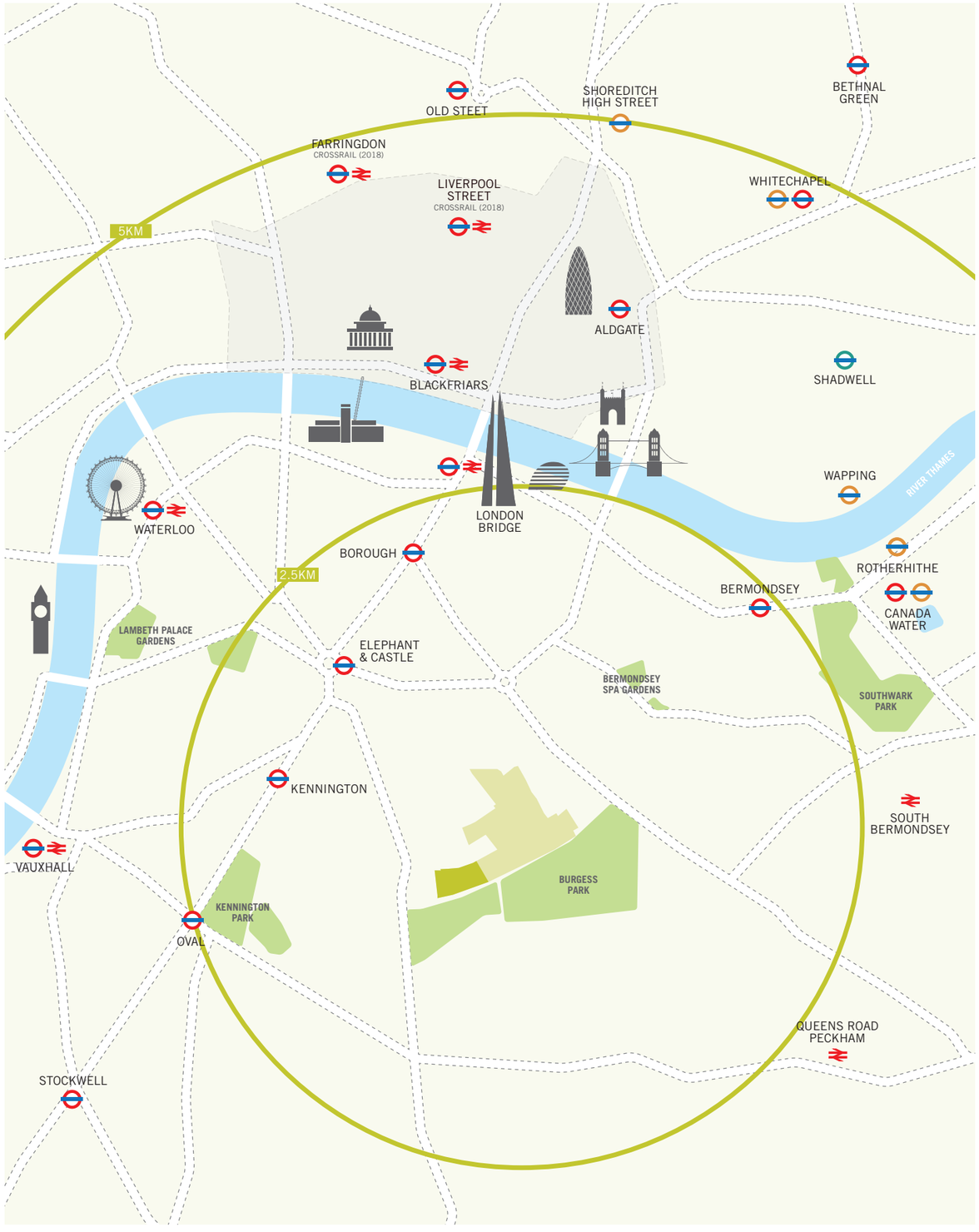

Planning Application for the Aylesbury Estate Regeneration

First Development Site Application

Design & Access Statement

HTA Design LLP, Hawkins\Brown, Mæ

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AYLESBURYNOW

AYLESBURY REGENERATION DESIGN AND ACCESS STATEMENT

FIRST DEVELOPMENT SITE

Nottinghill Housing

BARRATT LONDON

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CONTENTS

1.0
INTRODUCTION

1.1
PURPOSE OF THE DOCUMENT

Following extensive consultation gaining support of local residents Southwark Council adopted the Aylesbury Area Action Plan (AAP) in 2010 as part of the Local Development Framework with the intentionof radically changing this part of South London.

The Aylesbury Estate was identified as the Action Area Core, the first part to be comprehensively redeveloped and replaced by a new and integrated neighbourhood based around well-designed and safe streets.

In January 2014 Southwark Council announced Notting Hill Housing (NHH) as its preferred development partner following an 18 month procurement process. NHH's multi-disciplinary team includes: a panel of architects led by HTA Design LLP with Hawkins Brown and Mae Architects, landscape and sustainability consultants HTA Design LLP, engineering consultants WSP, planning consultants Deloitte and consultation specialists Soundings.

Since January the team has worked with residents, local stakeholders and Council Officers to develop the detailed Masterplan for the estate and a first phase of some 815 dwellings, to deliver the vision in the AAP. On approval of the outline Masterplan, over the next 15 to 20 years, NHH will deliver one of the most ambitious regeneration projects in Europe' creating a series of successful new neighbourhoods in this part of South London.

This Design and Access Statement accompanies the First Development Site Detailed Planning Application. It provides a summary of the constraints and opportunities of this site and an overview of the policy context, setting out the rationale for the redevelopment of the estate and the design-led engagement which has taken place with existing residents and local stakeholders.

This report should be read in conjunction with drawings and supporting documents for which Detailed Planning Approval is sought. The Application should also be read in conjunction with the Outline Application for the overall Masterplan.

1.2
SUMMARY OF SCHEME PROPOSALS

The Masterplan vision is to create a series of new neighbourhoods of outstanding quality, establishing the area as an accessible and attractive piece of city, well integrated into the surrounding local network of streets and open spaces.

Today, as housing becomes a top priority for Londoners, there is renewed interest in the questions of density, built form, high-rise and perimeter block planning as well as in the function of traditional streets and squares. It is in this context that the proposed Aylesbury Estate Masterplan is expressed as a coherent and well- illustrated design narrative that argues the benefits of re-introducing streets.

This Application for the First Development Site (FDS) seeks detailed planning consent for the redevelopment of a 4.4 Ha site within the Estate that lies to the south of the Walworth (Liverpool Grove) Conservation Area and is bounded by Albany Road and Burgess Park to the south. Portland Street acts as the site boundary to the east. To the west of the site lies Albany Place, a development recently completed by L&Q Housing, known within the AAP as Plot 1A.

The Application is for 815 new homes across the site arranged within 6 plots, each forming a perimeter block within a new network of streets and open spaces. Within these 6 blocks a total of 23 buildings are arranged to create a varied townscape from 3 to 20 storeys, in response to the adjacent built form and the park edge.

The housing mix is extremely varied from 1 bedroom flats to 5 bedroom townhouses and provides a range of tenures including private sale, market rent, shared ownership and target rent. Exactly 50% of the homes will be affordable.

The scheme will provide specialist housing in the form of 50 Extra Care apartments and 6 dwellings designed specifically for people with learning disabilities. The scheme also provides a 260sqm Community Facility. Car Parking is provided at 37% and the scheme offers cycle storage for residents above a 1:1 provision. A car share scheme, TfL cycle hire station and visitor cycle parking spaces are also provided.

The scheme proposes a new edge to Burgess Park, with three towers and three lower mansion blocks creating an improved relationship between the park and its urban surroundings.

Fundamental to the Application proposals are new streets that connect the site to its surrounding context, improving permeability across the local area. This street based approach will ensure that the development knits in seamlessly with the surrounding city, creating a place that is recognisably part of Walworth and part of London.

2.0
ASSESSMENT CONTEXT & ANALYSIS

Fig 2.1.1 ***Aylesbury Illustrative Masterplan in Context***

2.1
SITE LOCATION

Designed by the architect Hans Peter Trenton, the Aylesbury Estate was built during the late 1960s and early 1970s, and is one of the largest housing estates in Europe.

Located in the London Borough of Southwark, the Estate is home to over 7,000 people and also includes a number of offices, community buildings and some shops.

The Estate is situated to the east of Walworth Road and extends along the north of Burgess Park, within the northern part of the Borough of Southwark, located south of the Thames. Burgess Park re-opened in 2012 following an £8 million transformation, stretching from Camberwell and Walworth in the west to Peckham and the Old Kent Road in the east.

