

Appendices

Appendix 1: Consultation

The requirements for consultation for AAPs are set out in our Statement of Community Involvement (SCI) and the Town and Country Planning (Local Development) England Regulations 2004 (amended 2008). We have complied with the Regulations and met and exceeded the requirements of the SCI. We also prepared a Consultation Strategy specifically for the AAP. Attention was given to ensuring that consultation was inclusive, open and honest, and that it took into account the needs and aspirations of all of the area's diverse ethnic and cultural communities, as well as people of all ages, abilities and backgrounds.

At the start of the process a Neighbourhood Team was set up to help develop and champion the Aylesbury AAP. The team comprised 40 people representing a wide range of interests, ages, cultures and residents, those working with the young, old and vulnerable, transport groups and other social interest groups, local businesses and traders. 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 range of consultation undertaken has included ongoing discussions with community groups, stakeholders, as well as several events for both the general public and the neighbourhood team. The biggest of these events have been the Show Homes Exhibition (July 2007) which was attended by about 940 people, the Building Futures Exhibition (October 2007) which facilitated the Issues and Options Consultation and the Aylesbury Future Exhibition (May 2008) where we consulted on the Preferred Options for the AAP in a range of venues throughout the AAP area. We also conducted an exhibition on 'Revised Preferred Options' over three days in three different locations within the AAP boundary from 30th October to 2nd November 2008. The event was visited by 54 people, 46 of whom filled in questionnaires.

The extensive consultation undertaken has been instrumental in shaping the AAP. For instance we consulted on a 'Revised Preferred Options' Report making the proposals more family friendly to respond to the Preferred Options consultation. Further it was clear from early consultation that the residents felt that the redevelopment should re-provide homes with a generous floor space. As a result the AAP sets out a requirement to exceed Parker Morris standards for floorspace by 10% in the social rented homes. Another example is that at the issues and options stage we consulted on providing homes on part of Surrey Square Park as an early re-housing site. The local community was not in support of this option and this option was rejected at the preferred options stage. The Neighbourhood Team at a very early stage developed the spread of density across the masterplan area by playing our innovative Aylesbury game. The game allows players to understand the various elements that need to be balanced against each other to create a successful, vibrant place that is also deliverable economically.

Further details of the consultation that has been undertaken and how the responses from the consultation have been taken on board are set out in the Consultation Statement.

Once the AAP has been adopted, any future planning applications received for development will be subject to further consultation in accordance with our Statement of Community Involvement.

Appendix 2: Planning Policy

The AAP is consistent with national planning policies set out in Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). National policies such as PPS1: Delivering Sustainable development, PPS3: Housing are considered particularly relevant for the AAP and it is consistent with these and other government policies.

The AAP is in general conformity with the London Plan (Table A2.1) and will contribute towards achieving the Mayor's six objectives for the future of London (GLA, 2008 pg 6-11). It particularly contributes to achieving the London Plan's housing policies by creating a high quality neighbourhood that will include a mix of tenures, housing types and size. The AAP has had regard to all the relevant London Plan policies including Policy 3D.11 Open Space Provision in DPDs, Policy 3C.19 Local Transport and Public Realm Enhancements, Policy 3C.20 Improving conditions for buses and Policy 3C.21: Improving conditions for walking.

The Aylesbury AAP is one of a number of LDF documents Southwark is preparing. Other documents include the Core Strategy and AAPs for Peckham and Canada Water. The Core Strategy will be used for deciding what sort of development should take place within Southwark, when, where and how it will happen. We have consulted on the issues and options. We will be consulting on the preferred option between May and July 09. This AAP is being prepared before the Core Strategy because we need a planning framework to facilitate redevelopment of the estate. This will also allow us to maintain the momentum from starting work in the south-west corner of the estate (phase 1a). The AAP accords with the vision and objectives of the emerging Core Strategy. The Core Strategy Issues and Options report sets out two broad options for the future of the borough. The first is focused on development in growth areas and the second is housing led growth throughout the borough. Both of these options support the regeneration of the Aylesbury Estate and our intention to produce an Area Action Plan for Aylesbury is clearly set out in the report.

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 unitary development plan in July 2007 – The Southwark Plan – which has been "saved" until 2010. In 2010, we may apply to extend some of the policies in the Southwark Plan for a further period.

The AAP is broadly consistent with policies in the Southwark Plan (Table A2.1). Because the AAP is specific to the estate and surrounding area, it provides an area specific interpretation of policies in the Southwark Plan. Where there is a difference between policies in the Southwark Plan and the AAP, because the AAP has been adopted more recently, it takes precedence over the Southwark Plan.

The AAP only contains policies which are specific to the AAP area and does not repeat policies in existing documents such as the London Plan and the Southwark Plan. On issues in areas in which the AAP has no policies, for example on the use of metropolitan open land and the need to incorporate green roofs and sustainable urban drainage systems, policies which are in the London Plan and Southwark Plan on these issues will apply.

The AAP also takes into account Southwark 2016, our Sustainable Community Strategy, other council strategies including the Housing Strategy and plans for nearby areas including the Elephant and Castle and Peckham.

We also have a number of supplementary planning documents (SPDs) which provide further guidance on policies in the Southwark Plan and this AAP. These SPDs include Residential Design, Sustainable Design and Construction and s106 Planning Obligations. Because the AAP is area specific and comprises a development plan, where there is a conflict between the guidance contained in SPDs and AAP policy, for example on minimum floor areas, the AAP will take precedence.

Table A2.1 below sets out the relationship between policies in the AAP, the London Plan, the Southwark Plan and Southwark's SPDs.

Table A2.1: Relationship to UDP and London Plan Policies

AAAP Policy	London Plan	Southwark Plan	Southwark Supplementary Planning Documents
MP1: The Masterplan	2A.7 Areas for Regeneration	SP1-SP20: All the strategic policies apply Section 9: Local Policy Areas	
MP2: Proposals sites		SP20: Development sites uses, Southwark Plan Proposals Map	
BH1: Number of homes	3A.1 Increasing London's supply of housing, 3A.2 Borough Housing Targets, 3A.3 Maximising the potential of sites	SP14: Sustainable buildings, SP17: Housing	
BH2: Density and distribution of homes	Policy 3A.3: Maximising the potential of sites	SP14: Sustainable buildings, Policy 4.1: Density of residential development	Draft Sustainability Assessment SPD, Residential Design Standards SPD
BH3: Tenure mix	3A.4 Efficient use of stock	SP17: Housing, Policy 4.4: Affordable housing	Draft Sustainability Assessment SPD, Affordable Housing SPD
BH4: Size of homes	3A.5 Housing stock, 3A.6 Quality of new housing provision	SP17: Housing, Policy 4.3: Mix of dwellings	Draft Sustainability Assessment SPD
BH5: Type of homes	3A.17 Addressing the needs of London's diverse population, 3A.9 Affordable Housing targets, 3A.15 Loss of housing and affordable housing, 3A.7 Large Residential Sites	SP17: Housing	Draft Sustainability Assessment SPD, Residential Design Standards SPD
BH6: Sustainable design and construction	4A.3 Sustainable design and construction	SP10: Development Impacts, SP12: Pollution	Draft Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
BH7: Energy	4A.4 Energy assessment, 4A.6 Decentralised Energy: Heating, Cooling and Power, 4A.7 Renewable Energy	SP10: Development impacts, SP12: Pollution, Policy 3.4: Energy efficiency, Policy 3.5: Renewable Energy	Draft Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
PL1: Street layout	Policy 3C.18 Allocation of street space , 3C.19 Local transport and public realm enhancements	SP13: Design and heritage, Policy 3.13: Urban design	Draft Sustainability Assessment SPD, Design and Access Statements SPD

PL2: Building block layout and types	3B.2 Mixed Use development	SP13: Design and heritage, Policy 3.12: Quality in design, Policy 3.13: Urban design, Policy 3.14: Designing out crime	Draft Sustainability Assessment SPD, Design and Access Statements SPD, Residential Design Standards SPD
PL3: Building heights	4B.9 Tall buildings – location, 4B.10 Large-scale buildings - design and impact, 4B.12 Heritage conservation	SP13: Design and Heritage, Policy 3.15: Conservation and historic environment, Policy 3.18: Setting of listed buildings, conservation areas and world heritage sites, Policy 3.20: Tall buildings, Policy 3.22: Important local views	Draft Sustainability Assessment SPD, Design and Access Statements SPD
PL4: Open space	3D.8 Realising the value of open space and green infrastructure, 3D.11 Open space provision in DPDs, 3D.12 Open space strategies, 3D.14 Biodiversity and nature conservation 3D.13 Children and young people's play and informal recreation strategies	SP15: Open space and biodiversity, Policy 3.25 Metropolitan open land, Policy 3.26 Borough open land, Policy 3.27 Other open spaces, Policy 3.28 Biodiversity	Draft Sustainability Assessment SPD
PL5: Burgess Park	3D.8 Realising the value of open space and green infrastructure, 3S.10 Metropolitan Open Land	SP15: Open space and biodiversity, Policy 3.25: Metropolitan Open Land	
TP1: Designing streets for all road users/Designing streets as attractive public spaces	Policy 3C.18 Allocation of street space, 4B.3 Enhancing the quality of the public realm	SP18: Sustainable transport, Policy 5.3: Walking and cycling	Draft Sustainability Assessment SPD, Sustainable Transport SPD
TP2: Public transport	3C.1 Integrating transport and development, 3C.3 Sustainable transport in London, 3C.9 Increasing the capacity, quality and integration of public transport to meet London's needs	SP18: Sustainable transport, Policy 5.4: Public transport improvements	Draft Sustainability Assessment SPD, Sustainable Transport SPD
TP3: Parking standards	3C.19 Parking Strategy	SP18: Sustainable transport, SP19: Minimising the need to travel, Policy	Draft Sustainability Assessment SPD, Sustainable Transport SPD

		5.6: Car parking, Policy 5.7 Parking standards for disabled people or the mobility impaired	
COM1: Location of social and community facilities	3A.18 Protection an enhancement of social infrastructure and community facilities	SP6: Accessible services, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities	
COM2: Opportunities for new business	3B.1 Developing London's economy, 3B.5 Supporting innovation, 3B.5 Creative Industries	SP4: Removing barriers to employment, SP5: Regenerating and creating employment	Draft Sustainability Assessment SPD
COM3: Health and social care	3A.20 Health objectives	SP6: Accessible services, SP9: Meeting community needs, Policy 2.2: Provision of new community facilities	Draft Sustainability Assessment SPD
COM4: Education and learning	3A.24 Education facilities	SP9: Meeting community needs, Policy 2.3: Enhancement of educational establishments	Draft Sustainability Assessment SPD
COM5: Community space and arts and culture	3D.5 Development and promotion of arts and culture	SP7: Arts, culture and tourism, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities	Draft Sustainability Assessment SPD
COM6: Shopping/Retail	3D.3 Maintaining and improving retail facilities	Policy 1.8: Location of developments for retail and other town centre uses	Draft Sustainability Assessment SPD
D1: Phasing	Policy 6A.8 Phasing of development and transport provision	SP20: Development sites uses	
D2: Infrastructure funding	Policy 6A.4 Priorities in Planning obligations, Policy 6A.5 Planning obligations	Policy 2.5: Planning Obligations	S016 Planning obligations SPD

Appendix 3: SWOT Analysis

The following table summarises the strengths, weaknesses, opportunities and threats faced by the AAP area. Further details can be found in the Baseline Report.

