

ORIGINAL



Homes on estate before regeneration

PROPOSED MASTERPLAN

NEW MASTERPLAN FOR THE AREA DELIVERING **3,500 MIXED TENURE HOMES**



Nearly 7,500 residents

of which around 16% leaseholders



50% affordable with all rented units at target rents



New shared outside spaces including children's play space and youth recreation space

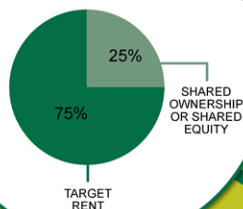


employment, apprenticeship and training opportunities in a range of jobs over the lifetime of the regeneration



Excellent tree retention and re-provision

50% affordable housing of which...



FIRST DEVELOPMENT SITE



new homes on the first development site



A new 250m² community building to be leased back to the Council

RE-CONNECTING THE AREA TO MALMOUTH

Creating a seamless piece of city that is connected to the surrounding area, removing physical and psychological barriers.



HOMES FOR ALL

A mix of homes of various sizes, types and tenures to establish a family-orientated, diverse community that meets people's needs and aspirations throughout their lifetime.



A SERIES OF NEIGHBOURHOODS

Developing a cluster of connected neighbourhoods centred around a network of parks and community facilities.



SUSTAINABILITY

Creating great homes that are light, bright and spacious. They will be easy to keep comfortable, warm and free of the problems like condensation, damp and high energy bills.

A NETWORK OF OPEN SPACES

Designing a masterplan around a patchwork of parks and squares. Enabling a view of green space from every home, connected by streets with room for cyclists and pedestrians.

THESE PRINCIPLES WILL UNDERPIN THE WHOLE REGENERATION
WHICH ONES ARE IMPORTANT TO YOU?



AERIAL VIEW

AN ARTIST'S IMPRESSION OF HOW THE AREA MIGHT LOOK



THE MASTERPLAN IS EVOLVING...

3,500 NEW HOMES IN A CLUSTER OF NEIGHBOURHOODS LINKED BY GREEN OPEN SPACES



We know that the trees are important to you so we have worked hard to keep even more of the ones that still have a good life expectancy.

We have moved areas of public open space to make more space for good quality trees and the wider aspirations of the masterplan

A wider selection of non-residential uses are being considered for the new Local Centre and Thurlow Street

You told us that you were worried about losing the views through the buildings to and from the park

We have redesigned the park edge; its character, building heights and access to the park

First Development Site

We have a better understanding of the routes you like to take to and from your daily activities.

