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# AYLESBURY ESTATE

Development Specification (Consolidated)  
November 2015

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# Quality Management

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Remarks		Revised to incorporate changes to Plot 18 floorspace		
Date	20/02/2015	24/11/2015		
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# Aylesbury Estate

## Development Specification (Consolidated)

24/11/2015

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# Table of Contents

1	Introduction and Purpose.....	5
2	Application Sites .....	7
3	Development Content.....	12
4	Implementation .....	21

# 1 Introduction and Purpose

1.1.1. This Development Specification forms part of the outline planning application (the 'Application') submitted by Notting Hill Housing Trust (NHHT) ('the Applicant') to the London Borough of Southwark (LBS) for the redevelopment of the existing Aylesbury Estate (the 'Estate'). The purpose of the Development Specification is to both define and describe the principal components of the Application for the purposes of assessment and determination.

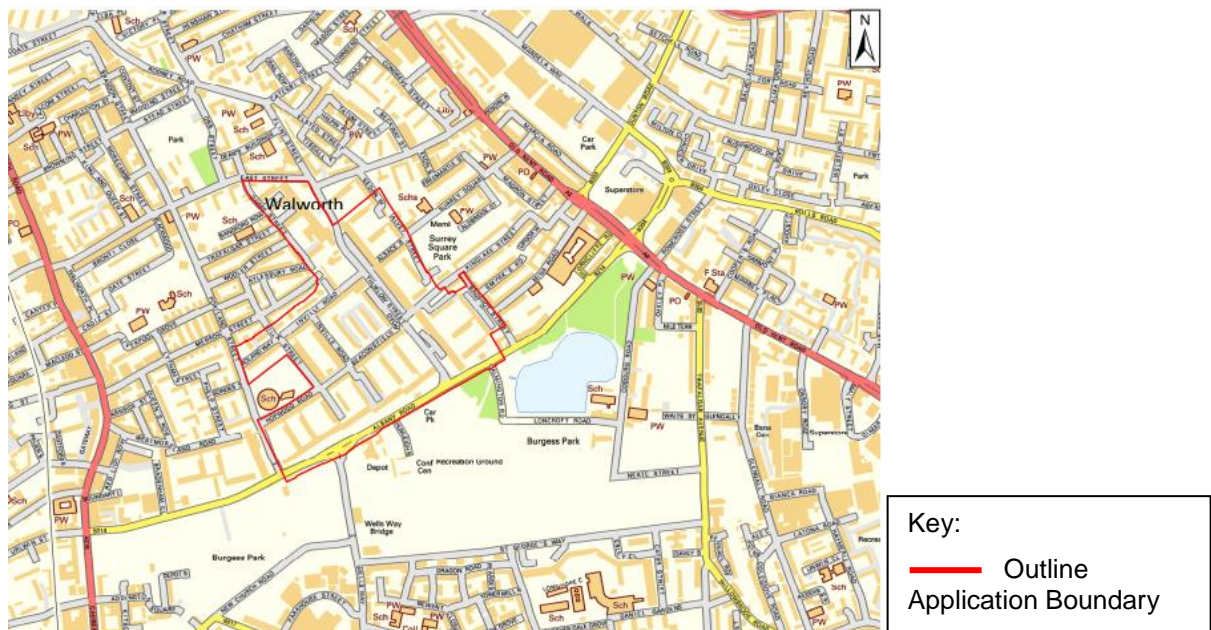
1.1.2. The Application comprises the following:

- **Outline Application:** Outline application, including access, for demolition of existing buildings and redevelopment to provide up to 2,745 private and affordable units (Use Class C3); 600 sqm to 2,500 sqm of employment use (Use Class B1); 200 sqm to 500 sqm of retail space (Use Class A1); 3,100 to 4,750 sqm of community use, medical centre and early years facility (Use Class D1); 600 sqm to 3,000 sqm flexible retail use (Use Class A1/A3/A4) or workspace use (B1); new landscaping; public and private open space; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping; and associated works.

1.1.3. The Application reserves all matters for determination apart from the means of access to the Site. The proposed maximum quantum of floorspace, proposed land uses and the approximate location and general scale of development is identified and defined in this Development Specification, a series of Parameter Plans and the Design Code.

