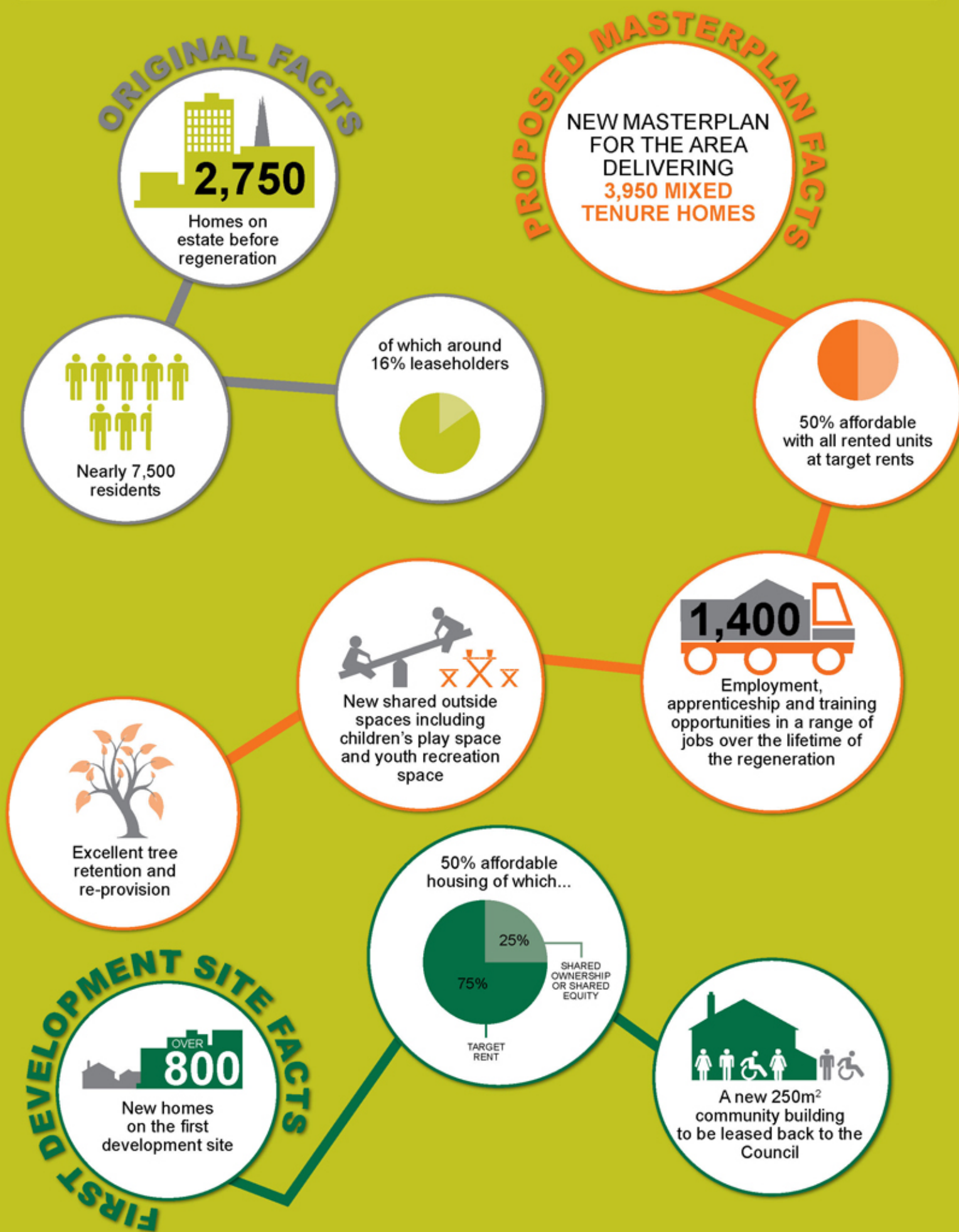


KEY FACTS ON THE REGENERATION



VISION PRINCIPLES FOR THE REGENERATION



THE STRATEGY BEHIND THE MASTERPLAN

RESPONDING TO THE AYLESBURY 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

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

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 how trees define the regeneration area



Exploring other parkside neighbourhoods in London



Exploring redistributing different house types



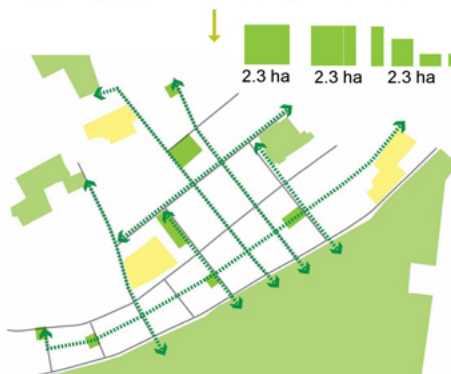
HOUSES WITH BACK GARDENS



LOW RISE FLATS & MAISONNETTES



TALLER BLOCKS WITH FLATS & MAISONNETTES



Exploring redistributing the green fingers to local parks and open spaces



Exploring typical London neighbourhood streets

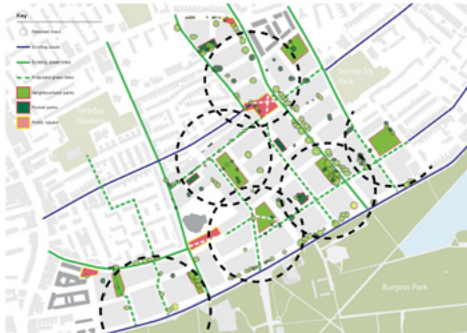
Exploring a range of homes to meet the needs of all residents

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?

OUR APPROACH TO NEIGHBOURHOODS



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

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?

THE MASTERPLAN HAS CONTINUED TO EVOLVE...

WE HAVE MADE THE FOLLOWING CHANGES

We have retained another existing tree within a proposed shared surface street connecting East Street with Dawes Park (new pocket park)

We have widened this street to provide more landscape features and to improve visible connection between Surrey Square Park and Thurlow Street

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

We have enlarged this public open space to accommodate an outdoor games area and retain a line of existing trees

The School Square has been relocated to better accommodate the school requirements and integrate with the surrounding masterplan layout

Additional trees have been retained as part of the amenity space provision within the back of the block

