

Introducing the Phase 2 design team

The next stage of the Aylesbury regeneration is the area to the east of Thurlow Street. Also known as Phase 2 it covers the part of the estate currently occupied by the two Wendover blocks, Wolverton, Winslow, Padbury, Ravenstone and Foxcote blocks as well as Brockley House.

Notting Hill Housing has commissioned a new design team for this phase to increase the opportunities for differences in architecture making up the new neighbourhood.

Welcome!

Maccleanor Lavington

Maccleanor Lavington's aspirations as architects and urban designers are to integrate new projects into the wider community and to work with the character of the local area, both culturally and architecturally.

We enjoy incorporating our designs with successful parts of the existing urban fabric such as surrounding streets and neighbouring parks. We

very much believe in creating familiar but high quality places to live and work with sensitively designed architecture, enduring amenity space and integrated public realm.

Our recent work includes Accordia housing, Cambridge, William Street Quarter, Barking and Masterplanning for the Olympic Legacy Communities Masterplan project.



East

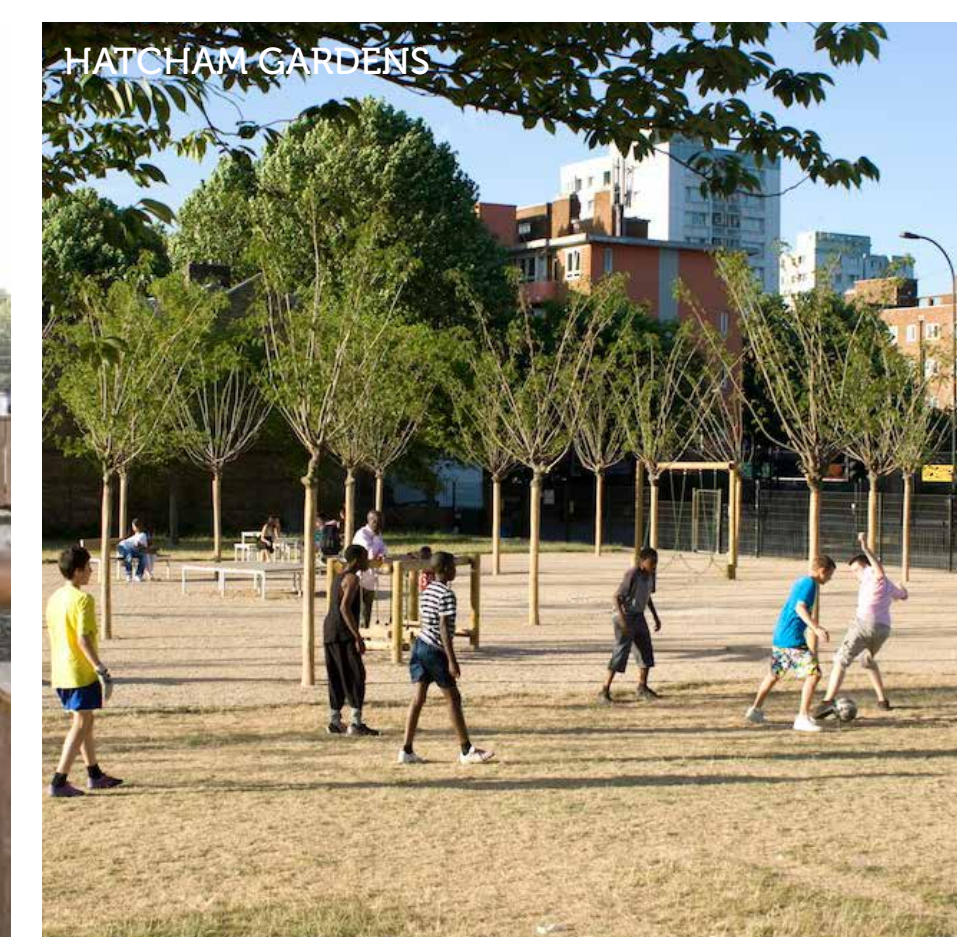
East are interested in places, uses and the way they come about. By places we mean cities, spaces within them, buildings, and landscapes. We concentrate on projects of public relevance and have a close understanding of urban change.

Our work has come to be internationally recognised for a patient and innovative role in adjusting and improving places and how they are used.

We are interested in developing places so that they knit into the wider city

through close dialogue with users and through carefully designed consultation processes.

Recent projects carried out by East include new public realm spaces in Hackney Wick, Brent, Haringey and Waltham Forest and Newham. At Hackney Wick and Newham these have been designed alongside larger housing projects; designed by groups of architects, including East.



AYLESBURY NOW

Notting Hill
Housing

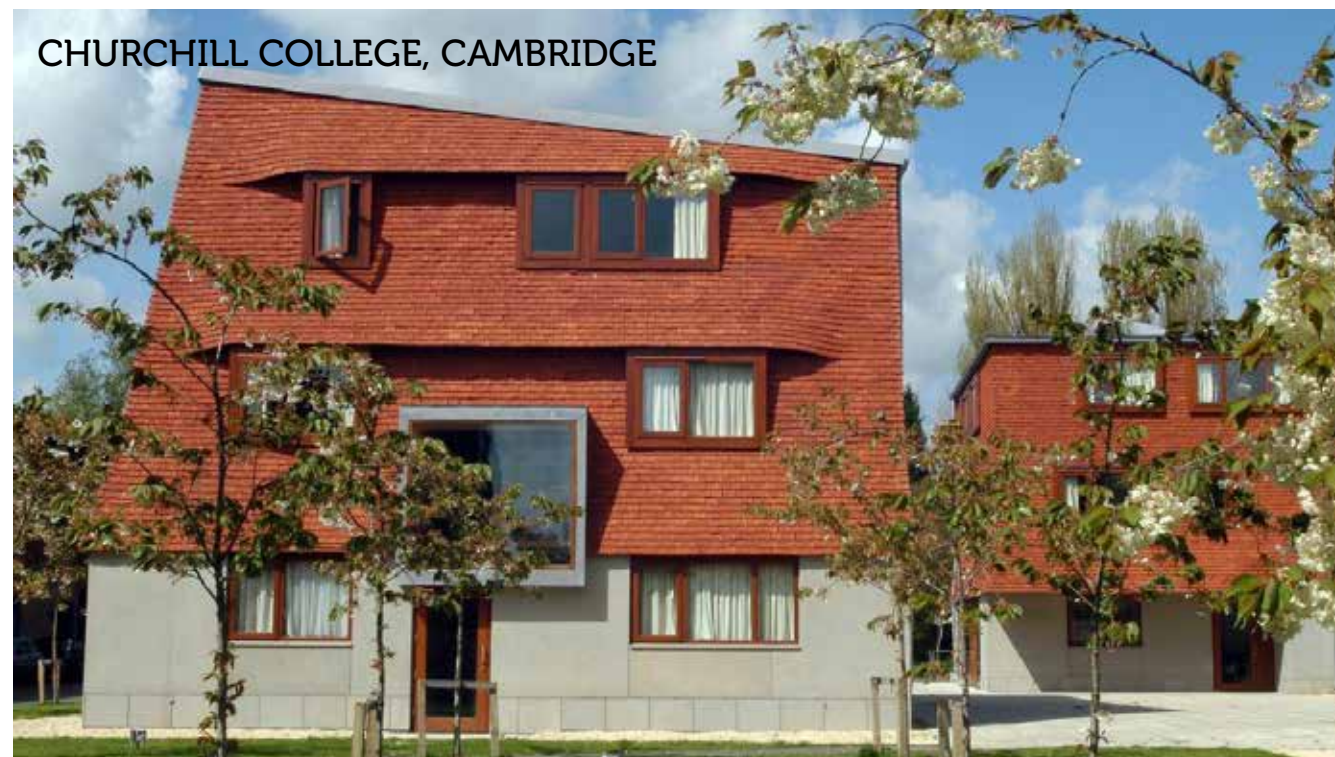
Southwark
Council

Cottrell and Vermeulan

Cottrell & Vermeulen Architecture has worked with many different clients, from small community groups through to central government. We have designed of educational facilities, community centres, residential schemes and projects for museums, churches and galleries, and our expertise includes new build projects, landscape design and masterplanning.

No matter what the scale of our projects, our work is characterised by an extensive collaboration process through workshops and consultations with both clients and users. Using an investigative approach and an open mind, our resulting work provides individual, provocative, inspiring and practical responses to clients' ambitions and surrounding contexts.

We design longevity, adaptability and robustness into our buildings. And, we consider the construction along with the use and maintenance of a building throughout its lifetime.