All of the background work described in Part 1 of this document has been taken into account in preparing the AAP. Together with the extensive consultation a series of objectives have been developed. These are outlined in the following section as place-making, delivery and sustainable development objectives.

Table 3A.1: SWOT Analysis

Strengths	Weaknesses
<p>The AAP area enjoys a central London location and is surrounded by areas of significant investment and change, including Elephant and Castle to the north and Peckham to the south;</p> <p>The AAP area has a strong strategic movement structure, including good north-south routes (Walworth Road, Old Kent Road and Thurlow Street) that also have good bus links;</p> <p>Within the AAP area there are a number of designated conservation areas with attractive buildings and streets that should be preserved;</p> <p>East Street is home to a street market that offers local employment and low cost food and other goods;</p> <p>There is a concentration of community facilities along Thurlow Street;</p> <p>Burgess Park is one of the largest open spaces in Central South London that includes a number of good quality and well-used sports facilities;</p> <p>The AAP area contains a wide range of uses such as housing, parks and open spaces, shops and schools;</p> <p>The AAP area is characterised by its diverse communities with strong community cohesion;</p> <p>There is relatively low car ownership on the Aylebury Estate;</p> <p>There is a good provision of programmes for youth in the AAP area;</p> <p>There are good local primary schools particularly the well-performing Michael Faraday School;</p> <p>There is good pre-school nursery provision.</p>	<p>The current housing on the Aylesbury Estate is dated. The buildings are characterised by first floor level walkways, dark corridors and staircases with poor visibility;</p> <p>Much of the AAP area is unwelcoming – streets and open spaces do not have enough people in them and are not adequately overlooked by surrounding buildings. Partly as a result, certain parts of the area suffer from the effects of crime and the fear of crime;</p> <p>The Aylesbury Estate, at present, consists predominantly of socially rented housing and there could be a better mix of housing types;</p> <p>Parts of Burgess Park are under-used, particularly during the evening hours;</p> <p>Access to public transport is relatively poor in the centre of the area and is a contributing factor to low levels of mobility;</p> <p>Cycling and walking is discouraged because of concerns about personal security and a lack of facilities, including crossing points, cycle lanes and cycle parking;</p> <p>There are fewer residents with higher skilled jobs and a high proportion of residents who are out of work;</p> <p>At present, Walworth Academy is under-performing;</p> <p>A significant number of people have health problems;</p> <p>The Aylesbury Estate fails to use natural resources efficiently.</p>
Opportunities	Threats
<p>Redevelopment provides an excellent opportunity to</p>	<p>Moving people while redevelopment is taking place is a</p>

<p>create a sustainable community that is well integrated with its surroundings;</p> <p>Burgess Park can be significantly improved – this will encourage greater use of the park and will maximise land values within the immediate surroundings;</p> <p>Improvements to bus services will bring better, more frequent transport within reach of more people;</p> <p>There is a great opportunity to build a highly sustainable scheme with an efficient combined heat and power system, energy efficient buildings, local renewable energy systems and a sustainable urban drainage system.</p>	<p>sensitive issue which has the potential to affect the timescale for redevelopment;</p> <p>Securing the funding of the scale required to deliver the redevelopment proposals is a considerable challenge, and failure to do so would seriously undermine ability to deliver.</p> <p>The Cross River Tram would have significantly improved access to the AAP area but is no longer a priority for the Mayor of London and will therefore not be delivered in the short to medium term;</p> <p>Shops and services within the action plan area will face competition from improvements to Elephant and Castle and Peckham;</p> <p>Running of schools and children's services may be disrupted during redevelopment of the masterplan area.</p>
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Appendix 4: Plan Objectives

Place-making Objectives

The Aylesbury Estate currently displays a whole range of defects in terms of the quality of the place and the environment. We want to ensure that the design of the new development takes into account lessons learned from elsewhere, and in particular, from the way successful places work. Successful places – where people are attracted to live, work, visit and invest – have a range of successful elements that can be grouped under four headings:

- Better Homes;
- Public Life;
- Connections; and
- Community.

P1: Better Homes: the Aylesbury area as a high quality and integrated residential neighbourhood:

1. To create a range of affordable and high quality homes.
2. To offer a mix of housing types and tenure in order to promote a more balanced community and a wider range of living choices than presently exists in the area.
3. To offer existing Aylesbury tenants homes of a similar size to those that they occupy now.
4. To concentrate higher densities within the Aylesbury redevelopment in the parts of the area with the best public transport and with higher land values.
5. To create a neighbourhood with a distinct character and identity and one which integrates far better with its surroundings.
6. To promote the Aylesbury as a good example of sustainable building and construction; and
7. To maintain existing housing to a high standard.

P2: Public Life: the Aylesbury area as an exemplar for better and safer Streets, Squares and Parks

1. To improve Burgess Park and greatly improve its useage, security and range of facilities commensurate with its size and status as a metropolitan park.
2. To promote well designed and safe streets and parks which are far more pleasant to use than those in the present development; and
3. To provide better management and maintenance of public spaces.

P3: Connections: The Aylesbury area as a place with excellent public transport links

1. To improve public transport links so as to greatly widen the living, educational, recreational and employment choices of the existing and new residents.
2. To make the wider Aylesbury area accessible for all; and
3. To provide high quality pedestrian and cycle routes to encourage more people to use healthy and sustainable transport modes.

P4: Community: The Aylesbury area as a strong community: Enhanced Social and Economic Opportunities

1. To provide access to a wider and better range of educational, health and social opportunities.
2. To provide more and better local shopping to Aylesbury residents and the new community; and

3. To promote more accessible local employment opportunities.

Delivery Objectives

As well as ensuring that all the place-making objectives set out above are met, it is essential to develop a plan for the Aylesbury redevelopment and for the wider plan objectives that is socially, physically and economically deliverable and flexible. We have therefore developed a set of delivery objectives, which are as follows:

D1: Growing value in the Aylesbury area: The need to provide adequate funds for the regeneration of the estate and the wider area including Burgess Park

1. To generate value: if a high quality place is developed through the four place-making objectives, this will considerably assist in generating value.
2. To build new private homes and take other steps that will help to generate value which can in turn be used to generate funds for the wider redevelopment; this will require a different mix of homes and different densities from those that currently exist in the estate.
3. To convince public sector bodies like The Homes and Communities Agency and other government agencies to help fund the regeneration.

D2: Image: Positively transforming the image of the Aylesbury Area

1. To help transform the image of the area to a place that people and especially families, will aspire to live, work and visit.
2. To challenge the stereotypes of the area and boost the confidence of investors and the local community.
3. To encourage and foster the highest quality of design, management and maintenance, in the buildings, parks streets and other elements of place-making to help challenge existing perceptions.

D3: Speed: Effectively delivering a phased approach to the regeneration of the Aylesbury area

To deliver wholesale change as quickly as possible and the plan should identify early wins; this is a strong desire of all stakeholders especially the residents.

1. To phase the project so as to deliver a new neighbourhood in as short a time as possible whilst ensuring that the re-housing needs of residents are met and the disruption to the wider community is minimised.
2. To identify early housing sites to allow for phased delivery to take place.

Sustainable Development Objectives

Finally, sixteen sustainable development objectives to guide the Aylesbury redevelopment have been identified as part of the scoping exercise for the Sustainability Appraisal.

- S1: To tackle poverty and encourage wealth creation.
- S2: To improve the education and skill of the population.
- S3: To improve the health of the population.
- S4: To reduce the incidence of crime and the fear of crime.
- S5: To promote social inclusion, equality, diversity and community cohesion.
- S6: To reduce contributions to climate change.
- S7: To improve air quality and reduce pollutants.
- S8: To reduce waste and maximise use of waste arising as a resource.
- S9: To encourage sustainable use of water resources.
- S10: To maintain and enhance the quality of water, land and soils.

- S11: To protect and enhance the quality of landscape and townscape.
- S12: To conserve and enhance the historic environment and cultural assets.
- S13: To protect and enhance open spaces, green corridors and biodiversity.
- S14: To reduce vulnerability to flooding.
- S15: To provide everyone with the opportunity to live in a decent home.
- S16: To promote sustainable transport and minimise the need to travel by car.

A Sustainability Appraisal Report has also been produced to accompany the Preferred Options Report. The appraisal checks the preferred options for developing the AAP area against the set of sustainable development objectives set out below. Seeking to achieve the sustainable development objectives in parallel with the place-making and delivery objectives will ensure that development of the Aylesbury Area takes place in a sustainable way.