1.1.4. It is envisaged that the relevant aspects of these documents will be embodied in any outline planning permission to control the quantum of development and guide the design work over the various phases of the scheme delivery, forming the foundation for future reserved matters applications. Figure 1.1 shows the extent of the 22 ha application boundary.

**Figure 1.1: Outline Application Boundary**



1.1.5. The Application is submitted concurrently with a full planning application for the First Development Site (FDS) which comprises 830 residential units and associated uses.

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1.1.6. The Development Specification is structured as follows:

- This Introduction forms **Section 1**;
- **Section 2** describes the application Site;
- **Section 3** defines and describes the overall development content of the application and the approach to such issues as the size of each land use component plus environmental standards and infrastructure delivery; and
- **Section 4** sets out information on programme and implementation.

1.1.7. In all cases throughout this Development Specification the same terminology has been relied upon to describe the application Site, proposed development and development scenario.

## 2 Application Site

2.1.1 The existing Estate was constructed between 1966 and 1977 is currently home to over 7,500 people and includes offices, community uses and some shops in buildings which range in height from 2 - 14 storeys. All existing buildings within the Site are to be demolished including the 2,449 existing dwellings. Table 2.1 summarises the existing dwelling unit mix on the application Site.

**Table 2.1: Existing Dwelling Unit Mix – Outline Application Site**

Unit Size	Leasehold (Owner Occupied)	Social Rent	Total
Studio	4	31	35
1 bed unit	39	600	639
2 bed unit	75	505	580
3 bed unit	121	449	570
4 bed unit	40	173	213
5 bed unit	10	33	43
<b>TOTAL</b>	<b>290</b>	<b>1,791</b>	<b>2,080</b>

2.1.2 Table 2.2 sets out the existing non-residential uses on the Site.

**Table 2.2: Existing Non-Residential Uses in Application Site**

Site Name	Use	Approximate size (m <sup>2</sup> ) where known
Taplow Housing Office	Office	486
Aylesbury Early Years Centre	Nursery	365
Aylesbury Health Centre	Health Centre	1,504
Medipharmacy	Pharmacy	80
Taplow Nursery	Nursery	63
Taplow Medical Centre	Doctor's Surgery	790
Aylesbury Youth Centre	Offices	147
Chaplin Centre	Offices	1,515
Retail units	Retail	130
Barrow Stores	Retail	16
Aylesbury Access Centre	Religious & Spiritual Community Facility	60
Taplow Retail Units (13)*	Retail	730
Tykes Corner	Nursery	100
Creation Office	Office	60
2 Inspire	Community Facility	158
Aylesbury Childminding Unit	Nursery	127



<b>Wendover Meeting Room</b>	Community Facility	60
<b>Aylesbury learning Centre</b>	Training facility	650
<b>Thurlow Lodge Community Hall</b>	Community Facility	356
<b>The Hour Glass</b>	Public House	80
<b>Wendover Council Offices</b>	Office	200

\* - currently vacant

2.1.3 The existing car parking provision across the whole estate is detailed in Table 2.3 below.

**Table 2.3: Existing Garages and Car Parking**

<b>Existing Parking</b>	<b>Spaces</b>
Off Street Parking	1,092
On Street Parking	314
Garage Spaces	717
<b>Total</b>	<b>2,123</b>

2.1.4 In January 2010 LBS adopted the Aylesbury Area Action Plans (AAP) as a Supplementary Planning Document (SPD). It contains a vision for the area, policies for its development, and a delivery plan for future investment to guide the redevelopment of the Estate and to show how it will create a new neighbourhood over the next 15 to 20 years to regenerate the Estate and provide a net increase in homes.

2.1.5 The AAP forms part of the Southwark Local Development Framework (LDF) that is used by the Council to make decisions on planning applications in the borough. It is made up of two parts.

1. The Masterplan Regeneration Area, namely the Estate itself, which will be completely redeveloped. Table A5.1 of the AAP identifies a schedule of proposal sites for the Masterplan Regeneration Area which is sub-divided in to four main phases expected to be constructed within a 20 year period;
2. Secondly, there is the wider area including East Street, Walworth Road, Old Kent Road, and Burgess Park where there will be improvements to workplaces, shops, leisure facilities, transport, schools and open space. This wider area is beyond the extent of the current Application Sites.