We have improved access and connections through the centre of the development

MASTERPLAN FOR THE AYLESBURY AREA

TREES AND OPEN SPACES



THEN

PUBLIC OPEN SPACE STRATEGY AT PROCUREMENT STAGE

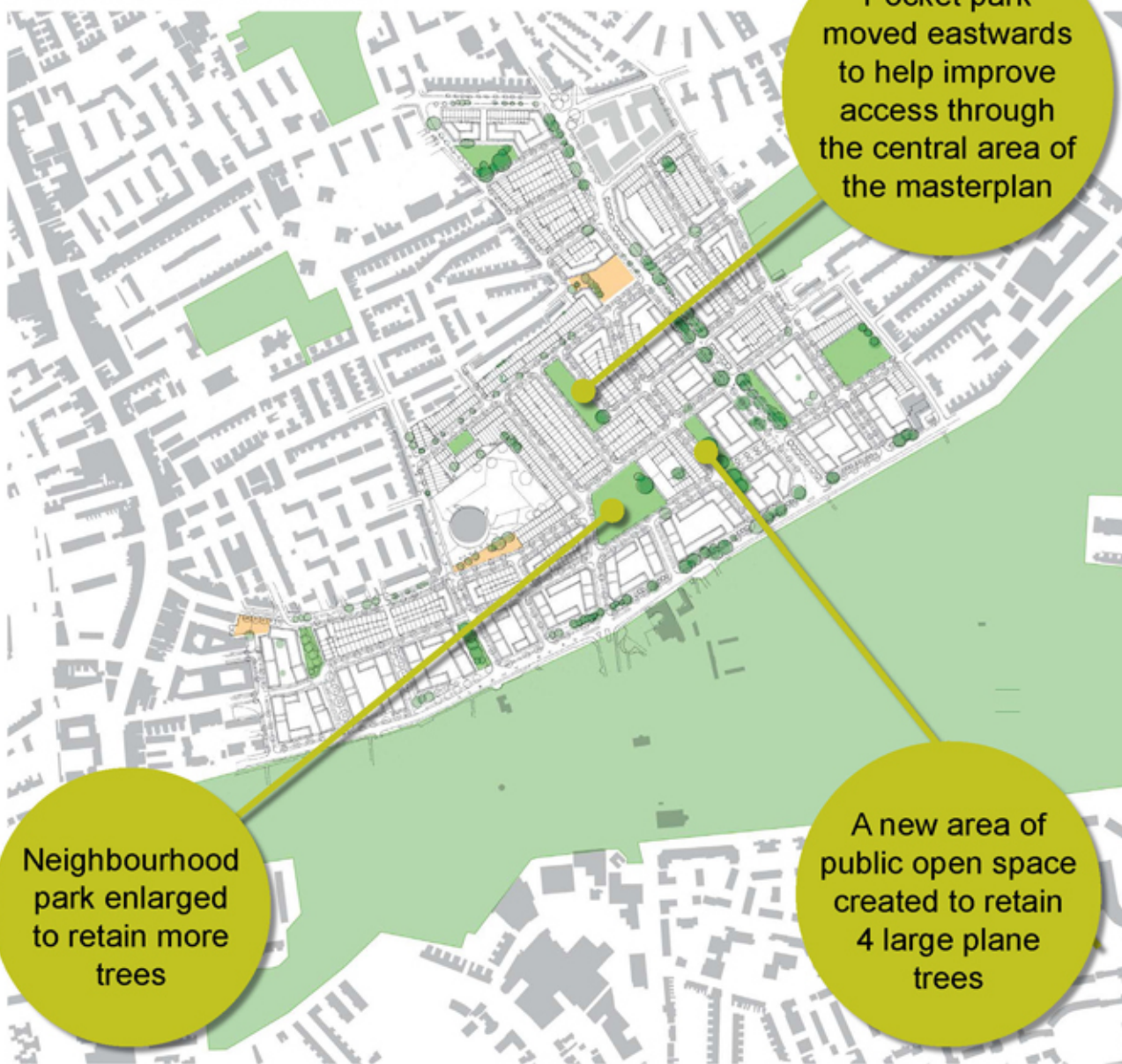


WHAT'S CHANGED?

- We've carried out more surveys since the procurement stage.
- An up to date tree survey identified the good quality trees with a longer lifespan that we'll aim to retain
- We have redistributed some of the public open spaces to ensure we can keep as many good quality trees as possible across the masterplan.

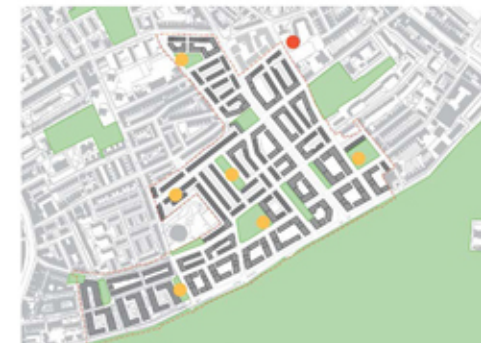
NOW

PUBLIC OPEN SPACE



PLAY STRATEGY

LOCAL PLAY SPACE



A landscaped space with equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk.

NEIGHBOURHOOD PLAY SPACE



A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk, with some youth facilities.

YOUTH SPACE



Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities.

TREE RETENTION STRATEGY

The strategy aims to strike a balance between retaining the existing character of the estate and the mature trees, whilst enabling good quality new development to be delivered.

ROWS OF TREES



Where possible we aim to keep existing lines of mature trees along major roads.

TREE GROUPS



We aim to keep large groups of trees which add to the townscape and setting of the new development.

INDIVIDUAL TREES



Where possible individual good quality and unusual trees will be kept.

MASTERPLAN FOR THE AYLESBURY AREA

RETAIL AND COMMUNITY AMENITIES



THEN

RETAIL AND COMMUNITY AMENITIES STRATEGY AT PROCUREMENT STAGE



WHAT'S CHANGED?

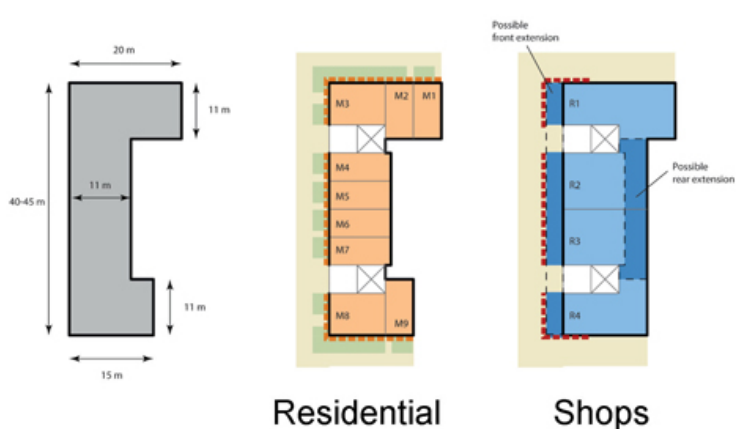
- Following interviews with local stakeholders and businesses, we have reviewed the best locations for proposed new retail and community facilities.
- We are exploring the number of non-residential uses that the new community could support such as more cafes, shops or small business and shared community buildings.

NOW

RETAIL AND COMMUNITY USES STRATEGY



WE ARE DESIGNING GROUND FLOOR UNITS TO HAVE THE FLEXIBILITY TO BECOME EITHER RESIDENTIAL OR RETAIL AS THE MASTERPLAN PROGRESSES.