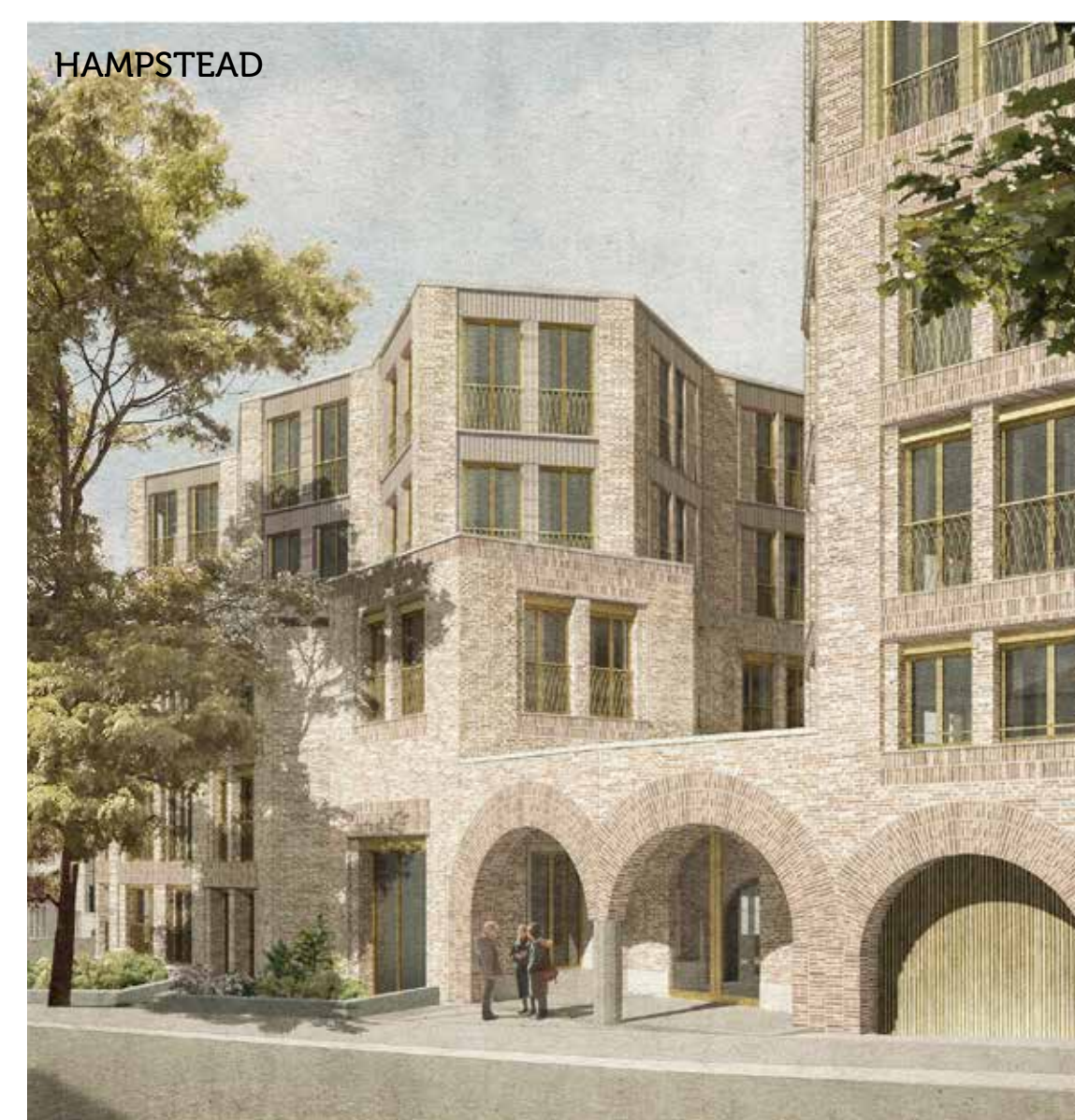
Sergison Bates

Sergison Bates is to create places and buildings of standout architectural value and sustainability (both social and environmental).

Our Partners take an active role and are committed to cultivating a strong working relationship with clients and stakeholders.

Over the years we have developed particular expertise in residential

projects for public and private sector clients, including mixed tenure housing, affordable housing, assisted living apartments and care homes in the UK and mainland Europe. We are ideally suited to help in the creation of an inclusive, socially and environmentally sustainable and innovatively designed new development knitted sensitively into the existing area.



Haworth Tompkins

Haworth Tompkins Architects are committed to the art of making beautiful sustainable buildings.

We have carried out a range of residential projects throughout the UK, including the Iroko Housing project on the South Bank, Alliance House in Stoke Newington, our work at Liverpool One, the Athlete's Village and our Peabody Avenue Project in Pimlico.

We promote an inclusive and active approach to our projects and welcome

input from local residents, businesses and other organisations.

Our work is often in historic or sensitive urban areas, where we try to reconcile issues of new development and regeneration with the need to respect the setting and create continuity. This has involved us in extensive consultation with residents and neighbours, Planning and Conservation Officers, as well as with Heritage bodies and CABE at the highest level.

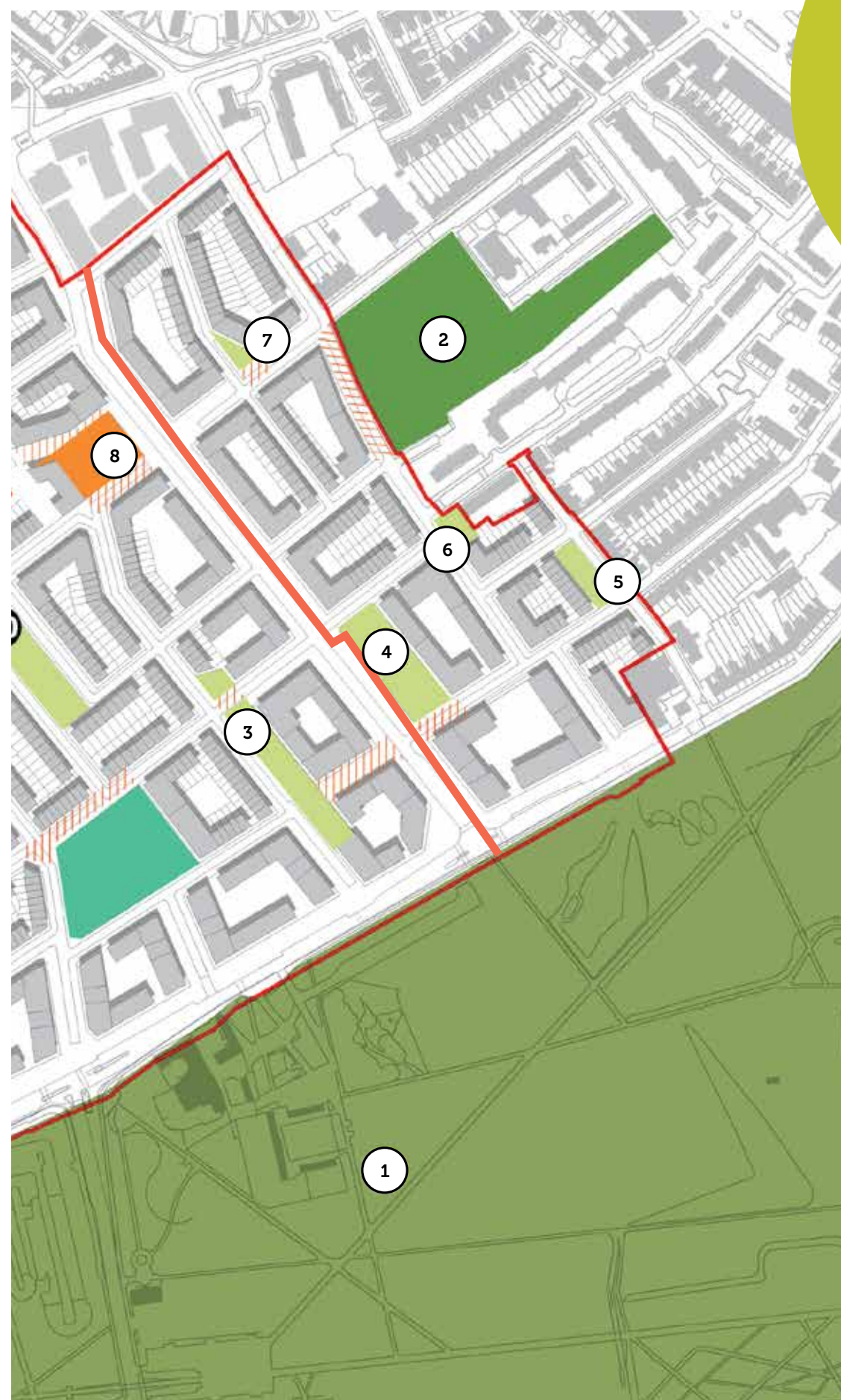


The Approved Outline Masterplan Explained

In August 2015 an outline masterplan was granted planning approval.

These are the principles of that masterplan that will be used in the detailed designs for Phase 2.

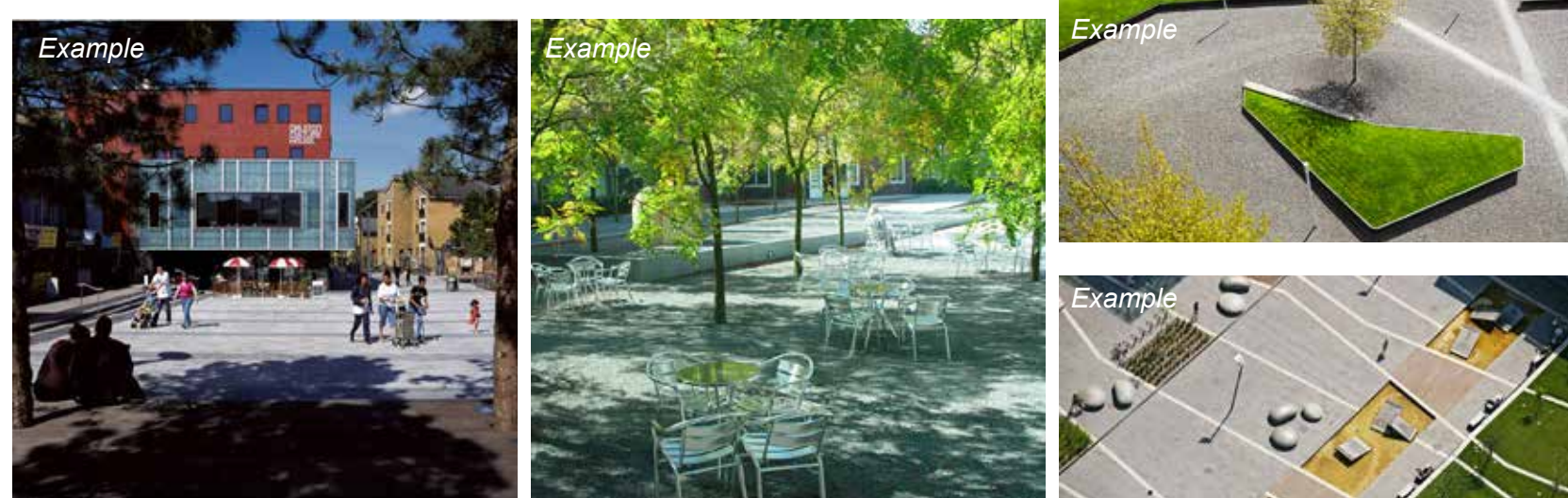
PUBLIC OPEN SPACE



Play space, green streets & open spaces

- DISTRICT PLAY:
- 1. BURGESS PARK
- SMALL OPEN SPACES (EXISTING)
- 2. SURREY SQUARE PARK
- POCKET PARKS (PROPOSED)
- 3. PLANES PARK
- 4. THURLOW PARK
- 5. BAGSHOT PARK
- 6. KINGLAKE PARK
- 7. ALSACE PARK
- CIVIC SPACES (PROPOSED)
- 8. AYLESBURY SQUARE

