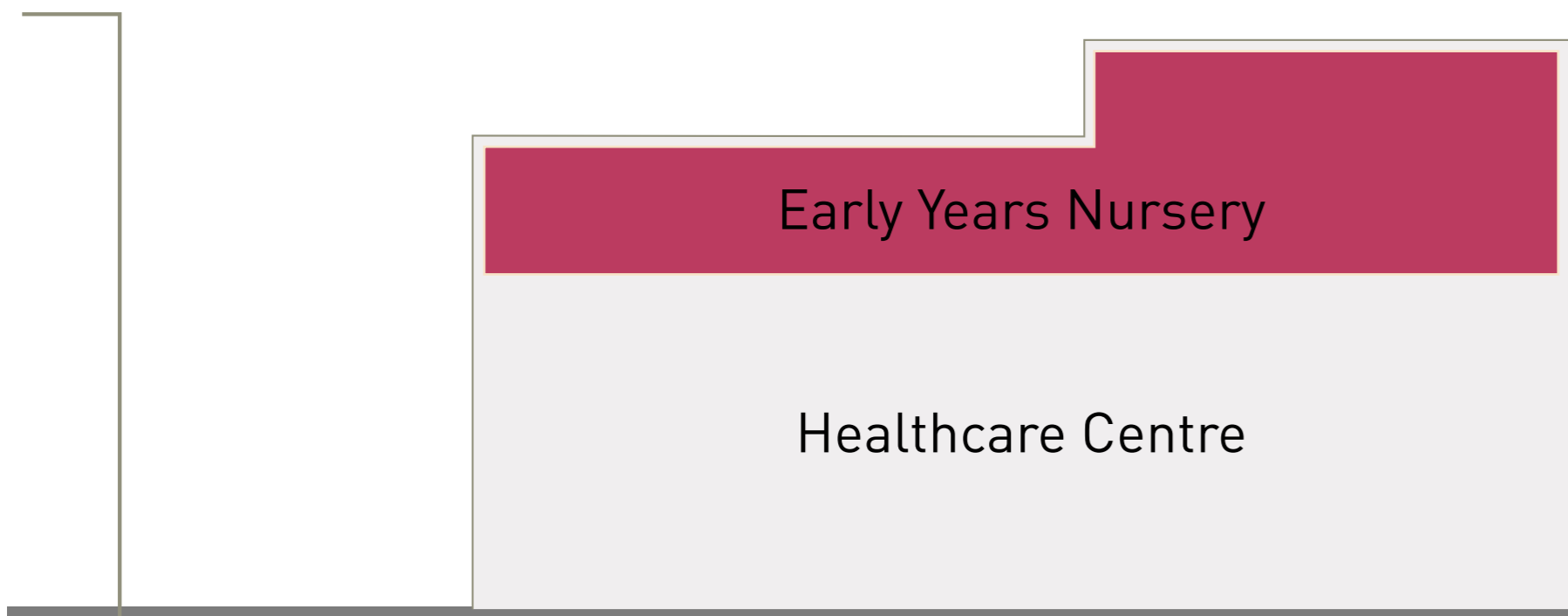


Artist's impression of the Early Years interior looking west over the conservation area