CHARACTER AREAS

BREAKING DOWN THE ESTATE BOUNDARY TO CREATE NEW NEIGHBOURHOODS



04. School Neighbourhood and Conservation Area

- Tree-lined residential streets
- Formal public open spaces
- Low rise buildings
- More intimate street environment
- Direct link/access to the park and conservation area

02. Thurlow Street

- Large existing tree-lined street
- Formal in character
- Main thoroughfare with bus route
- Mixed-use

03. Community Spine Zone

- Transition from higher density to lower rise buildings
- Pedestrian priority/cycle route
- Community uses

05. Surrey Square Park Neighbourhood

- Medium density/mid-rise buildings
- Park edge with Surrey Square Park
- Informal/intimate internal street environment

01. Park Edge

- Tallest buildings
- Lined with existing trees
- Open views toward the park
- Views back to the city
- Direct link/access to the park

CHARACTER AREAS

01. PARK EDGE

A NEW, UNIQUE AND RECOGNISABLE PARK EDGE FOR LONDON

DEFINING CHARACTERISTICS

- Tallest buildings
- Lined with existing trees
- Open views towards the park and views back to the city
- Direct links/access to Burgess Park
- Maximum Height – 20 storeys
- Medium Height – 9 storeys
- Lowest Height – 4 storeys
- Well defined entrances to homes at street level
- Variety of brick types
- Front gardens: hedges and railings
- Gaps between buildings of 4 storeys and 'towers' (vary in height)
- Large street trees on North-South streets, and parking on streets
- Great views for everyone
- Safer access to the park



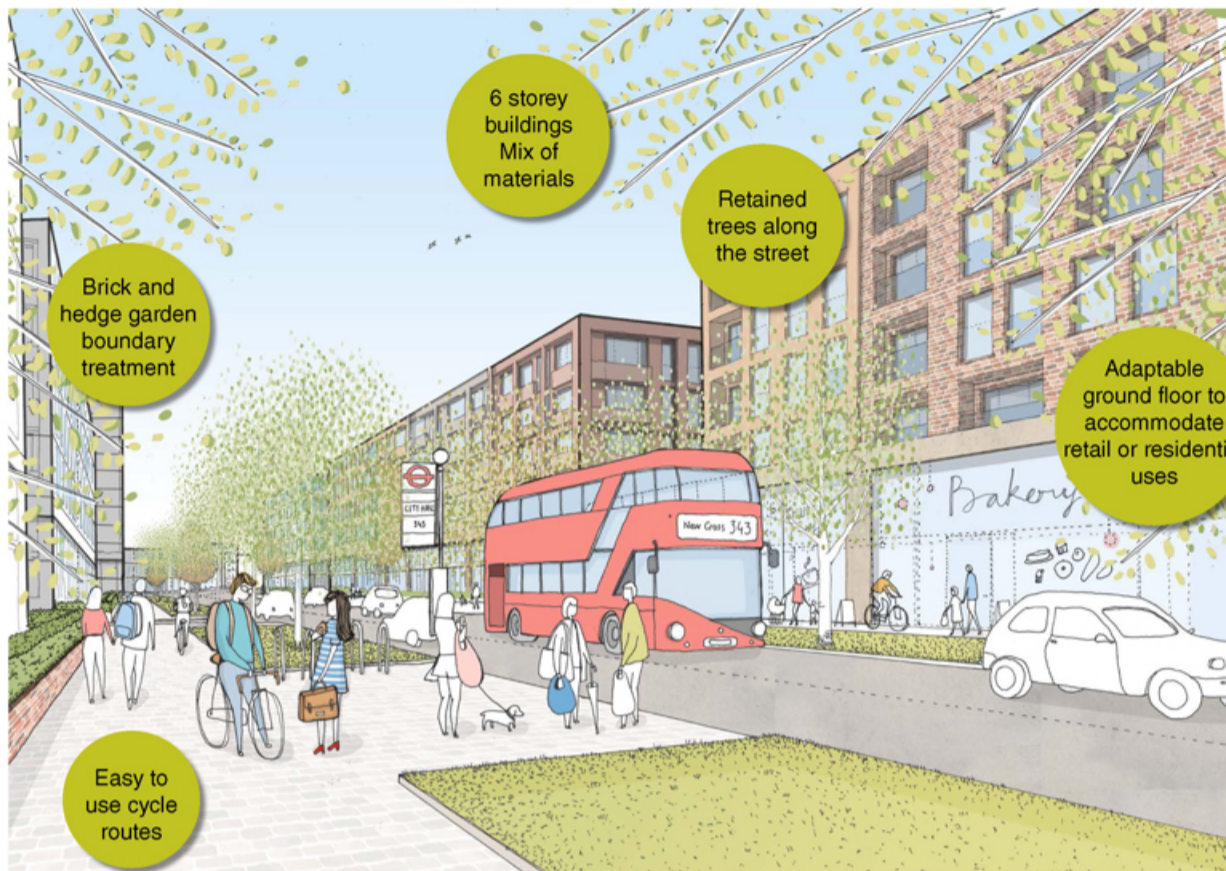
CHARACTER AREAS

02. THURLOW STREET

A GREEN AND DYNAMIC AVENUE

DEFINING CHARACTERISTICS

- Large existing tree-lined street
- Planted verge dividing road from pavement
- Main thoroughfare and bus route
- Mixed-use
- Most buildings at 6 storeys
- Variety of materials
- Welcoming entrances at street level
- Front garden boundary: brick wall, hedges and railing
- Maisonettes and flats above
- Parallel parking
- Wide pedestrian and cycle path



CHARACTER AREAS

03. COMMUNITY SPINE ZONE

A PEDESTRIAN FRIENDLY ENVIRONMENT DOTTED WITH COMMUNITY USES AND POCKET PARKS

DEFINING CHARACTERISTICS

- Transition from higher to lower density housing
- Pedestrian priority/ cycle route dotted with community uses
- Parallel parking and street planting
- Dominant material: brick
- 3 to 6 storeys
- Small street trees
- Front garden boundary: mix of hedge and wall railing
- Lots of front doors onto the street



