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**Aylesbury AAP
Publication Report
Version 7
January 2009**

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**Report prepared on behalf of
London Borough of Southwark
Aylesbury New Deal for Communities**

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• HOW TO COMMENT

The Aylesbury Area Action Plan (AAP) will ensure real change within the Aylesbury area by 2026. It aims to create a strong and vibrant community, with high quality homes; great streets, parks and open spaces; excellent public transport and a wide range of social and community facilities.

This AAP publication version shows how we will create a new neighbourhood over the next 15 to 20 years, what its housing will be like, where its community and employment facilities will go, how its transport links will be improved and how it will benefit from an improved park and local green and play spaces. This is a once in a lifetime opportunity to improve the quality of life of everyone living in the area.

We need your help to make this change happen. We have been preparing the AAP for two years. This publication version addresses the consultation responses to the Issues and Options, Preferred Options and Revised Preferred Options. This is the last time we will consult you. After consultation closes, this publication version of the AAP and your comments will be sent to the secretary of state. A government inspector will then examine whether the AAP meets their standards and will provide us with a final AAP for our agreement.

This document is set out in three parts.

- Part 1 explains the background to the plan, gives an explanation of the work that has been done so far, including consultation, and sets out the vision for the area that the AAP will seek to achieve;
- Part 2 includes the policies and their justification for creating a successful neighbourhood, with high quality homes, great streets, parks, open spaces, excellent public transport and a wide range of social and community facilities; and
- Part 3 sets out the approach for the delivery, funding and phasing of Aylesbury Estate redevelopment.

You can comment on the questionnaire provided. All comments must be received by **xx** if you wish them to be considered as part of the inspector's examination..

Questionnaires can be returned by post, fax or email to:

Address: xxxxxxxxxxxx

Email: planningpolicy@southwark.gov.uk

Fax: 020 7525 5611

The publication version accompanying documents are:

- the baseline report;
- the sustainability appraisal report;
- the publication proposals map;
- the consultation statement;
- the consultation plan; and
- the equalities impact assessment.

This AAP, the representations form and supporting documents are available to view on our website – www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/AylesburyAreaActionPlan.html - or by following Planning and Building Control > Planning Policy from www.southwark.gov.uk.

This AAP publication version and supporting documents are also available to view at libraries, the one-stop shops and the Town Hall, Peckham Road, SE5..

If you would like more information please contact Tim Cutts at planningpolicy@southwark.gov.uk, at the above address or telephone: 020 7525 5380.

1	Introduction and background to the AAP.....	7
1.1	The Aylesbury Area Action Plan.....	7
1.2	Background to the AAP.....	8
1.3	Developing the AAP in consultation with the public and stakeholders	9
1.4	Sustainability appraisal.....	12
1.5	Relationship to other policies.....	12
1.6	The Vision and Plan Objectives.....	13
2	The Masterplan.....	15
3	Better Homes: A High Quality Residential Neighbourhood.....	18
3.1	Background.....	18
3.2	Density and Distribution of Homes	18
3.3	Tenure Mix	22
3.4	Size of Homes.....	24
3.5	Type of homes	24
3.6	Sustainable Design and Construction.....	25
4	Public Life: Better and Safer Streets, Squares and Parks	27
4.2	Street Layout.....	28
4.3	Design Principles and Layout.....	29
4.4	Building Heights	30
4.5	Open Space	32
5	Connections: Improved Transport Links.....	36
5.2	Designing Streets.....	36
5.3	Public Transport.....	39
5.4	Parking.....	41
6	Community: Enhanced Social and Economic Opportunities.....	42
7	Delivery and Implementation	46
7.2	Phasing.....	46
7.3	Infrastructure funding	47
7.4	Land Assembly, land disposal, funding and partnership	48
8	Monitoring Framework	51
8.1	Introduction	51
8.2	Better Homes: A high quality residential neighbourhood	51
8.3	Public Life: Better and safer streets, squares and parks.....	52
8.4	Connections: Improved transport links	53
8.5	Community: Enhanced social and economic opportunities.....	53
8.6	Delivery and implementation	54
	Appendices.....	55
	Appendix 1: Consultation.....	55
	Appendix 2: Planning Policy	56
	Appendix 3: SWOT Analysis.....	62
	Appendix 4: Plan Objectives	64
	Appendix 5: Schedule of Proposals Sites	67
	Appendix 6: Design Guidance	70
	Appendix 7: Delivery and Implementation.....	89
	Appendix 8: Existing and Proposed PTALs	97
	Glossary	99

List of Tables

Table 1: The relationship of funding mechanisms to phasing.....	49
Table 2: The monitoring framework for Better Homes.....	51
Table 3: The monitoring framework for Public Life	52
Table 4: The monitoring framework for Connections.....	53
Table 5: The monitoring framework for Community	53
Table 6: The monitoring framework for Delivery and Implementation	54

Table of Figures

Table 1: The relationship of funding mechanisms to phasing 49.....	6
Table 2: The monitoring framework for Better Homes 51.....	6
Table 3: The monitoring framework for Public Life 52	6
Table 4: The monitoring framework for Connections 53.....	6
Table 5: The monitoring framework for Community 53.....	6
Table 6: The monitoring framework for Delivery and Implementation 54.....	6
Figure 1: The Area Action Plan Area	8
Figure 2: Location of the Aylesbury Area Action Plan	9
Figure 3: Stages in the preparation of the AAP	11
Figure 4: Relationship to other plans	13
Figure 5: The Masterplan.....	16
Figure 6: Proposals Sites.....	17
Figure 7: Proposed changes to the Southwark Plan 2007	20
Figure 8: Density ranges within the masterplan area	21
Figure 9: Existing routes in and around the AAP area showing how many routes were severed when the Aylesbury Estate was built.....	27
Figure 10: Building heights plan.....	31
Figure 11: The network of public open spaces.....	33
Figure 12: Play spaces	34
Figure 13: Key pedestrian routes.....	37
Figure 14: Cycle network.....	38
Figure 15: Street Hierarchy Plan.....	39
Figure 16: Local facilities	43
Figure 17: Aylesbury AAP Housing Trajectory	52

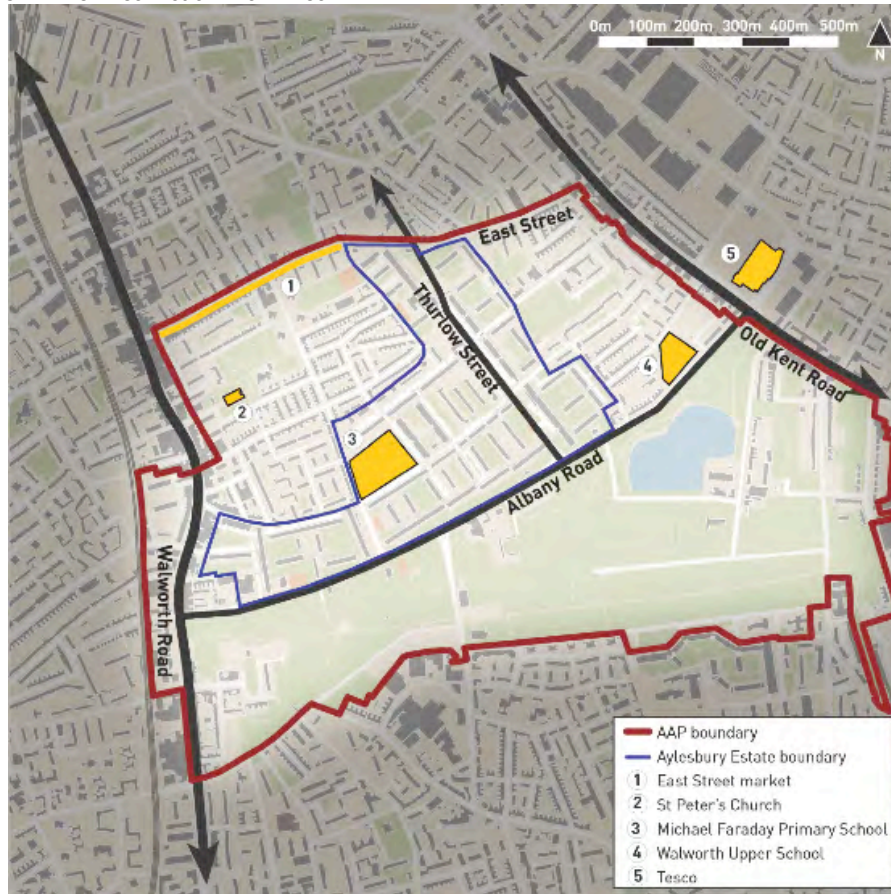
Part 1

1 Introduction and background to the AAP

1.1 The Aylesbury Area Action Plan

- 1.1.1 The redevelopment of the Aylesbury Estate will create a new neighbourhood which will radically change the lives of everyone in this part of south east London. This is a once in a generation opportunity to improve the quality of life of everyone living in the area.
- 1.1.2 The Area Action Plan (AAP) will be an essential part of this process. It will contain a vision for the area, policies for its development, and a delivery plan for future investment. It will guide the redevelopment of the estate and will show how we will create a new neighbourhood over the next 15 to 20 years, including housing, shops, meeting places, work places, recreation, green spaces and transport. The AAP will be part of our Local Development Framework (LDF) and will be examined in public by a government inspector at a formal examination.
- 1.1.3 The AAP area is made up of two parts. Firstly, there is the masterplan area. This is the Aylesbury Estate itself, which will be completely redeveloped. Secondly, there is the wider area (see Figure 1), including East Street, Walworth Road, Old Kent Road, and Burgess Park. In the wider AAP area there will be improvements to transport, schools and open space.