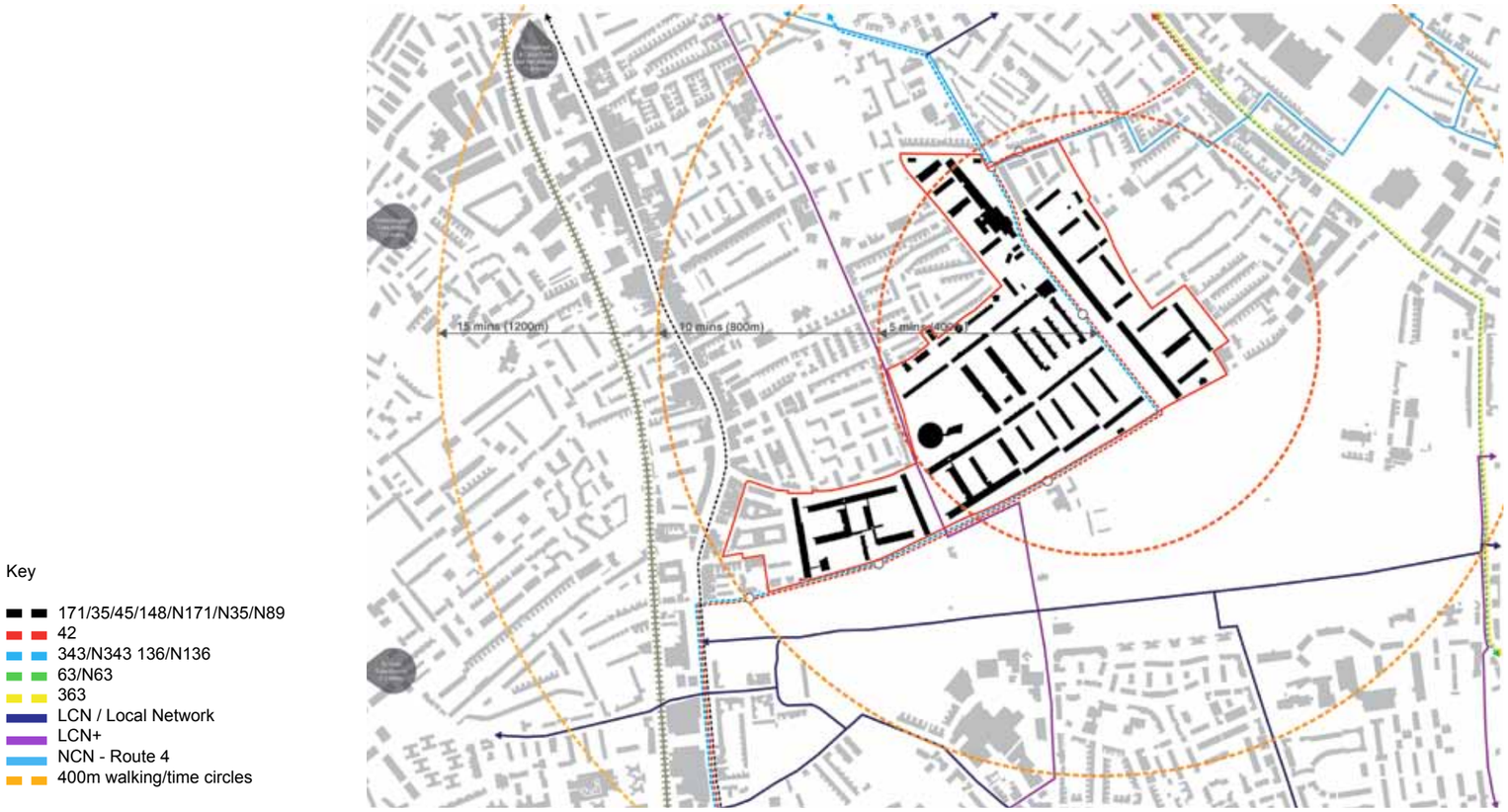
The Estate is centrally located in between Zones 1 and 2, with Elephant and Castle to the north-west and Camberwell directly south.

The area is well connected to existing public transport routes and cycle networks. There are three designated cycle routes which pass through the Estate via Burgess Park and numerous local bus services, including three routes which run through the Estate along Thurlow Street and Albany Road, two of which run through the night.

There are three underground stations in close proximity including Elephant and Castle (1.1 miles), Kennington (1.1 miles) and Oval (1.3 miles) all on the Northern Line.

Fig 2.1.2 ***London Borough of Southwark (Number 25) within the London boroughs***

Fig 2.1.3 ***Existing public transport and cycle network across the site***



2.2
PROJECT BACKGROUND

The AAP sets the following vision for the area:

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

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

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

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

(source AAP, p. 19)

Fig 2.2.1 ***Aylesbury AAP Masterplan***

Key

1-Thurlow Street – the neighbourhood's main street and public transport route.
2-Albany Road – a calmed route alongside the park providing great links to the rest of the area.
3- The East-West Community Spine – a pedestrian and cycling focused street linking many of the facilities in the area, which will include some shops, space for community meetings and events, and health facilities.
4- Michael Faraday Primary School and Community Learning Centre – a new local campus for learning, which will be a resource for all members of the community including both local children and adults.
5-New Walworth Academy – a new secondary school to be completed in 2010.
6-A new secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.
7-A redesigned and improved Burgess Park – a destination 'World Park' for South London.
8- New community facilities, shops and business space focused on Thurlow Street, the Amersham site and East Street
9- Westmoreland Road Square – a major new plaza to provide the setting for new community facilities and shops.
10- Three Green Fingers – providing high quality local open space that link Burgess Park with the rest of the AAP area.
11- Improved good quality open spaces, including Burgess Park and Surrey Square Park.

The potential for the Aylesbury Estate Regeneration to deliver a significant number of new replacement and additional homes has been identified in Southwark Council's Aylesbury Area Action Plan (AAP). The Council recognised the urgent need for change, and the AAP document sets out a clear vision for the future of the area.

In September 2005 Southwark Council concluded that it would be too costly to bring the existing homes up to decent homes standards. It was agreed that the current built fabric was dated with mounting maintenance and management costs particularly arising from the building facades and services.

Furthermore the layout of the existing built environment contradicts current principles of good urban design. Many elements of the existing Estate's design and structure, such as the raised walkways and ground floor garage areas, contribute to negative perceptions of crime and safety in the area.

Following consultation with local residents and stakeholders, Southwark Council concluded that the best way forward was the phased redevelopment of the Estate. After four years of extensive consultation and masterplanning, and with the support of local residents, Southwark Council adopted the AAP in 2010.

Over the next 15 to 20 years the redevelopment of the Aylesbury Estate will create a series of new neighbourhoods in this part of South London, providing the opportunity to improve the quality of life for everyone living in the area.

The AAP sets a vision for the new neighbourhood and guidance to achieve the following key changes in the area:

- Better homes
- A higher quality residential neighbourhood
- Public life
- Better and safer streets, squares and parks
- Connections
- Improved transport links
- Community
- Enhanced and social and economic opportunities

The following chapter outlines how the AAP Masterplan has informed the design process and principles for the regeneration of the Aylesbury Estate.

Fig 2.2.2 ***Aerial view of the Aylesbury Estate***

Fig 2.2.3 ***Street view from the Estate***

Fig 2.2.4 ***Location of the Aylesbury Area Action Plan***

Fig 2.2.5 ***View under an undercroft***

2.3
SITE BOUNDARY

Figure 2.3.1 shows the extent of the outline planning application boundary (22 ha) and the extent of the First Development Site (4.4 ha).

Our proposals do not intend to preserve the Estate as an inward looking entity, but to open it up and integrate it within its surroundings by introducing and strengthening new connections, particularly north-south and east-west.

Three main 'natural boundaries' form the edge of the estate:

- **Physical**

The 'Physical' boundaries that occur at the Aylesbury Estate are the park edge of Burgess Park to the south, Walworth and Old Kent Road to the east and Westmoreland and, to a lesser extent, East Street to the north - all of which contribute to creating a bounding box around the estate.

The boundaries of the FDS are defined by Albany Road to the south, Westmoreland Street and the rear gardens of neighbouring properties to the north, Bradenham Close to the west and Portland Street to the east of the site.

