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

**New homes**
122 new homes with 50% 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.

**Cafe and retail**
A cafe, pharmacy and other retail.

**A new library**
Larger than the existing East Street library.

**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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Over 55’s Living
Independent living with a roof garden

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

A neighbourhood square for the whole community
- Shaded seating
- Existing trees provide shelter from Thurlow Street
- Cycle parking
- Changing levels and materials
- A space for local activities
The next stage of regeneration will create a new neighbourhood hub with community facilities:

- New Health Centre
- New GP surgery
- New library
- New Early Years Nursery
- New pharmacy
- New café

New community facilities for Walworth delivered early in the regeneration.
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.

A community hub at the heart of the neighbourhood
Consultation on the new community hub so far...

Follow up: Consultation on a new public square
18 March 2015

Over 55’s focus group
5 May 2015

Consultation with health care and library stakeholders
June and July 2015

Consultation in East Street Library
24 August 2015

Consultation in East Street Library
14 September 2015

Skate park group consultation
07 September 2015

Over 55’s focus group
23 September 2015

Consultation in Tykes Corner
14 September 2015

Consultation with the 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
23 January 2016

Consultation with Aylesbury Early Years
28 September 2015

Conservation area meeting
21 December 2016

Consultation with young people at 2Inspire
25 September 2015

Public consultation exhibition
17 October 2015

Public consultation exhibition
12 January 2016

Consultation with library stakeholders
26 February 2016

Over 55’s focus group
7 March 2016

Over 55’s focus group
5 May 2015

Over 55’s focus group
23 September 2015

Consultation with Aylesbury Early Years
28 September 2015

Consultation with healthcare & early years stakeholders
February 2016

Resident’s workshop
3 March 2016

Public consultation exhibition
12 March 2016

Planning submission
Spring 2016

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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.
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.
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 also house community facilities.

East Street library will remain open until this new library service opens to the public.
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. Skylight
8. Meeting rooms
9. Creation Trust offices
10. Stay and Play zone

Multi-use space where different classes and workshops can be hosted

A quiet place to do homework

A place for small children to read and play

Facilities to print, photocopy and scan

Meeting rooms that can be booked by anyone

Somewhere for group study sessions

Free wi-fi
Over 55’s accommodation and living

- Full width balcony
- All bedrooms fit a double bed
- Dual aspect
- Flexible 2nd bedroom/study

What you’ve told us:
- Best use of sunlight
- More storage
- Sense of community
- Deeper balcony

Roof Garden
- Hard landscaping
- Raised beds
- Shed for tools

Library
Residential
Square
North Building
Street

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Notting Hill Housing

Southwark Council
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.

**New homes for all**

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

- **Social Rent**
- **Over 55s – Social Rent & Shared Ownership**
- **Private & Shared Ownership**

What the materials might look like:

- **Residential – Brick**
- **Library – Pre-Cast Stone**
- **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

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

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.
Places to sit alone or in small groups

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

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.
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.

You asked for there to be more breathing space between the new buildings and the conservation area.
The public square offers both sheltered places to sit and open spaces for activities.

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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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/

For more information please contact us on:

Call us  
020 3815 0144

Email us  
aylesbury@nhhg.org.uk

Visit our website  
aylesburynow.london
Hoardings

Noting 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 256-299 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.