CIVIC SPACES



SMALL OPEN SPACES AND POCKET PARKS



PLAY STRATEGY



NEIGHBOURHOOD PLAY SPACE



LOCAL PLAY SPACE



YOUTH SPACE



DOORSTEP PLAY



GREEN STREETS AND LINKS: LANDSCAPE STRATEGY



- GREEN LINKS
- GREEN STREETS
- COMMUNITY SPINE
- NON ADOPTED OPEN SPACE
- DESIGNATED OPEN SPACE
- CIVIC (ADOPTED) OPEN SPACE



GREEN STREETS AND LINKS

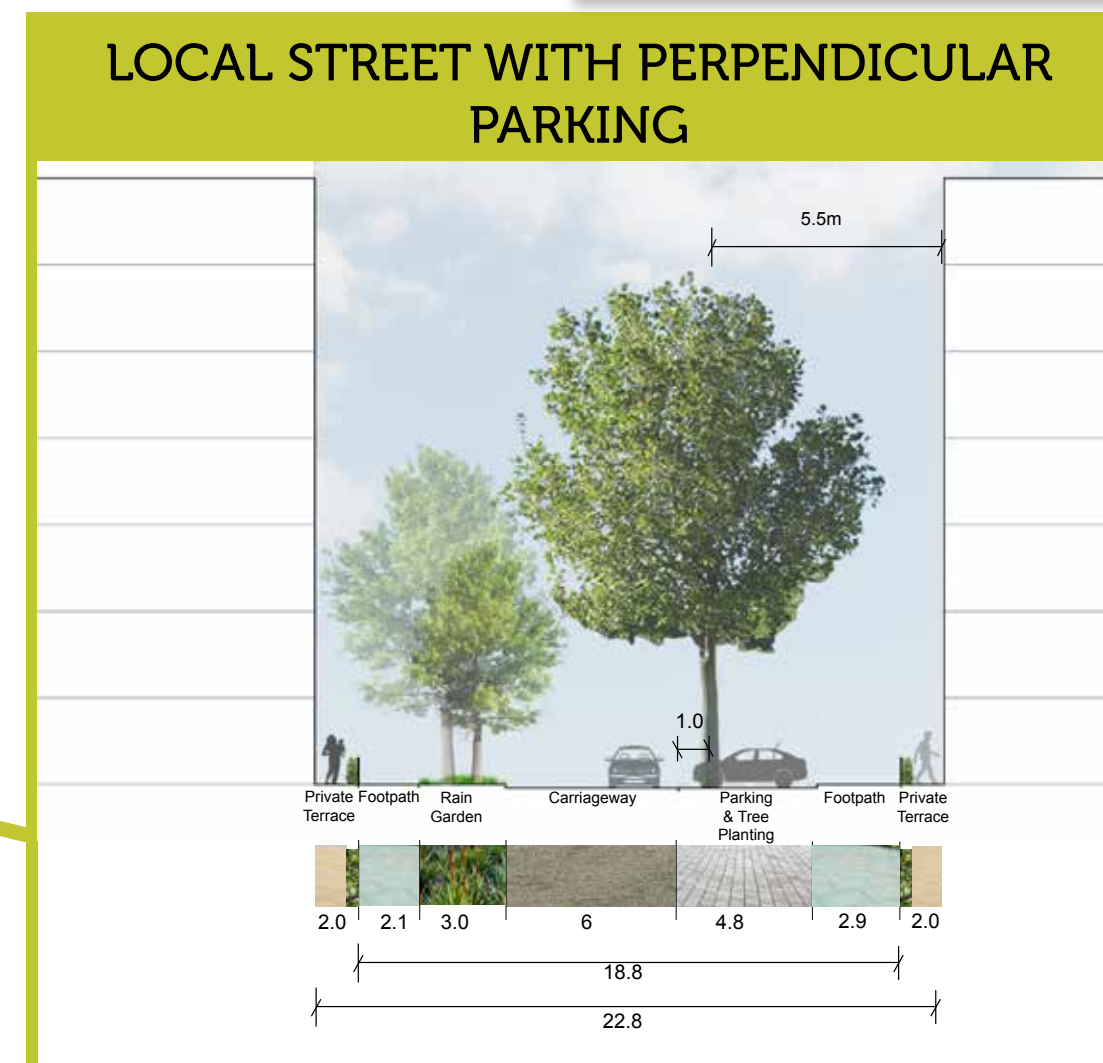
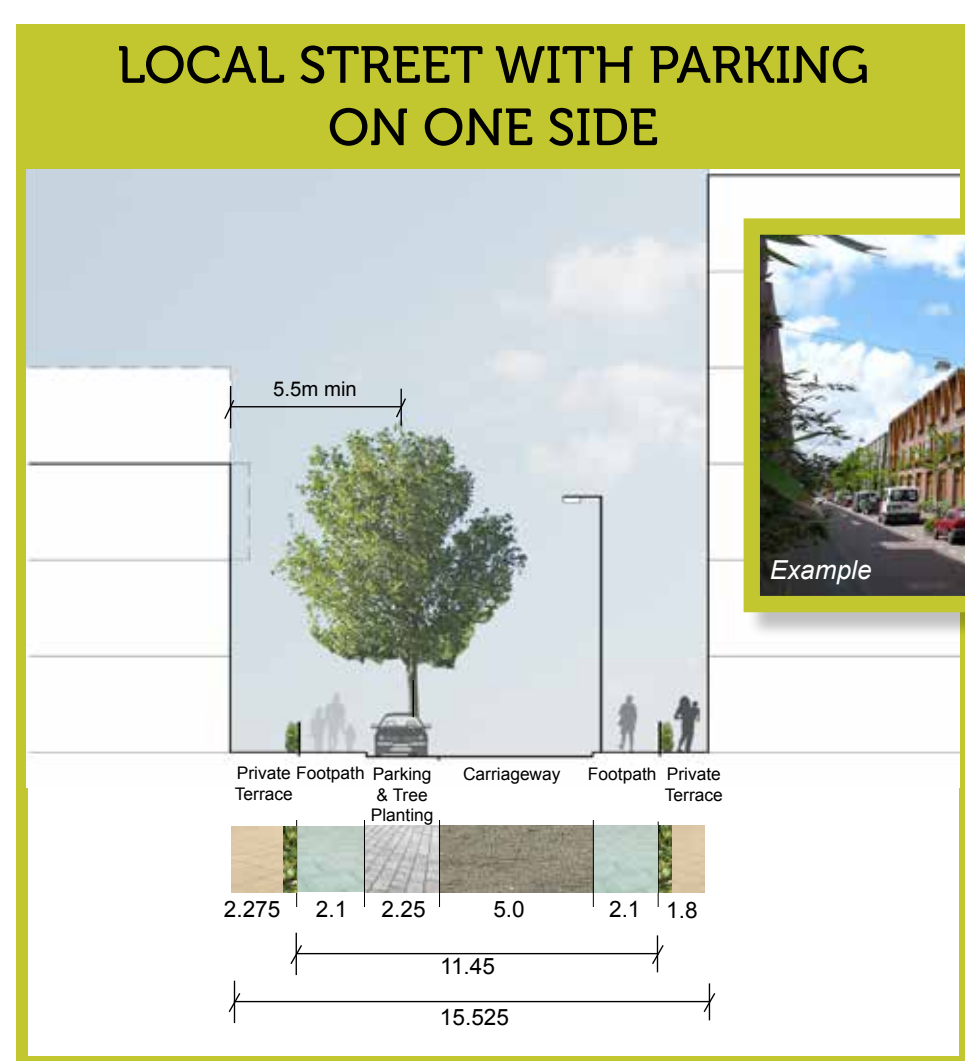
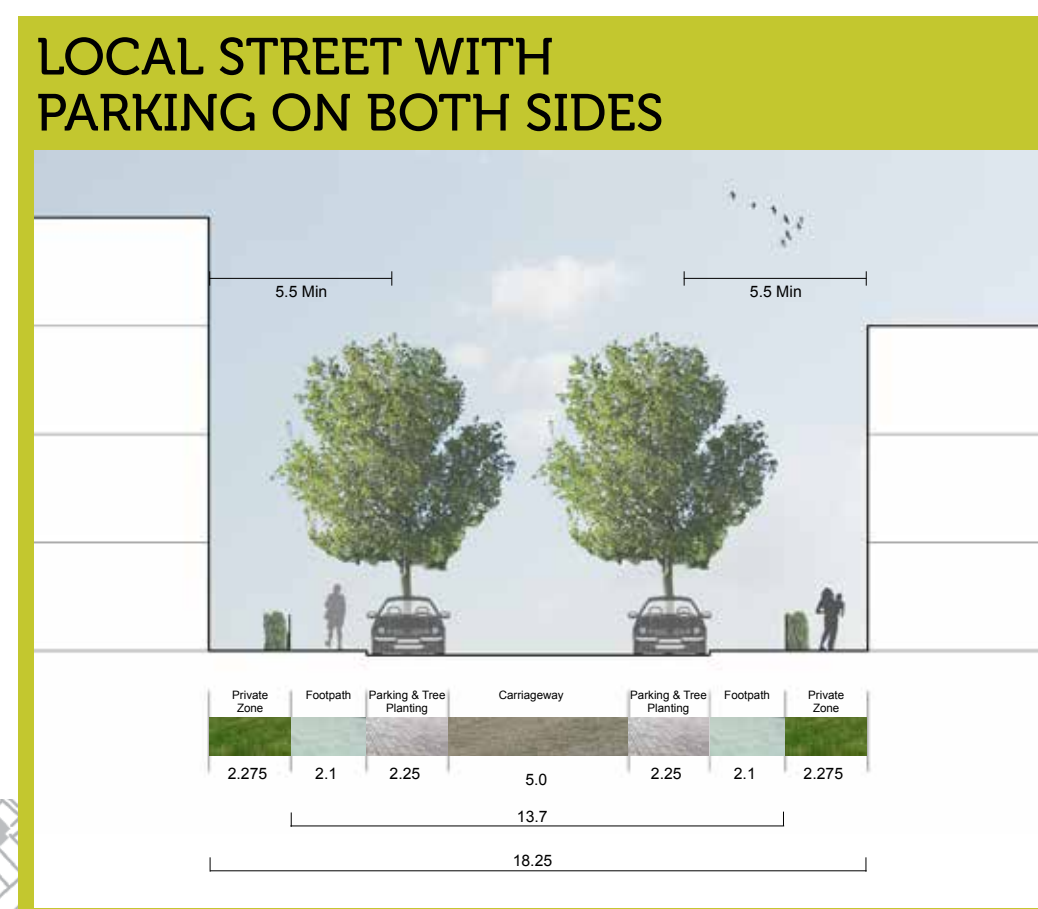
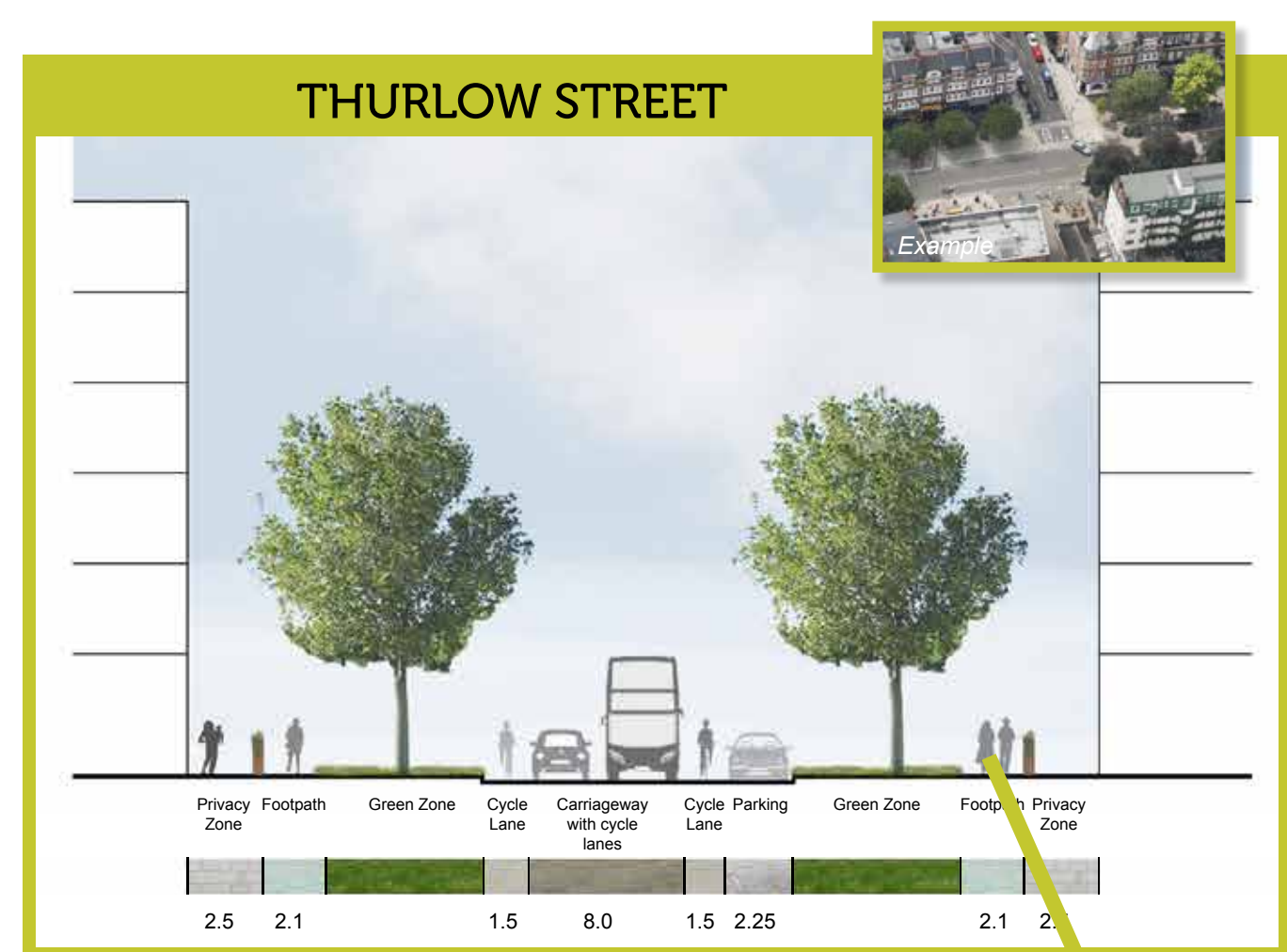