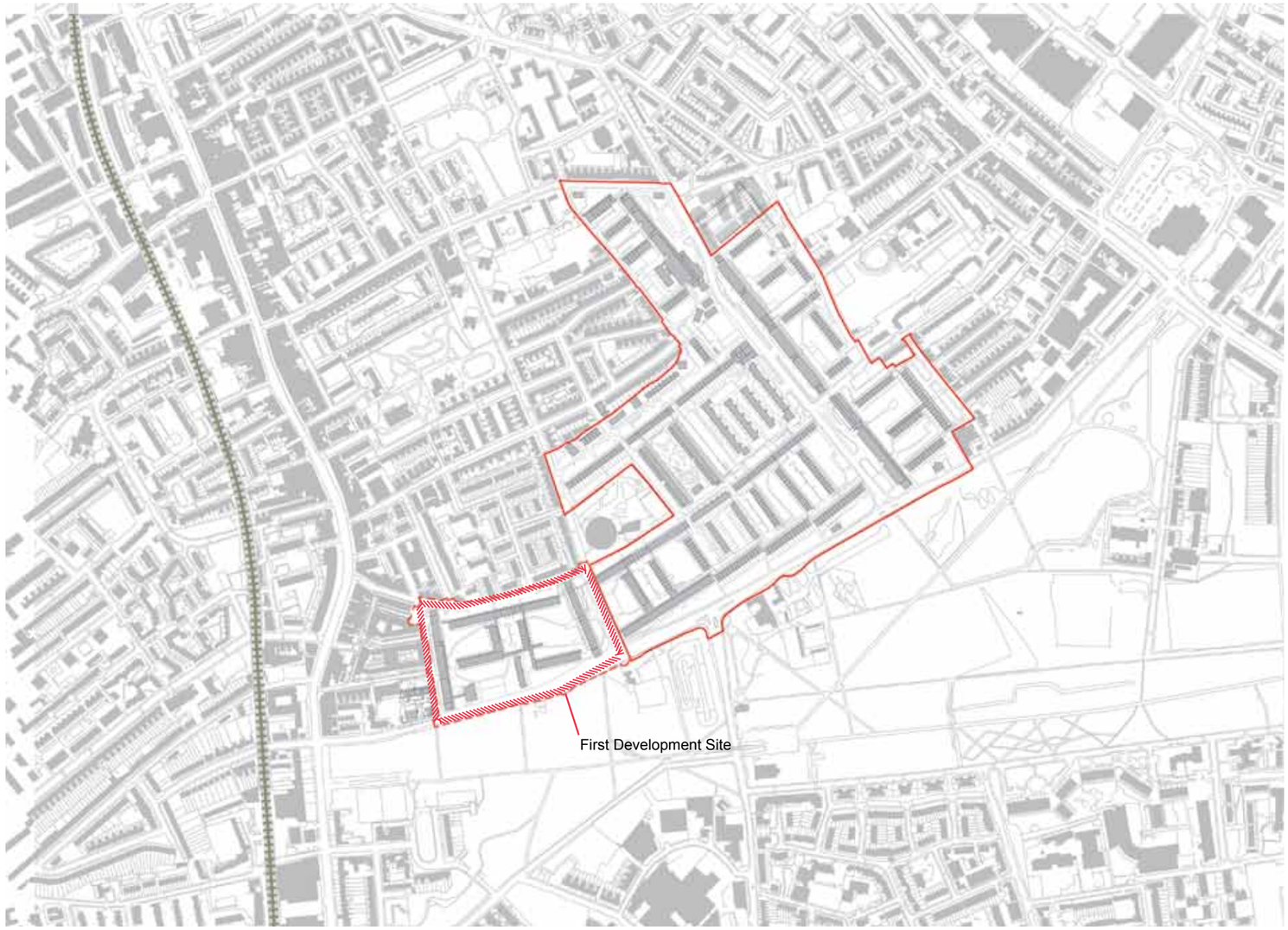
- **Architectural**

The 'Architectural' boundaries exist where a considerable change in architectural form and character occurs. Due to the recognisable form and style of the buildings on the Estate this boundary tends to follow the red-line boundary as the neighbouring properties change quite dramatically in both appearance and scale - in particular the Walworth Conservation Area to the north-west of the Estate.

- **Socio-Economic**

The 'Socio-Economic' boundaries of the site are much wider reaching and generally more loose. In South London, and particularly in this and the surrounding areas of Camberwell, and Peckham, deprivation is quite widespread and cannot be isolated to the site area alone.

Fig 2.3.1 ***Site boundaries***

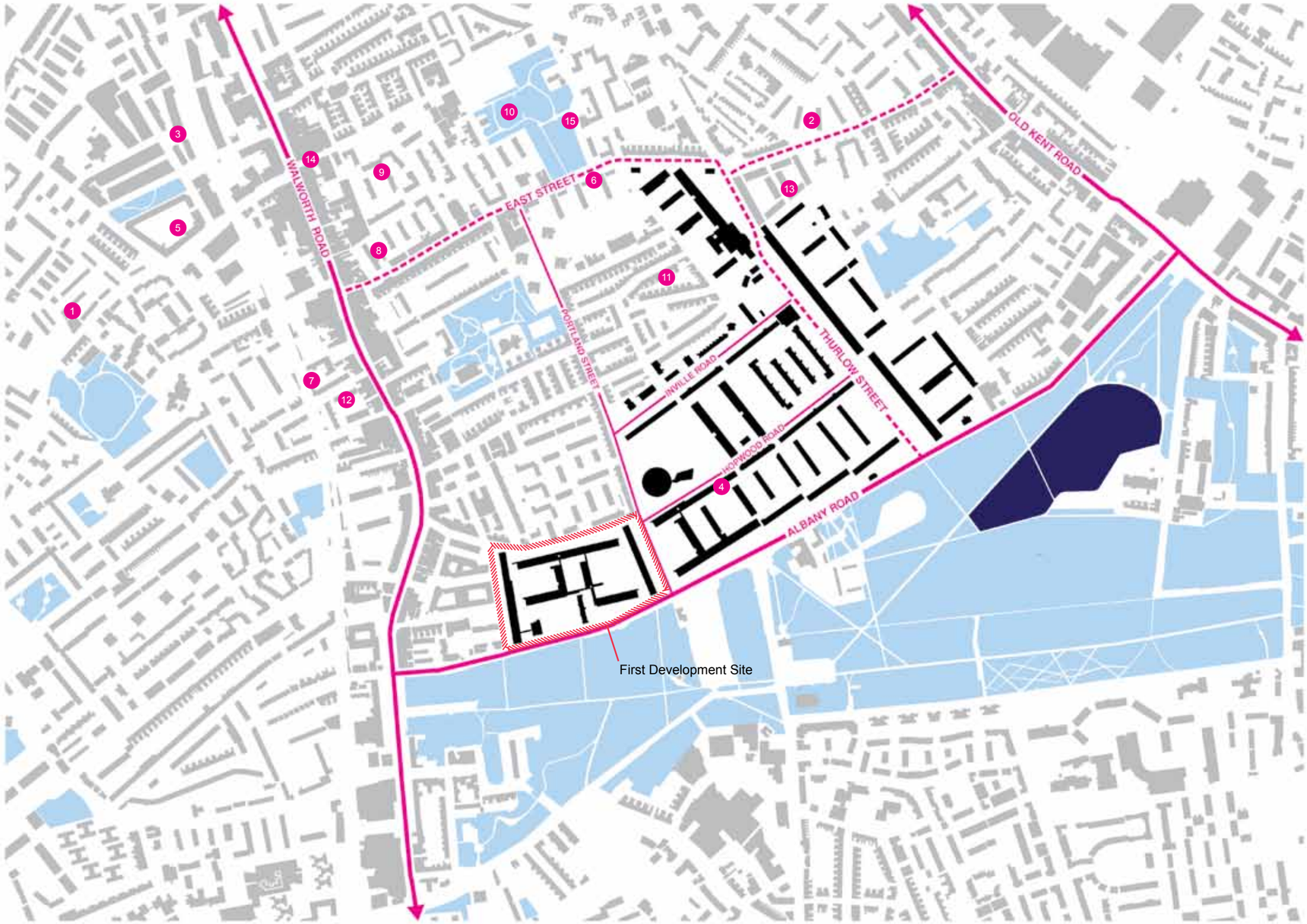


Key

First Development Site (Extent of Detailed Planning Application)

Masterplan (Extent of Outline Planning Application)

Fig 2.3.2 ***Plan showing major existing streets in and around the site***



Key

Roads:
1. Walworth Road
2. Old Kent Road
3. East Street

Parks:
4. Burgess Park
5. Faraday Gardens
6. Surrey Square

Architecture/Character:
7. Portland Street
8. Merrow Street
9. Dawes Street
10. Alvey St (part)
11. Bagshot Street

Local Schools:
12. Michael Faraday School
13. Walworth Academy
14. Sacred Heart RC School
15. Surrey Square School

2.4
HISTORICAL EVOLUTION

At the turn of the 19th century the Walworth area was a tightly packed urban neighbourhood made up of narrow streets and Victorian housing.

The Borough has a long and rich history with ancient foundations in early settlement bordering the Thames at its northern point, which typifies the development of London as a whole, from its high-density northern core to suburban development at its southern extremity. Throughout its history, and across its entire extent, the urban fabric of Southwark was - until the 1960s, at least - predicated on the ordering principles dictated by the urban street. Streets as ordering system largely disappeared with the development of the Aylesbury Estate.

The LBS was formed from the amalgamation of Southwark, Camberwell and Bermondsey boroughs in 1965. To inform the Council's District Plan, and in turn the Greater London Development Plan, the department of Architecture and Planning carried out a study of the Walworth Area to understand the possibilities for redevelopment. The Base Map for this study suggests the site boundary of the Aylesbury Estate and an open space to the south, North Camberwell Open Space, now known as Burgess Park.

The redevelopment study identified routes inadequate for traffic and led to the ambition to move through-traffic onto major routes like the Old Kent Road and making Walworth shopping centre more efficient, advocating a degree of separation between pedestrians and vehicular movements.

The Aylesbury Estate was designed by Hans Peter Trenton and built between 1967 and 1977. The project was the largest public housing scheme in Europe at the time and it was intended to house 10,000 people. Its creation was a response to the housing crisis of the time and part of a large slum clearance programme in this part of South London. The differences between the historic and post-war street patterns are clear in the figure ground drawings and show how the provision of social housing has evolved through the years to respond to the housing need.