CHARACTER AREAS

04. SCHOOL NEIGHBOURHOOD

A CONTEMPORARY EXTENSION TO THE CONSERVATION AREA

DEFINING CHARACTERISTICS

- Tree-lined residential streets
- Formal public open spaces
- Low-rise 3 to 4 storeys
- More intimate street environment
- Variety of materials
- Smaller, narrower trees, except where existing trees are retained
- Front garden boundary: mix of hedge and wall/railing
- Lots of front doors onto street
- Parallel Parking



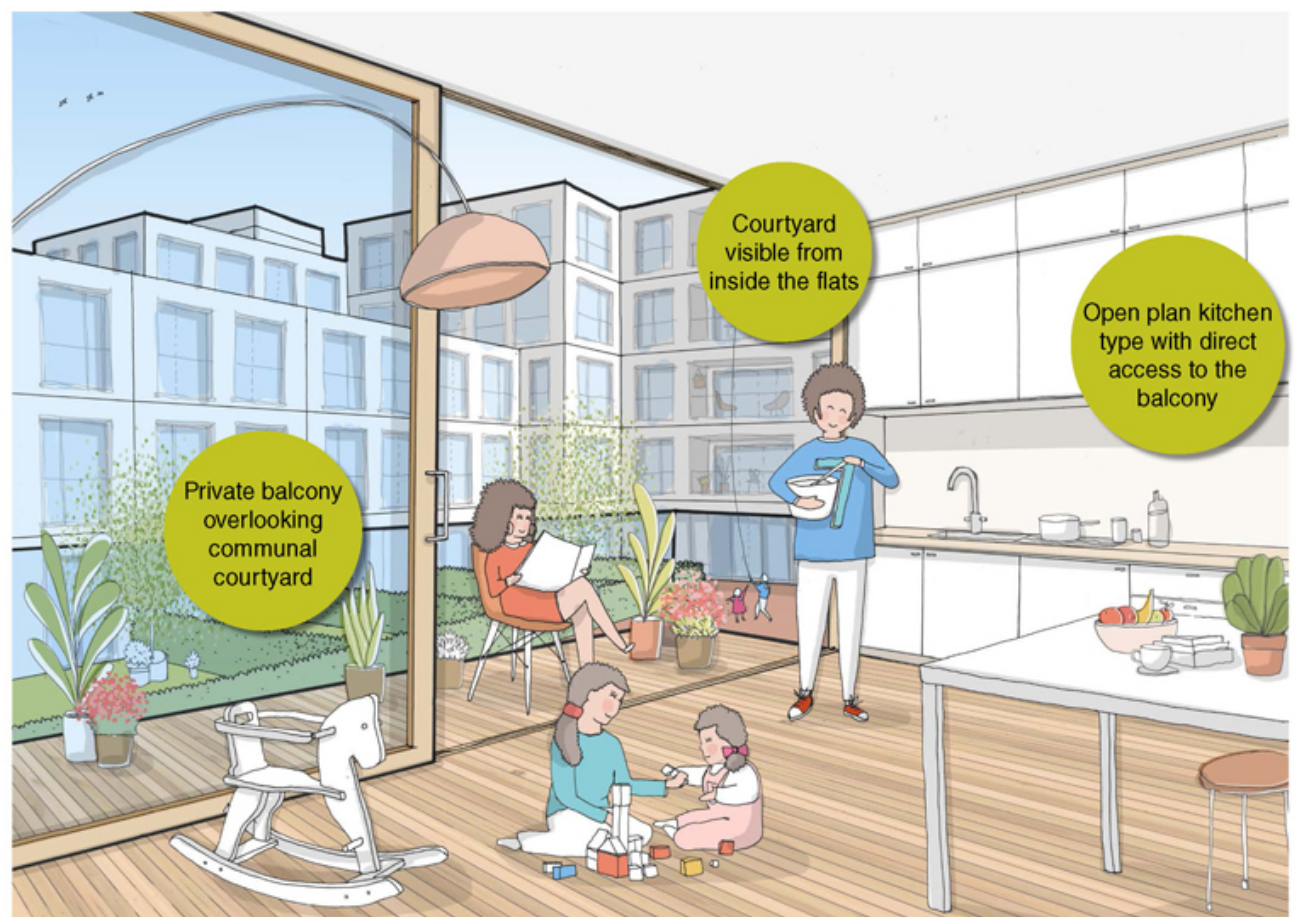
CHARACTER AREAS

05. SURREY PARK NEIGHBOURHOOD

MID-DENSITY NEIGHBOURHOOD SET AROUND A SMALL PARK

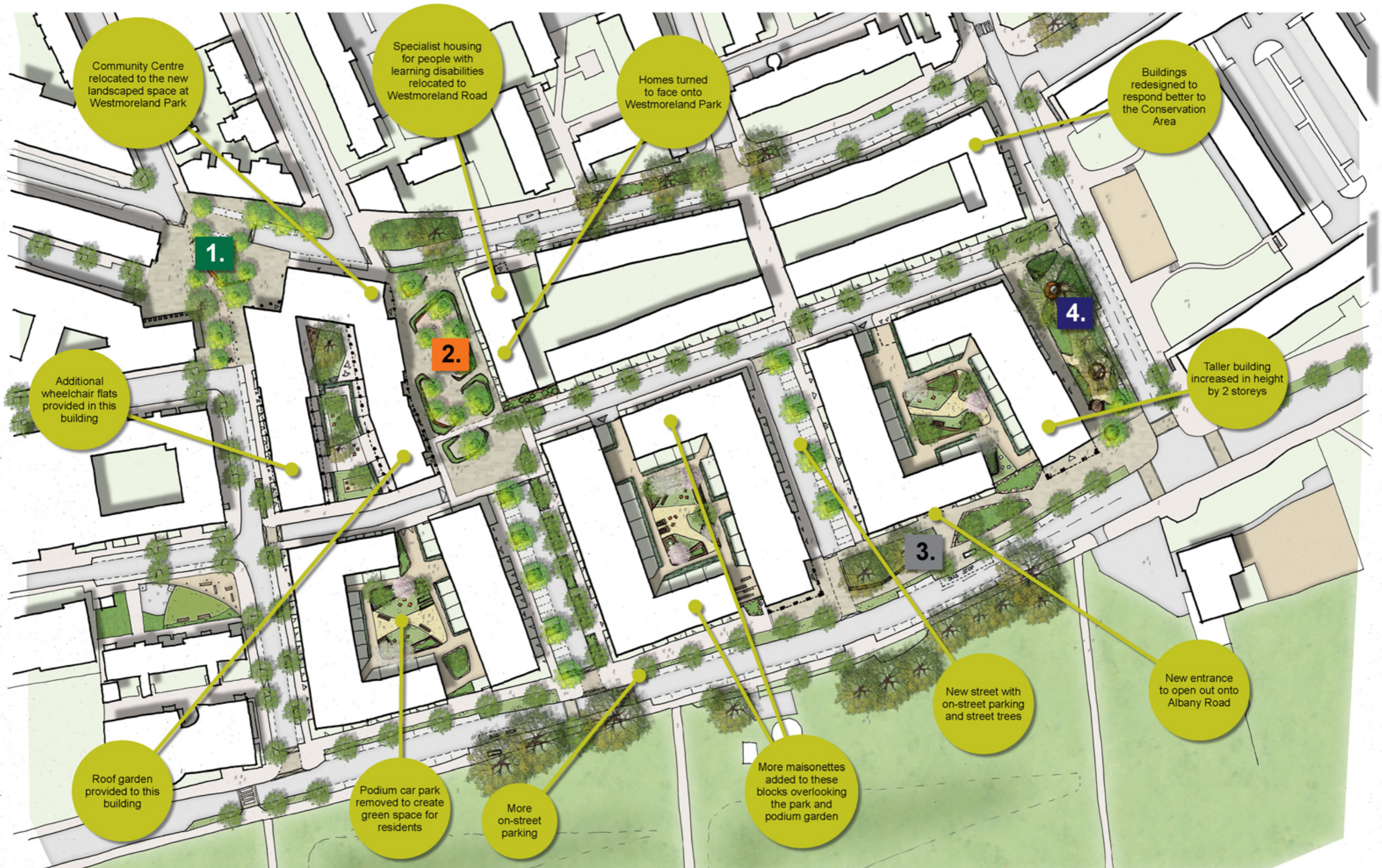
DEFINING CHARACTERISTICS

- Mid-rise – 3 to 6 storeys
- Homes facing onto Surrey Square Park
- Informal/intimate internal route
- Variety of materials, but houses predominantly brick
- Front garden boundary: brick wall and railing
- Larger street trees