Appendix 5: Schedule of Proposals Sites

Proposal site	Development number and block address	Proposed uses (all figures are approximate)	Sizes of homes (all figures are approximate)							Types of homes (all figures are approximate)			Anticipated phasing	
			Studio	1 bed	2 bed	3+ bed	4 bed	5 bed	Total	Flats	Maisonettes	Houses		
AAAP P1		<ul style="list-style-type: none"> •1,159 homes (C3 Use Class) •1,050sqm retail uses (A Use Classes) •500sqm community space (D1 Use Class) •4,000sqm health and social care space (D1 Use Class) •400sqm of pre-school facilities (D1 Use Class) (unspecified location) 	37	466	609	308	-	-	1,419	67%	23%	10%	Phase 1 (2009-2016)	
	Indicative development block sub-totals													
	1a: (1-12 Red Lion Close; 1-41 Bradenham; and the Aylesbury Day Centre)	<ul style="list-style-type: none"> •260 homes (C3 Use Class) •400sqm retail uses (A Use Class) •1,480sqm community space (D1 Use Class) (Aylesbury Resource centre) 	-	99	135	26			260	100%	0%	0%		
	1b: (1-35 Chartridge; 42-256 Bradenham; 69-76 Chartridge; 77-105 Chartridge; Ellison House; 1-28 Arklow House)	<ul style="list-style-type: none"> •409 homes (C3 Use Class) •250sqm retail uses (A Use Classes) 	13	132	170	93			409					
	1c: (36-68 Chartridge; 106-119 Chartridge; 120-149 Chartridge; and 1-172 Chiltern)	<ul style="list-style-type: none"> •471 homes (C3 Use Class) 	15	153	196	107			471					
	7: (1-27 Wolverton; and 28-59 Wolverton)	<ul style="list-style-type: none"> •177 homes (C3 Use Class) 	4	39	61	62			166					
10: (Youth Club Amersham; and 300-313 Missenden)	<ul style="list-style-type: none"> •113 homes (C3 Use Class) •2,500 health facilities (D1 Use Class) •500 community space (D1 Use Class) •400sqm retail uses (A Use Classes) 	4	42	46	20			113						
AAAP P2		645 homes (C3 Use Class)	18	172	253	202			645	55%	24%	21%	Phase 2 (2013-2018)	
Indicative development block sub-totals														
4a (391-471 Wendover; 1-30 Foxcote; 140 Albany Road; 24-36 Ravenstone; and 67-81 Ravenstone)	212 homes (C3 Use Class)	7	68	92	45			212						
4b (241-390 Wendover; 1-30 Winslow; 1-25 Padbury; 1-23 Ravenstone; and 37-66 Ravenstone)	207 homes (C3 Use Class)	4	38	69	95			207						
5 (37-62 Wendover; 117-156 Wendover; 201-240 Wendover; 126-151 Wolverton; 152-175 Wolverton; and 176-192 Wolverton)	226 homes (C3 Use Class)	7	66	92	62			226						

AAAP P3		450 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class) (Unspecified location) 400sqm of pre-school facilities (D1 Use Class)	9	82	160	200			450	38%	19%	43%	Phase 3 (2017-2020)
Indicative development block sub-totals													
	6 (1-36 Wendover; 73-116 Wendover; 157-200 Wendover; 60-84 Wolverton; 1-14 Brockley House; 105-125 Wolverton; and 85-104 Wolverton)	169 homes (C3 Use Class)	3	33	58	74			169				
	8 (218 A-F East Street)	62 homes (C3 Use Class)	2	16	25	19			62				
	9 (1-215 Taplow; 184 A-F East Street; 1-20 Northchurch; 21-40 Northchurch; 41-56 Northchurch; Aylesbury Day Nursery; 57-76 Northchurch; Tykes Corner; and Aylesbury Access Centre)	219 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class)	3	33	77	106			219				
AAAP P4		1,696 homes (C3 Use Class) 400sqm retail/café space (A Use Class) 1,000sqm energy centre (Unspecified location) 300sqm of pre-school facilities (D1 Use Class)	42	417	628	607			1,695	52%	18%	13%	Phase 4 (2020-2027)
Indicative development block sub-totals													
	2a (1-35 Gayhurst; 62-79 Gayhurst; 145-162 Gayhurst; and 80-120 Gayhurst)	196 homes (C3 Use Class)	6	54	75	61			196				
	2b (36-61 Gayhurst; 1-20 Hambledon; 1-18 Gaitskell House; 121-144 Gayhurst; 1-24 Calverton; and 19-31 Gaitskell House)	312 homes (C3 Use Class)	10	102	124	76			312				
	3a (32-61 Latimer; 114-141 Latimer; 7-35 Emberton; and 198-202A Albany Road)	299 homes (C3 Use Class)	9	88	115	86			299				
	3b (1-31 Latimer; 86-113 Latimer; 1-6 Emberton; 1-31 Danesfield; 25-31 Calverton; 32-42 Gaitskell House; 43-66 Gaitskell House; and 62-85 Latimer)	322 homes (C3 Use Class)	9	86	122	104			322				
	11 (Amersham Community Centre; 284-299 Missenden; 77-105 Michael Faraday House; and 57-76 Michael Faraday House)	173 homes (C3 Use Class) 400sqm retail/café space (A Use Class) 1000sqm energy centre	4	40	62	68			173				
	12 (59-75 Missenden; 256-283 Missenden; 166-255 Missenden; 1-36 Michael Faraday House; 37-56 Michael Faraday House)	173 homes (C3 Use Class)	2	19	56	95			173				
	13 (1-30 Soane House; 31-35 Soane House; 1-12 Lees House; 77-105 Darvell House; 51-67 odd Inville Road; 1-8 Chadwell House; and 47/47a Villa Street)	101 homes (C3 Use Class)	0	4	28	68			101				
	14 (44-58 Missenden; 76-165 Missenden; and 1-43	120 homes (C3 Use Class)	2	23	45	49			120				

	Missenden)												

Appendix 6: Design Guidance

The purpose of this design guidance

The vision for the AAP area is set out in Section 1.6 of the AAP. It places design excellence at the core of the redevelopment. By setting out the design principles and standards required for the masterplan area, this design guidance will help ensure that the vision is met. Future planning applications and designs will need to comply with the guidance in order to deliver the vision of the AAP and achieve design excellence for the Aylesbury area. Proposals which accord with the guidance can be determined more quickly as the overall design standards are already set. Ultimately the guidance will ensure that the area is developed to consistent and high standards of design.

The guidance is particularly relevant to the following policies in the AAP:

- BH2 Density and Distribution of Homes
- BH5 Type of homes
- PL1 Street Layout
- PL2 Design Principles
- PL3 Building Block Types and Layout
- PL4 Building Heights
- PL5 Public Open Space
- PL6 Children's Play Space
- PL7 Private Amenity Space
- TP1 Designing Streets
- TP3 Parking Standards

Relationship to other guidance and policies

This design guidance needs to be read in conjunction with existing guidance and policies. We have several other supplementary planning documents (SPDs) that focus on design. These will still be applied in the AAP area. Of particular note are:

- Residential Design Standards SPD, September 2008
- Transport Planning for Sustainable Development SPD, September 2008
- Sustainability Assessment SPD, draft
- Sustainable Design and Construction SPD, draft
- Design and Access Statements SPD, September 2007

Appendix 2 sets out the wider policy context to the area action plan. Where there are differences between the existing SPDs and this document, the AAP design guidance appendix will take precedence as it is the most recent document and is part of a development plan document.

The scope of this design guidance

The guidance has been written to ensure high quality design across the whole of the AAP area. It is purposely not too prescriptive as we do not want to stifle creativity or innovation, or make it impossible to respond to changes in building technology or design. However, where planning applications propose a different design approach from this guidance, applicants will need to demonstrate, through their design and access statements, the rationale of their approach, how an equally high quality of design is to be provided, and how the proposed design and development will help to bring about the vision and objectives of the AAP.

The guidance currently does not go into detailed design on all aspects of the AAP area. We may in the future decide to provide more detailed guidance through SPDs, planning briefs or further design guides. These will need to be used in addition to this document.

The new neighbourhood will be based on three design principles.

- (a) Its urban design will be based on a normative approach, which aims to create excellent buildings and blocks with high quality architecture while still allowing for special buildings that will become the landmarks for the new neighbourhood.
- (b) It will be based on high quality connected streets, squares and parks as the primary location for safe, inclusive and vibrant public life.
- (c) It will promote a mix of different uses within the area, including homes, integrated community facilities, local shops and opportunities for employment.

Having regard to these design principles, the guidance below sets out requirements and guidance for the following topics:

- The normative approach to urban design
- Streets and spaces, including descriptions for all the key streets and open spaces in the masterplan area
- Blocks and buildings, including design, materials and building heights
- Homes, including space standards and layout
- Landscape and the public realm, including car parking

Our normative approach to urban design

Most places are 'normal': repetition, rhythm, harmony and diversity are the hallmarks of successful urban fabric in London. The urban design approach for the masterplan area recognises this. It places emphasis on creating a normal urban fabric that forms the bedrock of the new neighbourhood. 'Specialness' is only reflected against the background of the normal.

This normative approach is based on the establishment of a fine grain of development, allowing for repetition, rhythm, harmony, richness, diversity and

adaptability both inside the dwellings and outside in the street. This approach will encourage meaningful shifts in architectural treatment along street elevations, require frequent ground-level entrances and minimise the sharing of common parts in apartment buildings.

This approach allows for occasional 'special' buildings that have no set design rules except that they must be built to a high standard of design. These will be located at key vistas and around important spaces and help achieve the AAP vision by reinforcing legibility, identity and urban activity. All landmark and tall buildings will be special buildings. The rest of the masterplan area follows the design principles for normal buildings and these are set out in this guidance.

This urban design approach recognises that successful neighbourhoods are not the product of a single design style, or a single tenure or type of housing. The normative approach allows for many different designs and designers to work together in a co-ordinated way to create a successful neighbourhood.

Streets and spaces

Residential streets must be designed as attractive places in their own right, not just as a means of getting from one place to another or a place to park cars. Good streets and spaces have a distinctive character and create a 'sense of place.' Streets should be designed to achieve a local distinctiveness through their use, character, proportions, materials and street furniture whilst at the same time remaining simple and economical to maintain. Streets must also be accessible and safe for all users, taking into account the requirements of vulnerable road users and mobility impaired people.

In summary designers must consider the following:

- Start by thinking about the place rather than the vehicles;
- Design streets so that pedestrians and cyclists feel safe;
- Design to minimise clutter; and
- Design for easy maintenance.

Streets typology

Different streets within the masterplan area have different functions and therefore need to be designed in different ways. The following streets need special consideration.

1) Thurlow Street

Character

Thurlow Street is shown in the masterplan as the main route from the north to the south of the area. It will be the heart of the Aylesbury community, busy with residential and commercial uses, and buildings of local importance.

Design principles

- Thurlow Street will be predominantly a residential street with clusters of non-residential uses being focused around the junction of Thurlow Street

- and the Community Spine and at Amersham Square.
- As Thurlow Street is the main route from north to south, the street must be generous enough in width to allow for a high number of pedestrians on the pavements and vehicles and cyclists on the roads. The optimal building face to building face width is between 31 and 36 metres depending on the uses proposed and the privacy strips.
 - A high quality pedestrian and cycling environment must be provided, including improved pedestrian crossings.
 - An improved route for vehicles and public transport, including possibly accommodating a tram or guided bus system .
 - An opportunity exists for a central median planting strip.
 - Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping.
 - Designers must create diversity in the building heights along Thurlow Street to provide a varying skyline and avoid a single monotonous streetscape.

2) Albany Road

Character

Albany Road should be perceived as a street through the park rather than a vehicular bypass. It is one of the few continuous east to west links in the area, and as a result it will have to carry a certain volume of through traffic in addition to local traffic. A calmed route must be developed that creates better integration with the park.

Design principles

- Albany Road will be predominantly residential.
- The frontage along Burgess Park must include a strong building line, allow for a range of heights and massing and include excellent architectural design. The park front should be designed to allow for light into rear courtyards and allow for views and glimpses from the park into the areas beyond the immediate front.
- It will contain a main public transport route from east to west.
- Wider pavements must be provided along the building frontage
- Gateway entrance opportunities exist at either end and could be used to further encourage the feeling that the road users are crossing through a park.
- Pedestrian crossing opportunities exist along Albany Road at the intersections with the Green Fingers to enhance the pedestrian linkage between the Green Fingers and Burgess Park and ease pedestrian movement across Albany Road.
- Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping.