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

Additional tree retained, extending Planes Park to the north

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

First Development Site

Earlier changes

Recent changes



AERIAL VIEW

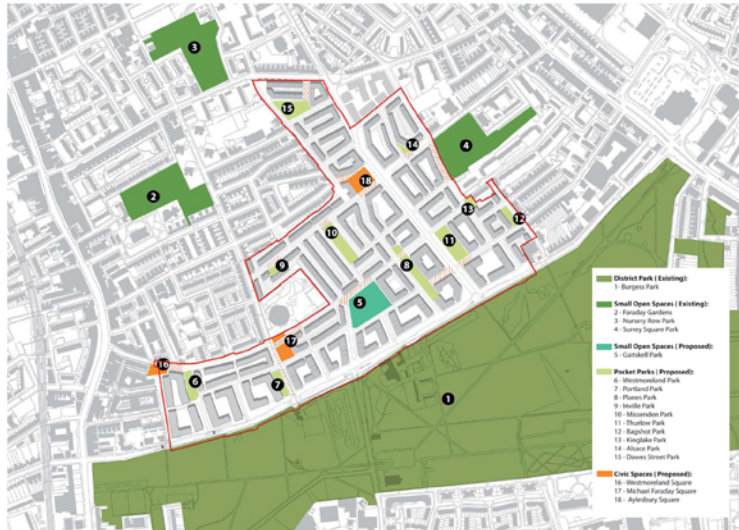
AN ARTIST'S IMPRESSION OF HOW THE AREA MIGHT LOOK



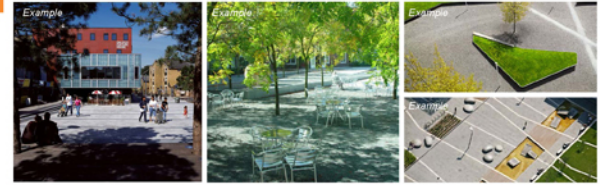
THE MASTERPLAN EXPLAINED

PLAY SPACE, GREEN STREETS AND OPEN SPACES

PUBLIC OPEN SPACE



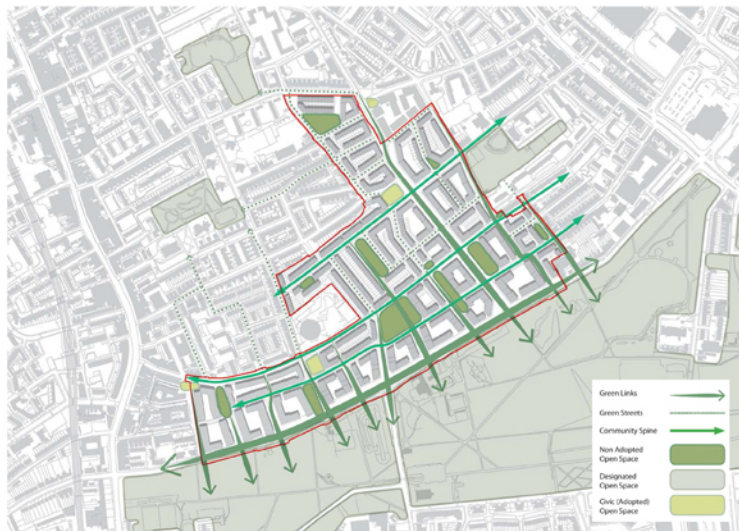
CIVIC SPACES



SMALL OPEN SPACES AND POCKET PARKS



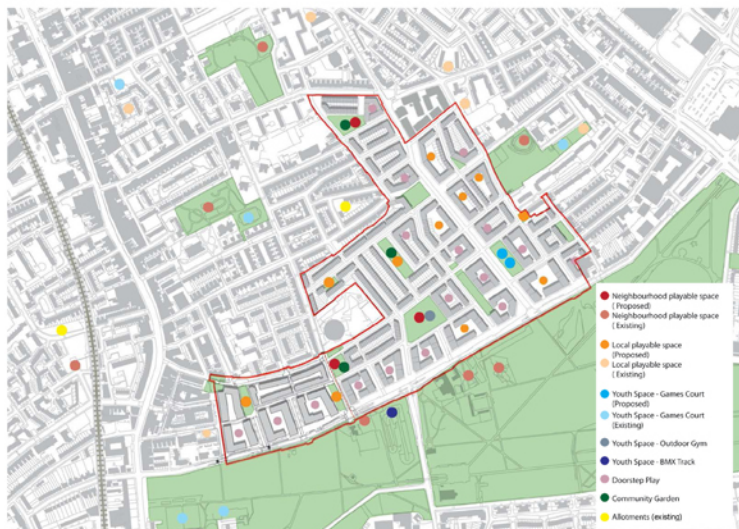
GREEN STREETS AND LINKS: LANDSCAPE STRATEGY