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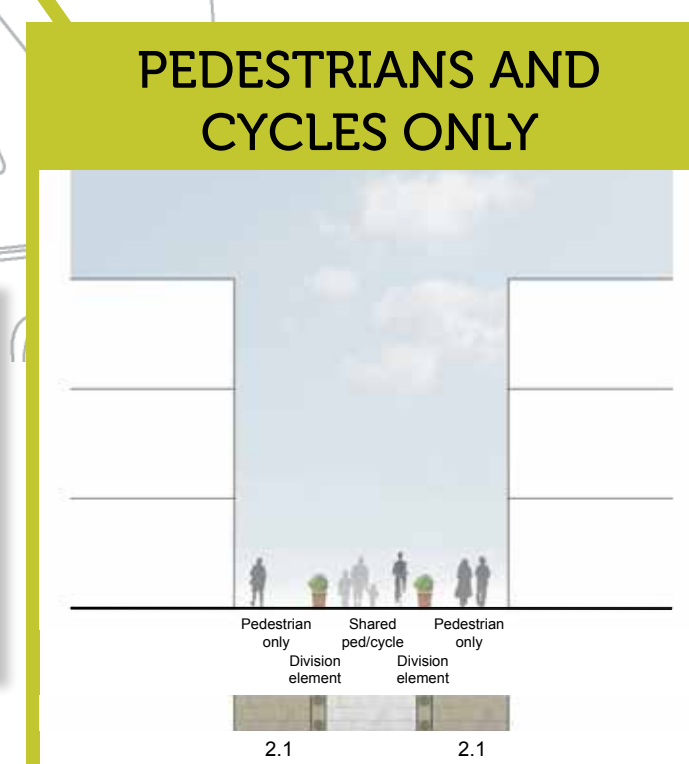
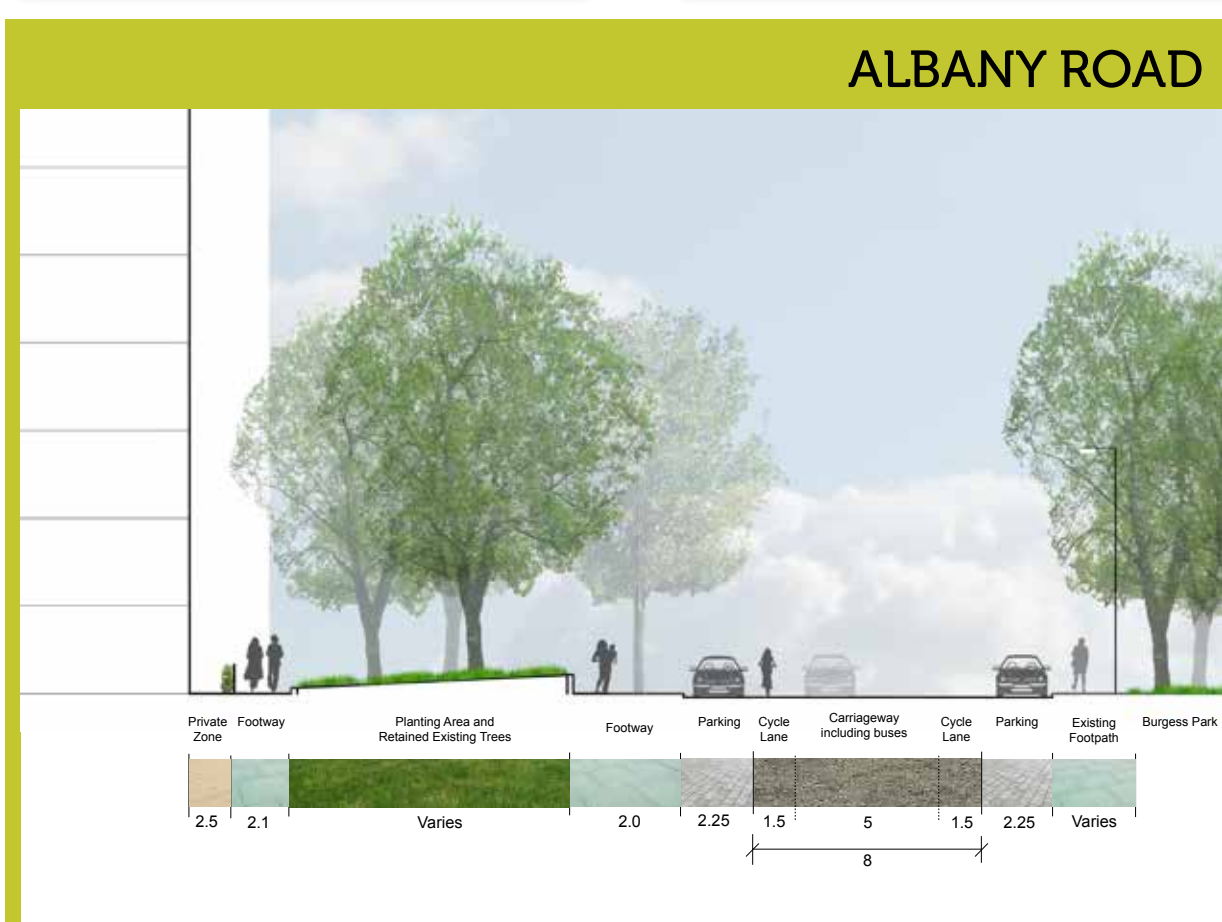
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Streets and cycling