3) Community Spine

Character

The community spine will be a shared space. Treatment of this shared space must ensure a high quality environment and a consistent surface treatment along the community spine to ensure visual continuity.

Design principles

- The community spine could potentially also function as a public transport corridor for a tram or a guided bus system.
- The optimal building face to building face width along the possible transport corridor section in the Beconsfield section of the community spine is 21 metres. Along the rest of the community spine the optimal building face to building face width is 12 metres
- It must allow full access for emergency vehicles at all times.
- Service vehicles will only be given full access during defined hours.
- It will connect the public transport routes with the main schools and some of the community facilities in the AAP area.
- It will be a shared surface that gives priority to pedestrians and cyclists.
- Any quality mature trees should be retained where possible unless this would significantly compromise the achievement of high quality urban design or landscaping .
- Opportunities should be take to introduce streetscape planting.

3) Three Green Fingers

Character

A series of 'Green Fingers' will be created, extending from Burgess Park into the masterplan area interlinking the park with the development. Their predominant function is that of a public space with social interaction, pedestrian and cycle movement dominating.

Design principles

- The green fingers will have different widths that will offer a range of different streetscape treatments.
- Soft and hard landscaping features should be provided in local squares, including communal planting spaces, paved surfaces, play spaces and seating areas.
- The green fingers should have limited vehicular movement and parking, and limited vehicular access along shared pedestrian surfaces.
- They must allow full access for emergency vehicles at all times.
- Service vehicles will only be given full access during defined hours.
- 'Home Zone' principles will be used. This will involve the prioritisation of pedestrians so that the green fingers become a place of social activity where playing and socialising on the streets will be encouraged.
- The green fingers will be surrounded predominantly by residential accommodation.

4) Access Streets

Character

Access streets will comprise the vast majority of the masterplan street network and their predominant functions will be to allow easy and direct walking and cycling into and through the area, provide local vehicular access, and give access to buildings. Only low levels of traffic are envisaged on these streets. Designs must incorporate measures to ensure pedestrian priority and ease of access through the development ("permeability") as well as very low vehicle speeds.

Design principles

- The optimum building face to building face width of access streets are as follow:
 - N-S Streets : 15 to 18 metres building face to building face
 - E-W Streets : 12 metres building face to building face
- Pedestrian paths must be physically separated from vehicle carriageways through a change in height and paving detail.
- On street parking will be provided.
- Access to underground or podium car parking will be from the access streets
- There must be a consistent paving and carriageway treatment between stages of development.
- Access streets will be predominantly surrounded by residential accommodation.

5) Mews / home zones

Character

Mews streets are the smallest scale streets within the master plan. These will cut through the centre of residential blocks along the long axis. The alignment in the masterplan is only indicative and can change if designers can justify this in a design and access statement. Mews streets will operate primarily as a space for social use with local amenity, and secondly as a route into mews homes and parking areas.

Design principles

- Mews streets will be fronted by small terraces or rows of houses.
- They will have a standard building face to building face width of 9m and will have an intimate feel typical of traditional London mews streets. Notwithstanding this, developers should show in their design and access statement how the privacy of occupiers and neighbours has been considered.
- They will be 'pedestrian priority streets'. Pedestrians will be prioritised above vehicular traffic through 'Home Zone' principles which will encourage the mews streets to become a place of social activity where playing and socializing on the streets will be encouraged.
- The streets must be designed so as to create natural limits to vehicle speed.
- A shared surface must be provided for vehicles, pedestrians and cyclists.
- Mews streets will be suitable for on-street car parking.
- Mews type blocks can include garages.
- Mews streets may include features such as benches, tables and play spaces to encourage social interaction.
- Street trees and areas of planting, ideally maintained by residents, may also be a feature.

- Emergency and servicing vehicles must have full access.

Spaces

Policy COM1 sets out the five locations where new social and community facilities will be provided. These facilities will relate to important spaces. The following design principles will be applied to ensure that the spaces are successfully designed .

1) Amersham Square

Design principles

- Amersham Square must be integral with the redevelopment on the former Amersham site.
- It must be treated as a special space, responding and relating to the treatment of Thurlow Street and be robustly designed to be an extension of activity space for the community building.
- The interface of the residential buildings on the north of the square must be carefully designed to deal with privacy issues by raising the ground floor or providing non-residential uses including local enterprise space along this length.
- Amersham Square will be a focus for public art, special lighting and hard landscaping, and tree planting which will be integrated with Thurlow Street.

2) East Street

Design principles

- East Street will be a robust and multipurpose hard space that will allow for additional market stalls, and local play and parking when the market is not in operation.

3) Westmoreland Road

Design principles

- Westmoreland Road will be a special space with a focus for public art, special lighting and surface treatments
- It will have a shared surface between vehicles, cyclists and pedestrians
- Tree planting will be encouraged.
- The space will allow for a range of community activities including outdoor seating, local hard space for playing and the possible location of temporary structures for community events
- Non-residential uses will provide active frontages to this area.

4) Michael Faraday School and Community Learning Centre

Design principles

- The space will respond and relate to the public realm treatment of both the Portland Street frontage and the community spine with robust hard surfaces and a grid of trees set within the space.
- It should provide informal parking for local shops and allow for school pickup and drop-off facilities.

- It should be the focus of local public transport activity with bus stops, waiting areas and interchange between different modes.
- It will contain extensive cycle parking
- It should be well overlooked with active frontages and frequent door openings at ground floors along its length.
- There will be opportunities for additional landscaping where the space widens out.

Blocks and buildings

Blocks overview

The masterplan establishes the layout of streets and spaces and creates a regularised block structure. Policy PL3 sets out the three types of building blocks for the Aylesbury area; Perimeter Blocks, Mews Blocks and Special Buildings.

Blocks should accommodate a range of housing types and styles which include:

- Flats
- Maisonettes/ houses over houses
- Houses

Most apartment blocks should have homes with direct access to the street on ground, or ground and first floor levels, with flats provided above.

The layout of the blocks should demonstrate:

- Building line continuity along the main streets
- Subdivision of long perimeter blocks into smaller development parcels, which offers the opportunity to provide a modulation of a long facade and allow for access routes and views from the main streets through to central courtyard spaces.
- Clear definition of the separation between private and public space within a block

Orientation

Buildings should be laid out to maximise views over green space including Burgess Park, green fingers and communal gardens.

Blocks and buildings should be laid out to encourage glimpses into rear courtyards. This will help to break up the blocks and improve the quality and interest of the street environment.

Horizontal shift / plot width

Large blocks can be overbearing unless consideration is given to the treatment of continuous building façades. The use of articulation in the design of a street façade can humanize the street, enhance the design potential of the block and add to the visual interest of the public realm as a whole.

Consequently, street frontages should be broken down into a series of development plots, which are of varying sizes depending on building use and proposed height of the block:

- A standard plot width for an apartment block should be 15 to 18 metres
- Smaller scale mews houses or maisonette plots should be 5 to 9 metres wide

In the larger scale streets the blocks may be larger than the standard plot width. In order to reduce the scale of these blocks there is the opportunity to provide a meaningful change in the horizontal articulation of the façade, which can be accommodated within these plot widths:

- Large scale blocks with wider plots should provide a change in architectural treatment if the length is greater than 30m.
- Smaller scale streets should provide a shift if the length is greater than 15m.

This can be accomplished in a number of ways:

- Breaks or openings in the blocks to allow views into communal gardens from the street.
- Use of different façade materials, colours and finishes.
- Varying building heights.
- Differentiating non-residential uses from residential accommodation by providing signage, protruding canopies and larger more noticeable entrances.
- Varying the position and style of windows across the building façade.
- Encouraging varying design opportunities within each block.
- Providing balconies that either protrude or are setback into the facade.

Privacy strip

A privacy strip defining the space between the building line and the adjacent street or public space should be provided. The dimension of the privacy strip can vary depending on building use, street type and scale.

Buildings must use the following privacy strips:

- 2.5 to 3m - Thurlow Street and Albany Road
- 1.5m - N-S access streets
- 1-1.5m - E-W access streets
- 1.5m - Green Fingers
- 0.75m - Mews streets
- 0.5 to 1.5m - Community Spine
- 0m - Non-residential uses

Privacy

Proposals should ensure that the privacy of occupants is protected without compromising the ability to create a compact urban neighbourhood with streets that provide a good sense of enclosure. Design solutions, relating to the scale of the street, should be used to ensure privacy is protected.

Most residential development will need to follow the guidelines on privacy and security in our adopted Residential Design Standards SPD. This ensures that there is privacy in rooms.

Boundary line / street interface

A common building line along streets is encouraged to create a continuity of built form. Setbacks from this line can be used for emphasis or to create public space or to retain significant trees, but usually only where a building is considered to have an important role or civic function.

Active frontages increase vitality, safety and create a sense of place. All development must create an active frontage where it faces on to public realm and other areas where appropriate. This can be achieved through the provision of balconies that overlook the street and by having habitable rooms on the ground floor facing the street. This can help to reduce acts of vandalism and can also provide a sense of security and safety.

The design of the blocks should ensure that there is a clear definition between each type of use and indicate the kinds of activity that go on inside.

Ground and lower floor non-residential uses

The locations for non-residential uses are set out in policy COM1, and activities include medical and health services, shopping, cafés, take aways, offices and community uses.

Locating non-residential uses on the ground and lower floors can provide active street frontages and additional animation to the streetscape, thereby increasing security in the area, as well as allowing residents to clearly identify the use.

Non-residential uses should provide the following:

- A strong identifiable street address.
- A minimum floor-to-ceiling height of 4.0m at ground floor.
- Generous window sizes or areas of glazing. If matched with a generous floor to ceiling height this can facilitate good daylighting, ventilation and well-being.
- No setback from the street, allowing unhindered access to the spaces and a clear view of activities inside and outside of the building.
- A variety of signage design which should respond to the scale of the street, shop entrances and long and short views. Any projecting signage should not obstruct long views and should be of a standardised design.
- A design which permits the space to be fitted out for multiple-uses and makes it easy to adapt for other uses in the future without fundamental restructuring or rebuilding work.

Entrances

All building entrances must be welcoming and easily identifiable to help improve legibility. The scale and style of an entrance should relate to its function. The

more important the function of the building the more impressive the entrance should be. For example a special building will have a larger and grander entrance than a house. There should be no difference in design quality between affordable housing and private housing.

To add animation to the streetscape and create an active street frontage main entrances to houses, ground floor flats and maisonettes, houses over houses, communal hallways and non residential uses must directly face onto the public street or public mews and be easily visible from the public realm. Where possible, each home with direct ground floor access should have its front door opening on to the street.