GREEN STREETS AND LINKS



PLAY STRATEGY



NEIGHBOURHOOD PLAY SPACE



LOCAL PLAY SPACE



DOORSTEP PLAY



YOUTH SPACE

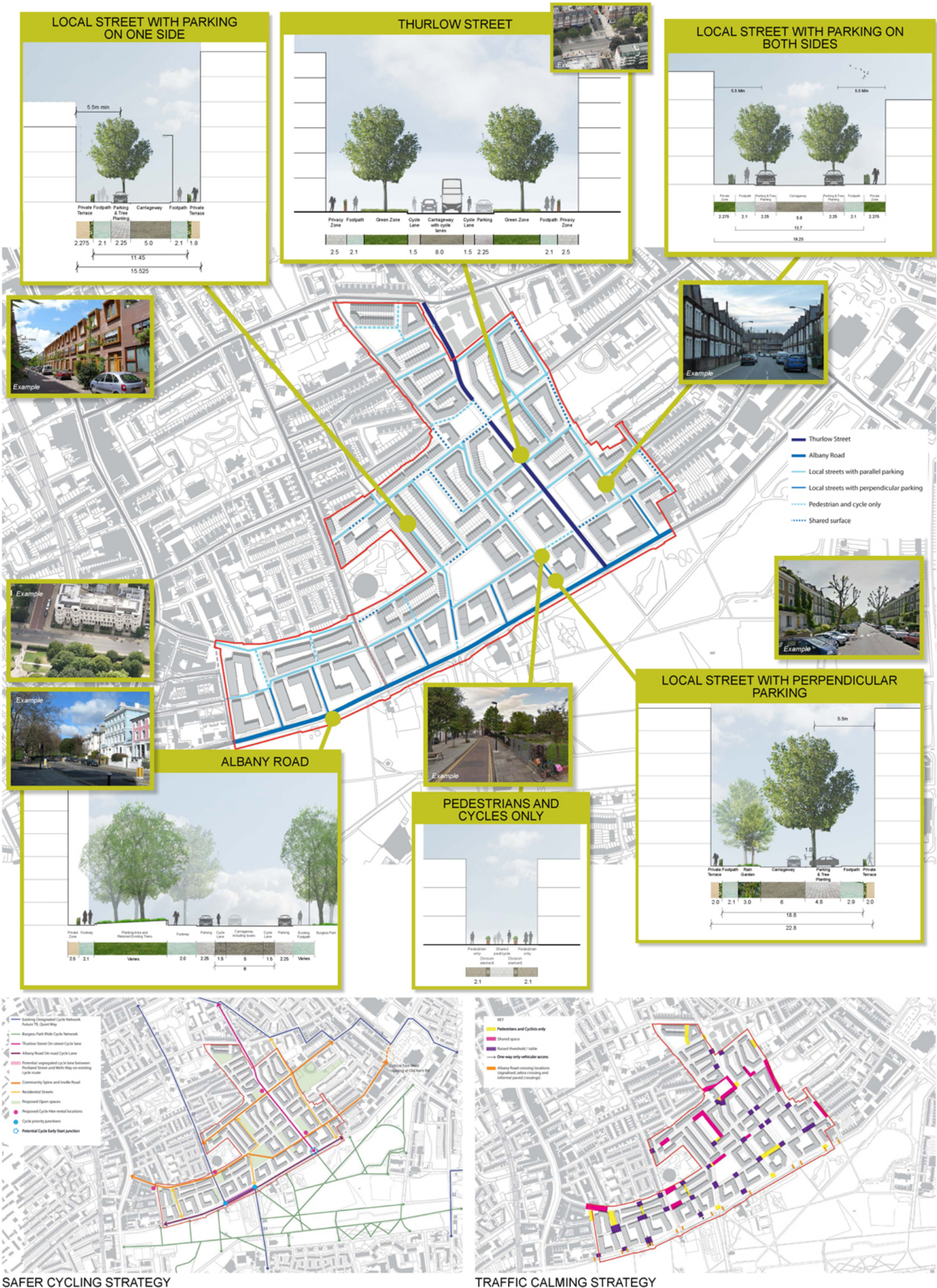


COMMUNITY GARDEN



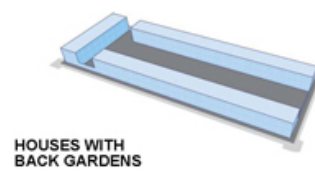
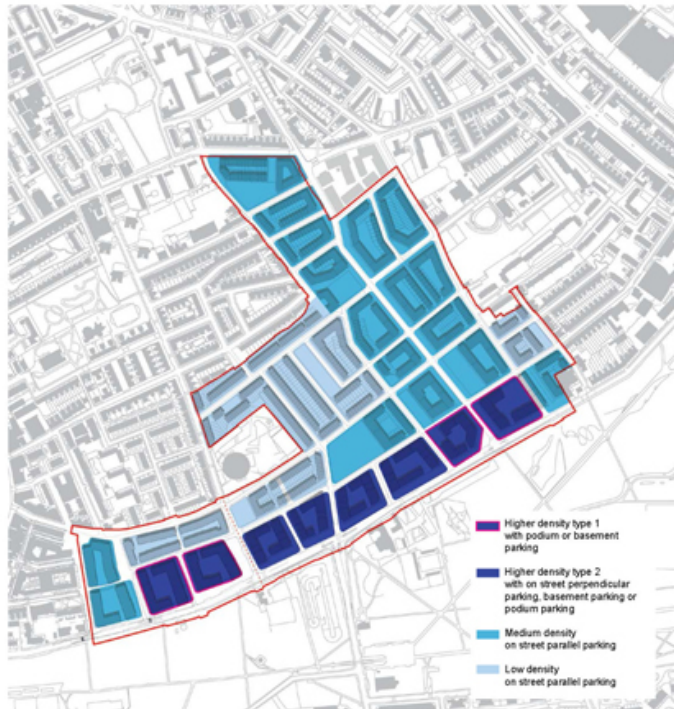
THE MASTERPLAN EXPLAINED

STREETS AND CYCLING



THE MASTERPLAN EXPLAINED

HOMES FOR ALL

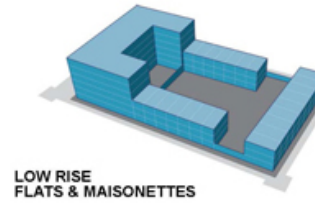


Building Types
Mostly houses but occasionally blocks of flats of no more than 4 storeys

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

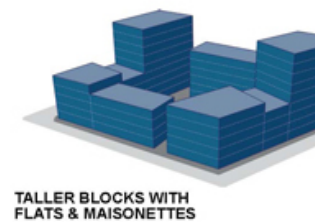


Building Types
A mix of maisonettes, flats and houses

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



Building Types
Only maisonettes and flats

Outdoor Space
Private internal courtyard

Height
4 - 20 storeys

Parking
A mix of basement, podium and on street



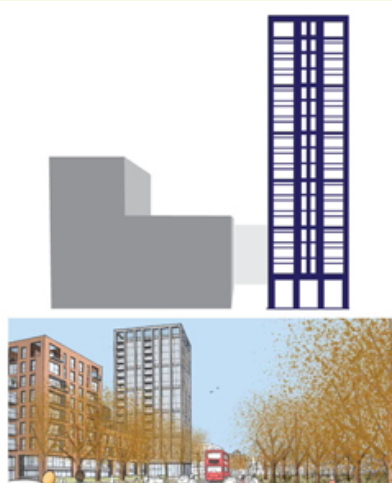
KEY

Building Types

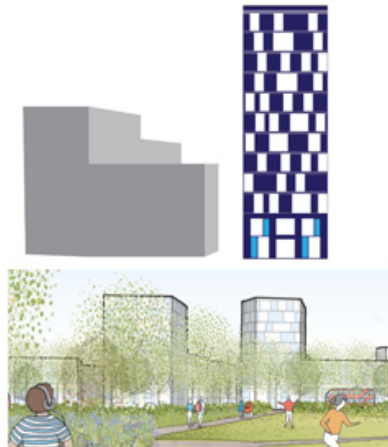
- Landmark Tower
- Tower
- Mansion Block
- Townhouse
- Mews/ Courtyard
- Non-residential at ground floor



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



Landmark Tower
A mix of duplexes and flats ranging from 16-20 storeys with communal courtyards and private balconies.



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



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

THE MASTERPLAN EXPLAINED

NON-RESIDENTIAL USES

A workshop was held with local stakeholders to explore options for the design of the community hub along Thurlow Street



OPTION 1

- Facilities distributed across three buildings and grouped around a public open space facing onto Thurlow Street
- Retail and medical centre have direct access from Thurlow Street and are both highly visible. The Library has public frontage onto the public square
- Both the medical centre and library become stand alone feature buildings, where as the retail, residential are part of a wider urban block which would be completed at a later phase



Block arrangement shows the quantum of development and potential relationship with the public open space

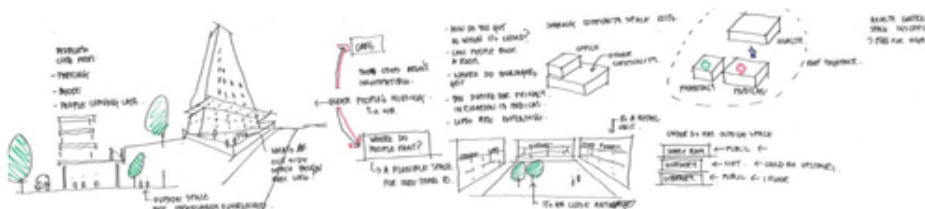


Block arrangement shows the volume of residential required on the site and how it may be stacked



OPTION 2

- Facilities distributed across three buildings and grouped around a public open space facing onto Thurlow Street
- Retail and medical centre have direct access from Thurlow Street and are both highly visible. The Library has public frontage onto the public square
- The medical centre is grouped with the early years facility and other community facilities to create a larger stand alone building across several storeys to deliver a substantial 'iconic' building within the public square, acting as a landmark
- The footprint of the three buildings/ blocks reduce the area of public open space