Figure 1: The Area Action Plan Area



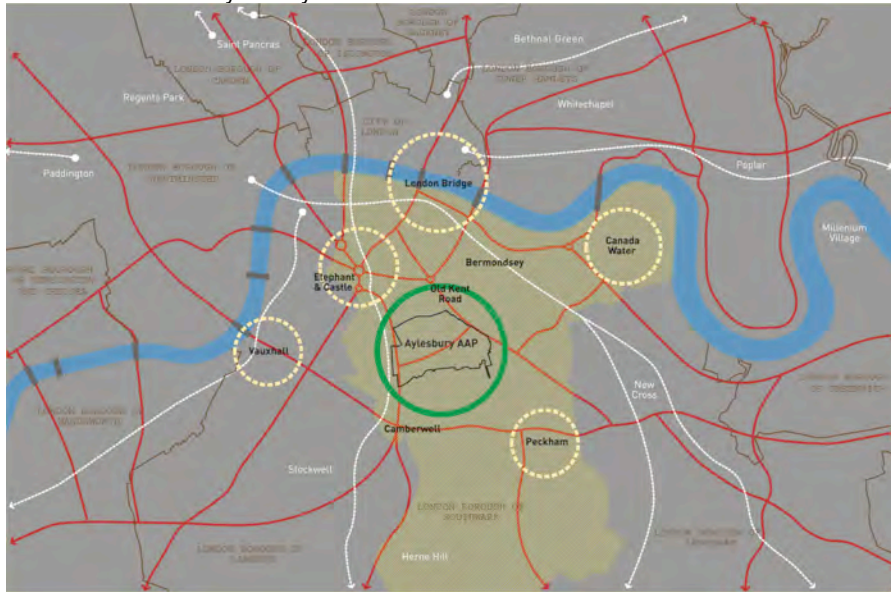
1.2 Background to the AAP

- 1.2.1 The Aylesbury Estate was constructed between 1966 and 1977. It is one of the most well-known and deprived housing estates in London. The estate is home to over 7,500 people and includes several schools, offices, community buildings and some shops. It is immediately north of Burgess Park, one of the largest parks in central London.
- 1.2.2 The estate's problems are well known, and in 1999 the Aylesbury New Deal for Communities (NDC) was launched with the aim of changing the lives of the residents living in the area, to improve educational attainment, employment prospects and health and to reduce crime and fear of crime. Most importantly the NDC sought to dramatically improve the physical environment of the area.
- 1.2.3 The NDC will soon be replaced by a new community development trust called Creation. Creation is managed by local residents and is working to drive forward the process of regeneration by developing dynamic partnerships between communities, local and central government and business to promote a better working and living environment for all. Current projects for example include working with young people in the design of new youth facilities in the area. Creation will ensure that there is a strong voice speaking on behalf of all

residents at the heart of the decision-making process as the redevelopment progresses.

- 1.2.4 There have been several previous ideas and plans to redevelop or refurbish the estate. However, none of them have come to fruition. In September 2005, having studied the structural condition of the estate, the quality of the environment and the costs of refurbishment, we concluded that it would cost too much to bring the homes up to decent homes standards. We therefore decided that the best way forward was to demolish the buildings and build a better place which would be much more attractive for people to live and work in.
- 1.2.5 It has now become imperative to redevelop the estate. It is amongst the most deprived areas in England. The built fabric is dated and cannot be retained in the long term because of deterioration in quality. The existing built environment goes against good urban design principles and many elements of its layout such as the raised walkways contribute to crime and safety issues. The AAP is being brought forward in advance of Southwark's Core Strategy in recognition of the urgent need for change.

Figure 2: Location of the Aylesbury Area Action Plan

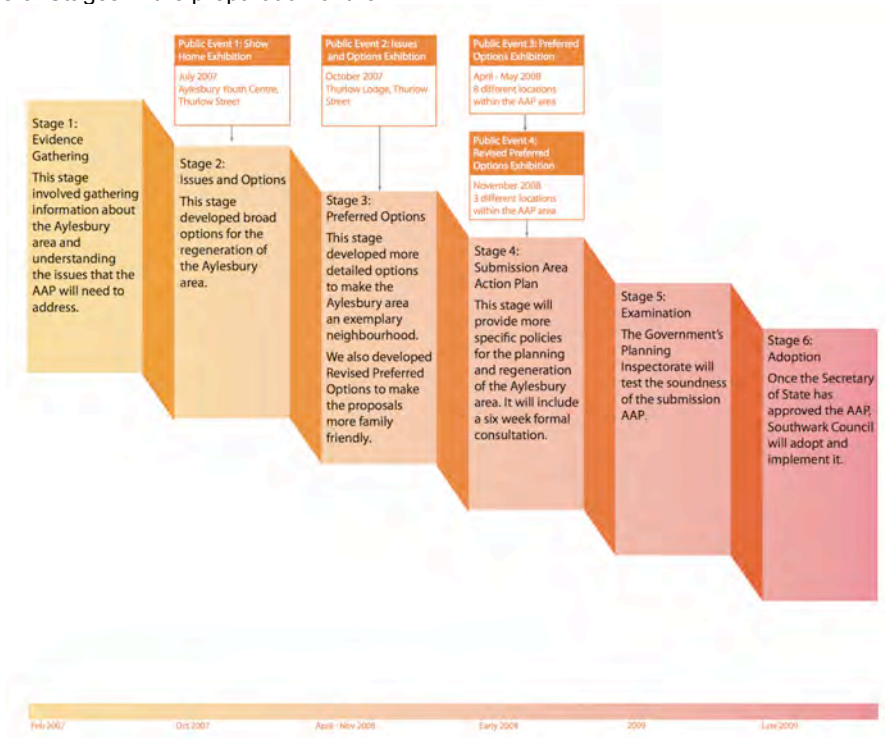


1.3 Developing the AAP in consultation with the public and stakeholders

- 1.3.1 We have prepared the AAP in several stages (as shown in Figure 3). These stages have been guided by the process of sustainability appraisal, which has been carried out in parallel.
- 1.3.2 The local community has been consulted at each stage. A description of all the consultation stages can be found in Appendix 1. Informal consultation events at the start of the process enabled the community to help shape the plan from the outset. A Neighbourhood Team was set up to help develop and champion the AAP. The Neighbourhood Team worked with the communities within the Aylesbury area to ensure that any future plans for the area respond to the needs and aspirations of the local community. The NDC played a significant role in running informal consultation throughout the plan making process.

- 1.3.3 Our first major piece of written work was the Baseline Report. The purpose of this report was to collect and analyse information about the plan area and to understand the key issues to be addressed by the AAP. The work included a review of all previous studies undertaken in the area, and of earlier financial modelling.
- 1.3.4 The next document to be produced was the Issues and Options Report, which asked the public and stakeholders for their views on the critical issues as well as different options and approaches for creating a successful neighbourhood. We took into account these views when producing the Preferred Options Report, which set out the options that we wanted to develop further, and the reasons for the choices we made. This was again made public for consultation.
- 1.3.5 After receiving public feedback on the Preferred Options Report we changed the proposals to make them more family friendly by reducing the number of homes, making the homes larger and reducing the density. These changes were put into a new report for consultation, the Revised Preferred Options Report. These have been taken forward into the present publication document.
- 1.3.6 While this process was going on, we carried out research and produced several background papers to help with the process of preparing the AAP, give us a better understanding of some of the key issues and to ensure that the proposals are deliverable and robust. These include:
- Housing Tenure, Size and Type of homes
 - Housing Density
 - Building Heights
 - Sustainable Design and Construction
 - Open Spaces
 - Transport and Movement
 - Economic Development
 - Social and Community Infrastructure
 - Demolition
 - Delivery and Implementation
- 1.3.7 The background papers should be referred to for further clarification of any of these issues.

Figure 3: Stages in the preparation of the AAP



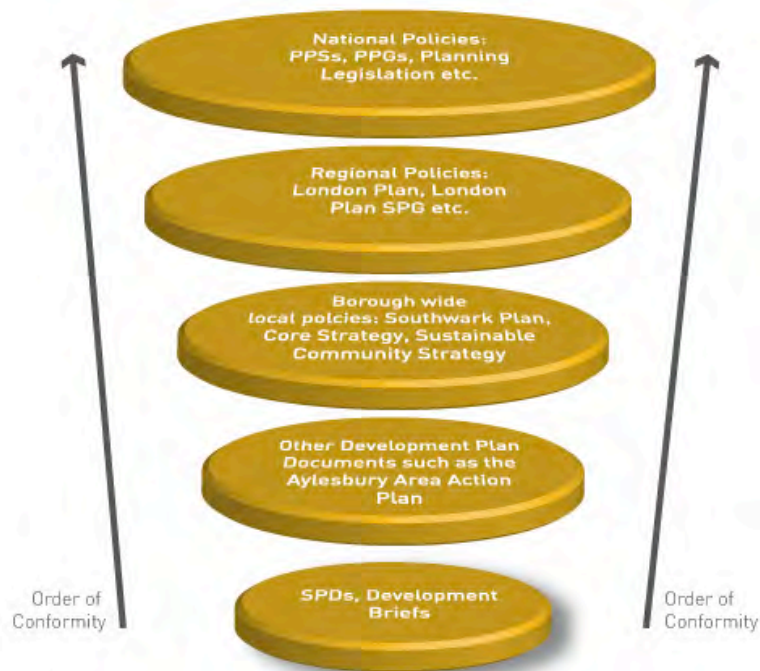
1.4 Sustainability appraisal

- 1.4.1 Each stage of the AAP has been subject to a Sustainability Appraisal (SA) to make sure that its proposals meet the needs of present day residents and provide an attractive and successful neighbourhood for future residents. The first stage of the SA was the preparation of a Scoping Report. The Issues and Options Report was accompanied by an Interim Sustainability Appraisal, which assessed the options against a number of sustainable development objectives. This helped to inform decisions about the preferred options. These were also subject to the Sustainability Appraisal process.
- 1.4.2 At each stage of the process, we also carried out an Equalities Impact Assessment and consultation review.

1.5 Relationship to other policies

- 1.5.1 In preparing the AAP, we have taken into account our Sustainable Community Strategy, Southwark 2016, as well as other planning policies. The relationship of the AAP to the wider planning policy framework is set out in Appendix 2 (also see Figure 4). The AAP complies with Government guidance as set out in Planning Policy Guidance Notes and Planning Policy Statements, and is in general conformity with the London Plan.
- 1.5.2 The Aylesbury AAP is one of a number of Local Development Framework (LDF) documents Southwark is preparing. Other documents include the Core Strategy and AAPs for Peckham and Canada Water. The AAP is being prepared before the Core Strategy because we urgently need a planning framework to enable us to redevelop the estate. The AAP accords with the vision and objectives of the emerging Core Strategy and in policy terms is consistent with (and is physically separate from) the other AAP areas.
- 1.5.3 The preparation of Southwark's LDF over the next few years will take into account the transition between the previous system of unitary development plans and the new system. Southwark adopted a new UDP, the Southwark Plan, in 2007. The AAP is broadly consistent with policies in the Southwark Plan and provides an interpretation of the Southwark Plan which is specific to the AAP area. Where there is a difference between policies in the Southwark Plan and the AAP, because the AAP is a more recent document, it takes precedence over the Southwark Plan.
- 1.5.4 We also have a number of supplementary planning documents (SPDs) which explain Southwark Plan policies in more detail. These SPDs will also be taken into account when deciding planning applications in the AAP area. Appendix 2 explains the relationship between planning policies in more detail.

Figure 4: Relationship to other plans



1.6 The Vision and Plan Objectives

- 1.6.1 The following visions reflect the urgent need to achieve an early and successful phased redevelopment of the estate and the regeneration of the area. The strengths, weaknesses, opportunities and threats (SWOT) analysis presented in Appendix 3 presents a summary of key issues.
- 1.6.2 Early in the process the Neighbourhood Team (see Appendix 1) developed a vision for the AAP area:

"We want the Aylesbury area to become a successful neighbourhood incorporating the highest design standards, a good mix of uses and a layout that will meet the needs of current and future generations. We want the Aylesbury area to be known for high quality social rented and private homes that address a variety of local needs, including those of the elderly and vulnerable. We also want to be known for an outstanding environment with excellent parks and great streets which are accessible for all. We want residents to choose to stay in the area because of the quality of its schools and community facilities. Overall we want to create a place with a strong sense of community."