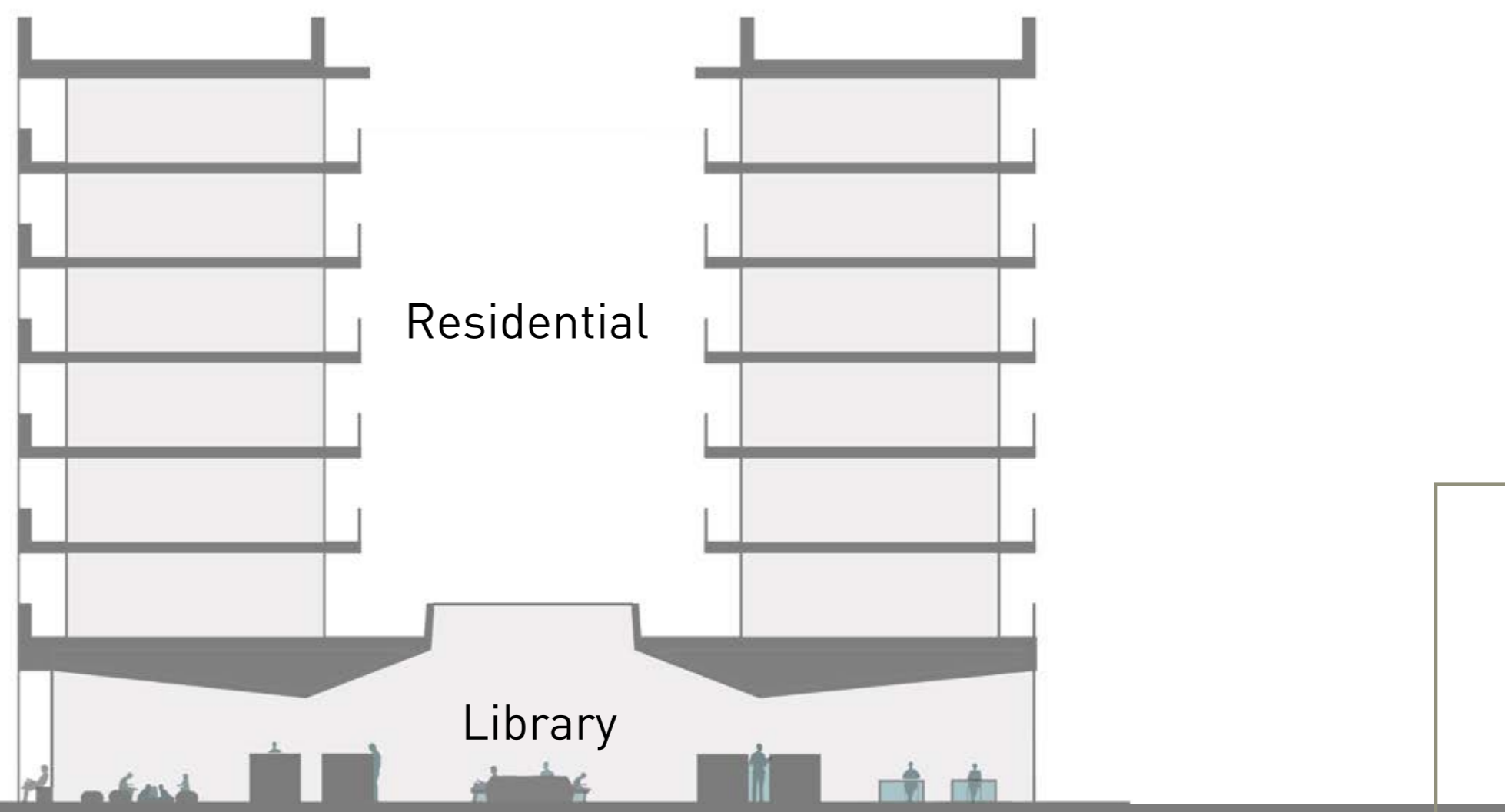
Early Years Nursery

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.



Cut through view from Thurlow Street

Square



North Building

Street



Artist's impression of the tall building with cafe at street level



Artist's impression of the over 55s block and the tower



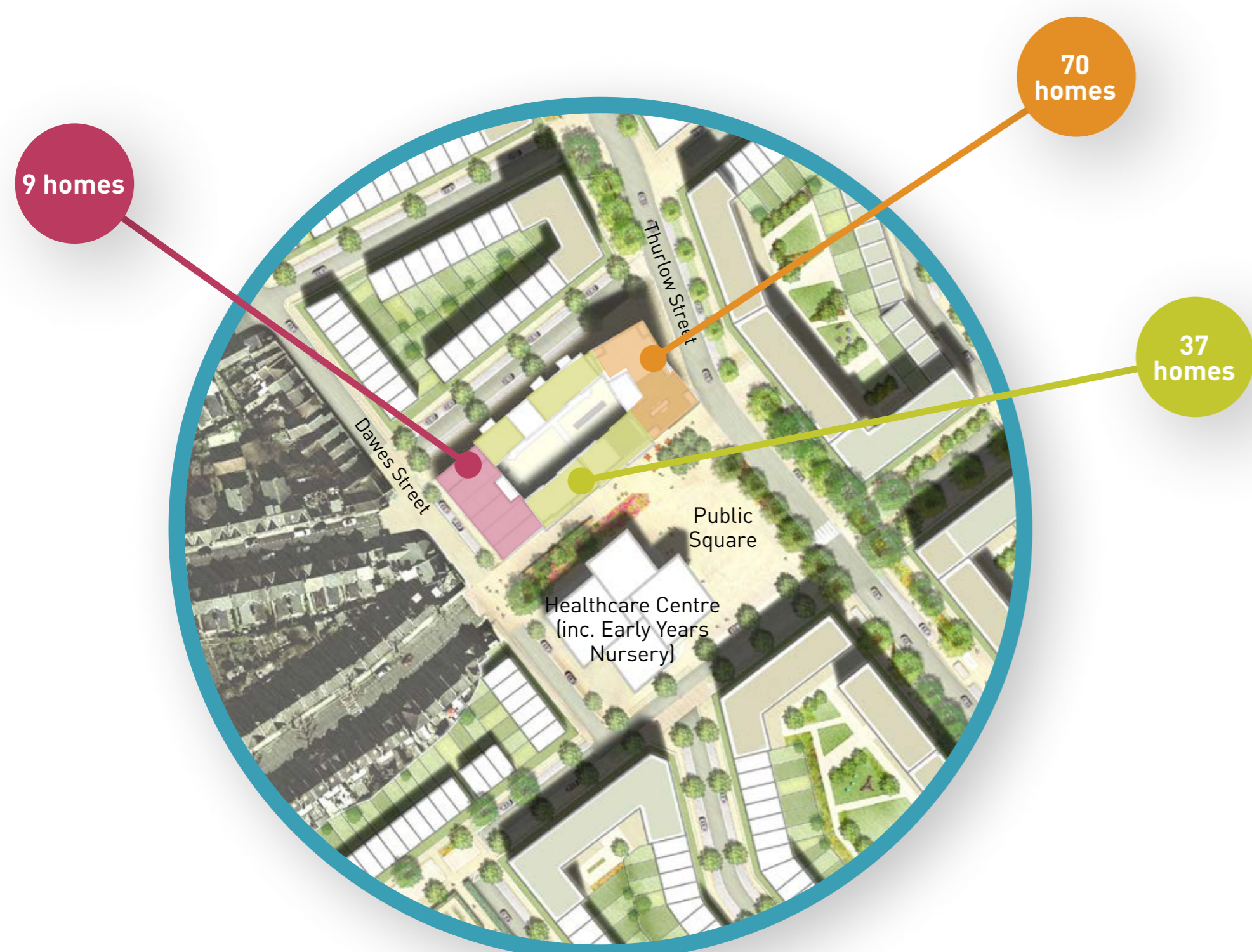
Artist's impression of the view from Merrow street