Sketches exploring relationships between the proposed uses

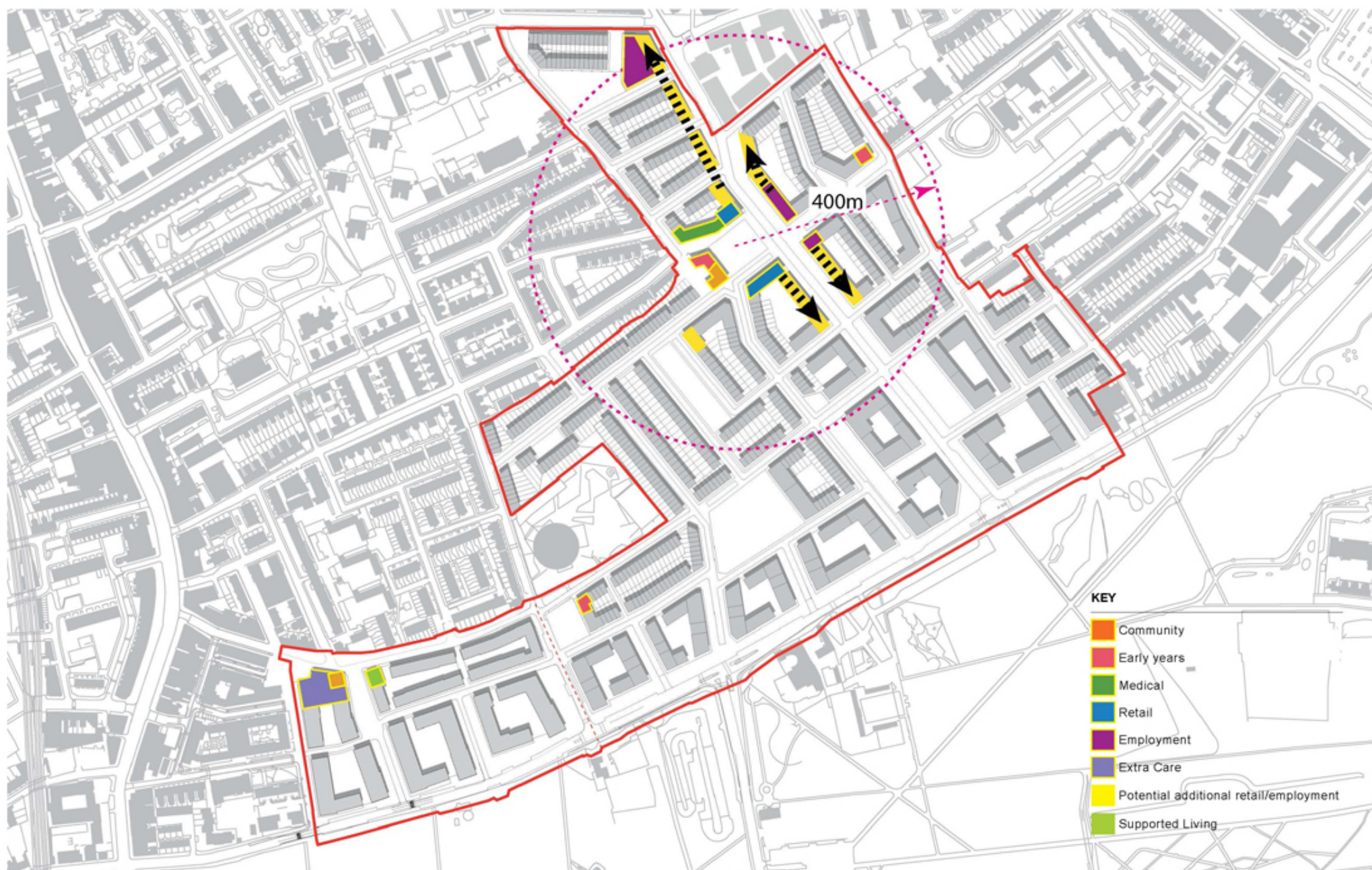


OPTION 3

- Facilities distributed across two buildings and grouped around a public open space facing onto Thurlow Street
- Library, early years and pharmacy grouped within a large stand alone building towards the back of the public open space, highly visible from Thurlow street and with easy access to the adjacent facilities
- The retail would be delivered within a later phase on the southern corner of Thurlow Street and the public open space
- The option enables movement through the space from all the key directions and more trees are retained

RETAIL, COMMUNITY AND EMPLOYMENT STRATEGY

Indicative location of retail, community and employment uses



A DAY IN THE LIFE...

LIVING IN AYLESBURY



The vision which guides the Aylesbury regeneration proposals has continually evolved since 2010. This has been a collaborative process of engagement with Southwark Council and the Greater London Authority, alongside key stakeholders and local residents through pre-application meetings and a variety of community consultation events.

Aylesbury will be a traditionally mixed London neighbourhood typical of the existing surrounding area - streets of houses and flats with taller points at key locations, all within a connected network of open spaces that ensure that every home has a view of green space from a large park to a private garden and everything in between.

The homes will be accessible to a wide range of new and existing residents that otherwise might be forced to outer locations; younger people moving out of home for the first time, couples, families and retired people.

This will be a neighbourhood to settle into, to bring up a family, make new friends, join clubs, go to local festivals, have a quiet pint in the local pub. Ultimately it will become another seamless part of south London rather than an estate.



HOMES FOR ALL

THE PARK EDGE

A
UNIQUE AND
RECOGNISABLE
PARK EDGE



A ROOM WITH A VIEW



BIKE RIDING MADE EASY AND SAFE



IMPROVED RELATIONSHIP WITH BURGESS PARK

THE COMMUNITY SPINE

A PEDESTRIAN
FRIENDLY
ENVIRONMENT WITH
COMMUNITY USES
AND PARKS



A PLACE TO MAKE YOUR OWN



COMMUNITY FACILITIES AVAILABLE TO ALL



MATURE TREES RETAINED AND POCKET PARKS MADE

A DAY IN THE LIFE...