We want to contribute to the regeneration of our neighbourhood by setting out key principles on the quality of new homes, improved access and transport, great streets, squares and parks and better social and community facilities.

We also want to contribute by encouraging all those who take decisions that affect our community to aspire to and maintain the highest standards.

In this way we shall build an exemplary neighbourhood in which we and our children will want to live and of which we can be rightly proud."

- 1.6.3 This vision was developed into a number of thematic objectives for the area grouped under 'Place-making', 'Delivery' and 'Sustainability'. They are inevitably general in nature but they establish the essential principles which will guide the development. These objectives are set out in Appendix 4.
- 1.6.4 The work that has subsequently been undertaken for the AAP has led to the following more specific delivery-oriented vision for the AAP area.

"We will use the guidance established in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury Estate over the period 2009 to 2027, which will deliver a new and more balanced mixed community with far better living conditions.

The Plan will deliver quality private, intermediate and social rented housing, the latter based on Parker Morris +10% standards. There will be a significant proportion of family homes with 23% houses, together with all the facilities needed by families, to make sure that the whole area is family-friendly.

The new development will broadly keep the existing street structure but will be arranged on a more secure and permeable layout with good street frontages. The new homes will overlook the streets and spaces so that there will be much better natural security.

Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the highly accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle.

Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood.

To reinforce its image as a place for families to live, the Plan will also deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres."

Part 2

2 The Masterplan

MP1: The Masterplan

Development proposals must be in general compliance with the masterplan.

Reasons

- 2.1.1 The masterplan is shown in Figure 5. It is a visual representation of our vision for the regeneration of the estate. It shows that the Aylesbury Area will be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park. The masterplan sets out the principles that will ensure that the new development will not be a new estate, but an area that is integrated with its surroundings and that doesn't feel like a separate place. The main features of the Aylesbury Area will be:
1. Thurlow Street – the neighbourhood's main street and public transport route.
 2. Albany Road – a calmed route in the park providing great links to the rest of the area.
 3. The East-West Community Spine – a pedestrian and cycling focused street linking many of the facilities in the area, which will include some shops, space for community meetings and events, and health facilities.
 4. Michael Faraday Primary School and Community Learning Centre – a new local campus for learning, which will be a resource for all members of the community including both local children and adults.
 5. New Walworth Academy – a new secondary school to be completed in 2010.
 6. A new secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.
 7. A redesigned and improved Burgess Park – a destination 'World Park' for South London.
 8. New community facilities, shops and business space focused on Thurlow Street, the Amersham site and East Street
 9. Westmoreland Road Square – a major new plaza to provide the setting for new community facilities and shops.
 10. Three Green Fingers – providing high quality local open space that link Burgess Park with the rest of the AAP area.
 11. Improved good quality open spaces, including Burgess Park and Surrey Square Park.
- 2.1.2 All of the elements of the masterplan have been tested rigorously through the AAP process. We have tested the evolving proposals against established urban design principles, including review by Southwark and CABE Design Review Panels and an architects' panel. We have also tested the proposals against planning policies and objectives, sustainable development objectives, financial modelling and for deliverability and have consulted widely with the public and other organisations at several different stages.
- 2.1.3 It is therefore important that all proposals are in general compliance with the masterplan so that the vision and objectives of the AAP can be delivered.
- 2.1.4 In addition to being shown on Figure 5, the masterplan area has also been designated on the proposals Map (see Figure 7).

Figure 5: The Masterplan



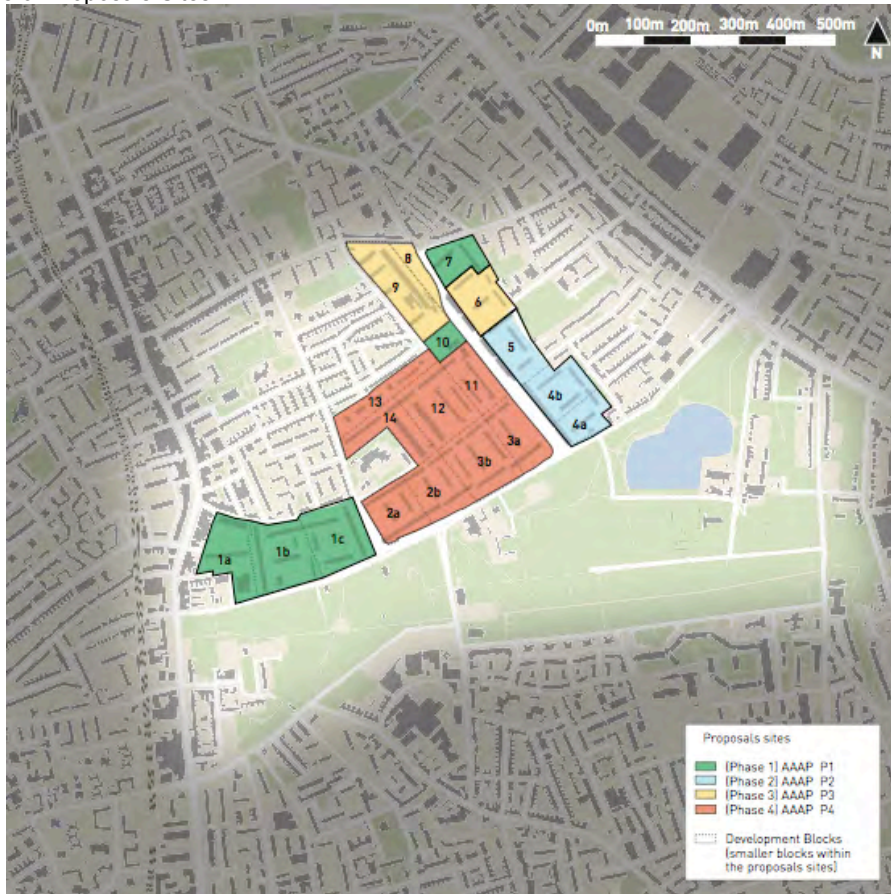
MP2: Proposals Sites

Proposals sites (see Figure 6) within the masterplan area have been designated on the Proposals Map. Planning permission will be granted for proposals in accordance with the Proposals Map and Appendix 5.

Reasons:

- 2.1.5 The masterplan area has been divided into blocks that relate to the phasing of the development. These blocks are known as 'Proposal Sites'. The masterplan then divides the 'Proposals Sites' into finer urban blocks, known as 'Development Blocks' (see Figure 6).
- 2.1.6 Development in accordance with the proposals sites will ensure that the right amount and type of development comes forward. The proposals sites are linked with the phasing plan to ensure appropriate development phasing.

Figure 6: Proposals Sites



3 Better Homes: A High Quality Residential Neighbourhood

3.1 Background

- 3.1.1 This section deals with the number of new homes, their size and tenure mix, sustainable construction and use of resources. The focus is on the design of the new homes that will replace the existing Aylesbury Estate but it is also very important that the new development should respect the wider AAP area including preserving and enhancing the nearby conservation areas.
- 3.1.2 Under the current re-housing policy existing residents will be given the opportunity to remain in affordable homes in the borough, and return to the masterplan area following redevelopment if desired.

BH1: Number of Homes

The redevelopment of the masterplan area will provide approximately 4,200 new homes.

Reasons

- 3.1.3 At present there are 2,758 homes in the masterplan area. The layout of the estate is poor and does not make efficient use of the land.
- 3.1.4 The London Plan's requirement for Southwark is 16,300 new homes by 2016/2017. The AAP will deliver about 1,450 extra homes to contribute towards this target. The increase in the number of homes will allow new private and intermediate homes to be introduced into the area, contributing to the creation of a mixed community and helping to ensure that the scheme is financially viable.
- 3.1.5 The feasibility of accommodating this additional housing has been tested and has been found acceptable in terms of all the elements that make successful neighbourhoods and vibrant communities, including the open space requirements, services, the mix of homes, and supporting community and social facilities.

3.2 Density and Distribution of Homes

BH2: Density and Distribution of Homes

Higher residential densities should be concentrated in the following areas:

- Along Thurlow Street and Albany Road;
- Fronting Burgess Park, public open space and green fingers; and
- Locations where there is a cluster of mixed uses.

Lower residential densities should be located:

- Adjacent to the Liverpool Grove Conservation Area;
- Near areas of existing development around East Street and Bagshot Street; and
- Near other low density surrounding residential areas.

Indicative density ranges are shown for all development blocks in the masterplan area in Appendix 5 and Figure 8. Proposed densities should be within these ranges and follow the principles set out above in distributing density within the development blocks.

The masterplan area is designated as a Public Transport Accessibility Zone (PTAZ) as shown on the Proposals Map (see Figure 7).

Reasons

- 3.2.1 National and London Plan policies require developments to make the most efficient use of land to prevent further urban sprawl. At present the average residential density on the estate is 340 habitable rooms per hectare. Given the context, this is not especially high and the layout does not make the best use of the land.
- 3.2.2 When the estate is redeveloped, better urban design and architecture will enable higher densities to be achieved and will bring more people to live in the masterplan area whilst at the same time improving the quality of residents' living conditions and the environment. Over the longer term, higher residential densities also support better public transport, better local shops and social facilities and can help to create more secure streets, spaces and parks.
- 3.2.3 The policy allows for the development of areas with distinct characteristics to provide a rich and diverse neighbourhood. It will enable the development to be tailored to the local circumstances of each part of the area. Greater densities at Thurlow Street and near other facilities will relate to improved public transport. Higher residential densities near parks and open spaces will give greater opportunities for more residents to live close to, or enjoy a view over, open space. They will generate the value required to support the viability of the whole development. Lower densities near conservation areas, near East Street and adjacent to low-rise development will ensure that the character of those areas is preserved. The densities set out in Appendix 5 reflect all these factors and have been tested to ensure that they deliver the amount, quality and mix of development required by the scheme's vision.
- 3.2.4 As regards public transport accessibility, the proposed average density will be in compliance with the London Plan density matrix (GLA 2008, Table 3A.2) for an urban setting with existing and future improved Public Transport Accessibility Levels (PTALs) ranging from 2-6. Increasing the number of homes and investing in schools, employment space, shops and community facilities will help to support future improvements in bus services (see policy TP2). The Walworth Road Public Transport Accessibility Zone (PTAZ), which is designated in the Southwark Plan, has therefore been extended to cover the AAP area. Such an approach is supported by the London Plan (GLA, 2008, para 3.21).
- 3.2.5 Developments in the PTAZ which exceed 700 habitable rooms per hectare will be expected to provide an exemplary standard of design with an excellent standard of living accommodation, in line with policy 4.1 of the Southwark Plan.