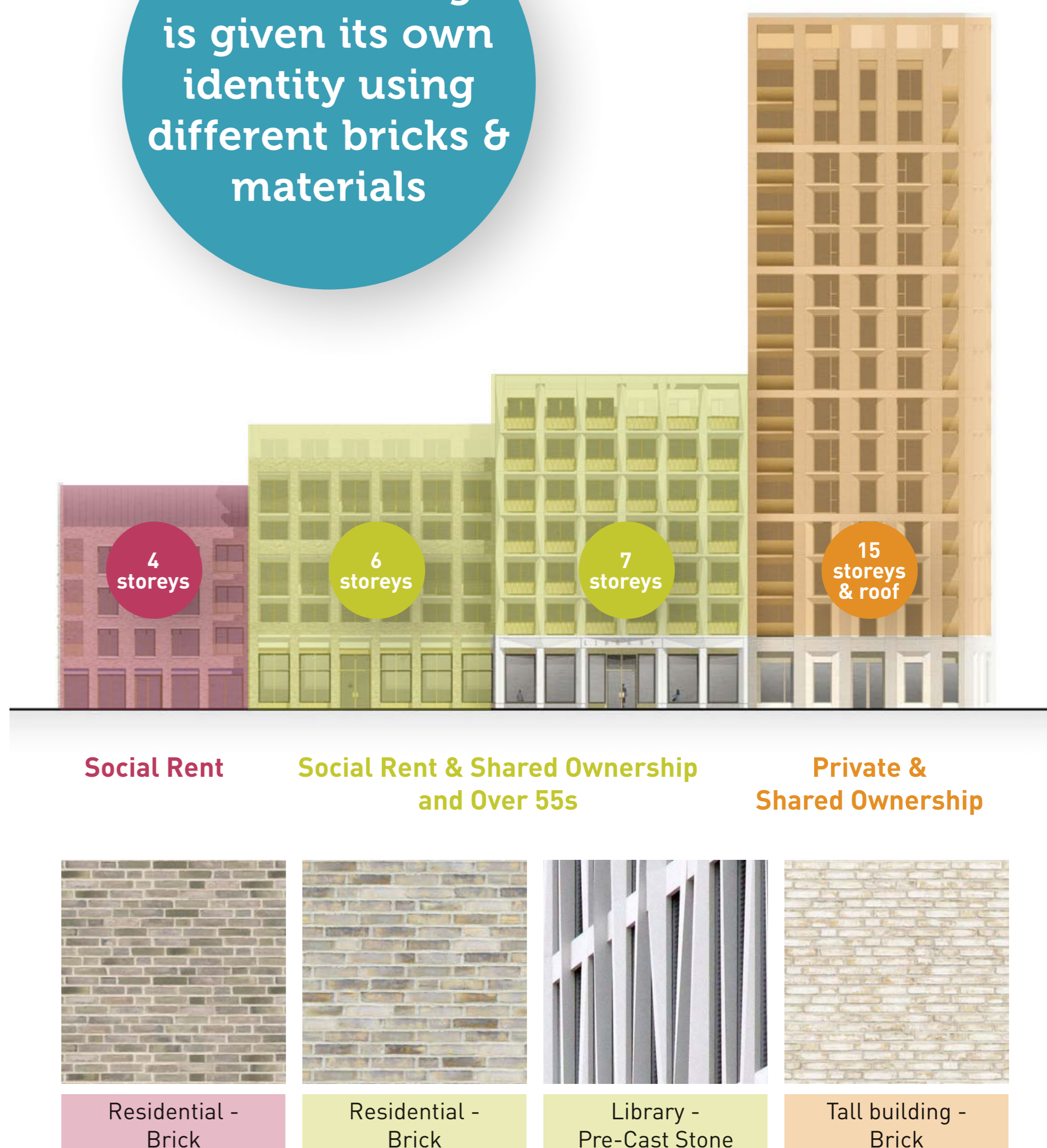
Artist's impression of the communal courtyard