LIVING IN AYLESBURY



THURLOW STREET

A GREEN
AND DYNAMIC
BOULEVARD



A LOCAL HIGH STREET CATERING
FOR LOCAL NEEDS



ESCAPE TO THE ROOFTOP AND ADMIRE
THE SKYLINE

THE SCHOOL NEIGHBOURHOOD

A
CONTEMPORARY
EXTENSION TO THE
CONSERVATION
AREA



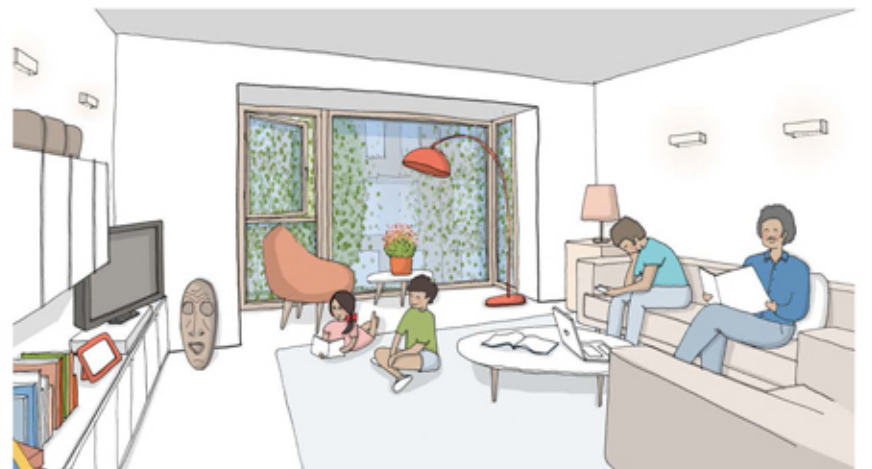
FAMILIAR RESIDENTIAL STREETS



PLAYGROUNDS AND SPACE TO RELAX



WHERE PEOPLE KNOW EACH OTHER



ROOM FOR ALL THE FAMILY

THE SURREY SQUARE PARK NEIGHBOURHOOD

MID-DENSITY
NEIGHBOURHOOD
SET AROUND A
SMALL PARK



SEAMLESS CONNECTIONS WITH
THE SURROUNDING STREETS



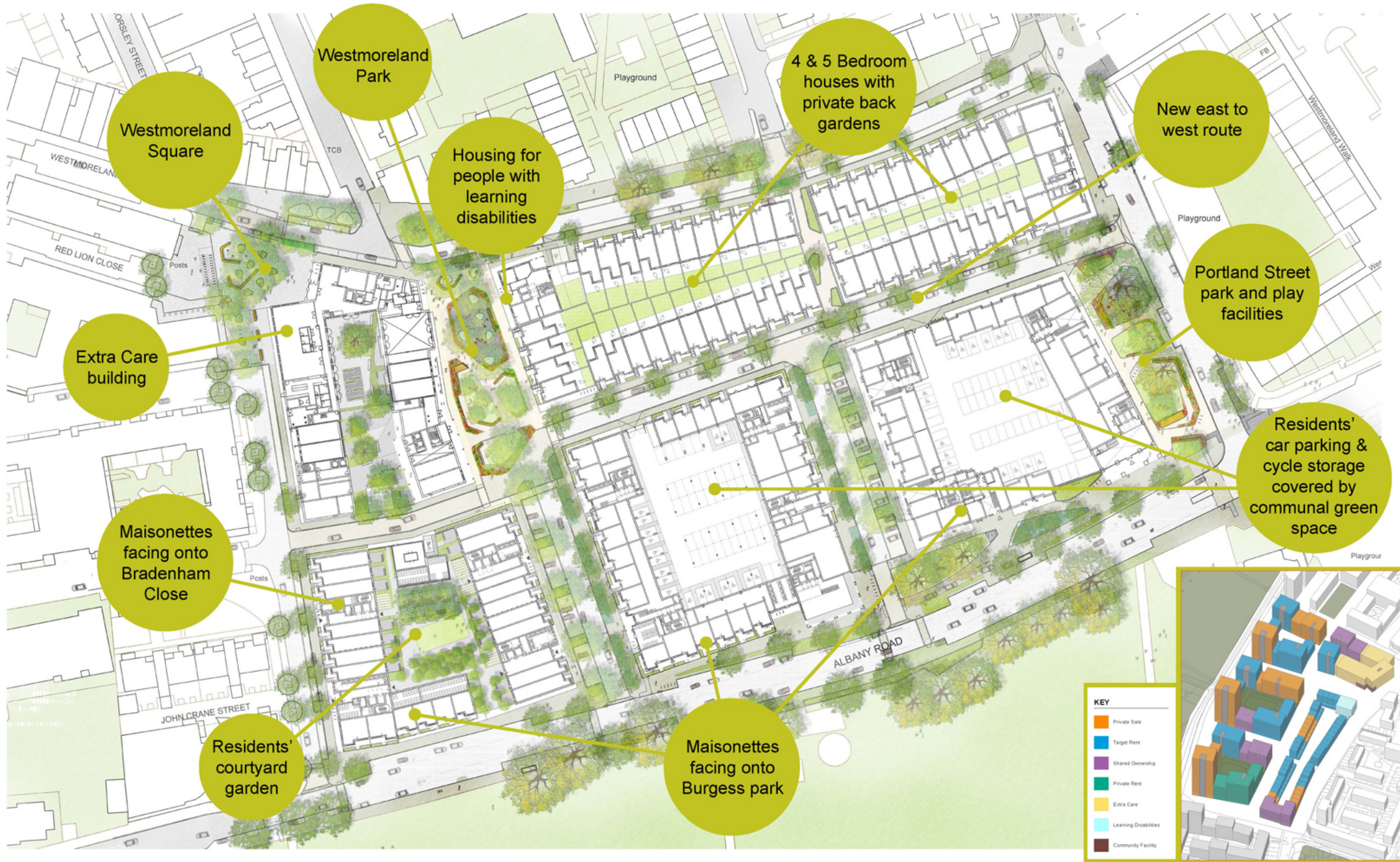
CONTEMPORARY SPACIOUS HOMES
WITH PRIVATE OUTDOOR SPACE



NEW MODERN BUILDINGS
SITTING COMFORTABLY NEXT TO
TRADITIONAL TERRACES

FIRST DEVELOPMENT SITE

GROUND FLOOR LAYOUT

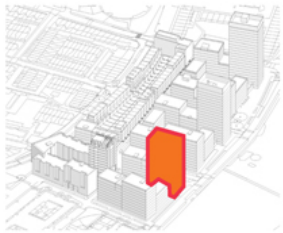


FIRST DEVELOPMENT SITE

TALL BUILDINGS ALONG THE PARK EDGE



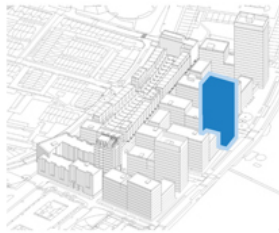
BUILDINGS ALONG ALBANY ROAD



- Located on the green link
- Maisonettes to ground floor
- 5 flats per floor
- Finished in a brown yellow brick



14 STOREY TOWER WITH ROOF TERRACE



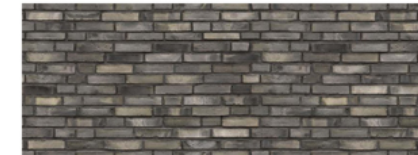
- Located on the green link
- Large entrance foyer to ground floor
- Energy centre
- 5 flats per floor
- Finished in a grey brown brick



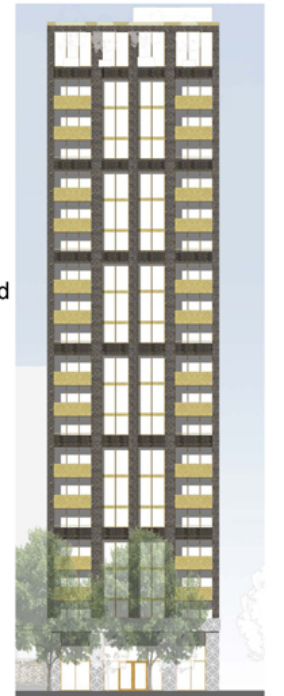
18 STOREY TOWER WITH ROOF TERRACE



- Located at the junction of Albany Road & Portland Street
- Large entrance foyer to ground floor
- 5 flats per floor



20 STOREY TOWER WITH ROOF TERRACE

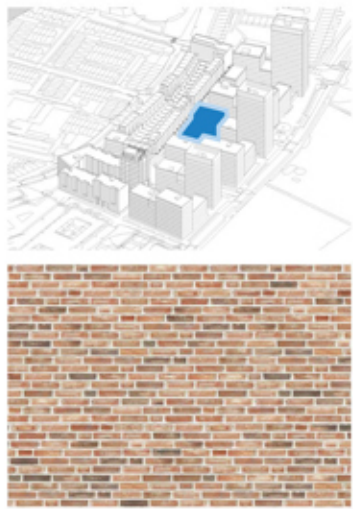


FIRST DEVELOPMENT SITE

MID-RISE BUILDINGS ALONG AND BEHIND THE PARK EDGE



NORTH ELEVATION



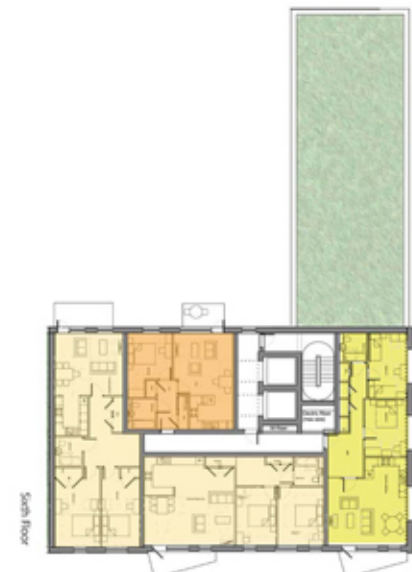
- Located on the new east west route
- Maisonettes to ground floor
- Double height entrance lobby
- Typically 4 flats per floor plus a wing of duplex flats
- Finished in a reddish brown brick
- With bronze or golden coloured balconies and window frames



VIEW ALONG STREET TOWARDS WESTMORELAND PARK



NORTH ELEVATION



GROUND, FIRST, TYPICAL AND TOP FLOOR PLANS



EAST ELEVATION

FIRST DEVELOPMENT SITE

PUBLIC OPEN SPACE



WESTMORELAND SQUARE AND PARK



1

WESTMORELAND SQUARE

- ① Enhanced street frontage for existing shops
- ② Shared surface access between shops and square
- ③ Sitting area under tree canopy with playable water feature
- ④ Clear entrances to Extra Care Centre and Southwark Resource Centre
- ⑤ Mayor's cycle hire scheme

2

WESTMORELAND PARK

- ⑥ Existing trees retained with herbaceous planting underneath
- ⑦ Paved area with seating element defines Community Centre entrance
- ⑧ Relaxing and gathering seating area surrounded by planting
- ⑨ Playable area surrounded by sculptural seating elements and planting
- ⑩ Rain Garden along the Green Link connects to Albany Road