Fig 2.4.1 ***Aylesbury redevelopment area, 1965***

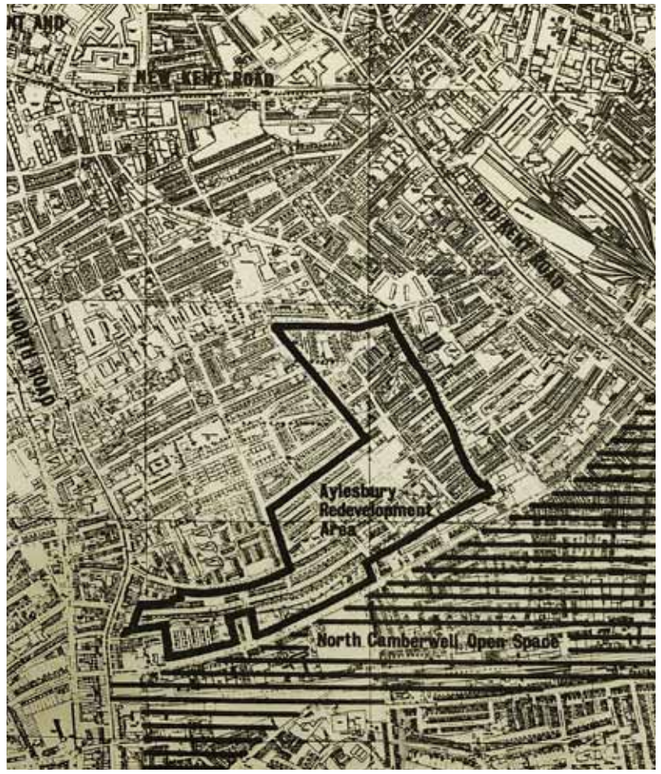


Fig 2.4.2 ***Boundary overlay on 1842 street plan***

Fig 2.4.3 ***Figure-Grounds: 1896, Post-WWar II and 2014***

Table 2.4.4 The current opportunity in line with Historical Housing Solutions

	GENERAL CONTEXT	BUILT FORM	OPEN SPACES	STREETS
GEORGIAN / VICTORIAN LONDON	City expansion related with industrial revolution and with migrations from the countryside to the city.	2 or 3 storeys terraced houses near factories and warehouses. Both housing and work buildings have either timber or steel structure and brick walls.	Lack of open spaces, and, with exception of the greater parks, green is completely absent from the urban environment.	Narrow streets, with low daylight penetration. Streets were frequently the social space, as the houses lacked social areas and had very high levels of occupation.
BETWEEN WARS SOCIAL HOUSING	The need to improve housing conditions drives the establishment of social housing programmes by the recently formed GLC.	Buildings bear a resemblance to Georgian style but with 5 or 6 storeys. Clad in brick, their structure is mostly steel and the roofs are similar to large-scale traditional ones, often with mansard flats.	The buildings are arranged in blocks around square-shaped courtyards with grass and trees. Green open space is also available at the back of buildings with no direct access from the units or the courtyards. With the creation of open space, daylight conditions to both outdoors and interior spaces were greatly improved.	Streets are no longer continuously framed by buildings. Instead, they give access to courtyards where the building frontdoors are located.
1950-1970 SOCIAL HOUSING	After the War vast amounts of housing and reconstruction was needed in a short period of time.	Built form is greatly influenced by the Modern Movement ideas alongside new construction technologies like pre-fabrication and concrete structures. Large scale buildings and tower blocks with apparent structural frame and repetitive modules are the dominant building type.	Very large open spaces separate the buildings. Originally assumed to become green spaces, their scale made them hard to maintain, lose and lacking natural surveillance.	Vehicular and pedestrian movement is separated. Vehicular streets are very open as the buildings set back from the roads. Pedestrian access across the site is via footpaths often with underpasses through buildings. Access to the residential units is made from elevated pedestrian streets.
1980 - 2000 PRIVATE AND AFFORDABLE HOUSING	In parallel with de-industrialisation, the economy shifts to a financial/service sector oriented model. Given the perceived opposition to the previous block model, and a general trend to privatisation, there is a reduction in social housing provision by the Local Authorities. Affordable housing is instead provided within private developments. At the end of this period, the Urban Task Force report is published, highlighting the need for design excellence, social wellbeing and environmental responsibility.	A variety of building styles can be found during this period, ranging from Post-Modernist to Victorian-inspired to design with nautical features as most developments happened around the old docks. Many buildings are clad in a variety of composite panels, render and some brick surfaces.	Mostly with a suburban character, the open spaces are very car-oriented and generally lacking active frontages. There are few large usable open spaces besides pedestrian waterfronts, and there is unusable remaining space between neighbourhoods.	There are many small dead-end streets with local character, sometimes gated. Generally little attention was given to the quality of the pedestrian linkages between those streets.
OPPORTUNITY	Estate Regeneration emerges as an opportunity to address urban design issues in some areas like the Aylesbury Estate. Increasing density in sites centrally located, like Walworth, provide the opportunity to meet the expected housing growth in inner London. Private housing is used to fund re-provision of affordable housing for existing and new residents.	Buildings can be designed and built to higher quality standards including to better accessibility and energy standards. They can also have a more contemporary design with inspiration from traditional Georgian / Victorian London housing stock. There is also opportunity for greater mix between unit types and tenures including flats, houses and maisonettes ranging from target rent to private sale, which will allow for a more mixed community.	A hierarchy and variety of public open spaces can be provided, ranging from major public squares to neighbourhood play areas and pocket parks. The public realm can be designed considering future ownership and management strategies as part of the long-term process. In addition, there is opportunity to provide for quality private amenity spaces as well, including courtyards, balconies and back gardens.	Opportunity to create a network of connected streets with priority given to pedestrians and cyclists. The key urban design principles underlying the design of the traditional and most successful London streets can be reused and reinterpreted. Streets can be re-created in their full potential including functional and social dimensions.

Fig 2.4.5 ***Historic narrow London street***

Fig 2.4.6 ***Site boundary for the future Estate***

Fig 2.4.7 ***Grand Surrey Canal when operational***

Fig 2.4.8 ***The newly opened Aylesbury Estate***

2.5

THE ESTATE

The Aylesbury Estate was designed by Austrian architect Hans Peter Trenton. His vision for the Estate was very much a product of the time; in the vein of modernism with its utopian ideals.

It comprised a number of tall residential blocks, low-rise flats and concrete walkways, and it was part of a futuristic plan to link estates between the Elephant and Castle and Peckham with linear walkways which would separate pedestrian traffic from road traffic. However elevating the pedestrian activity led to garages forming the ground level and created large voids between buildings, predominately concrete, deserted with little activity.

The Aylesbury Estate was the largest public housing scheme in Europe at the time and it was intended to house 10,000 people, responding to the housing crisis of the time and part of a large slum clearance programme in this part of South London.

Due to its large scale and the pressure to deliver housing quickly, the majority of the blocks on the estate were constructed using the Jespersen large panel system. These concrete panels were manufactured off-site. The homes were built to Parker Morris standards with generous amounts of storage and private amenity space.

The ‘Aylesbury Estate in Use’ report produced in 1973 by Southwark Architect’s and Planning Department, found that the original designs “anticipated a much higher level of activity in the Ground, Second and First floor levels of the High Rise Blocks than has occurred.” This reduction in pedestrian activity reduced the quality of experience of the estate. The setting and design of the current buildings and open spaces within the Estate lead to overshadowing of public areas creating an unwelcoming, almost overbearing feel to the area. The department concluded that the public areas were the least successful part of the development with poor quality of materials and finishes.

The architectural style of the existing buildings with the block layout, the elevated walkways and the lack of ground floor activity, led to the creation of a poor and confusing street layout, which lacks vibrancy and activity. The result was the creation of spaces which were infrequently visited by the public, creating blank spots and hiding places across the estate. All of these contribute to safety concerns, antisocial behaviour and negative public perception of the area.