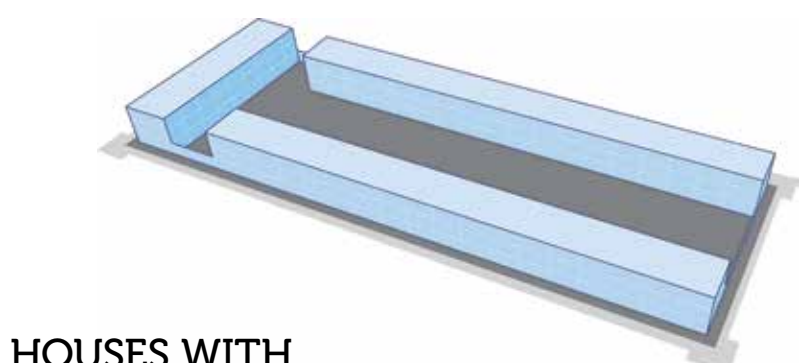
- Thurlow Street
- Albany Road
- Local streets with parallel parking
- Local streets with perpendicular parking
- Pedestrian and cycle only
- Shared surface



The Approved Outline Masterplan Explained

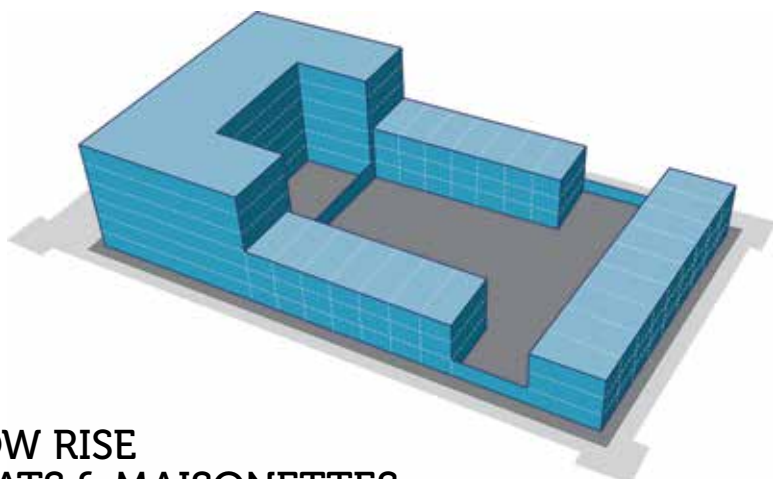
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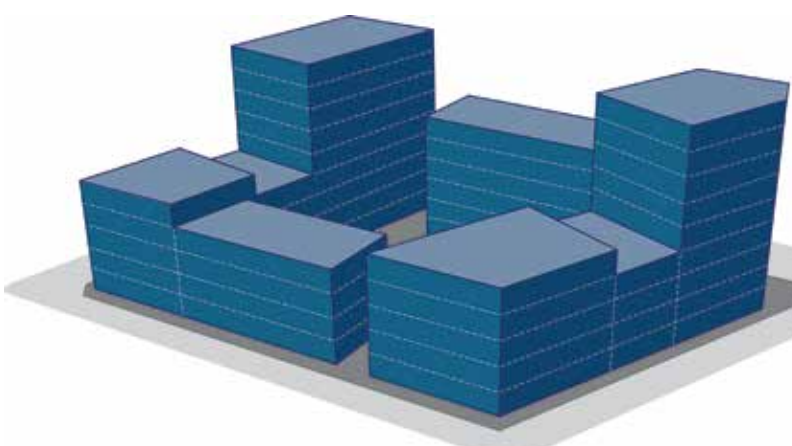
HOUSES WITH BACK GARDENS

Building Types
Mostly houses but occasionally blocks of flats of no more than 4 storeys
Outdoor Space
Private back gardens for houses. If flats or maisonettes are included they will have an internal private courtyard as amenity space
Height
2 - 4 storeys
Parking
On-street



LOW RISE FLATS & MAISONETTES

Building Types
A mix of maisonettes, flats and houses
Outdoor Space
Private back gardens for houses and private internal courtyards to the flats; maisonettes can have either option
Heights
2 - 8 storeys
Parking
On-street

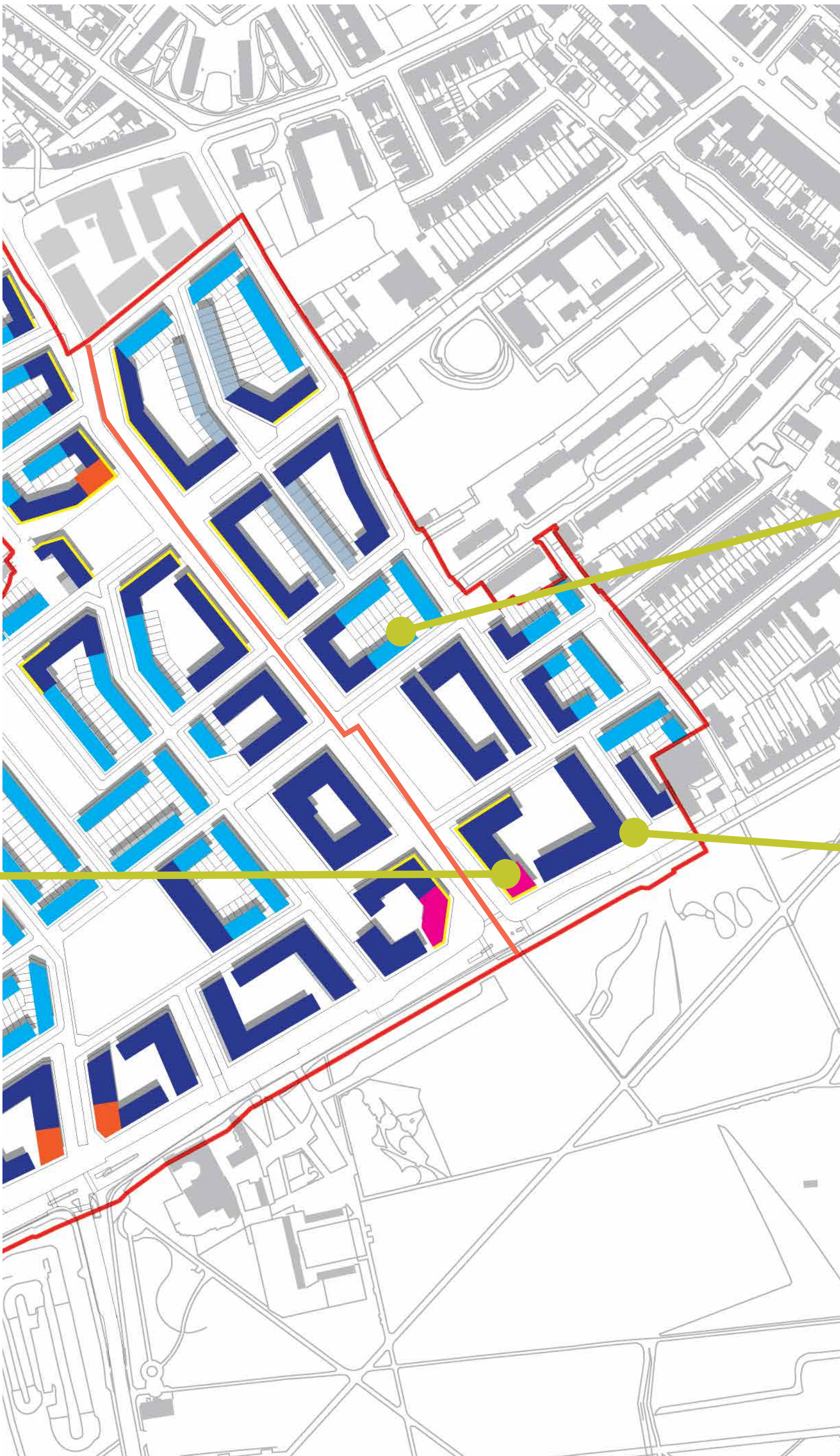


TALLER BLOCKS WITH FLATS & MAISONETTES

Building Types
Only maisonettes and flats
Outdoor Space
Private internal courtyard
Height
4 - 20 storeys
Parking
A mix of basement, podium and on street



Homes for all



Townhouse
3-4 Storey family homes with private back gardens, on-street parking and direct access to the street.

Mansion Block
A mix of maisonettes and flats ranging from 4-10 storeys with private balconies and terraces.

Tower
A mix of duplexes and flats ranging from 12-15 storeys with communal courtyards and private balconies.

KEY

Building Types

Tower

Mansion Block

Townhouse

Mews/ Courtyard

Non-residential at ground floor

The Masterplan Strategy

Responding to the Area Action Plan

The Aylesbury Area Action Plan (AAP) was approved and formally adopted in 2010 following extensive consultation with residents. The AAP is the statutory planning document which establishes the framework for future development of the Aylesbury estate over the next 20 years. We have developed the ideas in the AAP further in response to resident feedback.