PORTLAND STREET SQUARE AND ALBANY ROAD PARK FRONTAGE



3

ALBANY ROAD

- ① Existing trees retained with seating edge to maintain existing soil levels
- ② Paved accessibility point for bus stop
- ③ Grass verge with tree planting creates 'Park Road' effect to Albany Road
- ④ Raingarden with tree planting

4

PORTLAND GARDEN

- ⑤ Clear entrance to new residential tower
- ⑥ Playable area with seating elements formed around existing Plane trees
- ⑦ Planting defines pedestrian areas and encloses playable space
- ⑧ Raingarden with tree planting

5

COMMUNAL COURTYARD



FIRST DEVELOPMENT SITE

AMENITY AREAS

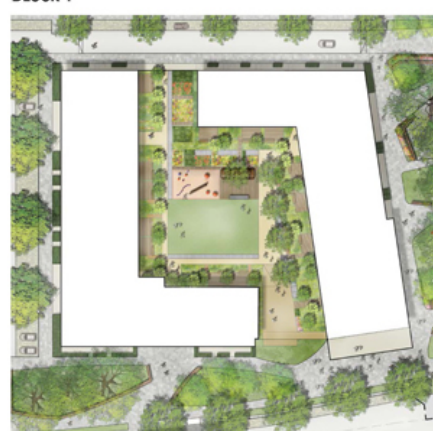


COMMUNAL COURTYARDS

BLOCK 1



BLOCK 4



VIEWS TO BURGESS PARK



PRIVATE/COMMUNAL RELATION



EAT, SIT & GATHER



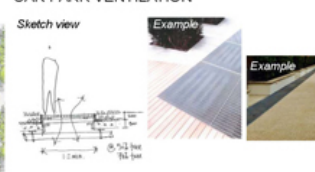
BLOCK 6



BLOCK 5



CAR PARK VENTILATION



VEGETABLE GARDENS AND PLANTING



DOOR STEP PLAY



SHADOW PLANTING



ROOFTOP TERRACES



TOWER BLOCK 1

TOWER BLOCK 4

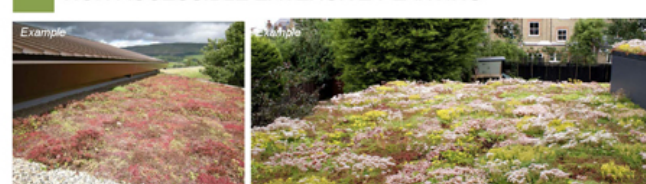
TOWER BLOCK 6

TOWER BLOCK 5

ACCESSIBLE TOWER ROOFTOP TERRACES



NON-ACCESSIBLE EXTENSIVE PLANTING



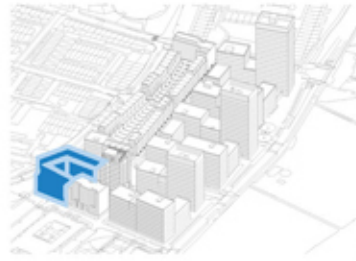
FIRST DEVELOPMENT SITE

EXTRA CARE HOMES & COMMUNITY CENTRE



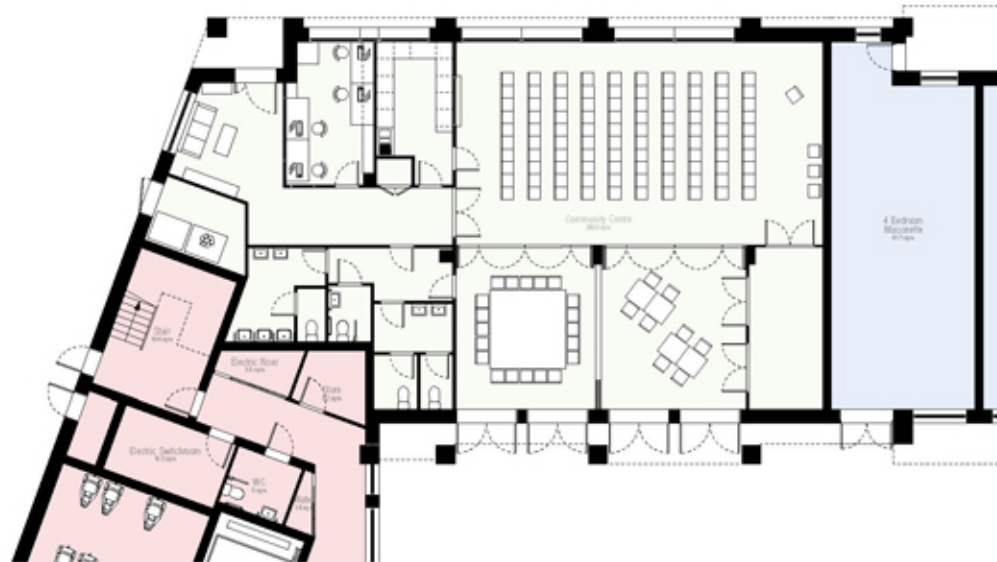
COMMUNITY CENTRE

- Located on Westmoreland Park and the community spine
- 250sqm including a double height hall that can be subdivided
- Potential for mezzanine to be provided at a future date



EXTRA CARE CENTRE

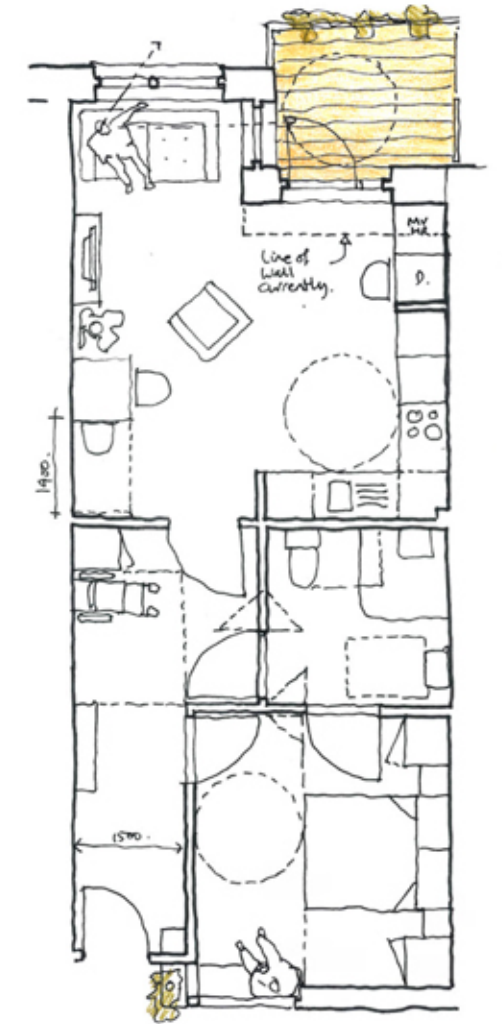
- Located on Westmoreland Square and the community spine
- 50 extra care 1 & 2 bed flats with communal lounge and dining room
- Creating a safe and secure environment for the elderly with views overlooking Westmoreland Park and Bradenham Close
- Finished in a reddish brown brickwork