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

You asked for sheltered places to sit



Planting softens the square while trees provide shade over seating

How the square might look at night with low level lighting



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



Trees and planting protect the square from Thurlow Street

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



Paving cubes laid in 'Venetian Fan' pattern



Varied sizes of paving



Changing in levels



Play areas



Raised planters with edges you can sit on



Seating within contained areas

Aerial artist's impression of the public square



How do you want to use your new public square?

What will the new public square feel like?

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.



Games



Outdoor library



Dancing



Water fun

Artist's impression of children's play and seating under retained trees



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

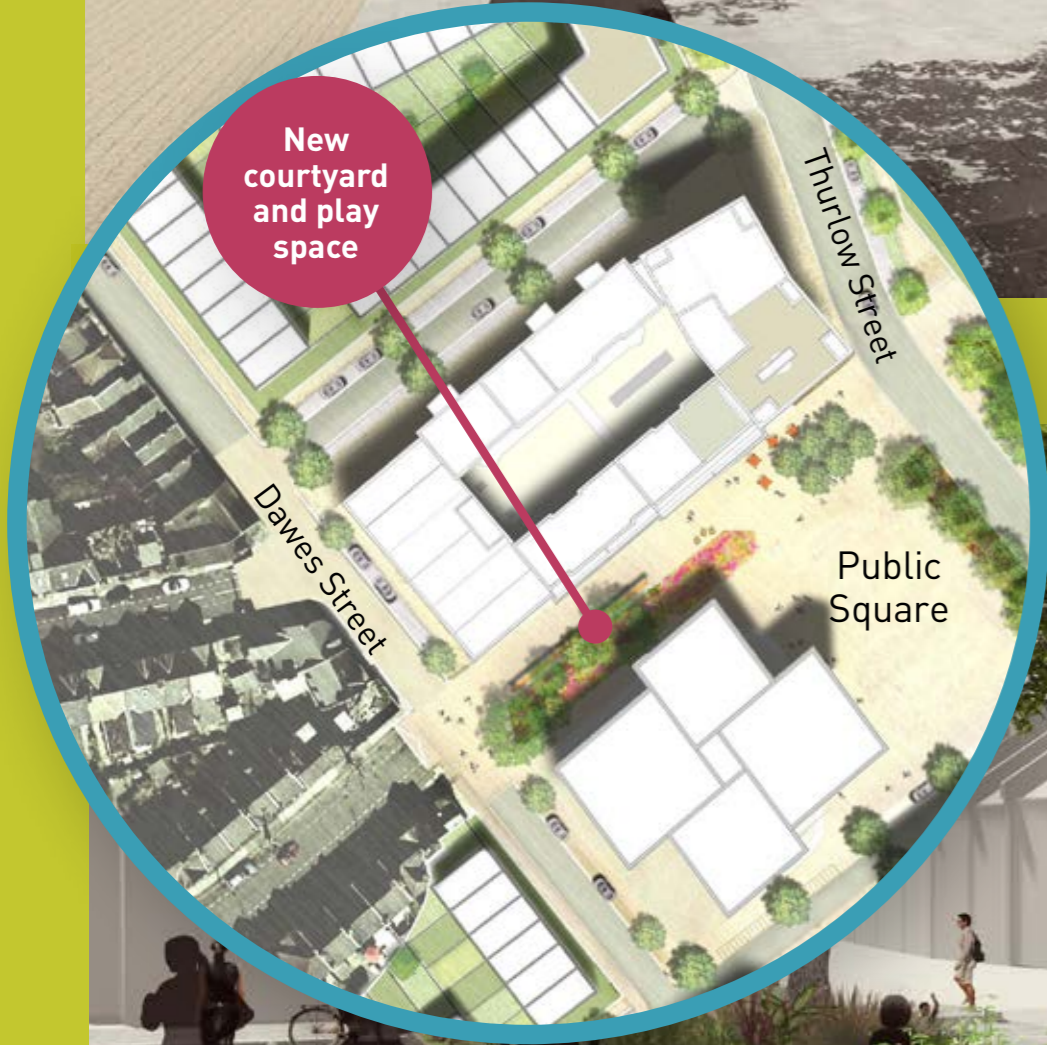
Artist's impression of the view from the conservation area to the public square



Places to sit alone or in small groups



Artist's impression of the new public space linking the conservation area to the new public square



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.