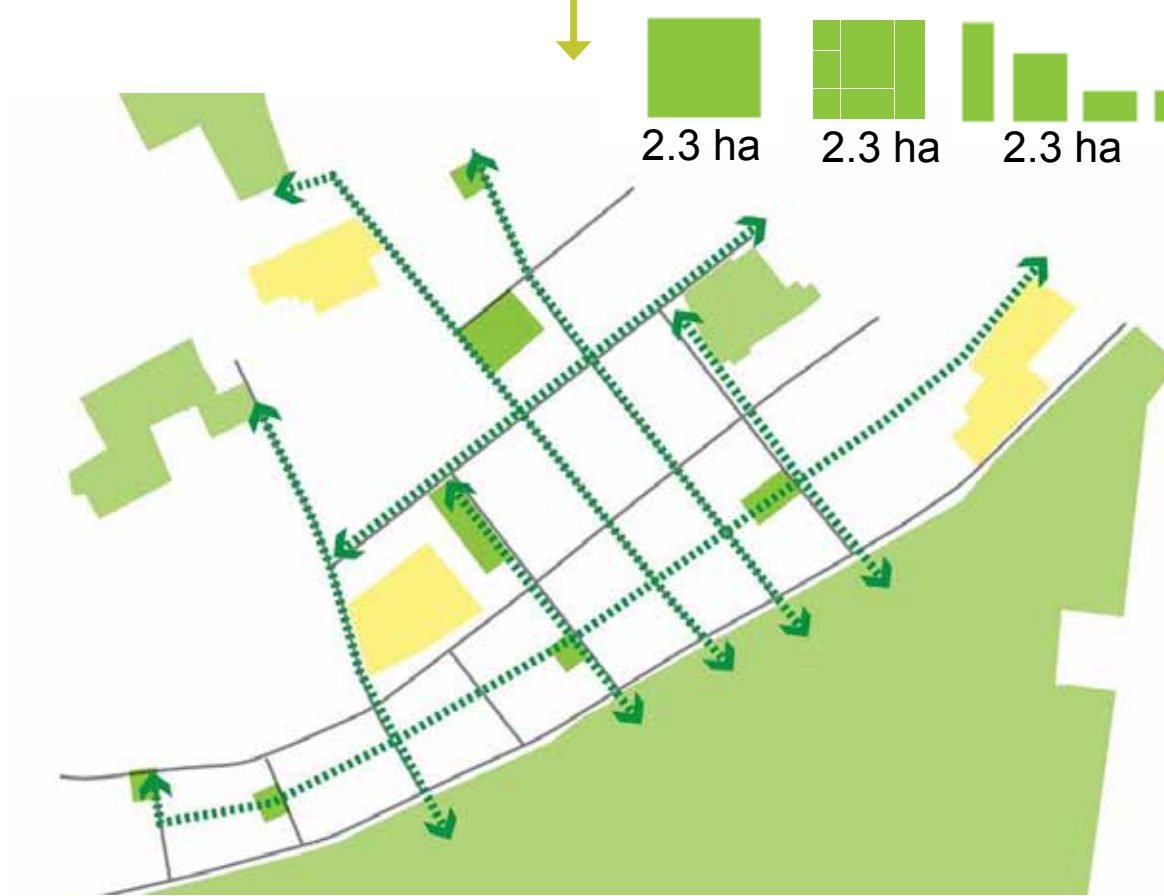
AAAP APPROACH TO OPEN SPACE



Three Green Fingers - providing high quality local open space that link Burgess Park with the rest of the AAP area



Exploring how trees define the regeneration area



Exploring redistributing the green fingers into local parks and open spaces

OUR APPROACH TO OPEN SPACE



We aim to offer everyone a home that looks out on to well-designed green space.
Is this important to you?

AAAP APPROACH TO NEIGHBOURHOODS



The Aylesbury Area will be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park



Exploring other parkside neighbourhoods in London



Exploring typical London neighbourhood streets

OUR APPROACH TO NEIGHBOURHOODS



We want to introduce smaller, local neighbourhoods that link back into surrounding Walworth.
Do you like this idea?

AAAP APPROACH TO NEW HOMES



A variety of housing types will help create a more balanced community and a richer urban environment than the existing estate, and will enable better integration with the surrounding low-rise high quality residential areas



Exploring redistributing different house types



HOUSES WITH BACK GARDENS



LOW RISE FLATS & MAISONNETTES



TALLER BLOCKS WITH FLATS & MAISONNETTES

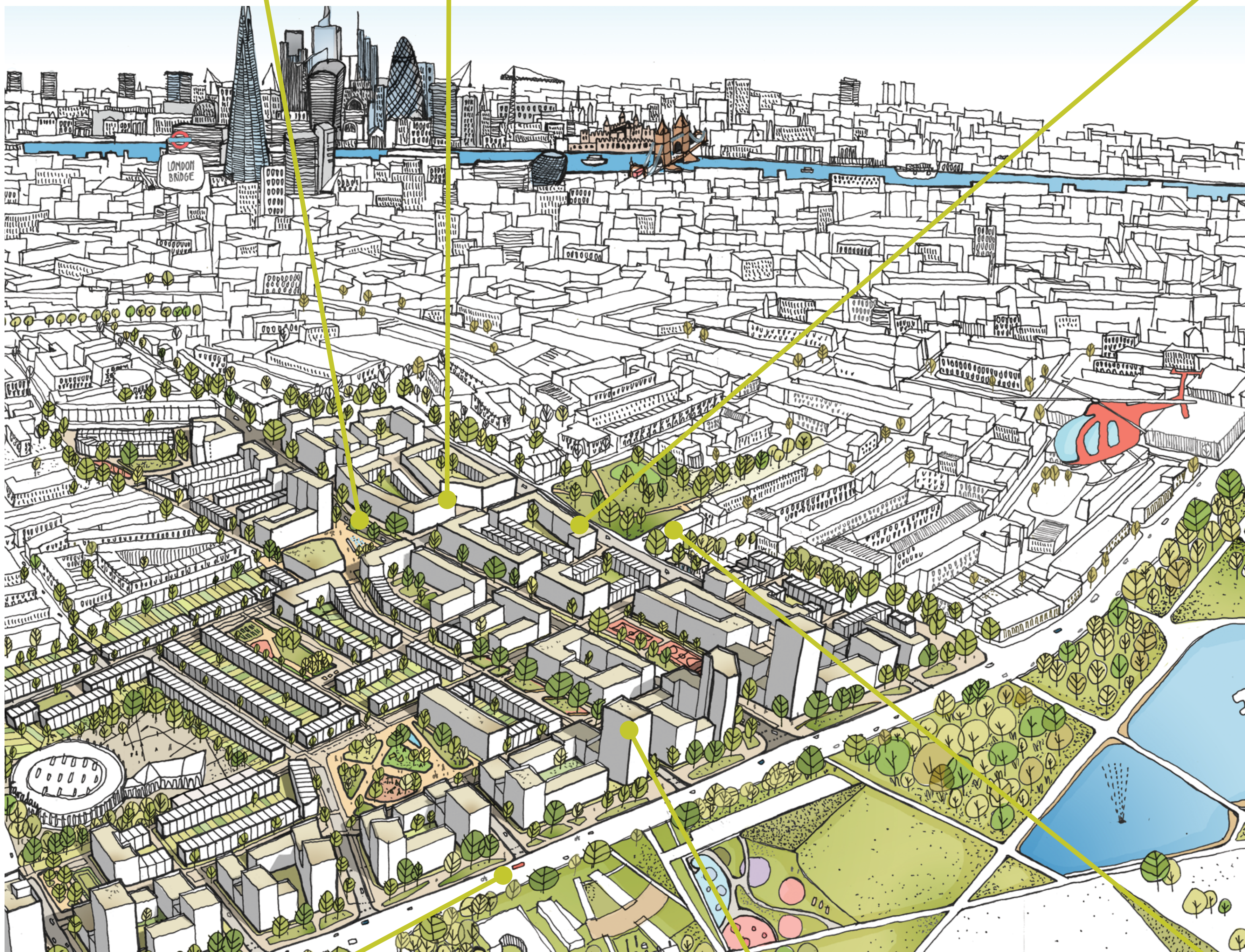
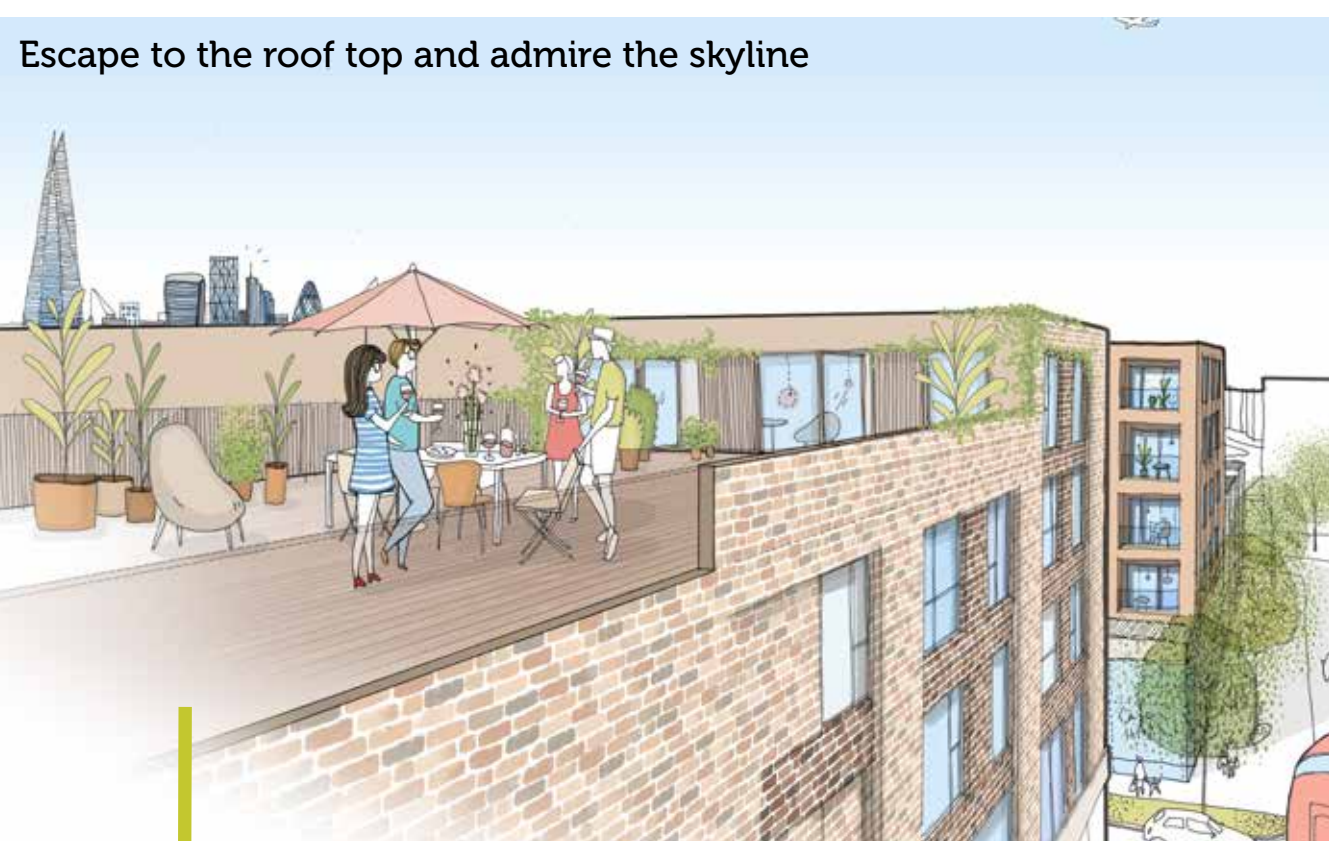
Exploring a range of homes to meet the needs of all residents