Fig 2.5.1 ***Sketch perspective of proposed estate***

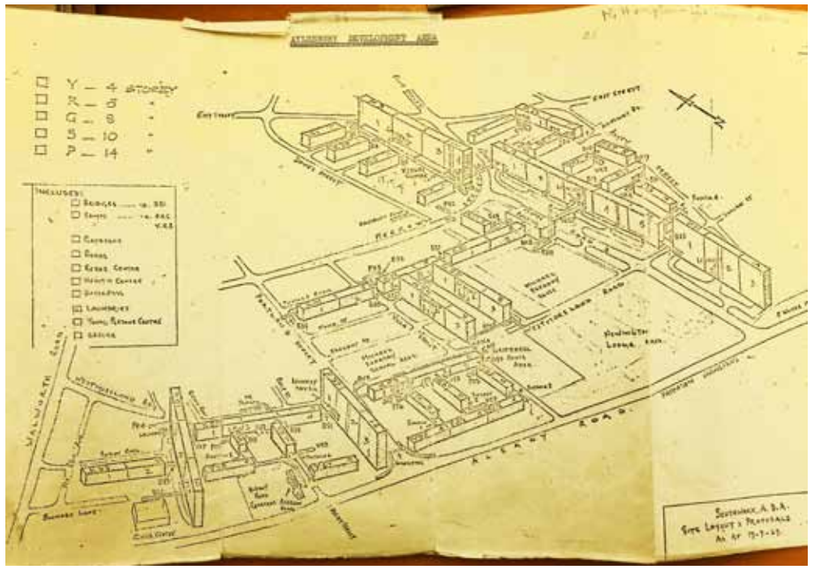


Fig 2.5.2 ***Aylesbury Estate under construction***

Fig 2.5.3 ***Aylesbury Estate Aerial View, 1971, Southwark Archives***

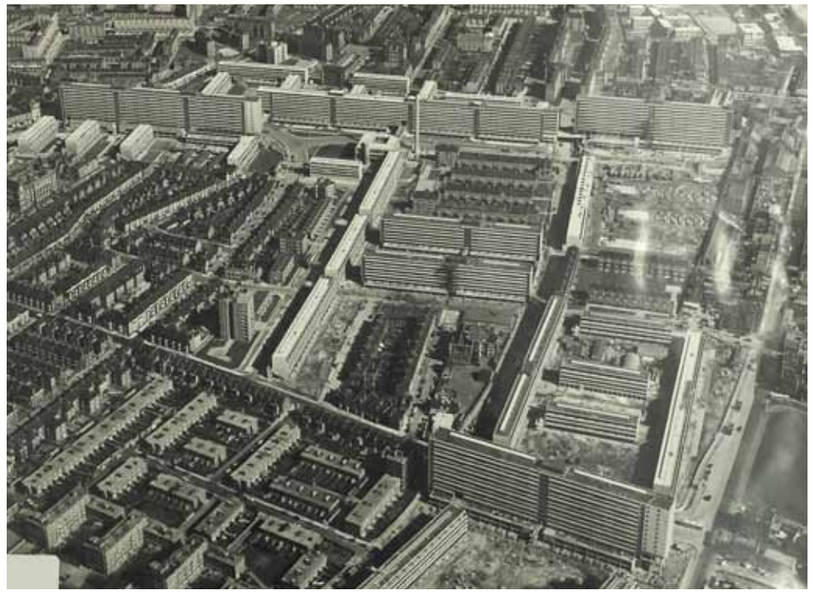


Fig 2.5.4 ***Aylesbury Estate Time line***

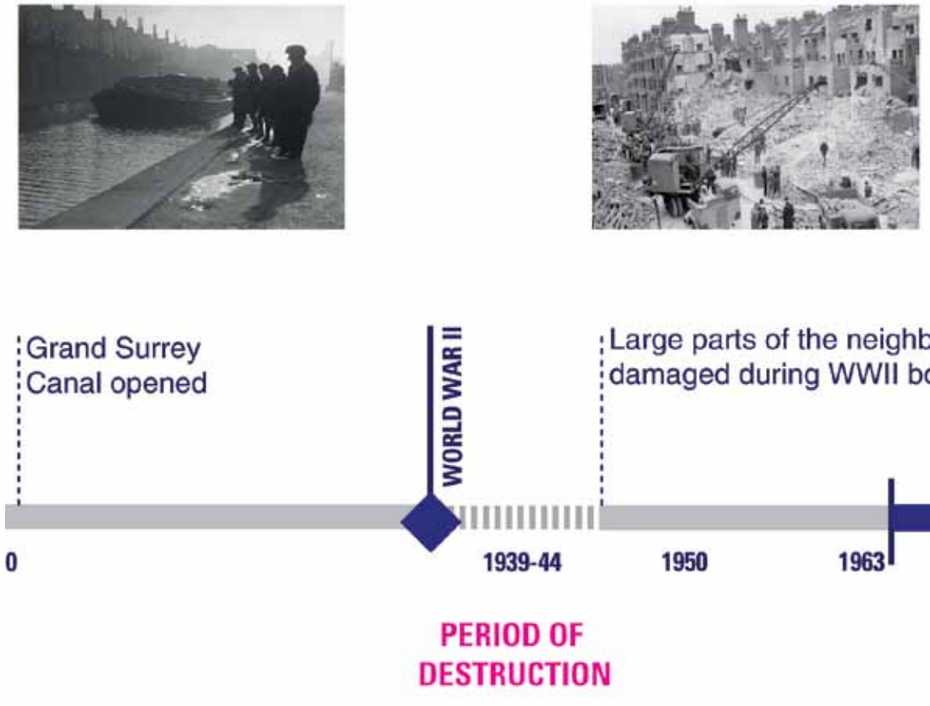
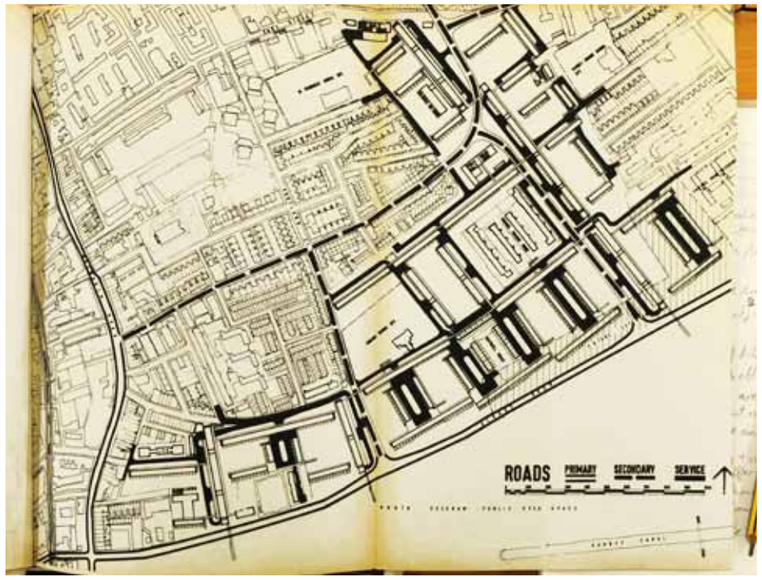
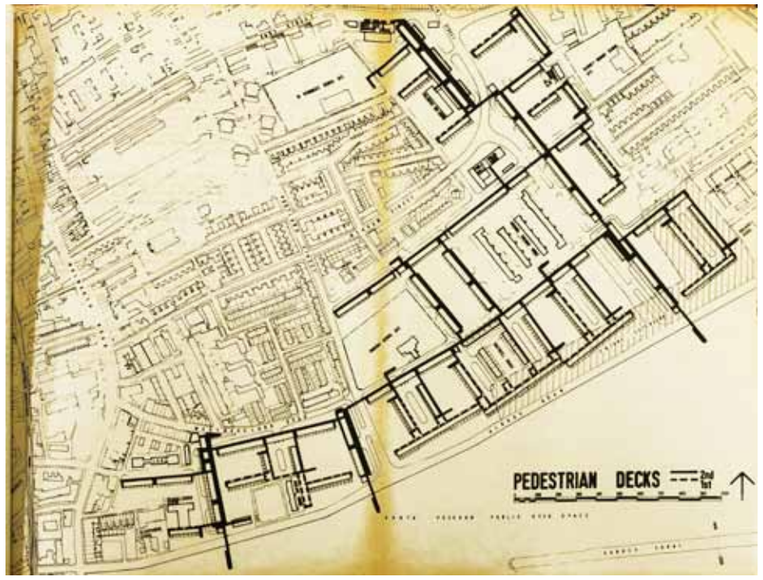
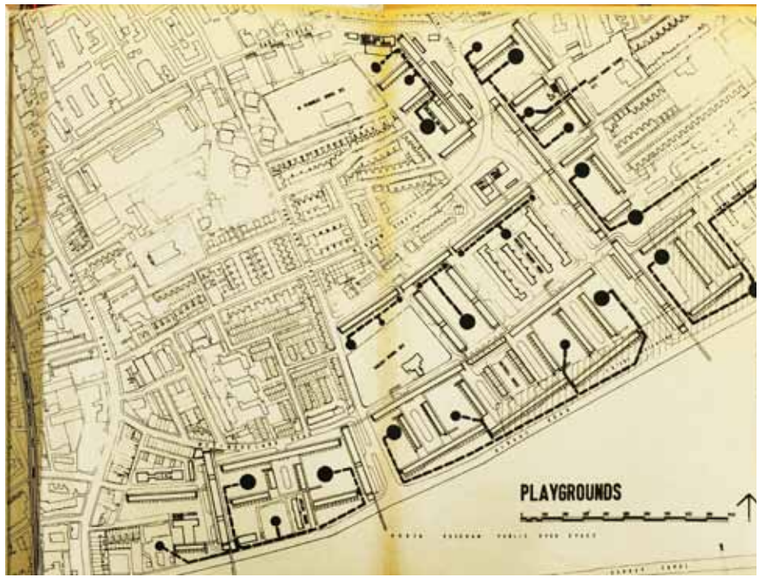
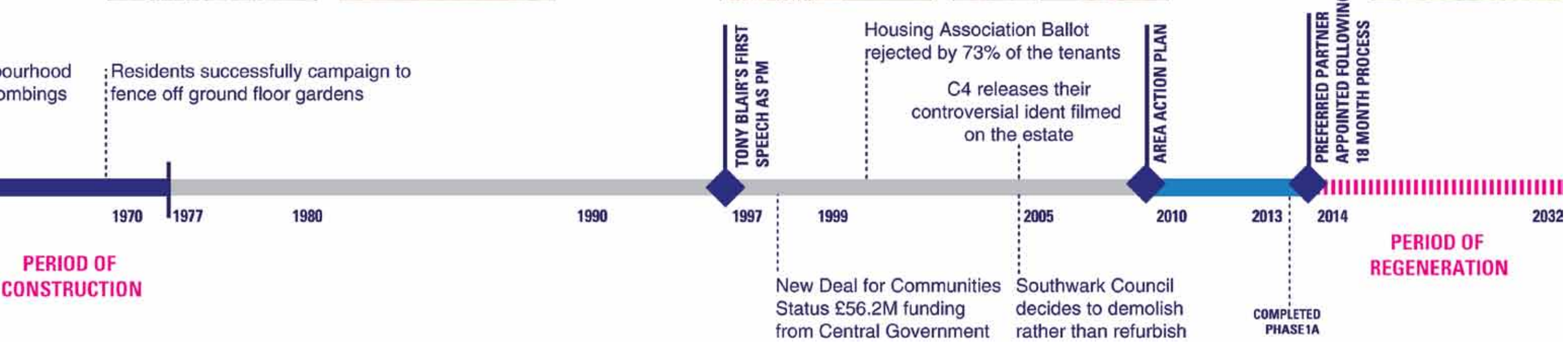


Fig 2.5.5 ***Estate Strategies for highways, access and play***









2.6
AYLESBURY TODAY

Since its inception, Aylesbury has been controversial and the condition of the Estate throughout the 1980s made it a prime target for those wishing to represent a ‘dystopian’ setting.

This has led the estate to be featured quite heavily, and almost exclusively negatively, in various forms of media.

Several films and TV programmes have been filmed on the estate, nearly all of which involve gangs, crime and violence whilst news stories covering aspects of the estate are always portrayed in a negative and damning fashion.

The controversial Channel 4 ident which shows a council estate strewn with laundry and litter was created in 2004 and has been airing for the past decade. It was filmed on the estate and has angered many residents who are unhappy at their homes being portrayed in such a manner.

Local residents decided to ban on filming on the estate, a ban which is still in effect today with the exception of a ‘response’ ident which has been created by the residents to try and show the Estate as it is in actuality. This was broadcast by Channel 4 in March 2014.