Entrances should make a positive contribution to the street in respect of surveillance and legibility and provide protection from the weather through overhanging awnings and canopies, particularly for public buildings.

Materials

One of the key elements in the Vision for Aylesbury is to provide a new permanent and stable neighbourhood. Therefore the use of high quality, durable, robust and sustainable building materials throughout is encouraged.

The choice of materials, colour and finishes should be complementary to and reinforce the local identity of the existing residential streets surrounding the masterplan area.

Building facades should be predominantly of brick or masonry and should generally be designed to create continuity and consistency with any adjoining existing or new building developments. There should be minimal use of render and cladding materials.

Generally, all windows should be slender and elegant so as to maximise the amount of light entering habitable rooms, and should be light in colour.

Special Buildings offer the opportunity for exceptional building and façade design and should explore the use of very high quality and more striking materials to enhance the visual impact of these buildings as well as to create iconic buildings for the masterplan area.

Block corners

Corner buildings are important and act as local landmarks. Designers are therefore encouraged to develop innovative solutions for the treatment of corners that incorporate fenestration wrapping around building corners and other solutions such as projecting window bays, balconies, varied roof and ridge levels. Windows incorporated into corner plots are particularly important in creating natural surveillance. Corner buildings should face both directions and blank walls terminating views are to be avoided.

Balconies

Balconies offer an opportunity to modulate and create visual interest on building façades, articulating frontages and providing outdoor amenity space for residents. Balconies also provide more active building frontages by allowing residents to overlook streets and open spaces below, which increases vitality and safety on the streets and helps to develop a sense of place.

The location of balconies must however be balanced with the need to provide daylight to lower levels flats and to the street.

Refuse areas

Refuse storage and collection facilities should be designed to be convenient and easily accessible, while integrating with the surrounding environment and be as unobtrusive as possible. If sited at the front of the property they should be appropriately screened visually from the public footpath or enclosed in a well ventilated cupboard. They should be designed into developments so as to avoid large areas of blank frontages.

Building heights and roofscape

The AAP proposes a range of general building heights for the development, as established in Policy PL4.

These general building heights are indicative heights for large areas in the masterplan. However, development proposals should have regard to the guidelines for breaking up and articulating the horizontal massing of blocks .

The use of articulation in the design of the upper floors and roofscapes of buildings will ensure that there is a diversity to the vertical massing of a block, and will provide a varied skyline that will create visual interest across the AAP area. Mechanical plant areas should be integrated into the roof design and concealed from view.

A varied skyline can be achieved through the following :

- Varying the height of each building plot – there should be a minimum change in height of 1.5 metres for every 30 metres of roofline.
- Different expressions of roofs and tops of buildings by using varied materials and finishes.
- The introduction of projections on the building and roofline.
- Stepping back the façade at upper levels of the building. This can reduce tunnel effects, improve natural lighting at street level and provide roof terrace amenity space..

Tall buildings

The AAP also highlights particular opportunity areas for taller landmark buildings, as established in Policy PL4.

These tall buildings should be of outstanding architectural and urban design quality with particular attention being given to the following:

- They should be designed with sufficient slenderness (the ratio of base to height) to form an attractive visual feature from all angles.
- Their design should not create excessive overshadowing or wind effects.
- Careful design attention must be paid to how the building meets the ground, public realm, micro-climate, quality of materials, and the relationship to surrounding buildings and public spaces.
- Tall buildings should achieve some visual separation from adjacent developments.
- They should be set within a generously proportioned public realm to avoid the spaces around them feeling cramped, unwelcoming, claustrophobic or dark.
- The design should include the three dimensional modelling of the top and roofline to demonstrate how a sculptured and visually interesting profile and a vibrant skyline are to be achieved. Mechanical plant areas should be integrated into the roof design and concealed from view.

Homes

Well designed homes are critical to the successful redevelopment of the Aylesbury area. A well designed home helps to improve residents' quality of life through ensuring each home is liveable, accessible and creates a pleasant environment.

Space standards

The minimum floor area standards are based on the Parker Morris Report standards and ensure enough space is provided to achieve the better living conditions and quality housing the vision aspires to. The existing Aylesbury Estate was built to Parker Morris plus 10% and through consultation with residents, we have decided that the estate needs to be redeveloped to similar large dimensions.

For socially rented housing the standards are Parker Morris plus 10%, for intermediate housing Parker Morris plus 5% and for private housing the basic Parker Morris standard. Table X sets out the minimum net internal floor areas (sqm) for each of the three types of tenures.

Table 6A.1 Minimum net internal floor areas (sqm) for tenures

BED SIZE/NUMBER OF PEOPLE	NUMBER OF HABITABLE ROOMS	NET INTERNAL FLOOR AREA sqm		
		PRIVATE	INTERMEDIATE	SOCIALLY RENTED
Flat studio/1p	1	32.5	N/A	N/A
Flat 1b/2p	2	47.5	49.9	52.3
Flat 2b/3p	3	60.0	63.0	66.0
Flat 2b/4p	3	73.5	77.2	80.9
Flat 3b/5p	5	82.5	86.6	90.8
Flat 4b/6p	6	90.0	94.5	99.0
Flat 5b/7p	7	105.0	110.3	115.5
Maisonette 2b/4p	3	75.5	79.3	83.1
Maisonette 3b/5p	5	85.5	89.8	94.1

Maisonette 4b/6p	6	96.0	100.8	105.6
Maisonette 5b/7p	7	111.5	117.1	122.7
House 2b/4p	3	79.0	83.0	86.9
House 3b/5p	5	89.5	94.0	98.5
House 7b/6p	6	97.0	101.9	106.7
House b3/7p	7	114.5	120.2	126.0

Layout of apartments

Limited corridor lengths and a small number of flats per core are closely related to the quality of living accommodation, security and the ability of residents to identify with and personalise their environment. They are also important in achieving a fine grain of development, in creating visual variety and enabling the area to adapt and change incrementally in the future.

The length of internal corridors inside blocks of flats must allow for good access, provide safety and security, and whenever possible encourage natural lighting and ventilation. The ideal length of a corridor to a flatted building should be a maximum of 15 metres.

Circulation cores should be open plan, generous in size, allow for good natural lighting, include the potential for winter gardens or other greenery and serve a maximum of 8 units per core per floor.

Shared external access should serve as few flats as possible, and be well proportioned and designed. Bedrooms should not face out onto the deck though it may be acceptable for secondary bedrooms to face the deck if privacy issues are dealt with by careful design, such as providing a buffer space in front of the window, or by offsetting the circulation path from the front wall of the apartment.

Dual aspect and single aspect dwellings

Multiple windows looking in more than one direction (dual aspect) ensures good levels of light into a home, cross ventilation and a choice of views.

- At least 75% of apartments in each development should have dual aspect.
- Single aspect flats will only be permitted where it can be demonstrated that there is sufficient daylight, ventilation, safety and security and internal space. They should not be north facing. See the Residential Design Standards SPD for further guidance on proving that a single aspect dwelling is acceptable.

Outdoor private/shared amenity space

Outdoor amenity space plays a vital part in creating high quality living environments by providing residents with places to relax, play and enjoy. It includes both private and communal outdoor amenity space. The Residential Design Standards SPD already sets out the basic requirements for outdoor amenity space. The guidance below is additional.

All dwellings must have direct access to private open space, whether in the form of a garden, roof garden, courtyard or balcony. 1 and 2 bedroom dwellings must have a

minimum of 6 square metres of private amenity space. Larger dwellings should aim to meet the minimum standards set out in our adopted Residential Design Standards SPD.

Houses should be designed with individual private gardens or patios. They may also be designed with integral or enclosed private gardens or patio areas enveloped within the building line, thereby providing more habitable rooms with direct views and greater access to private amenity space. This may be preferable to the continuous run of fenced off garden spaces common to traditional residential developments. Layouts in which rear private gardens are separated by fences or walls from public thoroughfares tend to create a security risk and such layouts should wherever possible be avoided.

Communal gardens should:

- Be clearly separate from publicly accessible open space and easily accessible for all residents.
- Be able to be secured for use only by residents.
- Ensure the communal garden can be used by all residents of the development to which it immediately relates, regardless of whether the resident lives in a private, intermediate or social rented dwelling. This should be secured through a section 106 agreement.
- Be designed to encourage rich biodiversity through planting, trees, water features and habitat creation.
- Be of a distinctive design to encourage diversity and identity through the master plan area.
- Offer a variety of amenity spaces, such as areas of hard and soft landscaping, seating areas, playspaces or areas for community planting.

Landscape and public realm

.Parks and open spaces are important contributors to the local identity, and offer opportunities to reflect elements of the local landscape, culture and heritage through design concepts, materials, topography and planting.

The landscape design approach for the AAP area is to create a connected network of open spaces and landscaped streets of different scales and functions that provide much needed social, economic and environmental resources for both the local and wider communities. 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 AAP area should have safe and easy access to these spaces.

All landscaped areas need to be accessible, safe, durable, and fit for the purpose for which they are designed. They must also be provided in a condition that can be effectively managed and maintained in accordance with accepted good working practice.

Policy PL5 of the AAP requires landscaping schemes to be submitted as an integral part of development proposals.

Soft landscape

Soft landscaping refers to all greenery that is to be planted or retained within the area. Trees and plants should be selected that are appropriate for the local environment, taking into account the street hierarchy, the need for shade and wind protection, and the need to maintain daylighting into, and outlook from, peoples' homes. Consideration should be given to the use of semi-mature trees where it is desirable to give a street or space a feeling of maturity. Planting should also enhance the surrounding landscape and encourage biodiversity. Proposed planting should never be used as a tool to mitigate or remedy poor design.

Hard landscape

Hard landscaping includes all hard surfaces to be created or retained within the site including paved areas, car park surfaces, driveways, steps, boundary walls, fences, roads and paths. All paving surfaces should be limited to an agreed palette or style of material that is appropriate to its function. The design of hard landscape features should be influenced by a combination of the character and location of the site and the function that they are designed to perform. For example, a more durable paving material would be used where greater pedestrian movement is expected, or where vehicles and pedestrians might share the surface. Surface treatments should be useable in all types of weather conditions and should not create conditions where people might slip or fall. Hard landscape design should take full account of the security and safety of all users.

Street furniture

Items such as street furniture, signage, lighting and artwork have a great deal of impact on the quality of public realm. Across the masterplan area street furniture should be taken from a defined and limited range. It should be well designed and durable, easily maintained, not create unnecessary clutter and be carefully positioned to ensure that it is safe for all users, particularly those that are visually or mobility impaired.