OUR APPROACH TO NEW HOMES

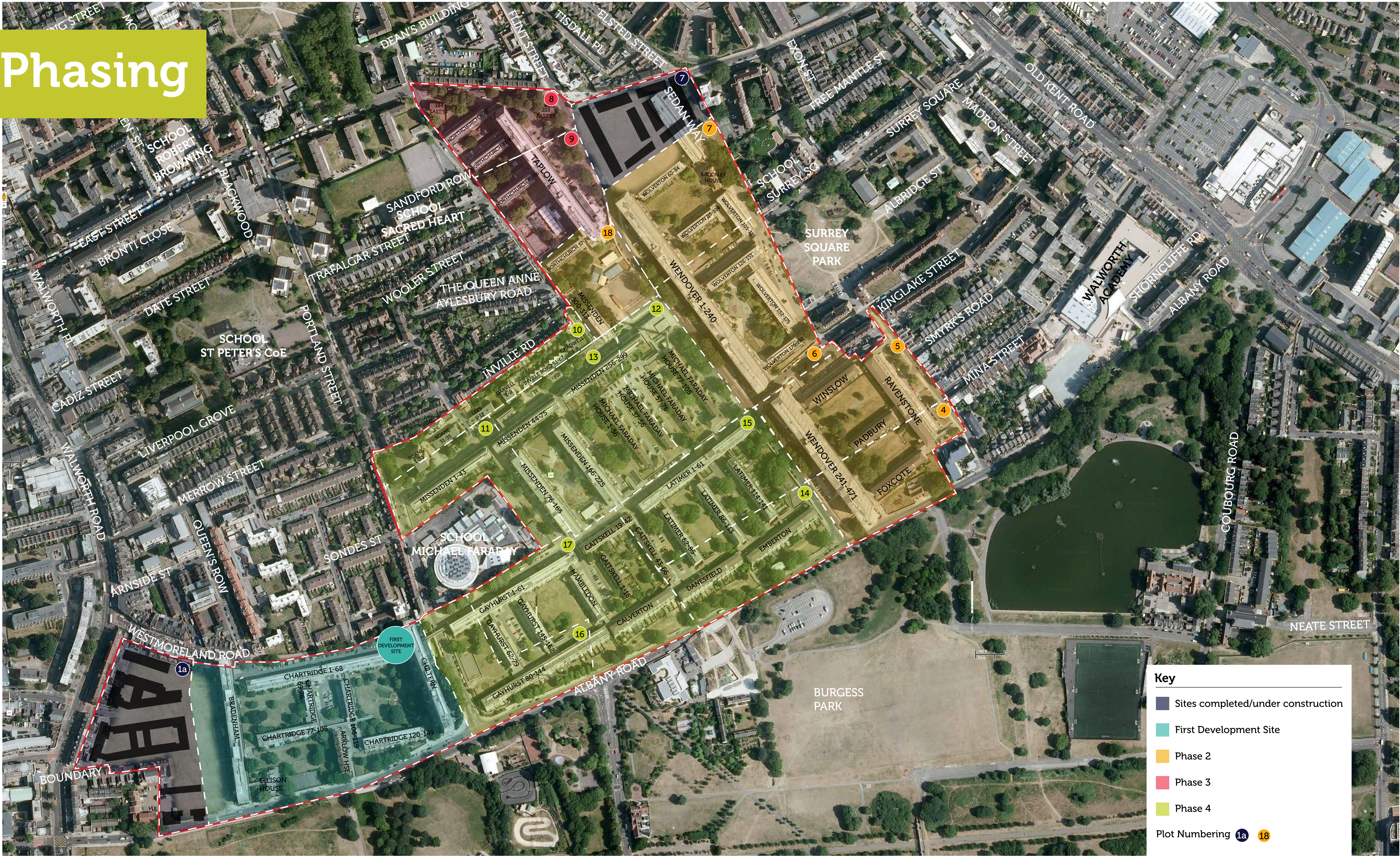


We will be designing mixed tenure homes that range from houses that reflect surrounding streets to taller blocks with views of the park and the city.
What do you think of our approach to building height across the masterplan?

What it might feel like to live in the new neighbourhood



Phasing



Phase 2 evolving masterplan

Key Spaces

- Existing
1. Surrey Square Park
 2. Burgess Park

- Proposed
3. Thurlow Street
 4. Thurlow Park
 5. Alsace Park
 6. Alvey Street
 7. Alvey Park
 8. Bagshot Park