FIRST DEVELOPMENT SITE - MASTERPLAN

APPLYING WHAT WE'VE LEARNT FROM YOU TO IMPROVE THE DESIGNS

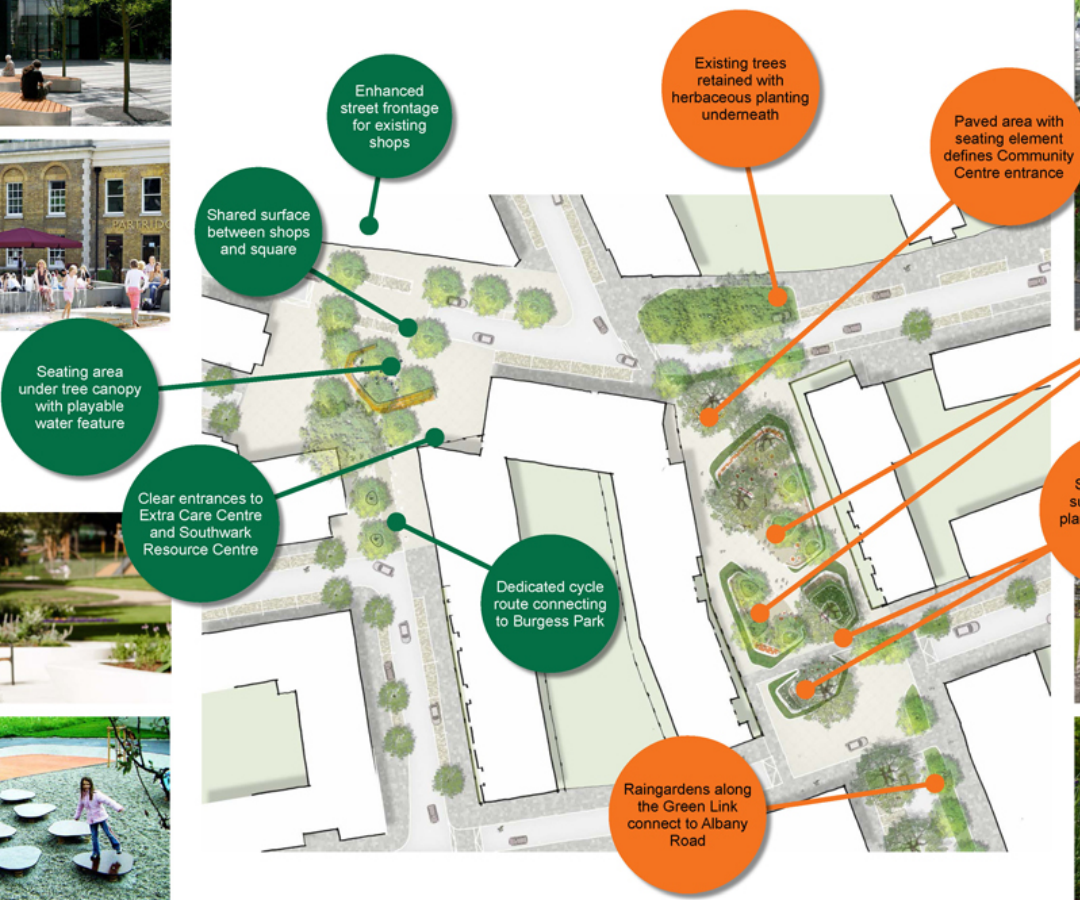


LANDSCAPED SPACES BETWEEN HOMES

A NETWORK OF OPEN SPACES THAT BRINGS THE NEIGHBOURHOOD TOGETHER ON THE FIRST DEVELOPMENT SITE



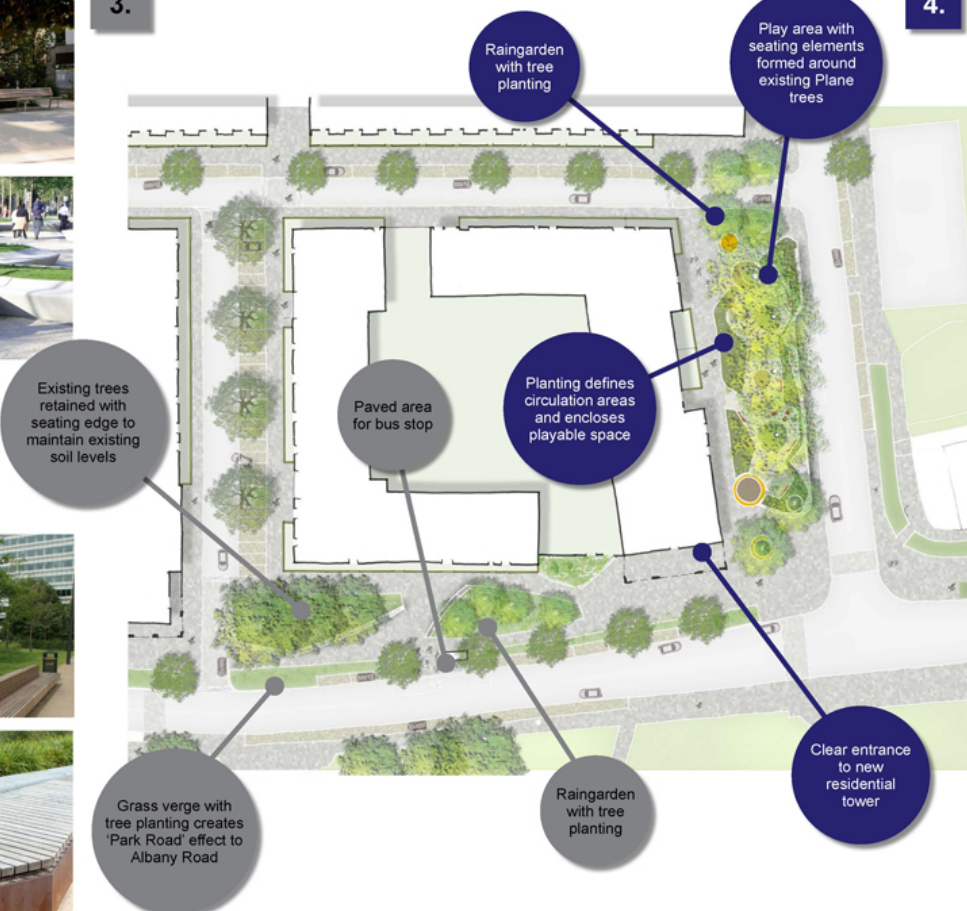
1.



2.



3.



4.



FIRST DEVELOPMENT SITE

A CHOICE OF HOMES, VIEWS AND TENURE



ALBANY ROAD - PARK EDGE



NEW POCKET PARK



ALBANY ROAD



WESTMORELAND ROAD AND CONSERVATION AREA

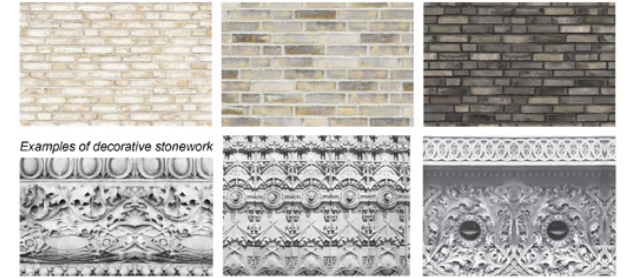
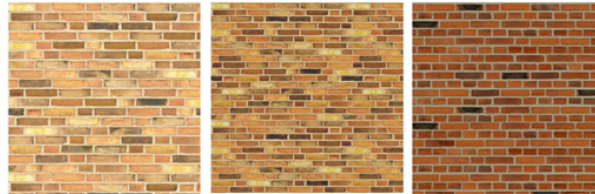
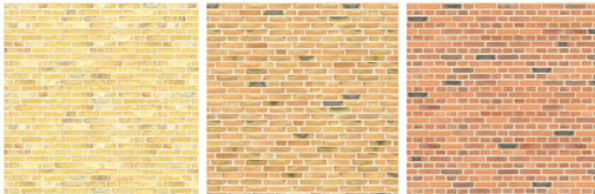