Boundary treatments

Public and private space should be clearly articulated by means of well-defined demarcation, encouraging ownership of private spaces. This can be achieved through the provision of railings, walls, fences and hedge planting. Different approaches may be taken on mews streets where there is less traffic and fewer pedestrians and cyclists, and therefore less need to have separation.

Gates giving access into private areas should be designed to be secure and lockable and should be of similar height to adjoining fencing to minimise security risks. Areas of high vulnerability, for example where private open space is potentially directly accessible from a public thoroughfare, should be avoided by design, but where these do occur they may require enhanced boundary definition to create a visibly secure enclosure which will deny unauthorised access.

Shared surfaces

Several of the street types in the master plan are indicated as being shared surfaces for the use of pedestrians, cyclists and vehicles. For shared surfaces to be effective, safe, clear markers or separation elements must be provided for all users in all shared surface streets except for those with the lowest usage. Markers could be a change in level, material finish and or a marking on the ground. Separation elements include bollards, railings and landscaping elements. Whichever method is chosen the designer must ensure the shared surfaces are well defined while avoiding cluttering public spaces or limiting the movement of pedestrians.

Sustainable Urban Drainage Systems (SUDS)

SUDS are techniques implemented to manage surface water runoff and are to be used in conjunction with good management of the site to prevent flooding and pollution. There are five general methods of control:

- Prevention
- Filter strips and swales
- Permeable surfaces and filter drains
- Infiltration devices
- Basins and retention ponds

These controls should be located as close as possible to where the rainwater falls and are to be fully integrated into the planning and design of the urban realm.

Play spaces

Play areas must be designed and constructed in response to the needs of users, including parents and carers. When designing a place space it is important to consider the sort of challenge and activity that children may want to take part in, such as:

- Creative play with sand, mud and other loose materials
- Construction and destruction, e.g. dens, dams
- Physical games and informal sport (chase games, hide-and-seek, ball games, throwing/catching games)
- Social interaction or 'hanging out'
- Cognitive play, such as swinging, sliding, hanging, climbing etc.

The types of play spaces proposed throughout the AAP area are shown in Figure 12.

Street lighting

Lighting key routes and landmarks helps to increase the legibility of urban areas and can also bring about a sense of safety and security. Feature lighting can act as a landmark in its own right. This might involve lighting important buildings or focal points or lighting a series of buildings as part of an overall strategy.

Adequate lighting should be provided to parking areas and other vulnerable locations. Care should be taken to avoid light spillage onto adjacent dwellings and light pollution of the night sky.

Mews streets are to have wall mounted lights and standard pole top lighting is to be used elsewhere.

Focal points

There is the opportunity for proposals to provide unique elements located within the public realm or on buildings to enhance the sense of place and quality of the new Aylesbury area and create features of surprise or delight. These might be achieved by the following:

- Public art opportunities
- Wayfinding elements
- Street Furniture
- Lighting
- Paving
- Landscape elements

Car parking

Policy TP3 of the AAP sets out the maximum amount of parking spaces per home. Our adopted Transport Planning for Sustainable Development SPD already provides guidance on car and cycle parking. The guidance set out below is in addition to the guidance in the SPD.

Off street car parking

Most allocated parking spaces should be provided in underground or podium car parks which should be accessed easily from homes, with all access being from access streets. The following principles should be followed:

- Car parks should be wrapped within buildings to ensure active frontages to the street
- Ventilation grills should not be visible from the street.
- Podium car parks should be designed to ensure that the ground floor of surrounding buildings have sufficient natural light.
- Entrances for servicing and car parking should be combined to reduce the impact on the streetscape by minimising the number of entrances.

Mews type blocks can include garages. There should be no more than two consecutive garages in any street frontage. Rear parking courts will not be acceptable.

On street car parking

On-street parking will be located on streets adopted (managed and maintained) by the council and regulated by a Controlled Parking Zone (CPZ).

In addition, short-stay parking could be provided in the public highway along Albany Road, Thurlow Street and Portland Street.

The following principles need to be followed:

- There should be a maximum of five parked cars before there is a break
- Car parking should be designed so that it does not dominate the streetscene and is used as intended.
- Streets should be designed to minimise parking in inappropriate locations.
- All on-street parking should all be located parallel to pavements.

- All on-street parking should be in marked bays and landscaping should be used to soften the impact of parked cars on the streetscape.
- Car parking should be minimised on the green fingers, and should not detract from the nature and function of the important public spaces and routes.

Appendix 7: Delivery and Implementation

Introduction

The Area Action Plan will be developed in 4 phases over the next 20 years. Our aim is to combine the expertise of public and private sectors, capture growth brought about by regeneration and deliver change within an accelerated phasing programme.

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.

Overall approach

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 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, rather than the council seeking a single Master Developer Partner for the whole site. This is to optimise developer interest by offering packages that are most likely to attract the best developers and the best design, and which are deliverable within commercially acceptable time-frames, in the order of 5 years. We will retain control of the process, and we will create vacant possession and cleared sites to control the phasing and timescale of redevelopment.

Our approach – taking a major development led role, securing vacant possession and clearing sites, and putting in place a strong planning framework – is designed to stimulate a high level of private sector confidence in the project, enabling it to secure more competitive funding terms leading to improvements in viability. The key advantage of this approach is that we and our partners will bear the up-front costs of securing the land, thus taking away the risk of the very costly enabling elements of the scheme including agreed leaseholder acquisitions and CPOs, and smooth the cash-flow over a period of time and across the land release programme. This will enable the scheme to attract bids from beyond the volume house-builder market.

This approach will help us to respond to the various property market, macro-economic, and financial risks and other factors that change over time and will affect how and when, sites are taken to the market. Flexibility will be vital for the project to adapt and adjust to the changing property market, economic and financial conditions. It will also be necessary to respond to changing trends and lifestyles during the delivery period and embrace the opportunity for new developers, architects, building forms and styles to come to the fore during the regeneration of the Estate.

In summary, this approach will have significant advantages.

- It will have the effect of creating a series of neighbourhoods, each with its own character.
- It will provide us with the flexibility to influence the form and content of the individual phases that will make up the whole scheme.
- It will take full advantage of the characteristics of different parts of the site.
- It will enable us to respond more effectively to the changes that will take place over time in the surrounding area.
- It will allow us to manage effectively the delivery of mixed tenure housing to create a balanced community.
- It will make best use of the public sector's skills and attract the best private sector developers and architects.
- It will enhance the financial viability of the project and reduce the risk.

Phasing

The scheme will be broken up into 4 main phases over a 20 year period and spanning several economic cycles. Detailed implementation proposals will be brought forward on a phase by phase basis. Each phase may be broken in to smaller sub-phases to meet the demands of the market. In terms of land disposal, the early public sector intervention will:

- Remove the financial barriers to the smaller more niche developers participating in the project
- Allow greater flexibility in parcelling up development opportunities and taking them to the market
- Allow greater participation for registered social landlords
- Provide the council more control and influence in partnering with the private sector and getting results that further the aims of the AAP
- Allow the council, through the land disposal, to negotiate more competitive margins from the private sector as their levels of risk exposure are lowered
- Provide greater certainty to the private sector allowing it to respond to, and take on, greater levels of risk elsewhere
- Reduce the likelihood that public and private partners will later seek to compromise the AAP objectives in order to secure continued project viability.

There is a clear desire amongst residents to move ahead with the scheme as quickly as possible.

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 i.e.

- Undertake a managed acquisition of existing leaseholders, re-housing of tenants and demolition programme.
- Accommodate approximately 50% of existing tenants through the re-provision of homes on site, the remainder being accommodated off site, but given the option to return to the estate.

The following table (table 7A.1) indicates the anticipated phasing programme, although the actual programme will take into account the requirements for flexibility and viability referred to above.

TABLE 7A.1: ANTICIPATED PHASING PROGRAMME

Phase	Phase 1	Phase 2	Phase 3	Phase 4	Total
Site reference	1a,1b,1ci,1cii, 7,10	4a,4b,5	6,8,9	2a,2b,3a,3b,1 1,12,13,14	
No. private units	722	322	224	846	2,114
No. social for rent units	522	241	169	635	1,568
No. of intermediate units	175	81	57	214	527
Total units	1,419	645	450	1,695	4,209
	34%	15%	11%	40%	100%
Construction Phase	2009-2016	2013-2018	2017-2020	2020-2027	

Work under way

Phase 1 comprises the following sites and is well underway:

- Phase 1a
- South West corner of the estate (sites 1b and 1c)

- Amersham site (site 10)
- North Wolverton (site 7)

In Phase 1a, an RSL has been appointed to deliver and manage a mixed tenure scheme totalling 260 homes. This development will provide some replacement housing for tenants from elsewhere on the estate. Phase 1a will also include a new resource centre to replace the existing day care centre for adults with physical, neurological and sensory disabilities.

As regards the South West corner, detailed arrangements for re-housing, land disposal and early site delivery are in hand in advance of the AAP. A five year demolition notice was served on southwest corner homes in 2006. Re-housing policies for tenants and leaseholders have been developed in conjunction with residents. Lettings have been formally stopped and negotiated leaseholder buy-backs have commenced and will intensify from 2010.

The Amersham site is located in the centre of the redevelopment area and has already been cleared. It will be redeveloped to provide a combination of housing and health, community and retail facilities.

In addition to the above, the improvement of Burgess Park is a very important part of the whole project as it will help to enhance the desirability of the area as a place to live, so improving land values and the financial viability of the project. We have sought funding to kick start the regeneration of Burgess Park. We shall be undertaking improvement works within an overall strategy for the renaissance of the park.

Significant progress is already 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. Michael Faraday will start on site in Easter 2009 with completion of the main building in Summer 2010 to allow the new building to be occupied from the start of the school year 2010/11. Construction of the Walworth Academy building completes in December 2009 with the overall scheme completing in Summer 2010. Another new school is also planned on the Walworth lower school site. The planned opening date for the new school is September 2013.

Leasehold acquisitions

The land required for the programme is in the council's freehold ownership, subject to a number of long leases granted either under Right to Buy (RTB) and as business leases. In addition, many dwellings have secure tenancies granted under the Housing Act 1985. We have already begun a programme of buying leases through negotiation. However, where it is not possible to come to an agreement with leaseholders, we will use our compulsory purchase powers.

We have agreed policies in place for re-housing tenants in regeneration schemes and a range of options for leaseholders whose interests are being bought out. We have already served a demolition notice on southwest corner residents. We will serve future demolition notices in accordance with legislative timescales to prevent further RTB completions. We have also commenced stopping further permanent lettings.

We have developed an interim investment programme based on the remaining life and priorities of existing blocks e.g. heating, lifts and security.

Re-housing

We have established a re-housing team whose aim is to support each household, both tenant and leaseholder, through the process of re-housing. This model has been successfully used on the Heygate Estate, part of the Elephant & Castle regeneration area. The team will use the model, incorporating lessons learned, in their work with Aylesbury residents. The council will transfer this resource to the Aylesbury estate in January 2010 to support re-housing in the southwest corner.