Figure 7: Proposed changes to the Southwark Plan 2007

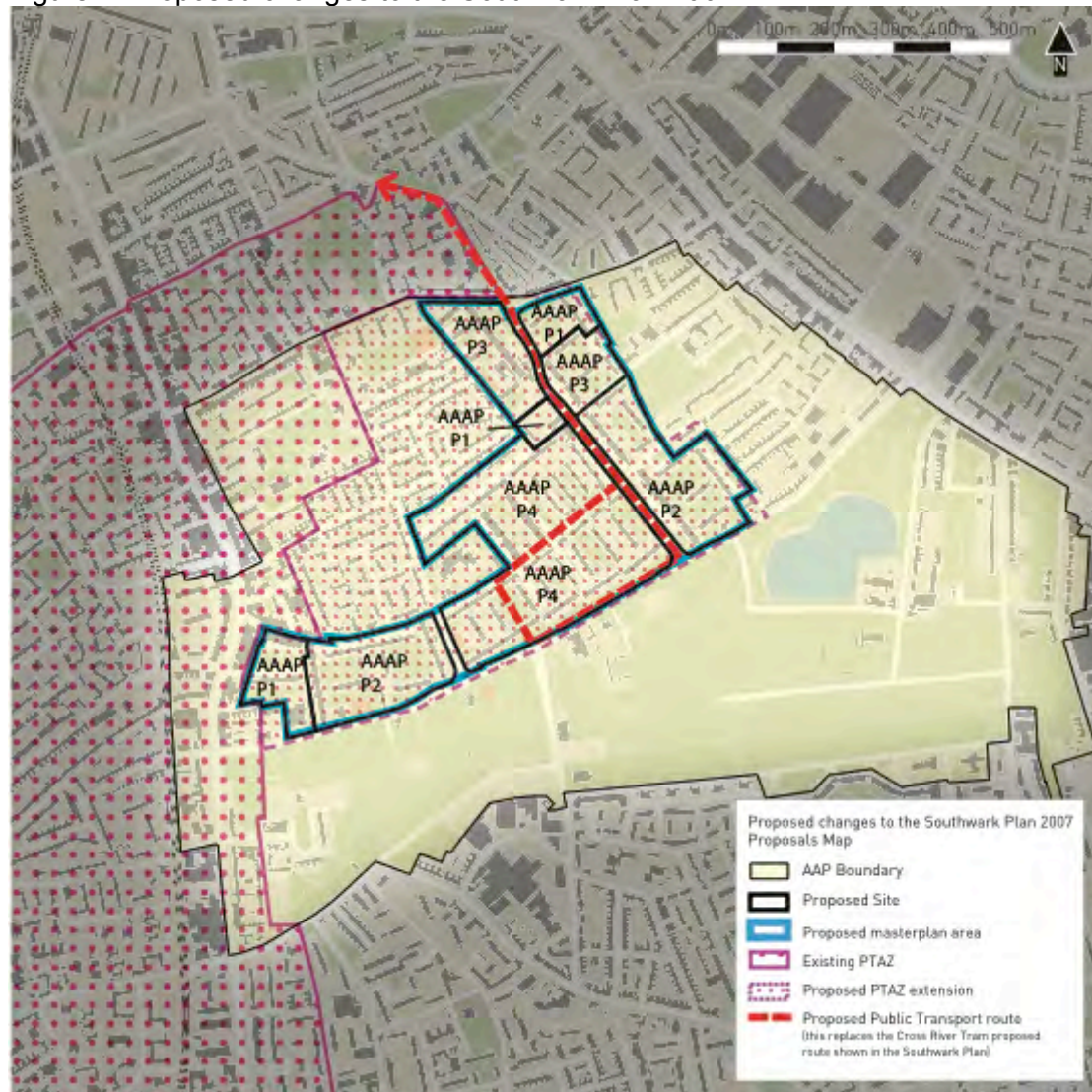


Figure 8: Density ranges within the masterplan area



3.3 Tenure Mix

BH3: Tenure Mix

We will require the following mix of tenures on all proposals sites within the masterplan area:

50% private

50% affordable, of which 75% should be social rented and 25% should be intermediate.

Reasons

- 3.3.1 At present there are around 2,250 social rented homes in the masterplan area and 500 homes in private ownership sold through the 'right to buy' scheme. Ensuring that 50% of new housing in the masterplan area is affordable will ensure that about 2,100 affordable homes are re-provided. There will be a small loss of about 150 affordable units. However, because we are providing more larger units, the loss when considered in terms of habitable rooms is much less significant.
- 3.3.2 The regeneration of the Peckham Partnership Area, the Heygate Estate and other estate renewal schemes has given us considerable experience in understanding the re-housing needs of our tenants. The number and mix of social rented homes in Policy BH3 will meet the needs of those existing tenants who will be re-housed within the masterplan area and those who wish to come back to the area during the redevelopment. In addition, enough additional social-rented homes will be provided during the planned development period in the rest of the borough to meet the needs of the Aylesbury Estate residents and those in housing need.
- 3.3.3 All the proposals sites are capable of providing a significant number of homes and therefore all will be required to provide affordable housing.
- 3.3.4 A proportion of the affordable homes will be intermediate homes. This will help create a more mixed community. The introduction of private homes in the masterplan area will also help broaden housing choice. At the time of the 2001 census, in the two wards in which the Aylesbury Estate lies, 69% of all homes in East Walworth Ward and 79% of all homes in Faraday Ward were social rented. This mixed tenure approach reflects the thrust of our emerging core strategy which is exploring a more area based approach to the provision of affordable housing.
- 3.3.5 The private and intermediate homes will generate value to help deliver the project. Financial modelling has shown that the replacement of all the existing social rented housing would not be possible economically. The delivery and implementation of the AAP is presented in section 7.
- 3.3.6 Intermediate housing will provide homes for those who can only afford to pay for part of their homes but allow access to home ownership. This can include key workers such as nurses, teachers, fire fighters and police officers.
- 3.3.7 To help ensure that the new neighbourhood contributes to community cohesion, all new homes should be tenure blind i.e. it should not be possible to distinguish between affordable and private homes from their external appearance.
- 3.3.8 The testing we carried out on the masterplan demonstrated that a 50/50 split between affordable and private housing will be physically possible in all development blocks. Therefore, all developments blocks should seek to provide the tenure mix set out in policy BH.3, unless it can be demonstrated that this is not possible through an open-book financial appraisal. However, in order to

provide some flexibility, the policy seeks to ensure that the correct mix is provided across each phase as a whole, rather than per development block. We will monitor developments to ensure that the correct proportions are provided within each phase (see section 8).

3.4 Size of Homes

BH4: Size of Homes

The following mix of housing sizes will be provided in the masterplan area:

- A maximum of 3% studios all in private tenure;
- At least 70% of homes to have two or more bedrooms
- At least 20% of homes to have three bedrooms
- At least 7% of homes to have four bedrooms
- At least 3% of homes to have five or more bedrooms.

Developments must provide a range of dwelling sizes to contribute towards the mix sought for each proposal site (as set out in Appendix 5).

Reasons

- 3.4.1 Promoting a mix of home sizes will help create a mixed community and also provide for the re-housing needs of existing residents.
- 3.4.2 The proportions which are set out in the policy reflect borough-wide housing needs in Southwark as well as the re-housing needs of existing Aylesbury tenants. While overall we will achieve the proportions set out in the policy, the proportions will be different on each site because each site is distinct.
- 3.4.3 There is no identified need for studio units in the affordable housing sector and BH4 is in line with the requirements of the Southwark Plan.
- 3.4.4 Providing a larger proportion of homes which have three or more bedrooms will help broaden housing choice, which is one of the key objectives of the London Plan and is consistent with Policy 3A.5: Housing Choice and with the overall housing mix recommended in the London Plan Supplementary Planning Guidance (SPG) on Housing (GLA, 2005).
- 3.4.5 Recent development in Southwark has delivered a large proportion of one and two bed flats. Future development at Elephant and Castle is likely to continue this trend. Our vision for Aylesbury is of a family-friendly and stable neighbourhood providing a high quality living environment. Policy BH4 is consistent with the Southwark Plan Policy 4.3: Mix of Dwellings.
- 3.4.6 Where two bedroom homes are proposed, at least half should be designed to accommodate four people, rather than three. Four person two bed homes are larger than three person two bed homes and are more flexible in accommodating different living arrangements over time.
- 3.4.7 We will negotiate the proportions of larger units that are made available as affordable and private homes in accordance with borough-wide housing needs and the re-housing needs of existing Aylesbury tenants.

3.5 Type of homes

BH5: Type of homes

The redevelopment of the masterplan area will provide a mix of types of homes reflecting the following proportions:

Flats – 60%

Maisonettes/ Houses over houses – 17%

Houses – 23% (all houses to have two bedrooms or more)

Developments must provide a range of dwelling types to contribute towards the mix sought for each proposal site (as set out in Appendix 5).

The standards for new housing should comply with the design guidance set out in Appendix 6.

Reasons

- 3.5.1 At a borough wide level there is a need for a mix of dwellings, particularly those capable of accommodating families. The proportion of maisonettes and houses will help meet this need.
- 3.5.2 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.
- 3.5.3 Increasing the proportion of homes suitable for families was a key concern which local residents raised during consultation.
- 3.5.4 Providing a high proportion of houses will enable more households to have their own front doors which open onto the street and will also help minimise common parts. This will increase street level activity and will reduce many of the problems associated with higher density living. It also reduces the management costs for residents.

3.6 Sustainable Design and Construction

BH6: Energy

i) Energy supply

The energy supply for the masterplan area will be generated by combined heat and power (CHP). The CHP plant should be part of an energy centre located immediately south of the junction of Thurlow Street and Inville Road and appropriately sized to accommodate plant required to deliver services to the development. The redevelopment of the masterplan area will result in zero carbon growth.

All developments within the masterplan area must connect to the CHP system. Developments completed prior to the implementation of CHP should be designed so that they can switch to the CHP once it is available.

ii) Use of renewable energy technologies

Developments should meet the London Plan target of a 20% reduction in CO2 emissions through the use of renewable technologies. Until such time as the CHP is fuelled by renewable energy sources and is capable of meeting the London Plan target, we will require developments to use their own CHP compatible on-site renewable energy technologies.

Reasons

- 3.6.1 The development will be designed to result in zero carbon growth, that is, no net growth in carbon dioxide emissions despite an increase in the number of dwellings. This will require buildings which are highly energy efficient.
- 3.6.2 The CHP system will significantly reduce carbon dioxide emissions and provide the most cost effective way to reduce energy consumption. It will provide the flexibility to meet increases in government targets (for example all new development to meet CfSH level 6 by 2016) by capitalising on future technological advances to supply renewable or low carbon energy. It should also be able to provide energy to new schools, community facilities, employment and retail space and other planned development within the masterplan area.

- 3.6.3 The CHP system will be very reliable and individual households will be able to control the heating in their own homes, an issue indicated by the community as important.
- 3.6.4 It is likely that the system will be run by a Multi Utility Services Company (MUSCo). A MUSCo is being developed at Elephant and Castle by a consortium led by Dalkia. This system will lead to potential cost savings as well as significant environmental benefits and access to more up to date technology.
- 3.6.5 The CHP system should be capable of being fuelled by renewable sources in the future as they become commercially viable. Once the fuel source of the CHP has been confirmed, it may be possible to use connection to the CHP as a means of achieving the London Plan policy of achieving a 20% reduction in carbon emissions through the use of renewable technologies. In the meantime the use of other on-site renewable energy sources which are compatible with CHP will be required.