Public seating



Water feature in the square



Play feature

Existing typical plans

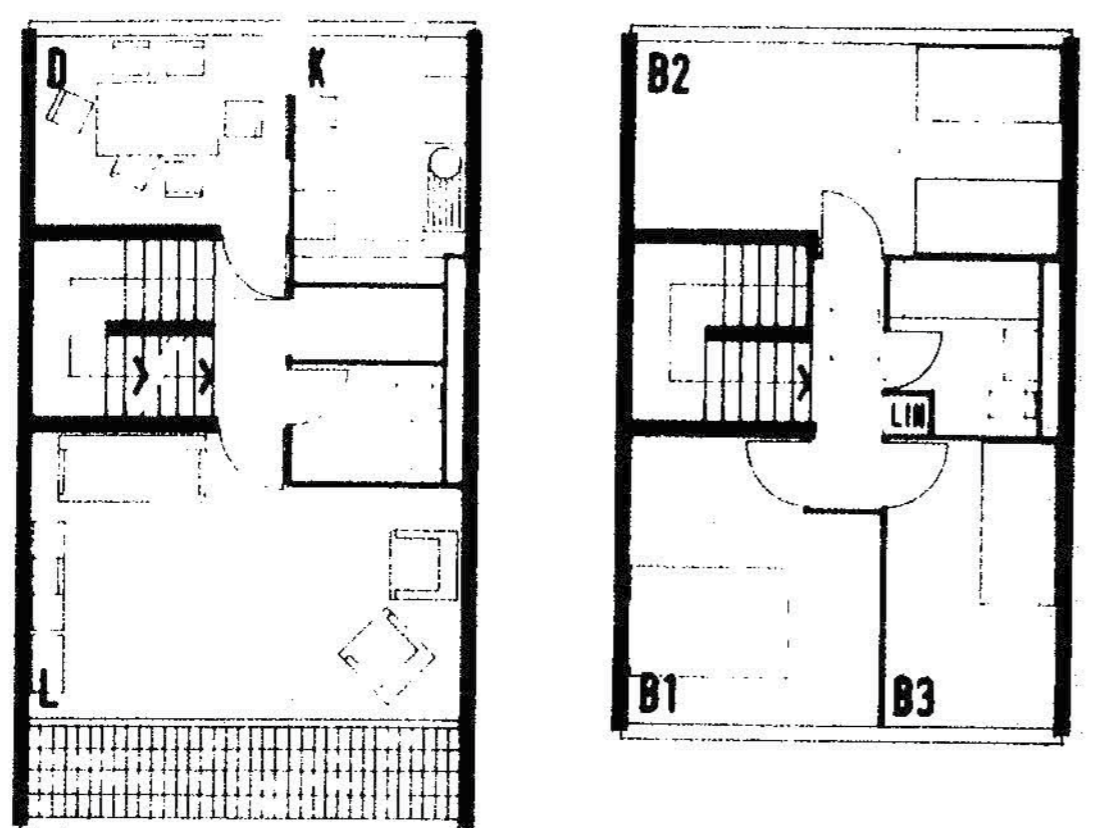
- Generally smaller floor areas than proposed dwellings
- All have separate kitchen/dining from living room
- Lack of storage
- Access from walkway
- Unreliable heating, poorly insulated and old windows
- In some cases no private open space
- Poor unheated circulation with single lifts in tall buildings