Fig 2.6.1 ***An example of some of the TV programmes and films that have used the estate as a backdrop***

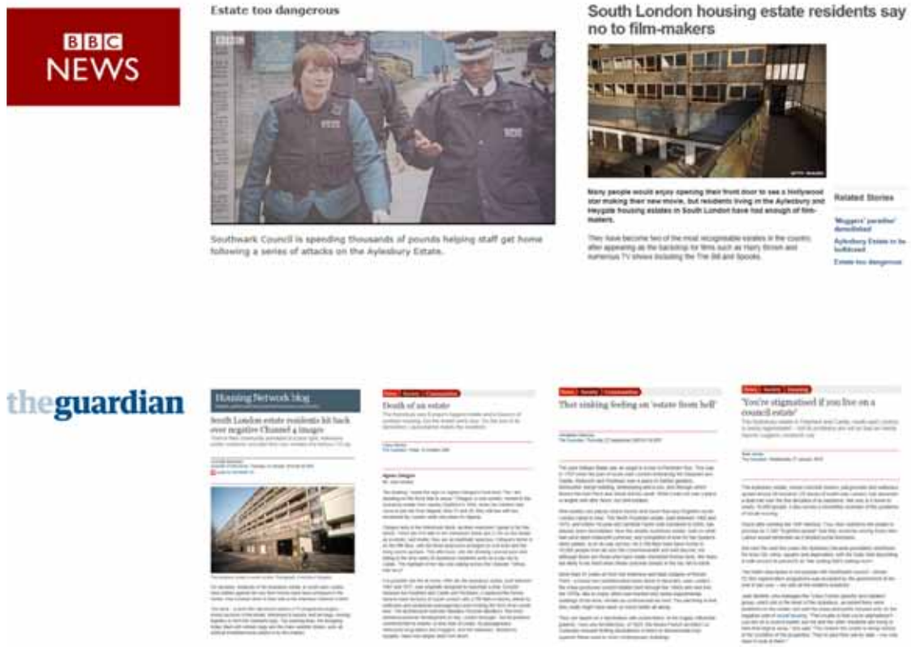


Fig 2.6.2 ***The infamous Channel 4 ident that has been proving unpopular with residents since its inception in 2004***
Fig 2.6.3 ***The ‘re-imagined’ ident depicting the estate as it is, filmed by residents and being shown on Channel 4 in 2014***
Fig 2.6.4 ***News stories regarding the Aylesbury state in National media - usually in a negative tone***

Fig 2.6.5 *View of the Estate facing Burgess Park*

Fig 2.6.6 *Aerial View of the Estate*

Fig 2.6.7 *The City of London skyline visible beyond the Estate*

2.7
SITE ANALYSIS

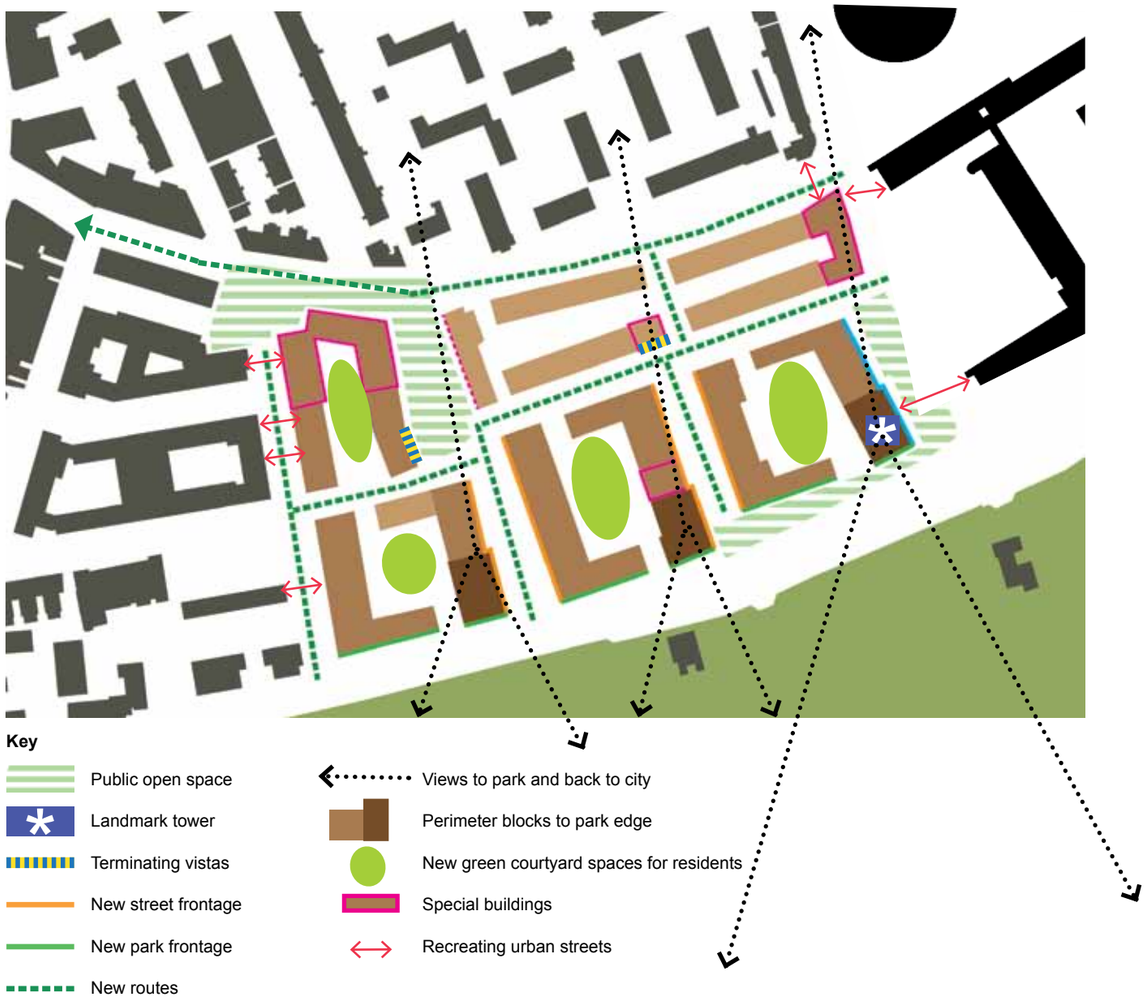
2.7.1 Opportunities and Constraints

The site offers the opportunity to deliver key aspirations set out in the AAP including a new frontage facing onto the park, landmark buildings and new public open space on Westmoreland Road.

The site is constrained by the lower density urban fabric to the north and its relationship to the recently completed Phase 1A across Bradenham Close. The Liverpool Grove Conservation Area is located to the north of the site.

Retention of existing trees creates a significant constraint but one that will enhance the design proposals. Whilst the FDS will mark one phase of the regeneration of the masterplan area, Gayhurst, the neighbouring block of the Estate across Portland Street, will be retained in the short term and will form the neighbouring boundary to the eastern part of the site until subsequent phases of regeneration are delivered.

Fig 2.7.1 Opportunities and Constraints



A well connected location

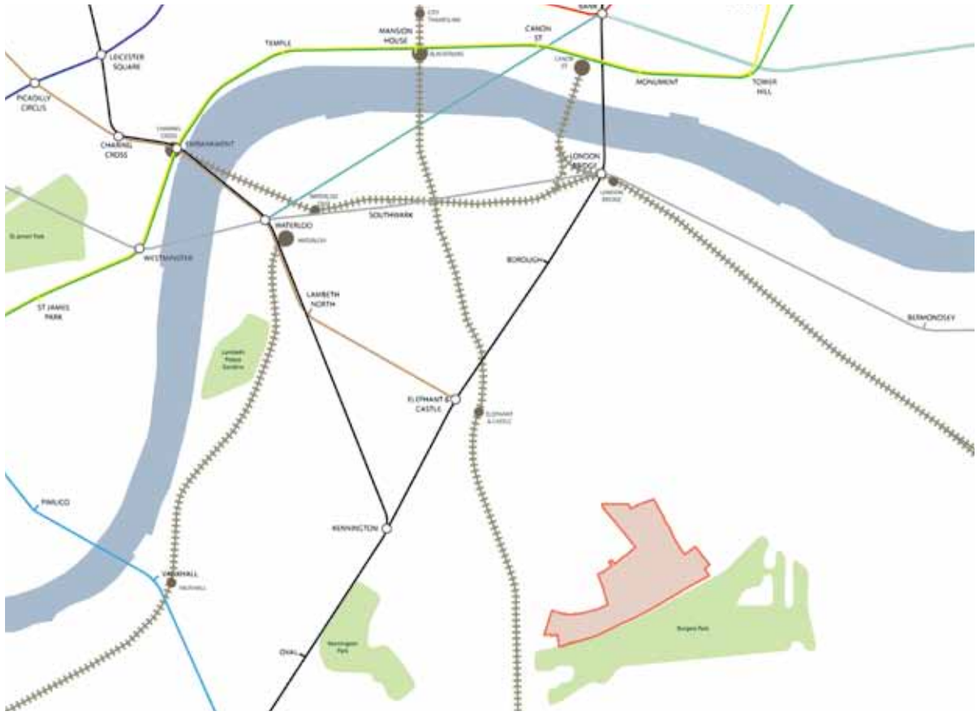
Although the Aylesbury Estate is in a very central location - between Zones 1 and 2 in South London, buses are the main public transport mode within a 5 to 10 minutes walking radius.

There are seven bus routes that run adjacent to the site along Walworth Road including 3 night services. A further three bus services - 42, 343 and 136 - pass directly through the site, following a route along Albany Road and up through Thurlow Street. In addition, another two bus services operate along Old Kent Road.

Within 10 to 15 minutes walking radius, there are three underground stations all on the Northern Line - Elephant and Castle (1.1miles), Kennington (1.1miles) and Oval (1.3 miles). In addition, frequent rail services operate from Elephant and Castle connecting to the larger train stations of London Bridge and Waterloo.

There are also three designated cycle routes that pass through the site or through Burgess Park.

Fig 2.7.2 *Underground and railway lines in proximity to the site*



2.7
SITE ANALYSIS

2.7.2 Figure-ground

The existing figure ground shows how the current Aylesbury Estate sharply contrasts with the urban grain of the surrounding area in terms of scale, density and built form.