BH7: Sustainable Design and Construction

All homes in the masterplan area must achieve at least Code for Sustainable Homes Level 4 (****) rating or the equivalent in any successor rating system.

Reasons

- 3.6.6 In order to meet the challenges of climate change and resource conservation, the new development must meet much higher environmental standards than the existing built form.
- 3.6.7 A combined heat and power (CHP) and district heating system will be provided in the masterplan area which will help make Code for Sustainable Homes (CSH) Level 4 a realistic ambition and will help reduce costs significantly. Achieving even higher levels of sustainable building design (such as Code for Sustainable Homes levels 5 and 6) may be possible in the future, but are currently very expensive and do not deliver enough benefits to be considered at the present time. The government has announced the intention of ensuring that all homes are CSH level 6 by 2016. Proposals will need to comply with these regulations where these are more stringent than CSH level 4.
- 3.6.8 This target is in line with our Corporate Plan for 2007-11 which states that all homes procured by the council should meet CfSH Level 4.

4 Public Life: Better and Safer Streets, Squares and Parks

- 4.1.1 Many of the issues faced by the Aylesbury Estate such as fear of crime, community safety, under-use of open spaces, difficulty in getting about (Figure 9) and navigating around the estate can be attributed to the way that the estate was laid out, the scale and size of the blocks and the quality and design of open space.
- 4.1.2 The following section explains how we intend to create a more locally distinct and varied neighbourhood, with better and safer streets, squares and parks. It sets out our approach to street layout, building blocks, building heights and open spaces. It is supplemented by design guidance, which is set out in Appendix 6. We will require development to accord with this guidance.

Figure 9: Existing routes in and around the AAP area showing how many routes were severed when the Aylesbury Estate was built



4.2 Street Layout

PL1: Street Layout

The street layout should accord with the masterplan as shown in Figure 5. The following streets will comprise the main street network:

- **Thurlow Street** will be the main local street for the new neighbourhood.
- **Albany Road** will be a calmed route and will be better integrated with the park so that it is perceived as a route through the park.
- **A Community Spine** will connect public transport routes and town centres with the main schools and some of the community facilities in the masterplan area
- **Three green fingers** will run from Burgess Park into the AAP area connecting with Surrey Square Park, the Missenden Play area and Faraday Gardens.

All streets will be designed as attractive public spaces. Development proposals that include streets and spaces should contain landscaping schemes as an integral part of their design. These will include planting, greenspace, attractive boundary design and hard surfaced spaces. High quality materials should be used consistently. Further details about the character of these streets is set out in the design guidance in Appendix 6 and proposals should comply with this guidance.

Reasons

- 4.2.1 The proposed new street layout will promote well designed and safe streets and create a public realm that is easier to manage and maintain. It will provide a choice of routes throughout the masterplan area, will link up well with the surrounding historic street pattern and make the area feel less separate from its surroundings.
- 4.2.2 The layout will provide good links to the Elephant and Castle, the Walworth Road and the Old Kent Road and will also provide direct links to important destinations such as new community facilities, public transport stops and shops.
- 4.2.3 The street network will be easy to move through and understand. A grid block pattern will be used within the masterplan area including a series of north-south links within the green fingers linking the park directly and conveniently with the development and the community spine.
- 4.2.4 The direct and pleasant routes will encourage walking and cycling, reducing the need to use cars and making the area feel safer.
- 4.2.5 The network will create a variety of blocks and building types, spaces and streets that will help, through the relationship between uses, built form, open spaces, streets and design, to create places with distinct characters and identities. The area will be more adaptable to change and will more easily incorporate a range of uses.
- 4.2.6 The green fingers will provide an important part of the overall public open space in the AAP area. They will extend Burgess Park into the residential development, allowing people to move easily from their homes to the park. They will also enable many more homes to have a frontage along pleasant green spaces. The green fingers will provide a range of functions including children's play areas, water management and pedestrian and cycle movement.
- 4.2.7 Using most of the existing street network will minimise disruption to existing residents and avoid the cost of having to re-route underground services such as water and gas mains. The proposed option will make the phased clearance and construction easier and help to create coherent new urban blocks during intermediate phases.

4.3 Design Principles and Layout

PL2: Design Principles

Development should follow the block layout shown on the masterplan and should conform with the design guidance set out in Appendix 6. It should help to create a strong sense of local distinctiveness and be well integrated with the surrounding area. Its materials and design should exude a sense of quality and permanence. Its layout and appearance should have a "fine grain"; that is, it should:

- (a) contain a variety of clearly distinguishable buildings
- (b) incorporate frequent shifts in architectural design
- (c) present a choice of interesting ways through the development
- (d) have an interesting and varied roofline (see also Policy PL3)
- (e) contain frequent entrances on to the street
- (f) avoid the sort of large uniform buildings and blocks that can presently be seen on the estate.

PL3: Building Block Types and Layout

All proposals within the masterplan area should be designed as one of the following three building types:

- (a) Perimeter Block – buildings which continue around all four sides of a street block, with an enclosed courtyard in the middle containing secure communal open space and / or gardens.
- (b) Mews Block – a Perimeter Block with a narrow shared surface road cutting through it, fronted by small terraces or rows of homes.
- (c) Special Building – a unique design containing a landmark building or special community use.

Blocks should be designed so that relatively few apartments are served off each core and most apartments should be dual aspect.

Homes should look directly on to the street and on to the communal gardens to ensure that the streets and spaces are safer.

- 4.3.1 Policies PL2 and PL3 are designed to create an easy to understand, lively and interesting neighbourhood with safer, well overlooked streets and open spaces and a variety of buildings and blocks types to give more interest and character. The policies are based on the principles of good urban design as set out in government guidance By Design: Urban Design in the Planning System, Towards Better Practice.
- 4.3.2 A finer-grained development in the masterplan area, using materials and design which exude quality and permanence, will enable it to integrate much more successfully with its surroundings than the existing estate. It will help towards creating a development with a distinct local character.
- 4.3.3 Creating a development of clearly distinct houses and apartment blocks where relatively few apartments are served off each core will have other benefits. It will make it easier for the area to adapt gradually to change in the future and will avoid a repetition of the current situation where widespread redevelopment is required. It will create a more human scale in which it is easier to identify with and personalise the immediate environment of each home, and it will allow a greater number of homes to have more than one aspect.
- 4.3.4 Perimeter blocks will be the most common form of development on the estate; they create attractive, safe streets and secure communal gardens. Mews houses

are a distinctive feature in many parts of London and are a proven and adaptable form of home that uses land efficiently.

- 4.3.5 Special blocks will signal important places or features, add interest, and act as landmarks. They will either be taller buildings (as shown on Figure 10) or landmarks distinguished by their design rather than their height, notably at Westmoreland Road, providing an interesting frontage to the public square, and at the junction of East Street and Thurlow Street.

4.4 Building Heights

PL4: Building Heights

General building heights should be as indicated on Figure 10. Developments must contain variations in height and make use of the full range of buildings heights shown in Figure 10 to add interest and variety to the development.

Most of the new development should have a general height of between 2 and 4 storeys. Height and scale should respect the setting of the conservation areas and preserve or enhance their character and appearance. The general height in Thurlow Road and Albany Road will be greater, mostly between 7 to 10 storeys.

Buildings which are taller than the general height should be situated in important locations consistent with Figure 10. These buildings comprise:

- one district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration;
- local landmark buildings of between 10 and 15 storeys to mark the entrances to the Portland Street and King William IV and Chumleigh green fingers, and also the Amersham Site;

The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful effects on residents, pedestrians and cyclists, such as overshadowing and wind funnelling, will be minimised. Proposals should comply with the design guidance set out in Appendix 6.

Reasons

- 4.4.1 The strategy for building heights is based on the concept of general heights and taller buildings. General heights are the heights normally prevailing in different parts of the masterplan area. These are set out on Figure 10. The overall approach to general building heights is based on a number of things: the need to reflect the size and importance of different streets and public spaces, create a place with character and variety, protect the setting of existing low rise housing and other sensitive areas, and preserve and enhance the nearby conservation areas. The indicative building heights shown on Figure 10 are shown in storeys rather than metres for the sake of simplicity and also because this approach will encourage interesting variations in height.
- 4.4.2 The 2-4 storey general building heights across much of the area will help to maximise the number of houses which can be provided and will also respect the lower building heights near the Liverpool Grove, Merrow Street and East Street areas and the character of these areas. The larger general height in Thurlow Street will mark its importance as the main local street for the new neighbourhood (See Policy PL1). The larger scale of the park frontage in Albany Road will reflect the fact that it is one of the most important elevations within the masterplan area and will serve as the face of the redevelopment from the park.
- 4.4.3 Taller buildings will be exceptions to the general building height and will fulfil special purposes. The building located at the junction of Thurlow Street and Albany Road will signal the regeneration of the area. It will have an exemplary standard of design, help to raise the profile of the AAP area and attract investment. At the entrances to the main streets and green fingers, the taller

buildings will mark the main access points to the neighbourhood, whilst at the Burgess Park frontage they will create a varied and attractive face to the park. They will make good use of higher land values in these areas and help to support the delivery of the project. The tall building on the Amersham Site on Thurlow Street can be constructed in the near future and will enable us to re-house residents moving out of existing properties. The taller buildings will be close to good public transport routes. To ensure high quality design, proposals should comply with the design guidance set out in Appendix 6.

Figure 10: Building heights plan



4.5 Open Space

PL5: Public Open Space

New development must provide a high quality network of public open spaces of different sizes and functions which link well together and contain good pedestrian and cycling routes (see Figure 11). Small children's play areas should be integrated into the residential areas. Detailed landscaping plans will be required as an integral part of development proposals.

PL6: Children's play space

All development proposals must provide 10 sqm of children's play space / youth space per child bed space. Doorstep playable space should be provided within each of the housing blocks, whilst larger local playable spaces should be provided within selected housing blocks and within the green fingers and existing local parks, in accordance with Figure 12. New youth space should be provided within the larger areas of public open space.

PL7: Private Amenity Space

All development must contain high quality private open space in the form of communal gardens, private gardens and useable balconies. The design of communal gardens should comply with the guidance in Appendix 6.