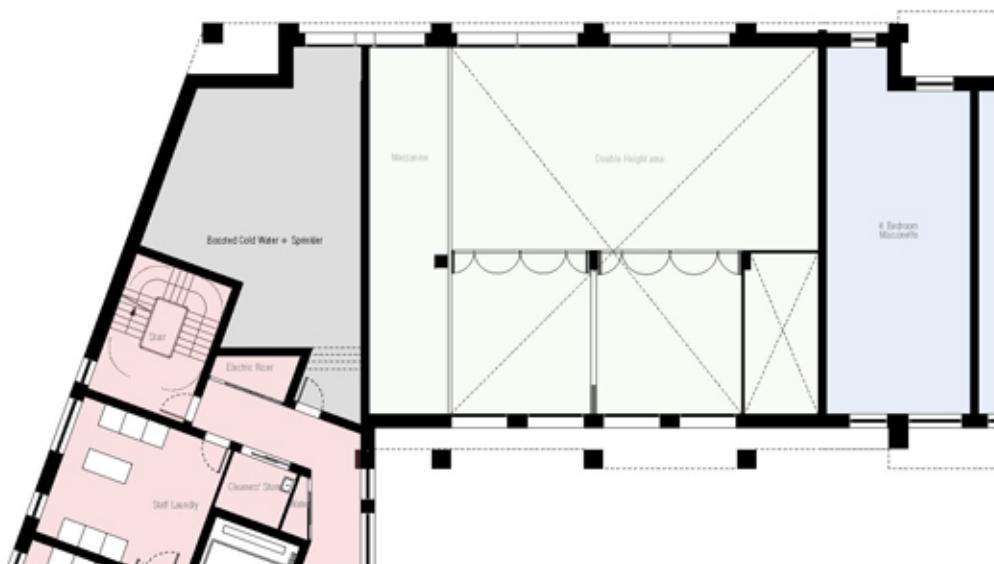
COMMUNITY CENTRE GROUND FLOOR



WESTMORELAND PARK ELEVATION



EXTRA CARE FLAT PLAN



COMMUNITY CENTRE GROUND FLOOR



GROUND FLOOR, SKETCH SHOWING KITCHEN



FIRST DEVELOPMENT SITE

HOUSES



HOUSES ALONG THE EAST WEST ROUTE



Portland Street Today



Boyson Road 1916 (Demolished)



Wooller Street 1909



Proposed Houses on Westmoreland Road - View From Albany Road



SECTIONAL MODEL THROUGH HOUSES SHOWING BACK GARDENS AND SOUTH FACING TERRACES



DETAIL OF 3 & 4 STOREY HOUSES



4 BEDROOM HOUSE PLANS

FIRST DEVELOPMENT SITE

NEW STREET ELEVATIONS



EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION ALBANY ROAD

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION BRADENHAM CLOSE

WEST ELEVATION

WEST ELEVATION

FIRST DEVELOPMENT SITE

EXAMPLE FLOOR PLANS FOR TARGET RENT HOMES



EXISTING DWELLING TYPES



1 Bed Flat
52.37 SqM

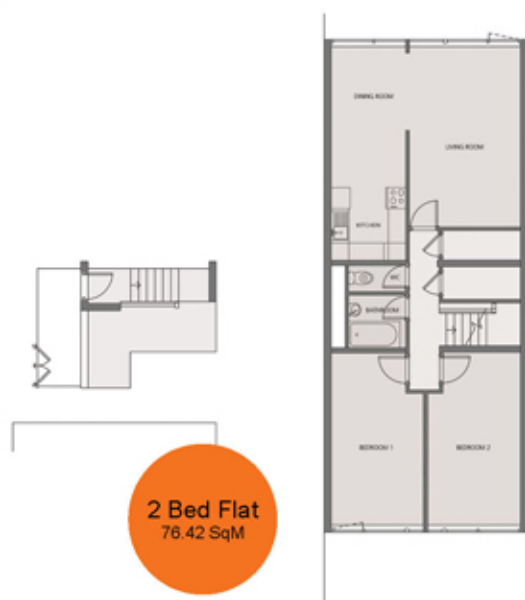
PROPOSED DWELLING TYPES



1 Bed Flat
52.3SqM

1 BED 2 PERSON FLAT

	MINIMUM ROOM SIZES SQM	MINIMUM ROOM SIZES SQFT
Combined Living/Kitchen/Dining	25 SqM	268.5 Sqft
Double bedroom	12.5 SqM	135.5 Sqft
Private external space	5 SqM	53.5 Sqft
MINIMUM SIZE	52.3SqM	562 Sqft



2 Bed Flat
76.42 SqM



2 Bed Flat
80.9SqM

2 BED 4 PERSON FLAT

	MINIMUM ROOM SIZES SQM	MINIMUM ROOM SIZES SQFT
Living	17 SqM	182.9 Sqft
Kitchen/Dining	15.5 SqM	166.8 Sqft
Double Bedroom	13 SqM	139.9 Sqft
Twin Bedroom	12.5 SqM	134.5 Sqft
Private external space	7 SqM	75.3 Sqft
MINIMUM SIZE	80.9SqM	870.8 Sqft



3 BED 5 PERSON FLAT

	MINIMUM ROOM SIZES SQM	MINIMUM ROOM SIZES SQFT
Living	17 SqM	182.9 Sqft
Kitchen/Dining	12.5 SqM	134.5 Sqft
Main Double bedroom	13 SqM	139.9 Sqft
Double bedroom	12 SqM	129.1 Sqft
Single bedroom	10 SqM	107.6 Sqft
Private external space	8 SqM	86.1 Sqft
MINIMUM SIZE	90.8SqM	977.3 Sqft



3 Bed Flat
98.32 SqM



3 Bed Flat
107 SqM

3 BED 5 PERSON DUPLEX (ABOVE FIRST FLOOR)

	MINIMUM ROOM SIZES SQM	MINIMUM ROOM SIZES SQFT
Living	17 SqM	182.9 Sqft
Kitchen/Dining	12.5 SqM	134.5 Sqft
Main Double bedroom	13 SqM	139.9 Sqft
Double bedroom	12 SqM	129.1 Sqft
Single bedroom	10 SqM	107.6 Sqft
Private external space	8 SqM	86.1 Sqft
MINIMUM SIZE	107 SqM	1,151.7 Sqft



3 BED 5 PERSON MAISONETTE (GROUND/PODIUM)

	MINIMUM ROOM SIZES SQM	MINIMUM ROOM SIZES SQFT
Living	17 SqM	182.9 Sqft
Kitchen/Dining	12.5 SqM	134.5 Sqft
Main Double bedroom	13 SqM	139.9 Sqft
Double bedroom	12 SqM	129.1 Sqft
Single bedroom	10 SqM	107.6 Sqft
Private external space	8 SqM	86.1 Sqft
MINIMUM SIZE	107 SqM	1,151.7 Sqft