2.1.6 Table 2.4 below identifies the anticipated phasing for the development of the whole Estate as presented within the AAP and shown on Figure 2.1 below. Planning permission has already been granted for Site 1a (Ref No. 07/AP/0046) and Site 7 (Ref No. 12/AP/2332) (both part of Phase 1 as defined by the adopted AAP). Construction is currently underway on Site 7 and development is completed for Site 1a. Neither application required the submission of an Environmental Statement.



**Figure 2.1: AAAP Phases and Sites (see Table 2.4)**



**Table 2.4: Status of redevelopment of the Estate in the context of the January 2010 AAAP**

AAAP Phase as shown on Figure 1.1	Plot / Site	Type Application of	Applicant	Proposed Development	Status
Phase 1	Site 1a	Outline Application	L&Q	260 residential units within a series of buildings ranging in height from 1 to 10 storeys approximately 400 sqm retail floor space and a new day centre	LBS 07/AP/0046 Approved June 2007. Completed
Phase 1	Plot 1, 2 and 3	Proposed FDS Detailed Application	NHHT	830 mixed tenure dwellings, an Extra Care Facility/Learning Disability Unit and a Community Facility	Current NHHT Application Submitted September 2014
Phase 1	Site 7	Detailed Application	L&Q	147 mixed tenure residential units within two apartment blocks	Approved (12/AP/2332) (2012) Currently under construction
Phase 2	Plot 18, 4, 5, 6 and 7	Outline Application	NHHT	Outline application for development up to:	Current NHHT Application Submitted

AAAP Phase as shown on Figure 1.1	Plot / Site	Type of Application	Applicant	Proposed Development	Status
Phase 3	Plot 8 and 9	Outline Application	NHHT	- Up to 2,745 dwellings; and	September 2014
Phase 4	Plot 10,11, 12,13, 14,15, 16 and 17	Outline Application	NHHT	- 600 sqm to 2,500 sqm employment use (B1) - 200 sqm to 500 sqm of convenience shop / pharmacy (A1) - 800 sqm to 1,150 sqm early years facilities (D1) - 300 sqm to 600 sqm of community use (D1) - 2,000 sqm to 3,000 sqm of medical centre (D1) - 600 sqm to 3,000 sqm of flexible use including retail space (A1/A2/A3) and workspace (B1)	

## Application Site

2.1.7 The Site extends to 22 ha and is bordered to the north by East Street, to the east by Alvey Street and Bagshot Street, to the south by Albany Road (B214), and to the west by Portland Street. The Site is predominantly occupied by residential development of between 2 and 14 storeys in height. There are three main clusters of red brick housing blocks (Michael Faraday House, Gaitskell House, and those to the north of Inville Road) between 2 and 5 storeys in height with 4 smaller red brick buildings scattered across the estate.

2.1.8 Directly to the east of Thurlow Street five housing blocks (Wendover) are between 10 and 14 storeys, and one directly to the west (Taplow) between 10 and 14 storeys. The site is laid out in a typical modernist style with individual buildings surrounded by areas of public open space with cul-de sacs and pedestrian decks providing access to the blocks.

## 2.2 Surrounding Area

2.2.1 The following land uses have been identified immediately surrounding the Application site:

- Residential to the north and west;
- Residential and industrial to the east; and
- Burgess Park (46ha) to the south with residential and commercial beyond.

2.2.2 There are a number of Grade I and II listed buildings within 2 km of the Site, the closest of which are Grade II listed properties and railings associated with Aycliffe House and numbers 1, 1A, 3-11, and 13-23 Portland Street. The nearby St Peter's Church is Grade I listed and there are various listed structures in Burgess Park that are close to the southern boundary of the Site.

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2.2.3 There are also a number of Conservation Areas in the vicinity, the Liverpool Grove (Walworth) Conservation Area being the closest. Kennington Park Registered Park and Garden is designated as Grade II and is located approximately 2 km to the west of the Site.

2.2.4 Two European designated sites lie within 10 km of the Site. These include Wimbledon Common Special Area of Conservation (SAC) (approximately 9.5km to the south-west) and Lee Valley Special Protection Area (SPA) (approximately 9.5km to the north-east).