The large urban blocks and long parallel buildings are dispersed in space and do not fit well with the surrounding areas formed of small-scale buildings tightly arranged along streets.

Fig 2.7.2 Estate boundary and *existing figure ground*

Key

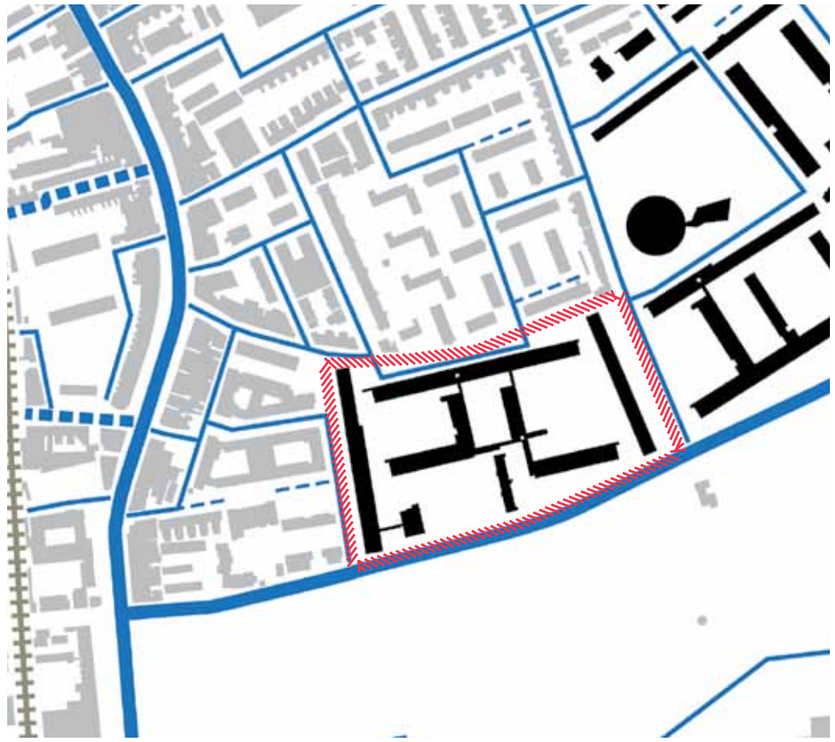
Aylesbury Estate boundary

2.7.2 Road network

The existing road network shows how the site is bounded between local connectors and primary roads.

Albany Road, the local connector route frames the south of the site. Portland Street lies to the east of the site and Bradenham Close and Westmoreland Road are lightly trafficked routes forming the western and northern boundary. Albany Road connects to Walworth and the Old Kent Road.

Fig 2.7.3 *Existing road network and vehicular movement across the site*



Key

Local Connector
Primary Road
Secondary Road
Cul-de-sac

2.7
SITE ANALYSIS

2.7.4 Building heights

Across the Masterplan area, existing building heights vary between 3 and 14 storeys although the First Development Site is dominated by the monolithic Bradenham and Chiltern blocks, both 14 storeys and running north south to the edge of the park

Fig 2.7.4 ***Existing building heights***

Key

- 1 storeys
- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 10 storeys
- 15 storeys

2.7.5 Land uses

The dominant land use within the Estate is residential. In addition, there are a number of small businesses and retail units within and adjacent to the site, some community facilities and a school (primary), a nursery and a local pub.

In the wider area there is a concentration of retail use along Walworth Road with some smaller shops on Westmoreland Road.

Fig 2.7.5 ***Existing land uses***

Key

- Retail
- Religious
- Community
- Medical
- Industrial
- Police
- Nursery
- Primary
- Secondary
- Special Needs
- Adult Learning
- Energy Centre

2.7
SITE ANALYSIS

2.7.6 Estate parking facilities

The site has good parking provision, possibly exceeding residents' needs as there are many empty spaces.

Alongside on-street parking, there are large undercroft parking spaces in the taller buildings and ground floor garages facing the streets.

There are also internal courtyard parking arrangements and some traditional driveways with perpendicular bays.

Fig 2.7.6 ***Existing parking***

Key

- Courtyard parking
- Parking in front of garage
- Continuous on-street parking including perpendicular parking (demarcated)
- Continuous on-street parking (non-demarcated)
- Intermittent on-street parking

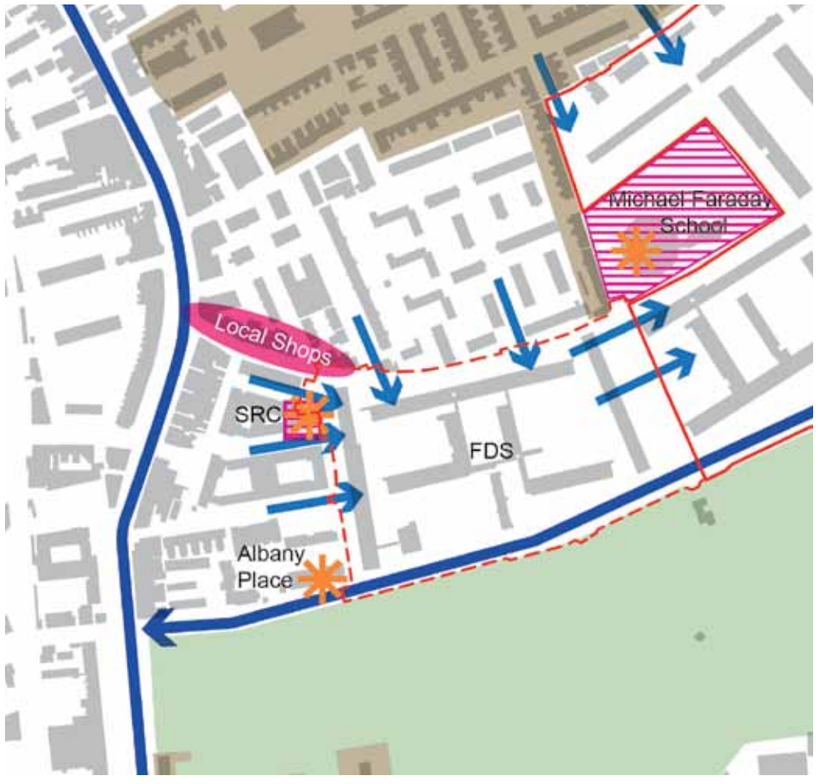
2.7.8 Adjacencies

The existing Estate is disconnected from its surroundings and does not blend in with the adjacent neighbourhoods.

It is surrounded by consolidated and good quality areas such as the Liverpool Grove Conservation Area and theVictorian terraces on East Street and Mina Road. Local retail, predominantly low-rent convenience shops, can be found on Westmoreland Road and Bagshot Street. Michael Faraday School, a distinct signature building, and a Neo-Tudor pub on Dawes Street are the two most dissimilar buildings in the adjacency.

The diagram opposite and the images on the following pages summarise the surrounding character and edge conditions.

Fig 2.7.8 ***Adjacencies***



Key

- Primary Roads
- Site access points (vehicular and pedestrian)
- Local shops
- Michael Faraday School and Walworth Academy
- Conservation Areas
- Public parks
- Existing landmarks: St Peter's Church (Grade I listed building)
  Southwark Resource Centre
  Albany Place
  Neo-Tudor Pub
  Michael Faraday School

2.8
WIDER REGENERATION IN SOUTHWARK

The whole triangle of Southwark to the south east of Elephant and Castle - contained within the boundaries of the Old Kent Road and Walworth Road - is the subject of major regeneration activity.

Over the next decade or so, the vision is to return Elephant and Castle to the vibrant focal point it once was for cultural activities, shopping and entertainment. Lend Lease, partnered with Southwark Council, are currently undertaking major redevelopment of the Heygate Estate and St Mary's adjacent to the Council's new Leisure Centre.

Proposals include new homes, shops, business and community facilities and a new park. Key Property Investments, the owners of the Elephant and Castle Shopping Centre (the first of its kind built in Europe in the 1960s), also plan to transform the Centre to provide better shopping and leisure facilities and new homes within new buildings.

Further developments around Elephant and Castle include Oakmayne's residential and mixed use developments at Steedman Street, O-Central, Liverpool Grove and at Tribeca Square, a major residential development that also includes student housing, leisure and commercial uses, and a market square.

Fig 2.7 ***New development in Elephant and Castle: The Heygate Estate***

Fig 2.8 ***New development in Elephant and Castle: One The Elephant***

Fig 2.9 ***New development in Elephant and Castle: Tribeca Square***

2.9
SUMMARY

The vision is to create a new neighbourhood of outstanding quality that establishes the area as an accessible and attractive piece of city, integrated into the wider network of streets and spaces of Southwark.

Today, there is a renewed interest in London the whole question of density, built form, high-rise versus perimeter block planning and the function of traditional streets and squares. It is in this context that the proposed Aylesbury Masterplan is expressed as a coherent and well illustrated design narrative that argues the benefits of re-introducing streets.

Streets are, and feel, safer. Streets are an endlessly sustainable system of the renewal of our cities.

Our Masterplan aims to remove the physical and psychological barriers that signal the edge of the Estate. Distinctive new squares and open space form the focal points of various and diverse neighborhoods that make up the Masterplan. Our Masterplan sets out to create vibrate places and beautiful buildings that restore civic pride and deliver healthy homes.

The Aylesbury Area Action Plan (2010) sets in place a useful starting point for the key issues that needs to be addressed through the redevelopment of the Aylesbury Estate. It provides guidance to achieve the following key changes:

- Better homes: A higher quality residential neighbourhood
- Public life: better and safer streets, squares and parks
- Connections: Improved transport links
- Community: Enhanced social and economic opportunities

Chapter 3 discusses how the outline Masterplan has built on the foundations of the AAP through the design process.