Rehousing will be managed in accordance with the phasing plan, with stopping of relets, active rehousing and security measures being applied in sequence to deliver vacant possession of blocks or sections of blocks. Rehousing of tenants will take place in accordance with the council's Lettings Policy which makes available a choice of two options; rehousing to existing stock or to a new home built as part of the scheme. Most tenants living in the initial phases who opt for new build will need to move away from the estate and then make a second move when the new properties are completed.

The rehousing capacity required will be made available through lettings of existing council or RSL housing in Southwark and new RSL housing delivered through the normal development pipeline. Tenants will access these rehousing opportunities through our choice-based lettings system 'Homesearch'. Tenants living in an active re-housing phase have the top priority.

The council has developed a housing supply and demand model which will be the primary tool for running the rehousing programme.

Financial Viability and Funding

Affordability is a key consideration, especially in the current financial climate. However, this project 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. As part of our AAP we have produced a financial model for the lifetime of the project. The model calculates the full lifetime cost of the capital programme at around £1.8 billion and has identified a total funding shortfall of around £299m (see table 7A.2 for details). This does not take into account any social housing grant which might be available.

The model assumes that we will deliver the first three phases of development to the market as cleared sites i.e. 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 below. The fourth phase which is likely to retain greater value, may be demolished by the appointed developer. The total additional costs to be incurred by the public sector in facilitating this are estimated in the following table.

TABLE 7A.2 TOTAL FUNDING SHORTFALL

Public sector funding requirement	Total funding shortfall £m
Land value deficit	76.185
Infrastructure costs (shortfall after developer contributions)	20.737
Leaseholder acquisitions	130.422
CPO enquiry costs	1.500
Re-housing tenants	21.853
Demolition	39.075
Land disposal and programme management	9.893
Total	299.665

These costs are the estimated cost over time including inflation

Funds are already committed in partial support of phase 1 and an expression of interest for PFI for phases 2 and 3, which would partially cover costs, has already been submitted to Communities and Local Government. Infrastructure is to be provided on site by appointed

contractors or by preferred developer partners and will be paid for out of an estate wide infrastructure tariff.

We have evaluated a number of other scenarios to improve viability through delivering different, and more financially viable tenure mixes as well as smaller units. However, we do not want to compromise key components of the AAP i.e. the balance currently achieved between good design standards, mixed densities, the emphasis on family units, providing homes for current residents and meeting the future need for social housing, and providing homes for a range of income groups.

The phasing plan set out in section 4 is the leanest timetable we have been able to devise and is dependent on securing the public sector investment above.

The council will fund the costs of re-housing and estate management including community safety. We have already committed investment into procurement, leasehold acquisitions and re-housing costs and the cost of re-providing the community resource centre.

Valuable public sector funding has already been secured for the Aylesbury re-development. This includes £10m London Housing Board approved borrowing and £19m NDC funding. This funding will support leaseholder acquisitions, re-housing, procurement and programme management costs.

The council has 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.

We are also seeking significant housing subsidy from the Homes and Communities Agency (HCA) (formerly Housing Corporation and English Partnerships) in order to support the delivery of new replacement affordable rented and intermediate accommodation. The council has been in discussions with the HCA about the funding of phase 1 throughout the development of the AAP.

As regards phases 2 and 3 of the project, the council has recently submitted an Expression of Interest for Housing Revenue Account (HRA) Private Finance Initiative Funding (PFI) to CLG to partially support the delivery of these phases through a PFI.

Public Sector Partnership

Some UK area based regeneration schemes have been more successful than others. We see collaborative working with other public sector organisations as one of the factors for success. It is for this reason that we have hosted the first of a series of 6-monthly public sector summits. A partnership will bring together LBS, HCA, GLA and 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 optimise public sector expertise and financial support, and will enhance private sector developer confidence as the early phases are brought forward. The partnership will ensure that direction is achieved on a cross-agency basis to bring about lasting change. 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 and outputs, sharing expertise and risk, securing secure political and financial commitment and delivering confidence to the community and private sector.

The Partnership will be able to maximise its returns on a phase by phase basis because it will retain control of the land rather than disposing of the whole site early in the project. In this way, as the regeneration takes effect and land values increase, the benefit will stay with the public sector rather than passing to the private sector. At the same time the Partnership will ensure that infrastructure is delivered in a sustainable way to ensure adequate support for the proposed level of development throughout the project.

Infrastructure and Infrastructure Tariff

The creation of a successful and sustainable neighbourhood will depend not only on the provision of new homes, but also on the creation of shared infrastructure from which all future residents will benefit. The scheme includes a social and strategic infrastructure tariff, which will provide the private sector with certainty and transparency about the required levels of contribution to items of infrastructure.

The social and strategic infrastructure tariff will be charged on a standard rate per residential unit and will secure the delivery of the following key components:

- Public Open Space including the provision of 'green fingers', parks and squares and improvements to Burgess Park
- Public realm works at Westmoreland Road Square, Amersham, Michael Faraday and East Street
- Play facilities
- Highways improvements to Albany Road and Thurlow Street and Portland Street
- Energy infrastructure for the Combined Heat and Power Plant
- Health centre and early years facilities

The tariff will be published in an SPD. This 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. It will also allow the tariff to take into account a Community Infrastructure Levy (CIL) should this come into effect.

The costs which have been allowed for within the tariff are set out below (at today's prices):

Table 7A.3: Costs that have been allowed for with the infrastructure tariff

Surrey Square	690,000
King William IV Green Finger	270,000
Chumleigh Green Finger	800,000
Bagshot Green Finger	400,000
Westmoreland	735,000
Albany Road Strip	5,030,000
Thurlow Street	5,000,000
Amersham	655,000
Pre AAP Utilities & CHP	4,226,000
Phase 1 Utilities & CHP	4,172,000
Phase 2 Utilities & CHP	2,004,000
Phase 3 Utilities & CHP	1,925,000
Phase 4 Utilities & CHP	647,000
Michael Faraday	575,000
Portland Street	

	2,000,000
Burgess Park phase 1	6,060,000
Burgess Park phase 2	6,060,000
Playspace	4,725,000
Pre school phase 1	600,000
Pre school phase 3	600,000
Pre school phase 4	450,000
East Street	250,000
Contingency	6,000,000
Total Infrastructure Costs	
Out-turn Infrastructure Costs (Includes Inflation)	
Out-turn Residential Infrastructure Contribution	
Out-turn Surplus / Shortfall	-
Infrastructure tariff per unit	

Risk

The main challenges to achieving our proposed timetable for redevelopment are:

- funding – for leasehold acquisitions, re-housing tenants, demolition and provision of social and strategic infrastructure.
- housing supply to create the off-site accommodation necessary for us to empty and demolish blocks and allow building work to get under way.
- the current economic climate/development market.

Funding – we have identified the need for investment to fund the enabling works to draw in private sector participation and finance. Were only part of the money committed (for example a third over the first 5 years), we could make good progress with phases 1 and 2, demolishing one third of the estate and re-housing one third of existing tenants. The masterplan would then be delivered in a more piecemeal way.

Social Housing Grant is critical to moving forward with the regeneration programme. In this regard we continue to engage with the HCA which has been fully supportive of the project and in its former role as Housing Corporation has encouraged applications on a phase by phase basis. We are currently in detailed discussions about Phase 1.

The success of the scheme requires the private sector to commit to significant levels of investment. A series of land disposals would generate competitive bids, attract a diverse range of bidders and allow the project to adapt to external factors.

The timely delivery of the scheme will depend upon the ability to relocate the substantial number of owner occupiers. The process for carrying this out is described above. We recognise that we are best able to manage this risk and will take responsibility for relocation through a combination of voluntary sales and compulsory purchase orders.

As regards current and future market conditions, the scheme is designed to be flexible enough to take into account changing market conditions. We have considerable prior experience of managing risk within a major regeneration context and understand the risks

associated with the Aylesbury Estate as we have been working on its regeneration for many years.

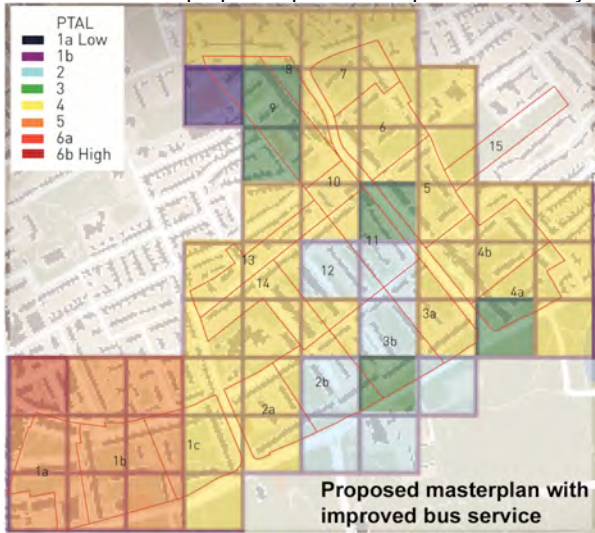
Appendix 8: Existing and Proposed PTALs

8.6.1 The following plans show public transport accessibility levels across the Aylesbury AAP area both as they are now and as they might be following the redevelopment of the estate. It should be noted, however, that the plan showing the proposed PTAL is indicative only – the plan is based on the improvement of service frequencies for existing transport routes through the area and does not consider the introduction of new routes or the modification of existing routes. This plan demonstrates that improvements to bus services will result in higher levels of public transport accessibility. This accessibility will be further increased with the introduction of new routes as proposed within the AAP.

Figure 9A.1: Existing public transport accessibility



Figure 8A.2: Indicative proposed public transport accessibility



Glossary

AAP - Area Action Plan: A development plan document that provides a planning framework for an area of significant change or conservation.

Accessibility – the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

Active frontage – making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node – concentration of activity at a particular point.

Affordable Housing - Housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. Affordable housing comprises social and intermediate housing.

Social rented housing is housing provided by a landlord where access is on the basis of need, and rents are no higher than target rents set by the government for housing association and local authority rents.

Intermediate affordable housing Sub-market housing which is above target rents, but is substantially below open market levels and is affordable by households on incomes of between £17,600 and £58,600 (as at August 2008 to be reviewed annually to reflect changes in lower quartile house prices)

“CHP” or Combined Heat and Power – CHP describes plant that is designed to produce both heat and electricity from a single heat source.

Biomass Fuel – An energy source made from organic material such as wood, methane gas, and grain alcohol.

Borough Open Land – Borough open land is open space of local importance and is designated in the Southwark Plan. Borough Open Land must meet all of the following criteria:

- An area of local importance to Southwark;
- A clearly distinguishable public open space;
- Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
- It must not be Metropolitan Open Land.