FIRST DEVELOPMENT SITE

COMPUTER GENERATED IMAGE OF WESTMORELAND PARK

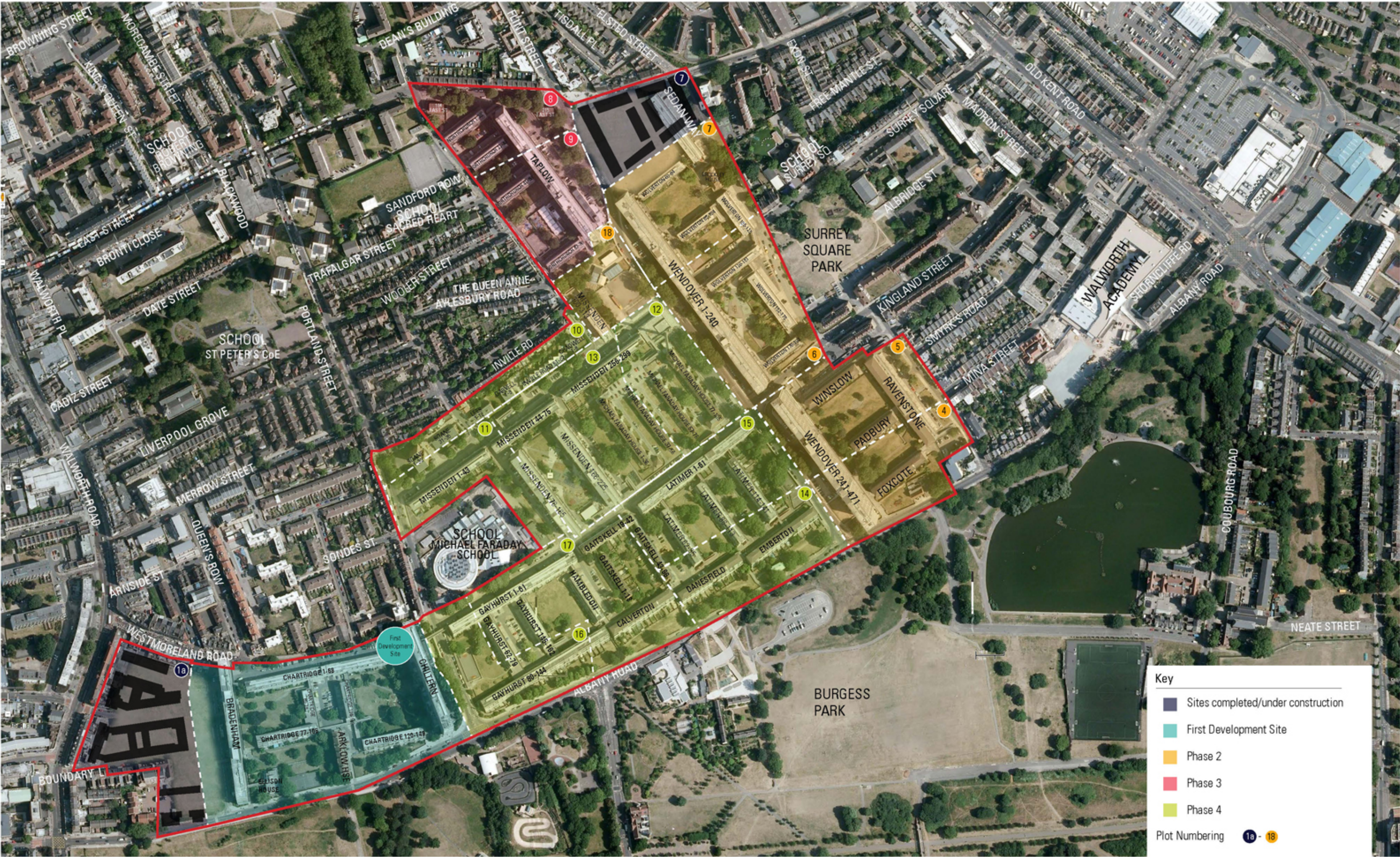


FIRST DEVELOPMENT SITE

COMPUTER GENERATED IMAGE OF ALBANY ROAD



PHASING DIAGRAM



AYLESBURY REGENERATION TIMELINE

Notting Hill 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.



VISION WORKSHOP
MAY 2014



FINAL EXHIBITIONS BEFORE
PLANNING SUBMISSION
13-14, 30 AUGUST 2014

YOU ARE HERE

MASTERPLAN EVOLUTION
19 - 21 JUNE 2014



INTRODUCTION
MARCH 2014



TEMPORARY COMMUNITY HUB
A temporary hub will provide from an existing building within the site.



CO-DESIGN OF COMMUNITY CENTRE
Work with local residents to co-design the community centre.

AYLESBURY REGENERATION TIMELINE



DEMOLITION
FIRST DEVELOPMENT SITE
SUMMER 2015

PLANNING SUBMISSION
AUTUMN 2014
PLUS EXHIBITION TO SHOW
SUBMITTED PLANS

FIRST NEW HOMES
FIRST DEVELOPMENT SITE
AUTUMN 2017

COMPLETE
FIRST DEVELOPMENT SITE
EARLY 2021

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

PHASE 2

REHOUSING
2014-2019

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

REHOUSING
2018-2021

PHASE 3

CONSULTATION ON
PHASE 4
2021

FIRST PHASE 4 HOMES
FIRST HOMES 2027

PHASE 4

REGENERATION
COMPLETE
2032

A NEW IDENTITY FOR THE AYLESBURY REGENERATION

Over the last few months we've been consulting with residents about their vision for the regeneration's new identity. Together with a small group of residents we've developed the five ideas below. Which do you prefer?



1

LOGO

THE NEW AYLESBURY

SE17 LONDON

Helps re-iterate messaging of the old/new and change. Retains 'Aylesbury' loses 'Estate'.

COLOURS

- Regeneration
- Jobs & Training
- Get Involved/Consultation
- Home
- New Homes

LOGO OPTIONS

IN USE

DO YOU PREFER THIS ONE?

2

LOGO

WalworthNow

In the same way as Aylesbury Now, this signifies a constantly changing place and the longer term regeneration.

COLOURS

- Regeneration
- Jobs & Training
- Get Involved/Consultation
- Home
- New Homes

LOGO OPTIONS

IN USE

DO YOU PREFER THIS ONE?

3

LOGO

AYLESBURY NOW

LONDON SE17

Signifies a constantly changing place - reiterates the changing nature of a long term regeneration project.

COLOURS

- Regeneration
- Jobs & Training
- Get Involved/Consultation
- Home
- New Homes

LOGO OPTIONS

IN USE

DO YOU PREFER THIS ONE?

4

LOGO

WalworthTown

SE17

Draws on the retention and promotion of 'Walworth'.

COLOURS

- Regeneration
- Jobs & Training
- Get Involved/Consultation
- Home
- New Homes

LOGO OPTIONS

IN USE

DO YOU PREFER THIS ONE?

5

LOGO

TheAylesburyLondon

In consultation with residents it was clear that the "The" in "The Aylesbury" was an important aspect to the identification of the area.

COLOURS

- Regeneration
- Jobs & Training
- Get Involved/Consultation
- Home
- New Homes

LOGO OPTIONS

IN USE

DO YOU PREFER THIS ONE?



#OURAYLESBURY CONTRIBUTING TO THE MASTERPLAN



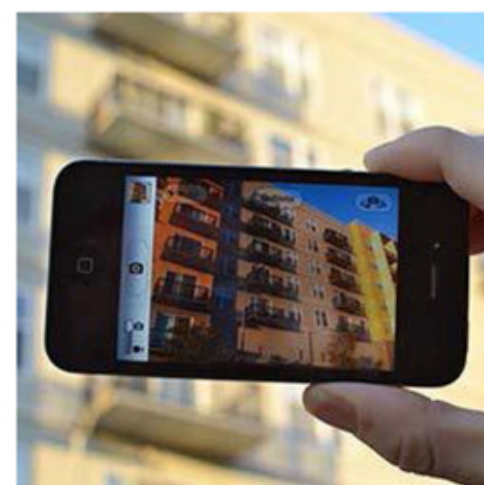
We know how special parts of the Aylesbury Estate are to residents, and we would like to make sure that those memories are commemorated as part of the regeneration process.

We are asking residents to take photos and upload them to Instagram, using #OurAylesbury, where everyone can see what you love about the area.

Designs will be made using the photos, and then incorporated into the masterplan as each phase is delivered.

We hope that by including individual memories of the past, that we collectively create a set of inspiring designs for the future.

As you walk around the estate, take photos with your smart phone of things that you love, treasure and cherish. From buildings, to signs; patterns to graffiti - we want to see it all.



Upload your photos to Instagram using the hashtag #OurAylesbury. We can then collect them together.



We will turn your collected photographs into graphic patterns.



Whilst the buildings are being constructed, we can work with specialists to create large molds that will help realise your designs.



The molds will create physical pieces that will then be incorporated back into elements of the masterplan.



Buildings



Play



Walls



Art



Paving