Reasons

- 4.5.1 We are aiming for a big improvement in the quality of the open space available to residents and local people. There will be about 60ha of public open space within or immediately available to the development, including Burgess Park, which is 46 hectares, Surrey Square and Faraday Gardens. This is about the same as at present, but the quality of the open space, security, lighting, play facilities and maintenance will all be far better and the spaces will be easier to get to.
- 4.5.2 The green space that currently exists around the blocks will be replaced with high quality communal gardens, private open space and green fingers. The spaces should include both equipped and informal play and sports spaces for all age groups as well as more formal spaces for relaxation and learning. Residents and children within the area should have safe and easy access to these spaces. The green fingers will contain places for relaxing, childrens' play spaces and cycling and walking routes. We will require children's play areas to be integrated into the residential areas. About 3 hectares of children's play space and youth space will be provided, and all residents within the AAP area will be within easy walking distance of a local park (maximum 400m walk), small areas of play for younger children (maximum 100m walk) and larger equipped areas of play for older children (maximum 400m walk). These standards are consistent with the London Plan and the Major's SPG on Providing for Children and Young People's Informal Play and Recreation.
- 4.5.3 In addition, a larger area of neighbourhood playable space will be provided in Burgess Park, which will serve a much wider area. This will be located in an accessible location near Albany Road and Chumleigh Gardens, and will include a range of play equipment and recreation space for children of all age groups.
- 4.5.4 Improvements to Surrey Square Park will help to improve the usability and attractiveness of the park, as well as to preserve and enhance its ecological interest.
- 4.5.5 We will develop a more detailed landscape design for the parks and open spaces that will guide all future developments. We will require detailed landscaping plans as part of all development proposals.

Figure 11: The network of public open spaces



Figure 12: Play spaces



PL8: Burgess Park

We will transform Burgess Park so that it becomes a more attractive and better-used open space serving local people and south-east London. Improvements will encourage and celebrate sporting activities, healthy living, education, biodiversity and cultural diversity and will be designed to support and enhance the regeneration of the Aylesbury area. We will seek the provision of flexible outdoor spaces, particularly in Burgess Park, so that stage events and festivals can be held.

- 4.5.6 Burgess Park is Metropolitan Open Land and is important for local people and for south-east London, but it is not as well used or as attractive as it could be. We want to make it a much more attractive place to play sport in, to visit and to look at. We will develop themes of cultural diversity, healthy living, sports, education and biodiversity within the park. There is also scope to use the park for outdoor events and festivals. A more attractive park is an essential part of the regeneration of the whole Aylesbury area: it will make people want to come and live there, raising land values and bringing in investment which will help the project. We will also make it easier to move around the park by reducing the barriers to movement caused by Albany Road, Wells Way, Trafalgar Avenue, St.

George's Way and other roads. These will become calmed routes, with high quality and wide pedestrian and cycling crossings.

5 Connections: Improved Transport Links

- 5.1.1 We are aiming to improve access to the Aylesbury area, make the street environment more pleasant and easier to use, reduce the need to travel by car and encourage people to walk, cycle or use public transport. This section shows how we will achieve these aims.

5.2 Designing Streets

TP1: Designing Streets

Development proposals should provide a well-connected network of high quality streets that provide a safe, accessible, comfortable and attractive environment for walking and cycling and should at the same time create practical and logical access routes for motor vehicles. Developments should incorporate or take into account the requirements of the walking, cycling and vehicular routes shown in Figures 13, 14 and 15.

Streets must be designed as attractive public spaces in accordance with the design guidance in Appendix 6. They will cater for a range of users with priority generally given to pedestrians and cyclists and should be designed to minimise the impact of speeding vehicles.

The design and layout of streets must take into account the requirements of vulnerable road users and mobility impaired people.

Mews and green fingers/shared space should be designed as home zones.

Reasons

- 5.2.1 Policy TP1 aims to ensure that safe, attractive and well-connected walking and cycling routes are provided as part of the development. High quality streets and spaces have many of the same benefits as those for green spaces. It is their quality that contributes to the character and success of a place and therefore their design is very important. Streets will be designed to keep vehicle traffic speeds and volumes low and to discourage through traffic. Combined with good urban design and landscaping, this will ensure that the street environment is attractive and safe.

Figure 13: Key pedestrian routes



Figure 14: Cycle network



Figure 15: Street Hierarchy Plan



5.3 Public Transport

TP2: Public Transport

We will work with Transport for London (TfL) to ensure significant improvements take place to the frequency, quality and reliability of bus services operating in the masterplan area. A route through the development for high capacity public transport is identified on the proposals map and will be safeguarded.

Reasons

- 5.3.1 Better public transport will get people out of their cars and will help to reduce traffic congestion, noise and air pollution. More homes can be built in the area if it becomes more accessible by public transport and this will make the project more deliverable.
- 5.3.2 The scheme is designed with a quality public transport route along Thurlow Street, along the route to Wells Way in Burgess Park and along the community spine. This route will be retained and safeguarded in new development to enable it to accommodate quality, high capacity transport services, whether by bus, guided bus or tram.

- 5.3.3 Existing public transport accessibility levels (PTALs) are higher in the AAP areas closer to Walworth Road and Old Kent Road and are lower in the centre of the area. Simply redesigning the block layout in the masterplan area will raise PTALs as the masterplan layout brings homes closer to bus stops (existing and estimated masterplan PTALs are set out in Appendix 8). However, we need to raise PTALs further and together with TfL we are looking at the possibility of more frequent bus services in the masterplan area as well as new routes to Peckham and Elephant and Castle.

5.4 Parking

TP3: Parking Standards

Residential Car Parking

The amount of car parking in development proposals should not exceed a maximum of 0.4 spaces per home.

Car parking must be designed in accordance with the design guidance in Appendix 6.

Reasons

- 5.4.1 The vast majority of the trips to and from the AAP area are by foot or by public transport and car ownership is already low. We want to make sure that it stays like this, so the policy is aimed at keeping car use down. The policy will broadly cater for the actual existing levels of car ownership in the area.
- 5.4.2 In new development we will require good levels of cycle parking and green travel plans, in accordance with the policies in the Southwark Plan.

6 Community: Enhanced Social and Economic Opportunities

- 6.1.1 The new neighbourhood will have shops, work opportunities, schools and learning places, health facilities and places for the community to meet and use. These will be grouped together in easily reachable places.

COM1: Location of Social and Community Facilities

New social and community facilities will be provided at five main locations (see Figure 16) within the masterplan area. These are:

The Amersham site

The Amersham Site is the preferred site for health facilities for the AAP area (see Policy COM3) and will provide approximately 2,500 square metres of medical and health service floorspace (D1 Use Class). It will also provide about 400 square metres of shopping floorspace (A Use Classes) and 500 square metres of community facilities within a mixed use building. The Amersham site will be brought forward early to provide for a range of important facilities needed throughout the redevelopment process.

Thurlow Street

A cluster of non-residential uses will be focused around the junction of Thurlow Street and the Community Spine. This location will provide about 400 square metres of shopping (A Use Classes)..

East Street

About 2,500 square metres of employment space (B1 Use Class) with around 300 square metres of shopping (A Use Classes) to complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street.

Westmoreland Road

The new neighbourhood square at the junction of Westmoreland Road and Queens Row will provide about 2,100 square metres of non-residential space, including the re-provision of the Aylesbury Day Centre (D1 Use Class) and about 650 square metres of shopping (A Use Classes).

Michael Faraday Primary School and Community Learning Centre

This will be the location for the new school and community learning centre.

Reasons

- 6.1.2 Clustering together shops, health, employment and community uses helps to make them more viable as well as more convenient and accessible for residents. For example by locating shops close to learning centres, people can do their daily shopping before or after attending courses and workshops. The aim is to create a successful and sustainable neighbourhood rather than just a renewed housing area, and to provide the community with a choice of opportunities to meet its needs.

Figure 16: Local facilities



COM2: Opportunities for New Business

About 2,500 square metres of employment floorspace will be located at the junction of Thurlow Street and East Street. This space will be flexible space, which will adapt to the needs of small and medium sized businesses.

Reasons

- 6.1.3 This employment space will be related to the employment space proposed at Elephant and Castle, which will comprise B1 space, including incubator units, managed workspace and accommodation for small businesses, social enterprises and the cultural industry sector. The Elephant and Castle Business Incubator will support the development of local businesses directly through outreach work and providing advice and assistance. There is evidence of un-met demand within and around the AAP area for small, flexible office employment accommodation to allow local people to start up small businesses.

COM3: Health and Social Care

We will seek to ensure that about 2,500 square metres of floor space is provided in the masterplan area for health facilities. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. We will also provide 1,500 square metres of social care space within the Aylesbury Resource Centre at Westmoreland Road.

The space should be flexible so that it can be used for other purposes during the early phases of the development when the health facility will not need to function to full capacity. It should have a ground floor frontage with easy access and should be clearly visible from the street.

Reasons

- 6.1.4 We will make sure enough space is provided for health facilities to meet the needs of the future population of the AAP area. Overall, the facilities should be able to accommodate 9 GPs, in accordance with the standards of the Primary Care Trust, which will enable them to serve the increased population and have a slightly wider catchment area. The Amersham Site is the most suitable site for a health facility because it will be developed early. Located with other community facilities, the health facilities will be easily walkable from most of the Aylesbury area and on one of the main transport routes. If a health facility is not located on the Amersham site it can be accommodated on Thurlow Street or East Street.
- 6.1.5 The health facilities will be complementary to the larger facility at Elephant and Castle. Their design should allow other activities to take place while the development is growing, before they need to operate at full capacity.

COM4: Education and Learning

Development proposals should provide sufficient facilities for early education and childcare space. About 1,150 square metres total of pre-school facilities will be required which will be provided in three or four locations, preferably co-located with other facilities.

We will ensure that there will be provision for existing pre-school facilities to keep running through the course of the redevelopment.

The William IV Public House site in Albany Road will be used as one of the locations for youth training in social enterprise, catering and IT.

Reasons

- 6.1.6 The educational needs of the new population of the AAP area will be met by new school places that are already planned. Significant progress is being made in improving education and learning facilities in the AAP area through the redevelopment of Michael Faraday school and Community Learning Centre as well as the Walworth Academy, which has six forms of entry (1080 places) and will open a sixth form as soon as the new buildings are completed. Adult learning will also take place in Walworth Academy following the refurbishment of the Victorian building. Another new school is also planned on the Walworth lower school site, which will have five forms of entry (750 places) plus 150 sixth form places. The planned opening date for the new school is September 2013.
- 6.1.7 We will work with Creation to ensure that replacement pre-school facilities are provided at the right time. The policy makes provision for existing pre-school facilities such as Tykes Corner, Half Pint Club and the Aylesbury Early Years Centre, to keep running through the course of the redevelopment causing less disruption to people living in the area
- 6.1.8 The former William IV public house in Albany Road has been acquired by the Creation Trust and will provide additional facilities to those provided in Walworth Academy and the new secondary school.

- 6.1.9 We will work with developers and the local schools to build linkages between schools and other local facilities, for example, between the physical education curriculum and new facilities in Burgess Park, and between vocational courses and the employment space (see Policy COM2). The Southwark Plan promotes multi-use spaces that will make the best and most efficient use of any new facilities.

COM5: Community Space and Arts and Culture

We will aim to make provision for about 500 square metres of flexible community space (Use Class D1) in the masterplan area. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. This space may accommodate a range of uses such as meetings, parties, weddings, exhibitions, arts and cultural events, small-scale indoor recreation and sports, training, health-related activities and faith-based uses. We will only seek the provision of such space where there is a clear requirement and an identified body who will manage such facilities on a viable basis.