BREEAM - Building Research Establishment Assessment Method. Measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

Brown Roofs – Brown roofs are where the flat roofs of new developments are covered by a thin layer of crushed rubble and gravel, ideally obtained from the redevelopment site itself. The idea is that the roof will gradually be colonised by insects and provide a feeding ground for birds.

Built form – see 'form'.

Business Incubator – Business incubation provides small and medium enterprises and start-ups with the ideal location to develop and grow their businesses, offering everything from virtual support, rent-a-desk through to state of the art laboratories and everything in between. They provide direct access to hands on intensive business support, access to finance and

experts and to other entrepreneurs and suppliers to really make businesses and entrepreneurs to grow.

Source: UK Business Incubation

Code for Sustainable Homes” or CFSH – Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Context – the setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Core Strategy - A development plan document. Sets out the key elements of the planning framework for an area, comprising a spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. All other development plan documents should be in conformity with core strategy.

Compulsory Purchase – Legal process undertaken by government or a local authority to require the owner of land/property to sell it when it is required for greater public benefit.

Creative and Cultural Industries - The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, “advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production”.

DCLG - Department for Communities and Local Government: Created on 5 May 2006 with a powerful remit to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government.

Density – the floor space of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

Design Code – A document setting out with some precision the design and planning principles that will apply to development in a particular place. It provides a template within which to design an individual scheme or building.

Desire line - An imaginary line linking facilities or places which people would find it convenient to travel between easily.

DETR - Department for Environment, Transport and the Regions: Government department responsible, among other things, for matters of planning law and policy. Since devolved

Doorstep playable space (minimum size 100 sq m): Small landscaped space including engaging play features for young children, and places for carers to sit and talk. This could include sand and water and climbable objects.

DPD - Development Plan Document: A spatial planning document prepared by a plan-making authority and subject to independent examination.

DU/HA - Dwelling Units per Hectare: A measure of residential development.

Development Briefs – Development briefs provide detailed design advice for important development sites. These can supplement higher level plans such as Area Action Plans. These allow local communities to participate in detailed design development and enable local authorities to deliver the vision for a site with a greater degree of certainty of what will be achieved.

Ecohomes - An assessment method established by BRE which measures the environmental performance of homes by assessing water, waste, energy and travel usage.

Economically inactive – People aged over 16 who are not in employment or claiming unemployment benefit e.g. housewives/husbands, full-time students, retired people.

Enclosure - The use of buildings to create a sense of defined space.

Fine grain – see 'grain'.

Flat – A self contained dwelling usually located on one floor of a building.

Floorplate – The surface area of a building.

Form – the layout (structure and grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Gateway – A structure, building or group of buildings that defines an entrance/exit to an area.

Grain – the pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Green Roofs – Green roofs comprise a multi-layered system that covers the roof of a building with vegetation cover/landscaping over a drainage layer. They are designed to retain rain and reduce the volume of surface run off. Green roofs can be anything from a thin growing layer such as mosses to plants, shrubs and water features.

Height – the height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Home Zones – Home Zones are an attempt to balance the needs of everyone who uses the street with the aim of trying to restore safety and peace to residential neighbourhoods with reduced speed limits and physical adaptations. Home Zones are also called "streets for people".

House – a self contained residential dwelling. Houses can be detached, semi detached or terraced.

Human scale – the use within the development of elements, which relate well in size to an individual human being and their assembly in a way, which makes people feel comfortable rather than overwhelmed.

Landmark – a building or structure that stands out from its background by virtue of height, size or some other aspect of design.

Landscape – the character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans.

Landscape Design – involves the collective organisation of human activities, natural processes and physical components in the process of shaping external space. It encompasses both the built environment, and is allied with urban design in sharing the purpose of creating varied, distinctive and engaging places.

Layout – the way buildings, routes and open spaces are placed in relation to each other.

LDF - Local Development Framework: A portfolio of documents that together provide a framework for delivering the spatial planning strategy for an area. The framework includes the Core Strategy, Area Action Plans and **Supplementary Planning Documents** - Collectively, these are known as Development Plan Documents.

Legibility – the degree to which a place can be easily understood and traversed.

Lifetime Homes Standards - A set of 16 design features that ensure a new house or flat will meet the needs of most people in terms of accessibility.

Living Walls – A living wall is a vertical garden. Plants are rooted into a substrate varying in effectiveness from a thin sheet of felt or wool to a thick rigid block or coco fibre growing medium.

Local playable space (minimum size 300 sq m): A landscaped space with equipment so that children aged from birth to 11 can play and be physically active and they and their carers can

sit and talk. This could include equipment integrated into the landscaping, multigames/ball walls, kick about areas, and basketball nets.

Maisonette – A self contained apartment, usually on two floors connected by an internal staircase. Sometimes known as a duplex apartment. Where two maisonettes are stacked one on top of another with an external staircase, these are also known as “houses above houses”.

Massing – the combined effect of the height, bulk and silhouette of a building or group of buildings.

Metropolitan Open Land – Strategic open land within the urban area that contributes to the structure and quality of life of Londoners. There is a strict control on building in metropolitan open land (designated in the London Plan) similar to the controls on Green Belts.

Mixed Community – A neighbourhood where there is a mix of tenures, incomes, ages and household types. Mixed communities help to overcome the problems associated with areas focused on deprivation such as reduced local business activity, limited local jobs and employment ambitions, downward pressures on school quality, high levels of crime and disorder, and health inequalities

Mixed-uses – a mix of uses within a building, on a site or within a particular area.

Movement – people and vehicles going to and passing through buildings, places and spaces.

Multi Utility Services Company (MUSCo) – A MUSCo is a private/public joint venture energy and environmental services company that delivers several utilities in a sustainable way. There is one planned at Elephant and Castle that will supply low carbon energy and environmental services, including non-potable water and next generation data connectivity.

Natural surveillance – the discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows.

Neighbourhood Centre – Defined by the London Plan as centres which provide services for local communities...with a key role to play in addressing the problems of areas lacking accessible retail and other services.

Neighbourhood playable space (minimum size 500 sq m): A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. This could include equipment integrated into the landscaping, bike and skateboard facilities, sand and water features, youth facilities and basketball nets.

Neighbourhood Team – A neighbourhood team was set up at the start of the project to help develop and champion the Aylesbury AAP. The team meets regularly and has 40 members representing a wide range of interests, ages, cultures and includes residents, those working with the young, old and vulnerable, transport groups and other social interest groups, local businesses and traders. The neighbourhood team members work with the wider communities within the Aylesbury area to ensure that any future plans for the area understand and respond to the needs and aspirations of the local community.

Node – a place where activity and routes are concentrated often used as a synonym for junction.

ODPM - Office of the Deputy Prime Minister: Government department responsible for housing, local government, regeneration, planning and urban and regional issues. Since devolved and replaced by the DCLG.

Perimeter block – A street block each of whose frontages face public space (usually a street), creating more or less continuous building frontages along the streets (the individual buildings may be semi-detached houses, terrace houses or blocks of flats). This layout is often characteristic of relatively dense urban development. Perimeter blocks are crucial to the configuration of urban space and offer the additional advantage that any back gardens and private areas are inaccessible to public spaces, making them less vulnerable to intruders.

Permeability – the degree to which an area has a variety of pleasant, convenient and safe routes through it.

Planning Regulations - Relating to the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Transitional Arrangements) Regulations 2004. Introduced the need for production of Local Development Frameworks to streamline the planning process and promote a proactive, positive approach to managing development. Also introduced requirements for greater community and stakeholder involvement in the preparation of development plan documents and the need to produce Sustainability Appraisals.

PPG / PPS - Planning Policy Guidance Note: Government guidance on general and specific aspects of planning policy that local authorities must take into account in formulating development plan policies and in making planning decisions. PPGs are being replaced by Planning Policy Statements (PPS).

Public art – permanent or temporary works of art visible to the general public, whether part of a building or freestanding; can include sculpture, lighting effects street furniture, paving railings and signs.

Public realm – the parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Public Transport Accessibility Zone (PTAZ)

Areas within urban or suburban zones, which have better public transport, significant potential for new development and investment, and a mixed use character including significant retail development (Southwark Plan 2007, Appendix 18)

Registered Social Landlord - social landlords that are registered with the Housing Corporation - most are housing associations, but there are also trusts, co-operatives and companies.

Renewable Energy – This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

SA - Sustainability Appraisal: Local development plan documents need to be prepared with a view to contributing to the achievement of sustainable development. An SA is a systematic and iterative process. The purpose of the SA is to appraise the social, environmental and economic effects of the strategies and policies in a local development plan document from the outset of the preparation process.

Scale – the impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

Shoulder Height – The general height of buildings in an area, above which landmark buildings stand out.

Small and Medium Enterprises (SME) – small enterprises are defined as businesses with less than 50 employees and medium enterprises are businesses with up to 250 employees.

SPD - Supplementary Planning Document: A piece of planning guidance supplementing the policies and proposals contained in development plan documents.

Surface water – Surface water is rainwater that accumulates on land as a result of storms, and can include run off from urban areas such as roads and roofs.

Structured Parking - Car parking provided within a structure such as a multi-storey or underground.

Sustainable Communities Plan - The Sustainable Communities Plan was launched in 2003 and is a key policy of the DCLG in guiding its regeneration and departmental objectives. The Government's definition of a sustainable community is:

Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their

environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Development – as defined by the Bruntland Commission (1987, and quoted in PPG1) as ‘Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.

Sustainable Urban Drainage Systems (SUDS) – Built-up areas need to be drained to remove surface water. In the existing Aylesbury area this is done by using underground pipe systems conveying the water away as quickly as possible to the local sewer network.

SUDS are techniques for dealing with problems of flooding and surface water quality. They can consist of a variety of measures to recycle, dispose of and reduce surface water. Infiltration and reduction could be provided by a variety of means including porous paving, oversized pipes, cellular storage tanks, green or brown roofs (see below).

Urban design – the art of making places. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.’

Urban Zone – Areas with predominantly dense development such as for examples terraced houses, a mix of different uses, medium buildings footprints and typically buildings of two to four storeys, located within 10 minutes walking distance of a district centre or, along main arterial routes.

Source: The London Plan (GLA, 2008)

Walkable neighbourhood/environment - a neighbourhood that designed for ease of walking. The quality of the routes should be designed to give walking priority and discourage car use. People should be able to walk to local facilities e.g. newsagent, bus stop, health centre, primary school etc.

Youth space (minimum size 200 sq m): Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. This could include multi-use games areas, basketball courts, climbing walls, exercise trails and outdoor exercise equipment.

Source: Supplementary Planning Guidance, Providing for Children and Young People’s Play and Informal Recreation (March 2008), GLA