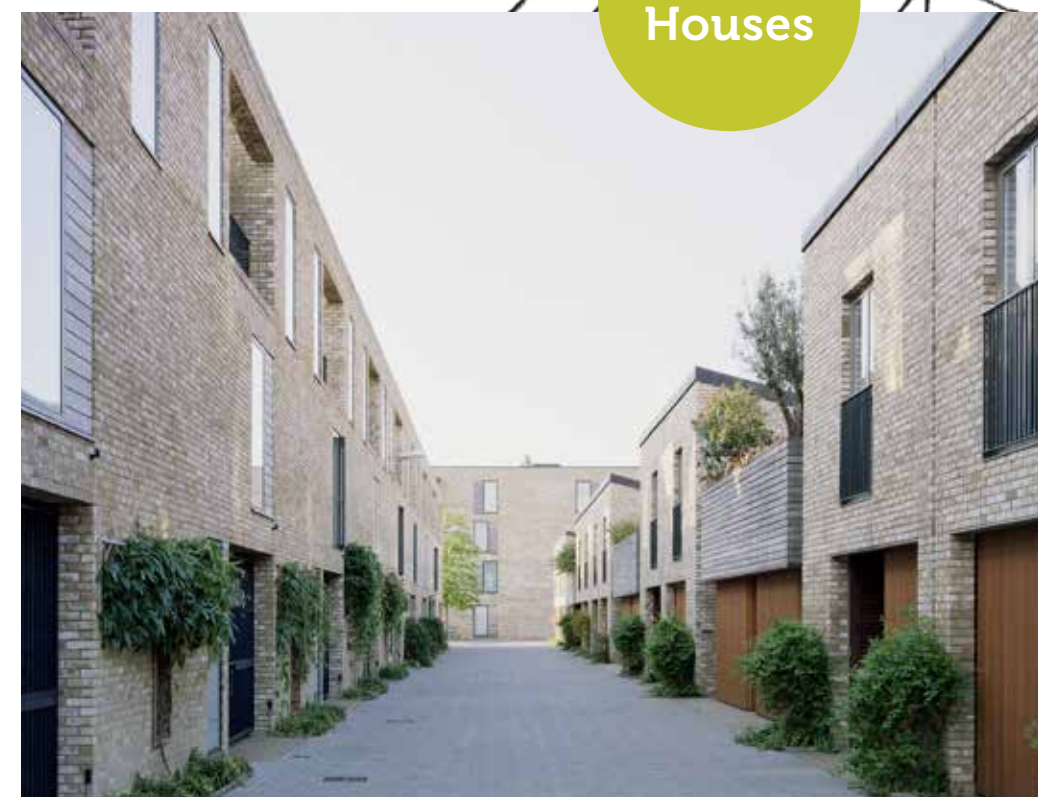
Courtyard Blocks



Mansion Blocks



Mews Houses



Tower



Town houses

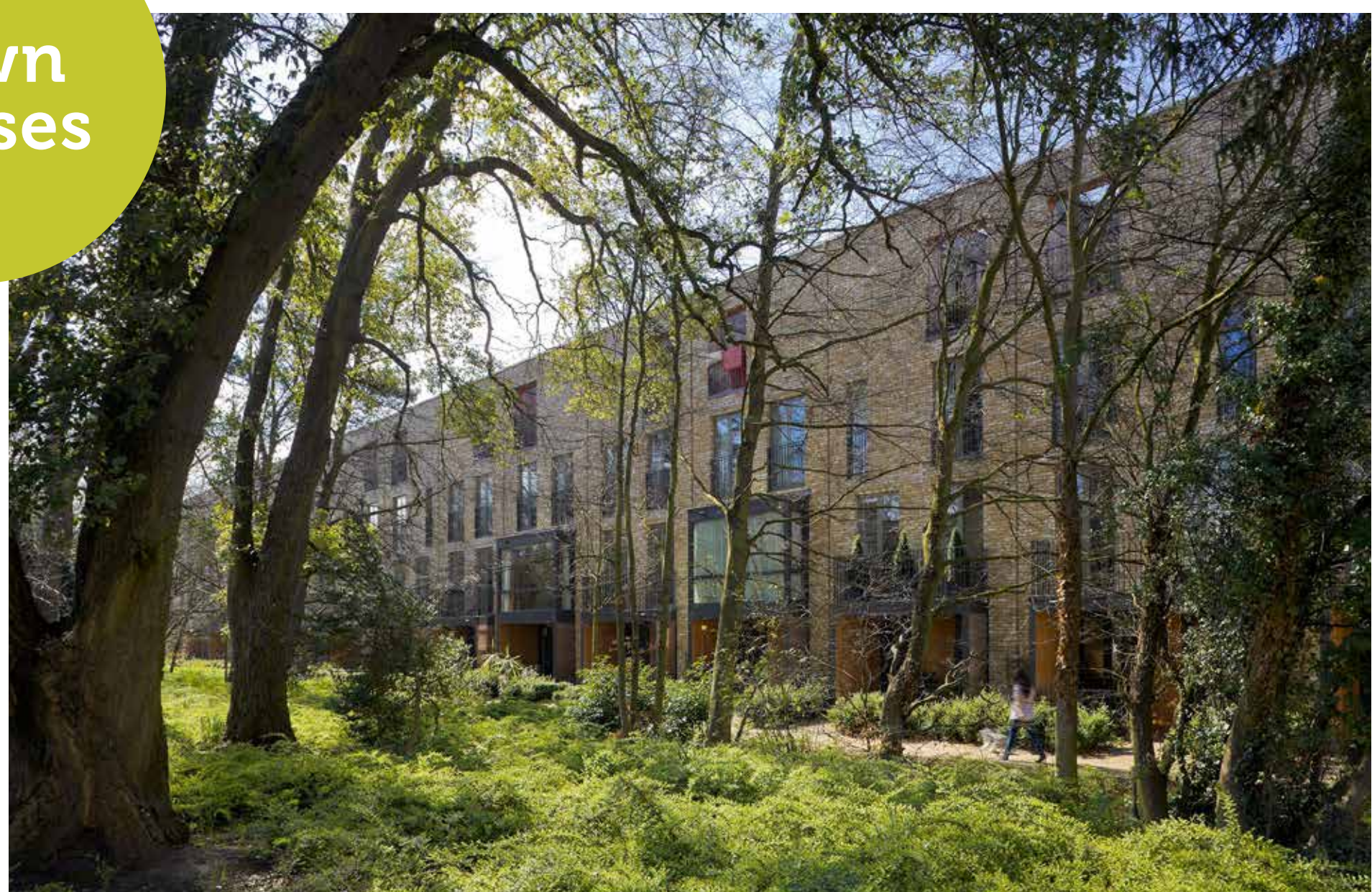
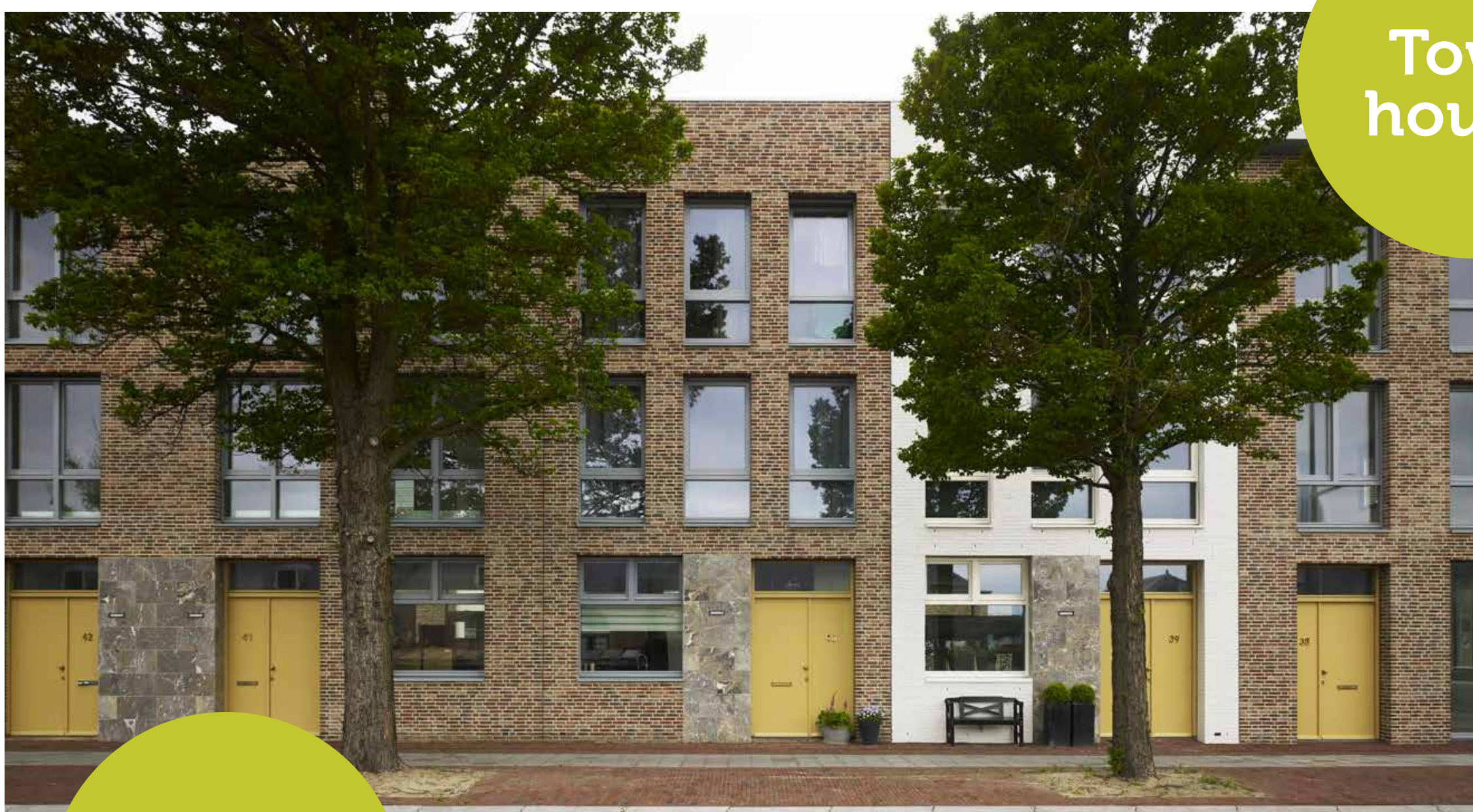


Building Types

Mansion
Blocks



Town
houses



Courtyard
blocks



Mews
houses



Landscaped Spaces

Thurlow Street



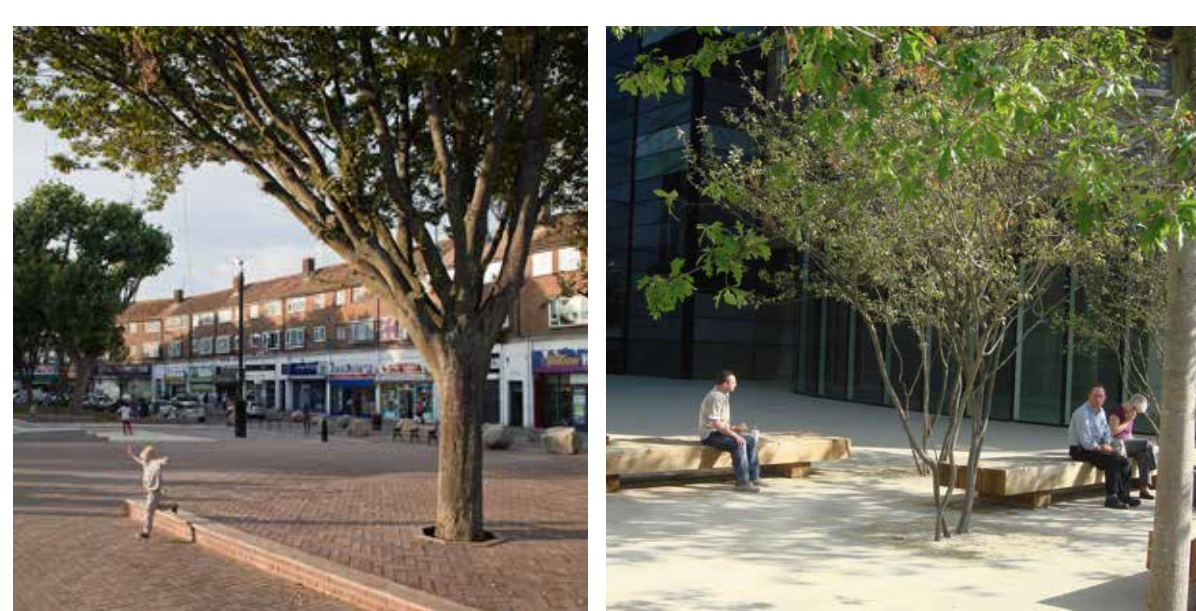
Thurlow Park



Bagshot Park



Alsace Square



Mews



Alvey Park



Timeline



Timeline



261 new homes at Burgess Terrace and a new resource centre

L&Q SITE 1A
COMPLETED
2014



147 new homes at Harvard Gardens

L&Q SITE 7
COMPLETED
2016



Over 800 homes at the First Development Site

FIRST DEVELOPMENT
SITE
PLANNING CONSENT
SUMMER 2015

DEMOLITION FIRST
DEVELOPMENT
SITE
SUMMER
2016



YOUTH, EMPLOYMENT & COMMUNITY PROJECTS - Creative & skills based projects for meanwhile uses

INTRODUCTION
TO PHASE 2
MAY 2016

YOU
ARE
HERE



1 TO 1 MEETINGS - Individual meetings with residents to understand issues better



WEBSITE - www.aylesburynow.london Keep up to date online

FINALISING THE
PHASE 2 DESIGNS
OCTOBER 2016

EVOLVING
PHASE 2 DESIGNS
JULY 2016

PLANNING
DECEMBER 2016

WE'LL CONTINUE THE CONVERSATION WITH YOU
THROUGHOUT EACH FUTURE PHASE



NEWSLETTERS - We'll keep you up to date

PLANNING SUBMISSION
DECEMBER 2016

Keep you up to date with printed newsletters as well as via the website



PHASE 2
DEMOLITION BEGINS
SUMMER 2018

FIRST NEW
HOMES FIRST
DEVELOPMENT
SITE
2019

FIRST
DEVELOPMENT
SITE COMPLETE
EARLY 2022

FIRST NEW
PHASE 2 HOMES
2022

PHASE 3
COMPLETE
2027
↑
FIRST PHASE 3
HOMES
END 2024
↑
CONSULTATION
ON PHASE 3
2019/20
↑
REHOUSING
2018-2021

PHASE 3

PHASE 4
↓
REHOUSING
2020-2027
↓
CONSULTATION
ON PHASE 4
2021
↓
FIRST PHASE 4
HOMES
2027

REGENERATION
COMPLETE
2032