Approximate floorspace to be provided within each proposals site is set out in Appendix 5.

Reasons

- 6.1.10 The Elephant and Castle and Aylesbury developments will support better public transport, which will make it easier to get to arts and culture facilities such as the South Bank. The plan therefore concentrates on providing space for more local activities. The policy promotes multi-use space to meet a range of community functions and needs. In addition, the Southwark Plan requires new educational facilities to be multi-functional, providing for wider community uses where possible.

COM6: Shopping/Retail

Approximately 1,650 square metres of A Use Class space will be provided across the masterplan area. Approximate floorspace to be provided within each proposals site is set out in Appendix 5. New retail space should be provided within the locations identified in COM1 and should meet day-to-day convenience retail needs or food and drink uses.

Reasons

- 6.1.11 A range of new local retail facilities such as shops, cafes and pubs, a post office and other services within easy reach will be provided to meet local needs. The projected population of the masterplan area will generate the need for about 850 square metres of convenience shopping space by 2023, but a modest additional amount of Use Class A will be allowed for to take into account the wider catchment of East Street and Westmoreland and the potential for a small number of cafes or restaurants.
- 6.1.12 The masterplan area already has two existing high streets and the market in easy reach and will benefit from around 75,000 sq m of new retail floorspace along with a mix of other complementary town centre uses planned at Elephant and Castle. Policies TP1, TP2 and TP3 promoting better connections will make these facilities even more easily accessible from the masterplan area. Therefore new large scale facilities are not needed and the policy will provide small scale facilities closer to where people live.

Part 3

7 Delivery and Implementation

7.1.1 This section explains our approach to the delivery and phasing of the development and the way that important infrastructure such as open spaces and certain community facilities will be provided.

7.2 Phasing

7.2.1 The Area Action Plan will be delivered in 4 main phases over 20 years. Much work is already under way, in particular:

- The first phase of development, Phase 1a, starts on site shortly.
- Preliminary works are underway for Phase 1, and re-housing has commenced.
- A re-housing policy and phasing plan have been established.
- Commitment to funding and political support has been achieved.

7.2.2 We will deliver the scheme by creating manageable development parcels attractive to a wide private sector market as well as to different types of developer, contractor, investment fund and Registered Social Landlord (RSL) at different times throughout the redevelopment programme. A public sector partnership will be set up which will help us to secure funding and manage risk. The council will control the release of sites to the developer market in a series of phases over time. Flexibility will be vital for the project to adapt and adjust to the changing property market. Further details of the phasing programme are set out in Appendix 7.

Policy D1: Phasing

We will work through a public sector partnership and will release sites in accordance with a phasing programme. The anticipated phasing programme is set out in figure 6 and Appendix 7. The phasing programme will be kept under review and may be revised in response to monitoring to ensure that our objectives for the Aylesbury area continue to be achieved.

Reasons

7.2.3 Delivery will be broadly in accordance with the phasing programme shown in figure 6 and in Appendix 7 and detailed proposals for implementation and development will be brought forward on a phase by phase basis. The phasing plan is flexible and each phase may be broken in to smaller sub-phases if required. Our aim is to combine the expertise of public and private sectors, capture growth in land value brought about by regeneration and deliver change within as short a timescale as possible. Infrastructure will be provided through a social and strategic infrastructure tariff (see Policy D2). Progress will be monitored and the phasing programme may be adjusted and revised in order to ensure that the project objectives continue to be met.

7.2.4 We will take a lead role in preparing for development, securing vacant possession and clearing sites. We and our partners will bear the up-front cost of securing the land thus taking away this cost and the risk of land assembly from prospective private sector development partners and funders. This is intended to encourage a higher level of private sector confidence in the project, enabling it to secure more competitive funding terms, leading to enhanced viability. It will also help us to respond to the various property market, macro-economic, financial risks and other factors that change over time and will affect how and when, sites are taken to the market.

- 7.2.5 The release of development sites in manageable parcels is likely to prove more attractive to the private sector as well as to a wider range of developers, contractors, funders and Registered Social Landlords (RSLs). This approach will attract the best developers, the highest quality design and will facilitate development within commercially acceptable time-frames.
- 7.2.6 In order to minimise abortive expenditure on blocks which are due for demolition, we will demolish the worst blocks first and maximise the pace of change by undertaking a managed programme which will include the acquisition of existing leaseholders, the re-housing of tenants and demolition. We will accommodate approximately 50% of existing tenants through the re-provision of homes on site; the remainder will be accommodated off site, but given the option to return to the estate.
- 7.2.7 The phasing programme will
- create a series of neighbourhoods, each with its own character;
 - respond to the characteristics of different parts of the site;
 - provide the flexibility to influence the form and content of the individual phases;
 - respond more effectively to the change over time;
 - manage effectively the delivery of mixed tenure housing to create a balanced community;
 - attract the best private sector developers and architects; and
 - enhance the financial viability of the project and reduce the risk.

7.3 Infrastructure funding

- 7.3.1 New routes, open spaces and community facilities will form an integral and important part of the development. In many cases these will need to be provided in conjunction with, or in advance of, the development phase to which they relate. In order to achieve this, the AAP includes a tariff scheme. This section explains our approach to the delivery of these facilities and the way the tariff will work.

Policy D2: Infrastructure funding

We will seek financial contributions, in the form of a tariff scheme, to ensure delivery of key infrastructure. In addition to the tariff, we will also seek planning obligations to secure contributions or other works where these relate fairly and reasonably to the development and are necessary for it to proceed..

Reasons:

- 7.3.2 Infrastructure will be provided on site by appointed contractors or by preferred developer partners and will be paid for out of an estate-wide social and strategic infrastructure tariff. The tariff, which will be set out in an SPD, will be designed with flexibility in mind and will be updated in line with inflation and the changing needs of the regeneration of the area. This will also allow it to take account of the Community Infrastructure Levy (CIL) should this come into effect. The tariff will be a simple mechanism allowing for fairness across the different phases of the scheme. It will be charged on a standard rate per residential unit. Payments will normally be required on a phased basis and a charge will be incorporated to fund the administration and monitoring of the tariff. Further details will be set out in the SPD.
- 7.3.3 The tariff will provide the private sector with certainty and transparency about the required levels of contribution to items of infrastructure. It will give confidence

that infrastructure will be delivered in a timely manner in conjunction with the phasing of the development, with certain infrastructure being delivered in advance of development.

- 7.3.4 Certain elements of infrastructure will have to be delivered before a commensurate level of housing is built (for example, the Combined Heat and Power Plant). This cost will need to be funded in advance by the council or through other forms of private or public funding such as the Regional Infrastructure Fund. Once the scheme progresses, the tariff will generate the income necessary to repay this early capital expenditure.
- 7.3.5 The tariff will secure the delivery of the following key components:
- Public open space including the provision of 'green fingers', parks and squares and childrens' play equipment in these spaces
 - Improvements to Burgess Park
 - Highways improvements to Albany Road, Thurlow Street and Portland Street
 - Public transport improvements and cycling and walking facilities
 - Community facilities and pre-school education facilities
 - Energy infrastructure for the Combined Heat and Power Plant.
- 7.3.6 The development will give rise to additional facilities and requirements which are not covered by the tariff. Among these are health facilities, training and employment support and strategic transport improvements. We will seek planning obligations to secure such requirements fairly and reasonably related to the development, in accordance with policy 2.5 and appendix 3 of the Southwark Plan (2007) and supplementary planning documents.
- 7.3.7 The table at the end of this section sets out funding mechanisms in relation to phasing.

7.4 Land Assembly, land disposal, funding and partnership

- 7.4.1 The land required for the programme is in the council's freehold ownership, subject to a number of long leases granted as Right to Buy or business leases. We have already begun a programme of leaseholder acquisition through negotiation. However, where it is not possible to secure agreement, we will exercise our compulsory purchase powers. In addition, many dwellings are subject to secure tenancies granted under the Housing Act 1985. We have policies in place for re-housing tenants in regeneration schemes and a range of options for leaseholders whose interests are being bought out.
- 7.4.2 This scheme is expected to span several property cycles and it is important that a long term view is taken of the property market and the underlying demand in London for homes. The success of the scheme requires the private sector to commit to significant levels of borrowing and investment. We have produced a financial model for the lifetime of the project. The model estimates the full lifetime cost of the capital programme at around £1.8 billion and has identified a total funding shortfall of around £299m. The model assumes that we will deliver the first three phases of development to the market as cleared sites i.e. with re-housing and demolition complete. The second and third phases may be partially delivered through the Government's Private Finance Initiative (Round 6) and details of this are set out in Appendix 7. The fourth phase which is likely to retain greater value, may be demolished by the appointed developer.
- 7.4.3 A series of land disposals will generate competitive bids, attract a diverse range of bidders and allow the project to adapt to external factors. We are in discussions with the Homes and Communities Agency (HCA) (formerly Housing Corporation and English Partnerships) about the funding the delivery of new replacement affordable rented and intermediate accommodation in phase 1. As

regards phases 2 and 3 of the project, we have recently submitted an Expression of Interest for Housing Revenue Account (HRA) Private Finance Initiative Funding (PFI) to Communities and Local Government (CLG) to partially support the delivery of these phases. In addition, we have submitted a bid to the GLA under the Priority Parks scheme for £2m to support improvements to Burgess Park. We have a commitment of £4m NDC match funding.

- 7.4.4 A partnership will bring together Southwark Council, HCA, GLA and Government Office for London (GOL) to share aims, objectives and priorities and responsibilities and provide public sector leadership in a clearly defined client role. This will allow us to make best use of public sector expertise and financial support, and will enhance private sector developer confidence. (We have already formed a partnership with Creation Trust, the successor body to Aylesbury NDC.) The Partnership will retain control over all aspects of the development programme, maximise its returns on a phase by phase basis because it will retain control of the land, and ensure that infrastructure is delivered in a sustainable way to support the development.

- 7.4.5 The following table sets out the relationship of funding mechanisms to phasing.