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

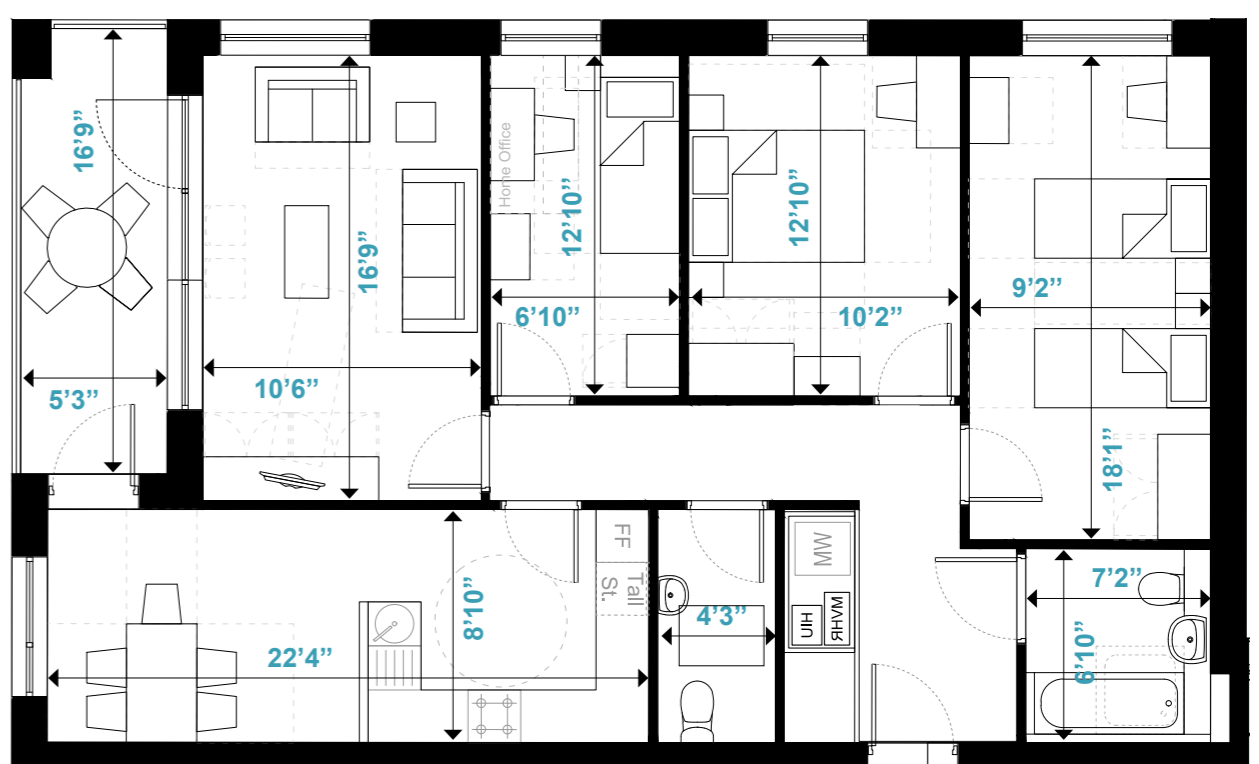
3 Bed Family Flat (social rent)