## 3 Development Content

3.1.1 The Parameter Plans provide detailed levels of information in relation to the height of the proposed buildings, the general site layout, public realm provision, uses, basement area, access and circulation. The Parameter Plans seek approval for maximum parameters as defined, including heights. Building heights are shown, largely between 2 and 6 storeys. Taller buildings are also proposed at up to 20 storeys. Plots on both sides of the main axis, Thurlow Street, make up the main spine, rising to a maximum 15 storeys at Plot 18. The plots would front the areas of open space and public realm as well as the network of streets.

3.1.2 Twelve areas of publically available open space are proposed together with courtyard amenity spaces, and back gardens and front gardens for houses where relevant. Overall the application provides 1.95 ha of publically available open space, of which a minimum of 0.3 ha is civic space. In addition, a minimum of 0.54 ha of landscaped open space is proposed within Albany Road and Thurlow Street, creating a total area of open space of a minimum 2.49 ha.

## 3.2 Proposed Quantum of Floorspace by Land Use

**Table 3.1: Proposed Floorspace by Land Use**

Use	Use Class	Outline Application Floorspace (GEA) sqm
Residential	C3	288,700
Business Space/Employment	B1	600 - 2,500
Flexible Use: Retail Or Workspace	A1, A3 or A4 Or B1	600 - 3,000 (note – a minimum of 600 sqm and no more than 2,000 sqm will be used for retail).
Retail	A1	200 - 500
Health/Community/Early Years	D1	3,100 – 6,402
<b>Total Floorspace</b>		<b>299,450</b>

3.2.1 Table 3.1 sets out the proposed floorspace by land use. A flexible use is proposed for 3,000 sqm of floorspace. A flexible consent will allow the accommodation to be used for either retail or workspace use interchangeably for a period of 10 years from the date of the consent. This is to provide scope to respond to community needs and market trends in the future. Within this category it is expected that:

- A minimum of 600 sqm and no more than 2,000 sqm would be used for retail. Giving a minimum retail use of 800sqm across the whole site.
- A range of 0 sqm to 2,400 sqm could be used for B1 workspace. Giving a minimum B1 use of 600 sqm across the whole site.

3.2.2 Table 3.2 sets out the maximum floorspace for each land use category.

**Table 3.2: Proposed Maximum Floorspace by Land Use**

Land Use	Use Class	Maximum GEA sqm
Residential	C3	288,700
Employment	B1	4,900 (note – this total includes flexible space. This maximum and the retail maximum cannot both be achieved)
Retail	A1, A3 or A4	2,500 (note – this total includes flexible space. This maximum and the employment maximum cannot both be achieved)
Health/ Community/ Early Years	D1	6,402

3.2.3 Table 3.3 below sets out the maximum non-residential floorspace which could be delivered within each phase, subject to the total site wide provision not exceeding the maximum thresholds set out in Table 3.2 (and noting that the maximum retail and employment figures cannot both be achieved).

**Table 3.3: Proposed Maximum Non-residential Floorspace by Phase (sqm)**

Phase	A1, A3 and A4	B1	D1
Phase 2	1,500	1,500	5,752
Phase 3	500	3,300	750
Phase 4	1,000	1,200	750
Max GEA Site Wide	<b>2,500</b>	<b>4,900</b>	<b>6,402</b>

### 3.3 Land Uses within the Development Parcels

3.3.1 Table 3.4 below describes the uses that are proposed within each of the Development Parcels. In addition, the maximum floorspace (GEA) per plot across all uses is provided, subject to the total site wide provision not exceeding the maximum thresholds set out in Table 3.2 (and noting that the maximum retail and employment figures cannot both be achieved).

**Table 3.4: Outline Application: Land Uses and Maximum Floorspace by Development Parcel**

Development Parcel	Description of Land Use	Maximum Floorspace (GEA)
Development Parcels 4a and 4b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where workspace or retail within Use Classes A1, A3, A4 or B1 will be included. An Energy Centre will also be located within this plot.	34,770
Development Parcels 5a, 5b and 5c	Residential (Use Class C3) on all floors	21,300
Development Parcels 6a,	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area	30,600