HOMES FOR ALL

DESIGNING ATTRACTIVE TENURE-BLIND BUILDINGS TO LAST

We want to design buildings that cannot be scratched, knocked or dented, particularly at ground level. The buildings need to stand the test of time, with robust materials that will last and even improve with age, but they should also delight and inspire through use of colour and character. We will give the new neighbourhoods personality using a limited palette of materials, based around a range of brick types reflecting traditional London stocks. But we also aim to bring variety through complementary materials such as stone cladding and cast materials, patterned to provide added decorative richness across tenures.

VARIED PALETTE OF COMPLEMENTARY BRICK TEXTURES AND COLOURS



You told us that you're big fans of brick so we'll be using brick for most of the new buildings



HOMES FOR ALL

SPACIOUS, LIGHT HOMES WITH GOOD STORAGE



1 BED 2 PERSON FLAT MINIMUM 50 SQM	MINIMUM ROOM SIZES
Combined Living/ Kitchen/ dining	25 SqM
Double bedroom	12.5 SqM
Private external space	5 SqM

2 BED 4 PERSON FLAT MINIMUM 80.9 SQM	MINIMUM ROOM SIZES
Living	17 SqM
Kitchen/ dining	15.5 SqM
Double Bedroom	13 SqM
Twin Bedroom	12.5 SqM
Private external space	7 SqM

2 BED 3 PERSON WHEELCHAIR FLAT MINIMUM 80.9 SQM	MINIMUM ROOM SIZES
Combined Living/Kitchen/Dining	27 SqM
Double bedroom	13 SqM
Twin bedroom	12 SqM
Private external space	7 SqM



3 BED 5 PERSON MAISONETTE MINIMUM 120 SQM	MINIMUM ROOM SIZES
Living	17 SqM
Kitchen/Dining	12.5 SqM
Main Double bedroom	13 SqM
Double bedroom	12 SqM
Single bedroom	10 SqM
Private external space	8 SqM

3 BED 5 PERSON MAISONETTE MINIMUM 96 SQM	MINIMUM ROOM SIZES
Living/Dining	20 SqM
Kitchen	8.5 SqM
Double Bedroom	13 SqM
Single Bedroom	8 SqM
Twin Bedroom	12.5 SqM
Private external space	8 SqM

3 BED 5 PERSON FLAT MINIMUM 90.8 SQM	MINIMUM ROOM SIZES
Living	15 SqM
Kitchen/Dining	18 SqM
Double Bedroom	13 SqM
Twin Bedroom	12.5 SqM
Single Bedroom	8 SqM
Private external space	8 SqM



You told us how much you like your spacious homes and the storage you currently have



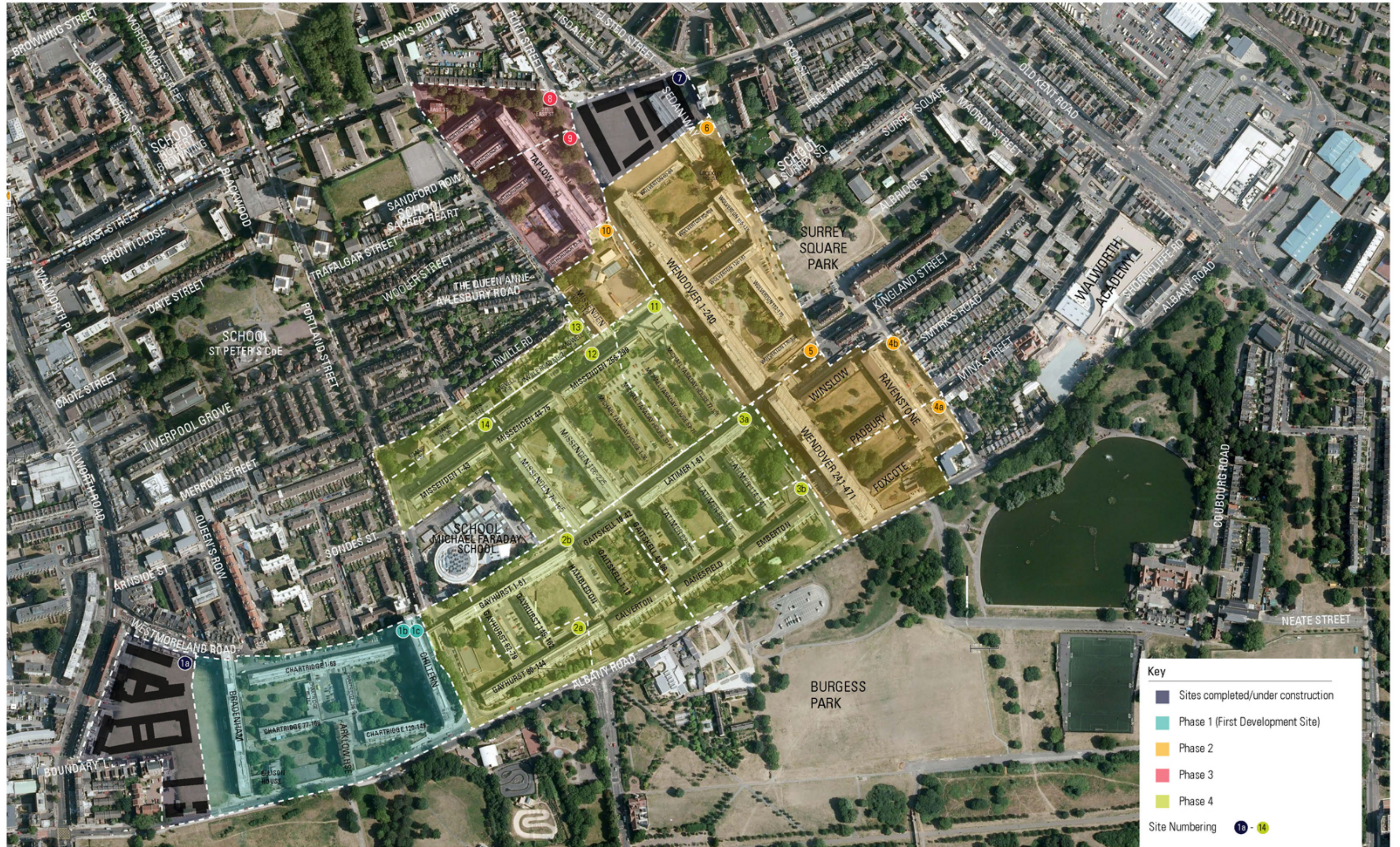
The new homes will be at least as big as the existing homes on the estate