Existing 3 Bed Dwelling: 91 SqM



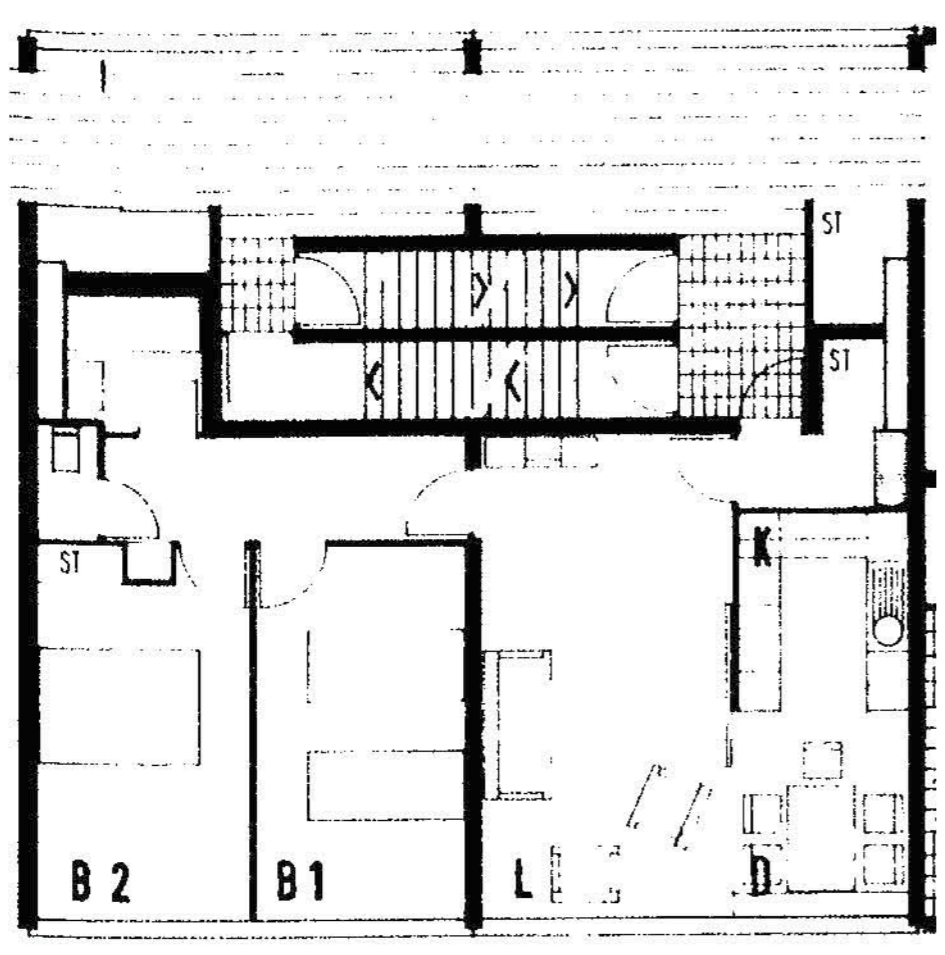
Not to scale

Proposed 3 Bed Dwelling: Min. 94 SqM

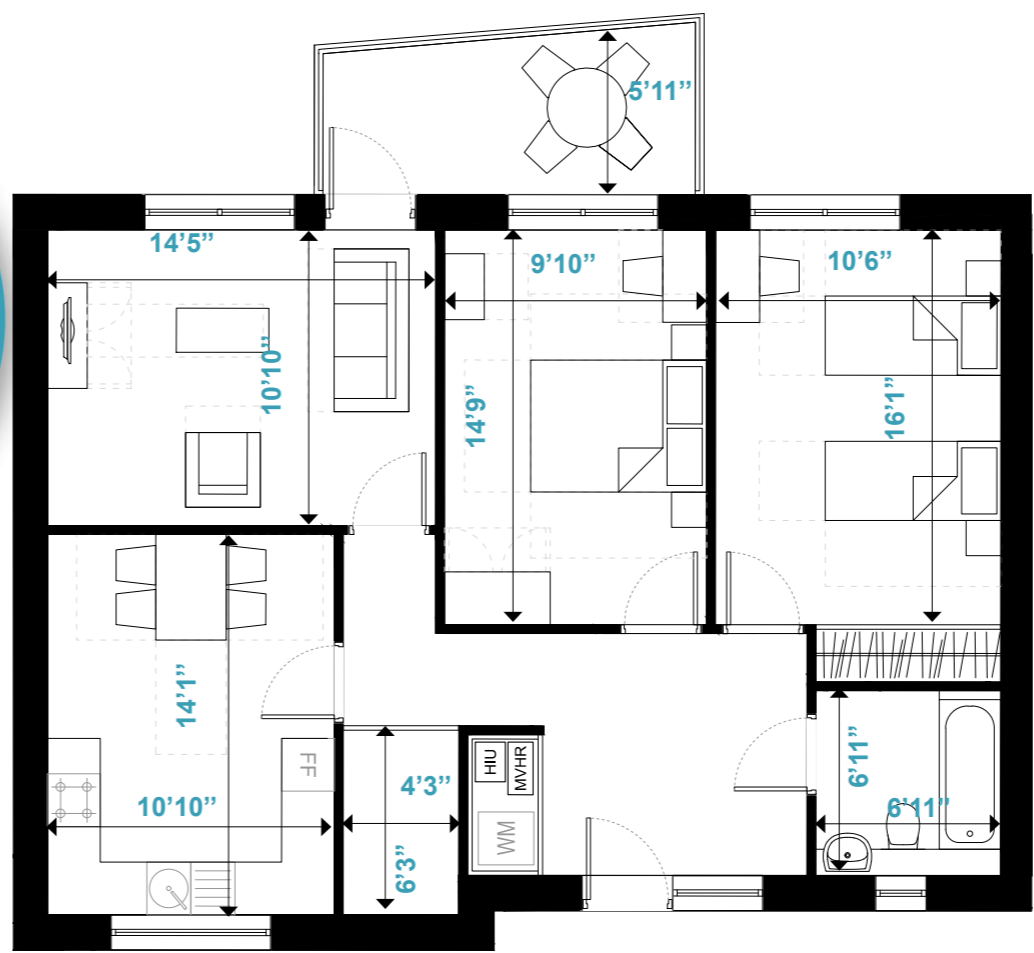


2 Bed Flat (social rent)

Existing 2 Bed Dwelling: 71 SqM

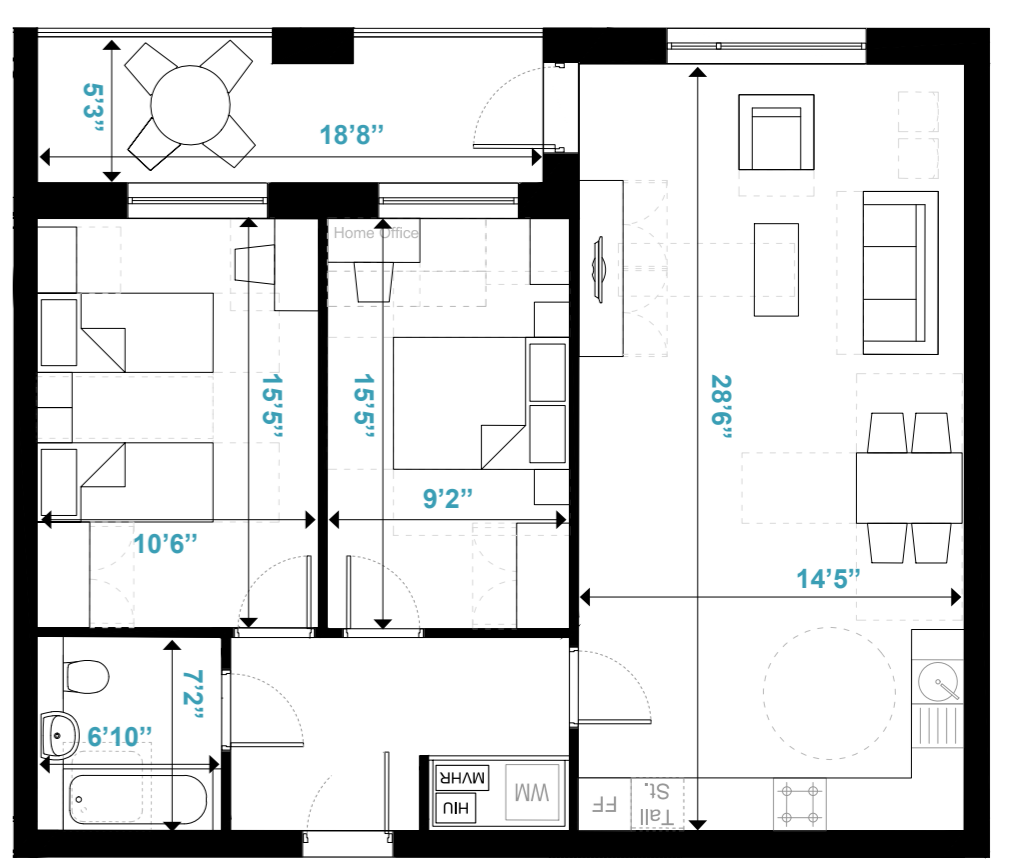


Proposed 2 Bed Dwelling: 81 SqM



SEPARATE KITCHEN

COMBINED KITCHEN/ LIVING



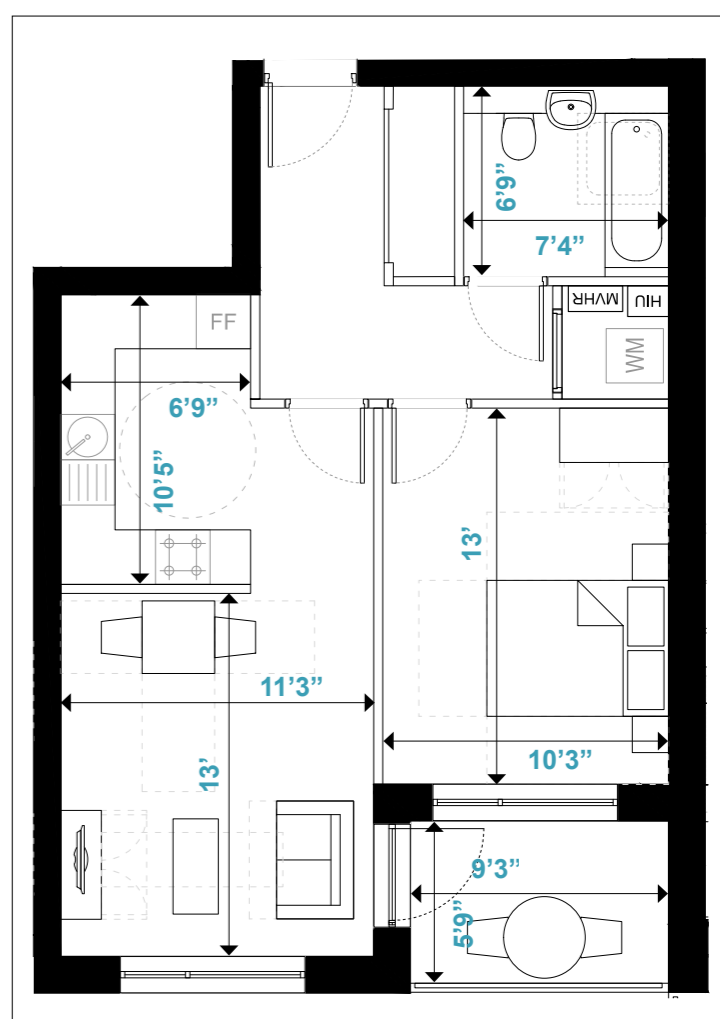
1 Bed Wheelchair Flat

Proposed 1 Bed W/C Dwelling: 71 SqM



1 Bed Flat (shared ownership)

Proposed 1 Bed Dwelling: Min. 50 SqM





What next?

Planning
application
submitted
Spring 2016

Work starts
on the new
public square
2016

New library
complete
End of 2018

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



Previous public square consultation

For more information please contact us on:



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