Development Parcel	Description of Land Use	Maximum Floorspace (GEA)
6b and 6c	where employment or retail within Use Classes A1, A3, A4 or B1 will be included	
Development Parcels 7a and 7b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where an Early Years facility, Use Class D1, and employment or retail within Use Classes B1 or A1, A3, A4 will be included	19,500
Development Parcels 8a and 8b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where employment space within Use Class B1 will be included	10,600
Development Parcels 9a and 9b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where employment or retail within Use Classes A1, A3, A4 or B1 will be included	14,300
Development Parcels 10a and 10b	Residential (Use Class C3) on all floors	8,700
Development Parcels 11a and 11b	Residential (Use Class C3) on all floors	9,600
Development Parcels 12a and 12b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where employment or retail within Use Classes A1, A3, A4 or B1 will be included	17,000
Development Parcels 13a, 13b and 13c	Residential (Use Class C3) on all floors	22,200
Development Parcels 14a and 14b	The main use is residential within Use Class C3, which will occupy all upper floors and most parts of the ground floor, with the exception of an area where employment or retail within Use Classes A1, A3, A4 or B1 will be included.	44,170
Development Parcels 15a and 15b	Residential (Use Class C3) on all floors	21,800
Development Parcels 16a and 16b	Residential (Use Class C3) on all floors	33,606
Development Parcels 17a and 17b	The main use is residential (Use Class C3), on all upper floors. The ground floor also includes residential and an Early Years facility (Use Class D1)	28,053
Development Parcels 18a and 18b	This plot has a mix of uses, including Residential (Use Class C3), a Health Facility, Community Facility and Early Years Facility (Use Class D1) and Retail (Use Class A1/A3/A4)	23,070
<b>Maximum Site Wide</b>		<b>299,450</b>

3.3.2 Table 3.4 includes floorspace which will be provided within basements. However, for clarity Table 3.5 below sets out the maximum basement floorspace (GEA) by phase.

**Table 3.5: Maximum Basement Floorspace**

Phase	Maximum Basement Floorspace (GEA) sqm
Phase 2a	5,560
Phase 2b/2c	5,745
Phase 3	0
Phase 4	18,365
<b>Total</b>	<b>29,679</b>

## 3.4 Residential Uses

3.4.1 The Application seeks planning permission to construct up to a maximum of 2,745 dwellings (with a minimum of 1,700). If planning permission is granted in 2015, it is anticipated that the first dwelling completions would take place in 2018. An illustrative masterplan has been prepared for a scheme that provides the full 2,745 units as described in the Design and Access Statement. The proposed tenure mix and housing size mix shown in the tables below is reflected in the illustrative masterplan.

3.4.2 Table 3.6 below shows the distribution of units and habitable rooms by phase that is shown in the illustrative masterplan.

**Table 3.6 Illustrative Masterplan Habitable Rooms and Units by Phase**

Phase	Illustrative Masterplan Habitable rooms	Illustrative Masterplan Units
Phase 2	3944	1,047
Phase 3	828	178
Phase 4	5,887	1,520
<b>Total</b>	<b>10,659</b>	<b>2,745</b>



## Tenure Mix

3.4.3 The tenure mix for the Application is included in Table 3.7 below.

**Table 3.7: Tenure Mix**

Tenure	Proportion of units	Proportion of habitable rooms
Social Rent	37.1%	50%
Intermediate	13.8%	
Private	49.1%	50%
<b>Total</b>	<b>100%</b>	<b>100%</b>

3.4.4 The tenure split shown in Table 3.7 is based on 2,745 units (10,659 habitable rooms). Where a lesser number of units is provided, a proportionate tenure split will be achieved.

## Housing Mix

3.4.5 The housing mix to be provided within the Application is set out in Table 3.8.

**Table 3.8: Application Housing Mix**

Housing Size	Maximum / Minimum Provision
Studios	Maximum of 3%
2 or more bedrooms	At least 70%
3 bedrooms	At least 20%
4 bedrooms	At least 7%
5 or more bedrooms	At least 3%

3.4.6 The housing mix set out in Table 3.8 will be delivered across the Application site and accords with policy.

## 3.5 Residential Standards

3.5.1 At the reserved matters stage, 10% of all dwellings will be designed to be capable of adaptation for wheelchair users in accordance with the South East London Wheelchair Housing Design Guide. 100% of the dwellings will be designed to meet the Mayor's Lifetime Homes standards. The detailed design will aim for a high degree of compliance with the Aylesbury Area Action Plan relevant London Plan design standards and all units will meet the minimum floorspace requirements.