TABLE 1: THE RELATIONSHIP OF FUNDING MECHANISMS TO PHASING

Phase/works	Time scale	Organisation responsible for coordinating implementation	Funding (2008 costs) and sources
Phase 1 housing	2009-2016	Southwark Council in partnership with GOL, GLA, HCA and NDC Site 1a to be developed by London & Quadrant Remaining sites to be developed by RSL and private sector developer	London Housing Board: £10m, NDC funding: £19m; and Homes and Community Agency (amounts tbc).
Phase 2 housing	2013-2018	Southwark Council with appointed PFI contractor/developer partner	Private Finance Initiative (Round 6) Other funding to be confirmed
Phase 3 housing	2017-2020	Southwark Council with appointed PFI contractor/developer partner	Private Finance Initiative (Round 6) Other funding to be confirmed
Phase 4 housing	2020-2027	Sites to be developed by RSL and private sector developer	Homes and Communities Agency (amounts tbc).-
Green fingers	King William IV, Bagshot, Chumleigh green fingers 201209-20156 Bagshot Row.	Southwark Council or an appointed developer/RSL contractor/developer	Infrastructure tariff: £1.47m
Burgess Park	2012-2017	Southwark Council and appointed contractor	GLA Priority Parks Scheme: £2m; NDC match funding: £4m; infrastructure tariff:

			£12m
CHP	Phased from 2011-2021	Southwark Council or an appointed supplier	Infrastructure tariff: £13m
Albany Road	2012-2014	Southwark Council or an appointed contractor/developer	Infrastructure tariff: £5m
Thurlow Street	2014-2016	Southwark Council or an appointed contractor/developer	Infrastructure tariff: £5m
Playspace	All phases	Southwark Council or an appointed contractor	Infrastructure tariff: £4.7m
Squares and Public Spaces (Surrey Square, East Street, Westmoreland Street, Amersham, Michael Faraday and Portland St	Phases 1,3 and 4	Southwark Council or an appointed contractor	Infrastructure tariff £4.9m
Health Facilities	2009-2016	Southwark Council and Southwark PCT	S106 obligations: £4.04m
Aylesbury Resource Centre	2009-2016		
Employment space	2013 and 2018	Developer partner	Cross subsidy from private development
Retail space	All 4 phases	Developer partner	Cross subsidy from private development
Pre-school facilities	Phases 1, 3 and 4	Southwark Council	Infrastructure tariff: £1.65m
Michael Faraday school and Community Learning Centre	2009-2010	Southwark Council	Building Schools for the Future Programme
Walworth Academy	2009-2010	Southwark Council	Building Schools for the Future Programme
Walworth Secondary School	2009-2013	Southwark Council	Building Schools for the Future Programme

8 Monitoring Framework

8.1 Introduction

- 8.1.1 Once the AAP has been adopted it will be important to ensure that the policies outlined in this document are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid. We will therefore follow the progress of the AAP by monitoring how well it is achieving its objectives.
- 8.1.2 This section sets out the indicators and targets that will be used to monitor the progress of the AAP. Where possible these are the same as those already used within our Annual Monitoring Report and Corporate Plan. However, there are also some more locally specific indicators and targets. The monitoring framework has also drawn upon the sustainability indicators and targets outlined in the Sustainability Appraisal Scoping Report.
- 8.1.3 Each year we will use this framework to monitor the AAP and the results will be reported in our Annual Monitoring Report. Where necessary, as a result of this monitoring process, actions will be taken to adjust or amend the AAP to ensure that the objectives outlined at the very start of this document are achieved.
- 8.1.4 The monitoring framework is organised according to the four place-making objectives of the AAP, namely:
- Better homes: a high quality residential neighbourhood;
 - Public life: better and safer streets, squares and parks;
 - Connections: improved transport links; and
 - Community: Enhanced social and economic opportunities.
 - Delivery and implementation

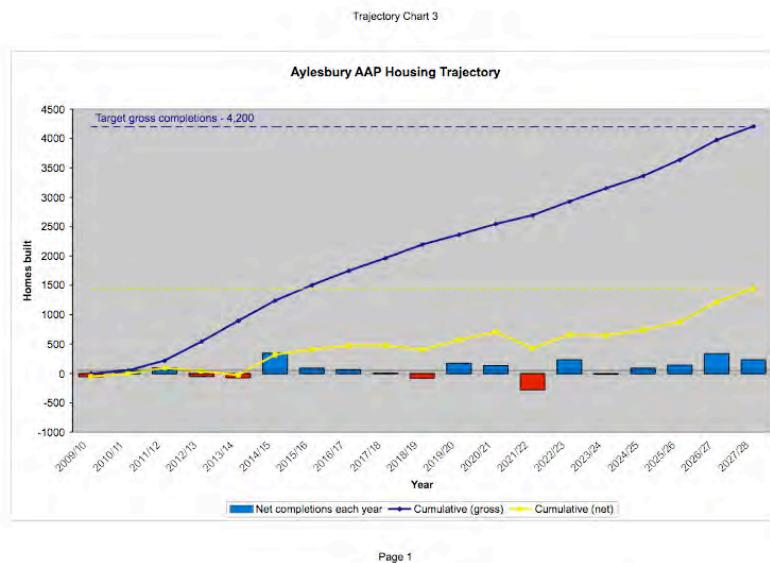
8.2 Better Homes: A high quality residential neighbourhood

TABLE 2: THE MONITORING FRAMEWORK FOR BETTER HOMES

Policy	Target	Output indicator
BH1	To provide approximately 4,200 new homes (1,422 net) within the masterplan area between 2009 and 2027, including approximately: 1419 units in phase 1 645 units in phase 2 450 units in phase 3 1695 units in phase 4 and at an average of 221 homes per year	Housing completions and trajectory. The AAP's housing trajectory will be updated annually (refer to Figure 17). Total dwellings gained over the previous 5 years (gross and net) (AMR 49A) New dwellings completed in reporting year (gross and net) (AMR 49B) Additional dwellings projected to be built a) by 2016 and b) by 2027 (gross and net) (AMR 49C) Average number of dwellings required each year to meet the AAP housing target (gross and net) (AMR 49D)
BH2	To achieve housing densities broadly in accordance with Appendix 5.	Density of new residential development – habitable rooms per hectare (AMR 50)
BH3	50% of all new housing within the masterplan area should be private and 50% affordable, of which 75% should be social rented and 25% intermediate.	Housing units completed broken down by tenure split (AMR 53)
BH4	Studio flats should not exceed 3% of all new housing within the masterplan area, at least 70% of homes should have two or more bedrooms, at least 20% of homes should have three bedrooms, at least 7% should have four bedrooms and at least 3% should have five or more bedrooms.	Housing units completed broken down by size (AMR 51A)
BH5	60% of all new housing within the	Housing units completed broken down by type (new

	masterplan area should be flats, 17% maisonettes/houses over houses, and 23% houses	indicator)
BH6	All homes within the masterplan area must be connected to the CHP system and energy use should be minimised There should be a 20% reduction in CO2 emissions through the use of renewable technologies across the masterplan area	Percentage of developments within the masterplan area that connect to CHP (new indicator) Renewable energy infrastructure in new development (AMR 35) Greenhouse gas emissions per capita – tonnes of CO2 (AMR 42)
BH7	All new homes within the masterplan area should meet Code for Sustainable Homes level 4* up to 2016 and level 6* beyond	Approved residential development achieving Code for Sustainable Homes level 4* accreditation before 2016 and meeting level 6* after 2016 (AMR 33A)

Figure 17: Aylesbury AAP Housing Trajectory



8.3 Public Life: Better and safer streets, squares and parks

TABLE 3: THE MONITORING FRAMEWORK FOR PUBLIC LIFE

Policy	Target	Output indicator
PL1	Street layout should accord with the masterplan. Development proposals that include streets and spaces should contain landscaping schemes as an integral part of their design.	Percentage of approvals that accord with the street layout of the masterplan (new indicator). Percentage of approvals including streets and spaces that include landscaping schemes as an integral part of the design (new indicator)
PL2	Building blocks should broadly follow the layout of the masterplan. Development should conform with the design guidance in Appendix 6.	Percentage of approvals that accord with the block layout of the masterplan (new indicator). Percentage of approvals meeting the design requirements of Appendix 6 (new indicator)

PL3	New blocks should be perimeter blocks, mews blocks or special blocks	Percentage of approvals with perimeter blocks, mews blocks or special blocks (new indicator)
PL4	The majority of new development within the masterplan area should be between 2 and 4 storeys with heights of 7 to 10 storeys in parts of the masterplan area including Thurlow Road and Albany Road One 15-20 storey building will be permitted and four buildings of between 10 and 15 storeys	Percentage of approvals that accord with the building heights target (new indicator)
PL5	Create a high quality network of open space including green fingers in accordance with the masterplan	Green fingers and amount of open space provided in accordance with the masterplan (new indicator)
PL6	10sqm of children's play space / youth space will be provided per child bed space	Percentage of approvals which comply with play space target (new indicator)
PL7	All new dwellings have access to private amenity space	Percentage of dwellings which have access to at least 6sqm of private amenity space (new indicator)
PL8	Burgess Park must maximise its potential as a metropolitan park	Local people's and park users' satisfaction with Burgess Park (new indicator)

8.4 Connections: Improved transport links

TABLE 4: THE MONITORING FRAMEWORK FOR CONNECTIONS

Policy	Target	Output indicator
TP1	A high quality network of streets will be created, appropriately balancing the needs of all users, and creating Home Zones in residential/mews streets	The number of people killed or seriously injured in road traffic collisions (AMR 60) The percentage of pedestrian crossings with facilities for disabled people (BV 165)
TP2	Improvements to bus services	Improvements to 2008 PTALs (new indicator)
TP3	Parking provision should not exceed 0.4 spaces per home	% of new development within the masterplan area that comply with the parking target of 0.4 spaces per home (AMR 56)

8.5 Community: Enhanced social and economic opportunities

TABLE 5: THE MONITORING FRAMEWORK FOR COMMUNITY

Policy	Target	Output indicator
COM1	Community facilities will be located in five locations across the masterplan area and floorspace for different non-residential uses will be provided in accordance with the policy	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B)

COM2	Provide approximately 2,500sqm of employment floorspace within the masterplan area	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B) Completed small business units – less than 235sqm (AMR 17)
COM3	Provide approximately 2,500 sqm for health centre and community facilities in the masterplan area in addition to 1,500 sqm provided within the Aylesbury Resource Centre.	Completed floorspace for health facilities (new indicator)
COM4	Provide education and learning facilities across the masterplan area including about 1,150 square metres of pre-school facilities	Completed floorspace for education and pre-school facilities (AMR 5)
COM5	Provide about 500 square metres of flexible community space within the masterplan area where there is a clear need and an identified management body	Funding gained from planning (section 106) agreements for community facilities (AMR 7)
COM6	Provide 1,650 square metres of new local retail facilities (convenience retail, cafes and restaurants) within the masterplan area	Retail completions – sq m of floorspace (AMR 16)

8.6 Delivery and implementation

TABLE 6: THE MONITORING FRAMEWORK FOR DELIVERY AND IMPLEMENTATION

Policy	Target	Output indicator
D2	<p>Collect s106 contributions to fund delivery of public open spaces, improvements to Burgess Park, children's play facilities, improvements to the street network, social and community facilities and provision of a CHP system in the form of a tariff.</p> <p>Collect s106 planning contributions to fund other items in accordance with Southwark's s106 Planning Obligations SPD</p>	<p>Funding gained from planning agreements (AMR 7)</p> <p>Committed spending on infrastructure (new indicator). We produce quarterly reports on s106 expenditure by ward and community council area which we publish on our website: http://www.southwark.gov.uk</p> <p>The tariff charge will be set out in an SPD. We will monitor infrastructure funding requirements over the course of the redevelopment and will also use SPD to publish any revisions to the charge.</p>