4 BED 6 PERSON HOUSE MINIMUM 119 SQM	MINIMUM ROOM SIZES
Living Room	16.5 SqM
Kitchen/Dining	17 SqM
Double bedroom	12.5 SqM
Single bedroom	8.5 SqM
Private rear garden	40 SqM



PHASING DIAGRAM



Key

- Sites completed/under construction
- Phase 1 (First Development Site)
- Phase 2
- Phase 3
- Phase 4

Site Numbering 1a - 14



AYLESBURY REGENERATION TIMELINE

Nottingham Housing is committed to working with you over the lifetime of the regeneration. There will be opportunities to get involved in whatever way suits you best. We will be offering training so you can be part of this process and learn new skills along the way.

The first stage of this work is up to the submission of the planning applications in September this year. We are preparing a detailed planning application for the first development site, as well as an outline planning application for the remaining estate area masterplan.

After September there will be many opportunities to help shape the estate of the future, from designing what you want from your new home, joining a neighbourhood group, and taking part in creative or skills-based community projects.



YOU ARE HERE

FINAL EXHIBITIONS BEFORE PLANNING SUBMISSION
AUGUST 2014

MASTERPLAN EVOLUTION
19 - 21 JUNE 2014

We will present the draft masterplan for the whole estate and detailed designs for the First Development Site. This will show how the design principles have been incorporated into the plan. The workshop will be a chance to give your feedback on the draft, and how well the plans respond to community priorities, as well as an opportunity to help shape key elements, including public open spaces.

VISION WORKSHOP
MAY 2014

We introduced our team, and the masterplan design principles that will underpin the proposed design of the whole site. Public workshops explored the design principles in greater detail, looked at ideas about the area's identity, and clarified community priorities.

AYLESBURY REGENERATION TIMELINE



PLANNING SUBMISSION
AUTUMN 2014
PLUS EXHIBITION TO SHOW SUBMITTED PLANS

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

DEMOLITION
FIRST DEVELOPMENT SITE
SUMMER 2015

FIRST NEW HOMES
FIRST DEVELOPMENT SITE
AUTUMN 2017

COMPLETE
FIRST DEVELOPMENT SITE
EARLY 2021

CONSULTATION ON PHASE 2
2015/16
FIRST PHASE 2 HOMES
SUMMER 2020
PHASE 2 COMPLETE
COMPLETE IN 2025

PHASE 3 COMPLETE
COMPLETE IN 2027
FIRST PHASE 3 HOMES
END 2024

CONSULTATION ON PHASE 3
2019/20

PHASE 3
CONSULTATION ON PHASE 4
2021
FIRST PHASE 4 HOMES
FIRST HOMES 2027

PHASE 4

REGENERATION COMPLETE
2032

PHASE 2

THE NEW IDENTITY OF THE AYLESBURY ESTATE

CREATING A NEW QUARTER FOR LONDON



AS THE REGENERATION PROGRESSES THE EXISTING BOUNDARIES OF THE ESTATE WILL BEGIN TO DISAPPEAR AND NEW NEIGHBOURHOODS WILL START TO FORM.

- So if it's no longer going to be an estate what will the area be called?
- What would you like to answer when people ask you where you live?

**WHAT
WOULD YOU
LIKE THE NEW
AYLESBURY
TO BE
CALLED?**

**WHICH
COLOURS
DO YOU LIKE
TOGETHER?**

**LET US
KNOW YOUR
IDEAS!**

**BURGESS
GARDENS**

**ALBANY
PARK**

**ALBANY
NOW**

**ALBANY
EAST**

**AYLESBURY
GARDENS**

**AYLESBURY
NOW**

**ALBANY
GARDENS**

**WALWORTH
NOW**

**WALWORTH
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**WALWORTH
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**EAST
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