3.5.2 Private residential amenity will be provided as set out in Table 3.9 in accordance with policy.

**Table 3.9 Minimum Private Amenity**

Unit Size	Minimum Private Amenity (sqm)
1 bed flat	6
2 bed flat	6
3 bed flat	10
4 bed flat	10
2 bed maisonette	6
3 bed maisonette	10
4 bed maisonette	10
4 bed house	50
5 bed house	50

3.5.3 There will be a range of shared/communal and private gardens both within and to the front of a number of the residential plots in the Application site. There will also be some communal garden space above ground on roofs and set-backs, as well as private amenity space within balconies that will be designed at the reserved matters stage.

## 3.6 Cycle Parking

3.6.1 Cycle parking will be provided to meet or exceed the standards in Table 3.10 below.

**Table 3.10: Cycle Parking Space Standards**

Land Use	Minimum Cycle Standards (Table 6.3 – Further Alterations to the London Plan 2015)	
	Long-stay	Short-stay
<b>A1 – Non-Food</b>	from a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm. Thereafter: 1 space per 1000 sqm	from a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm. Thereafter: 1 space per 1000 sqm
<b>A2 - A5</b>	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: 1 space per 40 sqm
<b>B1 – Business</b>	inner/ central London: 1 space per 90 sqm	first 5,000 sqm: 1 space per 500 sqm. Thereafter: 1 space per 5,000 sqm
<b>C3 – Dwellings</b>	1 space per studio and 1 bedroom unit 2 spaces per unit for all other dwellings	1 space per 40 units
<b>D1 – Nurseries / Schools</b>	1 space per 8 staff + 1 space per 8 students	1 space per 100 students
<b>D1 – health centre</b>	1 space per 5 staff	1 space per 3 staff
<b>D1 - other</b>	1 space per 8 staff	1 space per 100 sqm

3.6.2 Table 3.11 shows the indicative maximum number of cycle parking spaces which would be provided within the Application site based on the standards set out in Table 3.11 and the following assumptions:

- Maximum number of residential units (2,745).
- 30% of one bed units.
- Maximum retail use of 2,500 sqm, all in A1 use (assuming 2,000 sqm of the flexible use).
- B1 provision of 3,500 sqm (assuming the remaining 1,000sqm of the flexible use).

**Table 3.11: Indicative Maximum Number of Cycle Parking Spaces**

Land Use	Minimum Cycle Standards (Table 6.3 – Further Alterations to the London Plan 2015)		Maximum Cycle Parking (based on maximum uses and ‘worst case scenario’)	
	Long-stay	Short-stay	Long-stay	Short-stay
<b>A1 – Non-Food</b>	from a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm	from a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm thereafter: 1 space per 1000 sqm	2,500sqm = 15 spaces	2,500sqm = 63 spaces
<b>A2 - A5</b>	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: 1 space per 40 sqm		
<b>B1 Business</b>	inner/ central London: 1 space per 90 sqm	first 5,000 sqm: 1 space per 500 sqm thereafter: 1 space per 5,000 sqm	3,500sqm = 39 spaces	3,500sqm = 7 spaces
<b>C3 Dwellings</b>	1 space per studio and 1 bedroom unit 2 spaces per all other dwellings	1 space per 40 units	665 1 bed units = 665 spaces 2,080 2+ bed units = 4,164 spaces Total = 4,829 spaces	2,745 units = 69 spaces
<b>D1 – health centre</b>	1 space per 5 staff	1 space per 3 staff	4,750sqm = 27 spaces	4,750sqm = 44 spaces
<b>TOTAL</b>				<b>5,093 cycle parking spaces</b>

## 3.7 Car Parking

3.7.1 Car parking will be provided in accordance with Policy TP3 of the Aylesbury Area Action Plan which states that parking provision should not exceed a ratio of 0.4 spaces per home.

3.7.2 On the basis of a maximum residential provision of 2,745 units, a 0.4 ratio equates to a maximum parking provision of 1,098 car parking spaces. The precise distribution between on-street and off-street parking will depend on the extent of basements that are provided when detailed designs come forward. However, there will be a maximum cap of 737 spaces on-street.

3.7.3 Disabled car parking provision will be provided at a minimum ratio of 1 space per wheelchair unit.

3.7.4 At the reserved matters stage, each phase of the scheme will seek to achieve a 20% provision of residential parking spaces that will be equipped with electric vehicle charging facilities. In addition, the scheme will seek to achieve an additional 20% of residential parking spaces will be equipped with passive electric vehicle charging facilities.

3.7.5 Car club spaces will be provided across the Application area.

## 3.8 Public Realm and Public Amenity Space

3.8.1 The largest individual areas of publically accessible open space are set out in Table 3.12 below.

**Table 3.12: Open Space**

Publically Accessible Open Space	Outline Application (Minimum) sqm
Publically Accessible Open Space - Civic	2,830
Publically Accessible Open Space – Parks	14,129
Community Gardens	840
Street Gardens	7,216
<b>TOTAL</b>	<b>25,015 sqm</b>

3.8.2 As well as these distinct defined areas, there are streets and pedestrianised routes between the plots for both Applications.

3.8.3 The requirements for play space are provided within the amenity space with a range of different types in line with the Mayor's Supplementary Planning Guidance on 'Providing for Children and Young People's Play and Informal Recreation'.

## 3.9 Environmental Performance Standards

3.9.1 The development will be low carbon and energy efficient. Within the Application site as a minimum, all dwellings will be built to Code 4 levels set out in the Code for Sustainable Homes. Under current legislation the Code rating will aim to progressively rise to Code 6 (zero carbon) in 2016.

3.9.2 The outline application site will comply with the relevant standards prevailing at the time each phase is built. Non-residential buildings will be built to BREEAM 'Excellent' standard in accordance with Policy 11.1 of the Southwark Sustainable Design & Construction SPD (2009).

3.9.3 In accordance with the Southwark Sustainable Design & Construction SPD, the buildings will incorporate sustainable design features to reduce the consumption of natural resources.

3.9.4 The energy strategy covers the FDS Application and Outline Applications and proposes the inclusion of two energy centres – one within the FDS Application site (sub-plot 5) and one within the Outline Application site (sub-plot 4).

3.9.5 A CHP led district heating network (DHN) is proposed for all dwellings including houses in the FDS Application site. A 500 kWe system is recommended to achieve a notional saving of 32 % in CO<sub>2</sub> emissions. Photovoltaic panels are recommended on the unshaded roof space in the FDS application site.

3.9.6 It is anticipated that the heat network to be included in the FDS Application site will be extended to include the outline Application site. Photovoltaic panels are recommended on the unshaded roof space in the outline Application site.

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## 3.10 Highways Commitments

3.10.1 As part of the redevelopment of the Application site, the following highways commitments will be delivered:

- Works will be undertaken to Albany Road, Thurlow Street, Portland Street, East Street to improve the urban realm, reduce crossing widths for pedestrians, improve provision for cyclists and maintain bus journey times. The works will be carried out either under s278 agreement or via s106 contributions to the London Borough of Southwark.
- Existing bus stops will be replaced and upgraded in the following locations: Albany Road (Portland Street), Albany Road (Wells Way) and Thurlow Street (Alsace Road).
- Parking and servicing bays will be provided.
- Cycle routes will be provided across the Application site. Routes which will include cycle routes include the community spine route, Portland Street Quietway and the Southwark Spine in addition to a network of cycle friendly streets.
- A minimum of two docking stations will be provided within the Application site.
- Streets will be provided that will be designed and constructed to a standard suitable for adoption (unless otherwise with the London Borough of Southwark) made up of shared spaces and surfaces, pedestrian cycle routes, together with the parks and publicly accessible spaces within the site.
- A commitment to Travel Planning.
- The application will provide a Construction Logistics Plan and Delivery and Servicing Plan.

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## 4. Implementation

4.1.1 It is expected that following planning consent development will commence in 2015 and will be completed around 2034. The Application development can only take place if it accords with the suite of Parameter Plans and this Development Specification which set out a range of matters including the pattern of land uses, densities and building heights.

The Application development will also be controlled by planning conditions attached to the planning permission and an agreement under Section 106 of the Town and Country Planning Act 1990. Together, these will ensure that the development of Estate proceeds in accordance with the Parameter Plans and Development Specification and will be accompanied by the phased provision of all necessary physical and social infrastructure

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