3.0
AAP & MASTERPLAN DEVELOPMENT

3.1
INTRODUCTION

With the Adopted AAP for the Aylesbury Area in 2010, Southwark Council set the aspiration for the Estate to become a well-connected and vibrant urban neighbourhood based around well-designed streets and a regenerated city park. Through a collaborative and thorough design process, the proposals for the First Development Site have evolved to form an exemplar for the clear principles of the Masterplan to deliver the aspirations of the AAP.

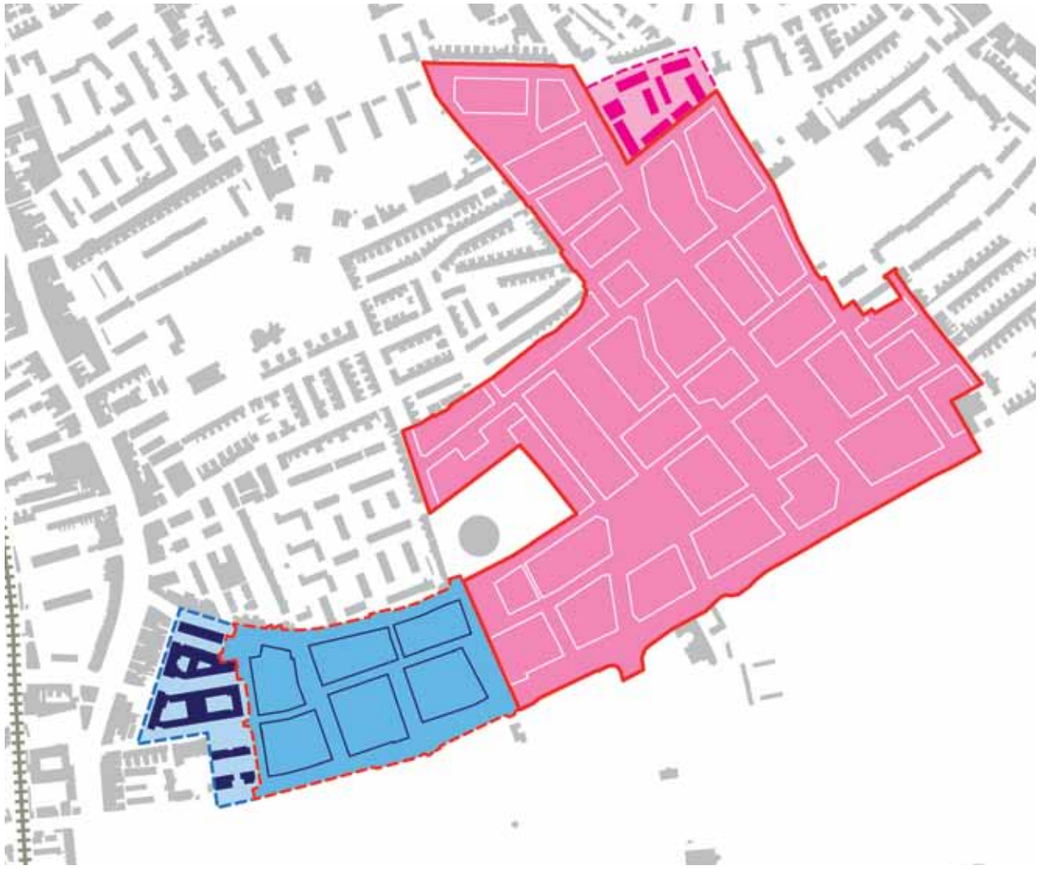
This section of the Design and Access Statement provides an overview of the design development and refinement of the FDS from the initial interpretation of the AAP through the bid stages and pre application consultation. This provides background to the key design principles and overall vision for the scheme set out in Chapter 4 and the detailed design proposals thereafter. The overview includes additional information on the development of the overall Masterplan that has both been shaped by and informed by testing through the detailed proposals for the FDS.

The design development process refined and resolved a number of design issues leading to some departures from the Masterplan set out in the Adopted AAP, following engagement with residents, local stakeholders, LBS, Southwark Design Review Panel (DRP) and the Greater London Authority (GLA).

This section also provides an overview of the consultation and engagement process which has informed these design responses.

A summary of the key meetings is scheduled here and a Statement of Community Involvement (SCI) produced by Soundings provides a detailed record of community engagement with local residents, community groups and stakeholders.

Fig 3.1.1 ***Plan showing extent of sites 1a & 7, First Development SIte and Outline Masterplan***



Key
- Site 1a
- Site 7
- First Development Site (FDS)
- Masterplan - Outline Application

Site 1a
The first site of the AAP to be developed was Site 1a by L&Q housing. Approved and built it delivered approximately 260 homes.

Site 7
Site 7 also by L&Q has been approved and is currently under construction and delivers 147 homes.

First Development Site
The First Development Site (FDS) completes the area of the estate between Site 1a and Portland Street. The outline application provides a Masterplan for the remainder of the estate.

3.2
DEVELOPER SELECTION PROCESS

Following the adoption of the Aylesbury AAP, the Council began a bid process for the selection of a Developer Partner for the redevelopment of the entire Estate.

The design team entered the bidding process in late 2012 working with Notting Hill Housing and Barratt Developments and submitted proposals in response to the ISOP (Invitation to Submit Outline Proposals) stage of the bid, including initial ideas for the development of a new Masterplan for the Estate along with detailed proposals for part of the first phase, known then as Site 1B/1C.

The subsequent ISDP bid stage enabled us to interrogate the principles of the AAP in greater detail and further develop our ideas about the best way to deliver the ambitions in a coherent and contextual way. In particular we developed ideas around the open space provision, the street network and the block structure to best integrate with the surrounding area in accordance with our key design principles set out on the following pages.

In October 2013 the team submitted developed proposals for the 'Best and Final Offer' (BAFO) stage which included a refinement of the mix of accommodation and distribution of tenure across the site, greater detail of architectural expression in particular for the terraced houses and taller buildings, and more detail on the layout of the blocks and dwellings.

Notting Hill Housing were confirmed as Southwark Council's Developer Partner for the Aylesbury estate in early 2014 following which further design review and detailed development began in earnest. The Masterplan and proposals for the FDS were both subject to a rigorous process of testing against detailed technical documents such as the Southwark Streetscape Design Manual, an updated survey of the condition of existing trees on site, and a more open process of feedback and comment than would have been possible or appropriate during the bid stages.

In addition greater engagement with the community through a series of exhibitions, workshops and walkabouts, and a series of four presentations to the Southwark Design Review Panel, has brought about significant revisions and refinements to the scheme whilst maintaining the core principles set at the very early stages of design exploration.

3.2.1 Masterplan Design Development Timeline

JUNE 2013
ISOP AYLESBURY MASTERPLAN BID SUBMISSION

BASELINE STUDY
COMMUNITY CONSULTATION
SOUTH DESIGN REVIEW PANELS
GLA PRE APPLICATION
PRE-APPLICATION MEETINGS
INTERNAL DESIGN REVIEWS

OCTOBER 2014
PLANNING APPLICATION SUBMISSION

JANUARY 2010
AYLESBURY AREA ACTION PLAN ADOPTED

SEPTEMBER 2013
BAFO AYLESBURY MASTERPLAN BID SUBMISSION

3.3
DESIGN DEVELOPMENT PROCESS

From the outset we sought to understand the primary objectives of the AAP, and to relate these to the physical site context and other briefing information for the site, from which a design response could be developed. In this way we viewed the AAP as a series of diagrams intended to demonstrate an approach to delivering its key objectives, all requiring more detailed analysis and development when applied to specific locations across the Masterplan.

The key attributes of the approach to the FDS were in line with the wider Masterplan, underpinned by three key themes; to develop a new London townscape, to embrace 'park life' and to create a neighbourhood adapted to 21st century life. All of these were very relevant to the FDS which is of significant scale within itself and the highest density of any site within the Masterplan. It is also relatively contained, with existing buildings to the north, the already complete Site 1A to the west, and being bordered by only a short length of the Estate along Portland Street to the east.

ISOP Stage Layout October 2012

The layout indicated in the AAP separated the site into three building plots these being the area to the north of the east west community spine and two plots to the south. These were separated by one of the Green Fingers that crossed the FDS. The AAP Masterplan proposed a new public space, Westmoreland Square to the northwest of the site.

The design development evolved around the key movement lines and connections set out in the AAP namely the east west community spine and the north south connections from Queens Row and Phelp Gardens to Albany Road.

Westmoreland Road was extended across the top of the site to create a more street based approach to the northern edge of the site where the AAP Masterplan created a plot of land backing onto the houses to the north. This contained the two plots along the northern edge of the park providing each with a street frontage, one onto Westmoreland Road to the north and one onto the new east west link to the south.

In addition to the north south link proposed in the AAP Masterplan, the ISOP proposal introduced a further north south connection linking back to Queens Row strengthening the idea of improved connections and a more integrated movement network across the site, in compliance with AAP policies PL1, PL5 and TP1 and to encourage safe walking and cycling across the area.

The collection of shops and Phase 1A buildings which front the road create a strong character and establish the road as a more significant link with Walworth Road over Boyson Road and Boundary Lane. Our proposal takes the community spine concept and aligns it along the northern boundary of the site to meet with the Michael Faraday School.

The aim was to create a route with:

- Strong frontages – The proposal enabled a strong frontage with retail space to be created along the southern edge of the community spine, helping to compensate for the weakness of the northern edge to ensure that the community spine can become a unifying element between the new development and housing to the north

- Strong connections – The AAP Masterplan blocked up the end of Phelp Street. This road created a more meaningful connection between the site and the housing and Faraday Gardens to the north than the proposed green finger within the AAP (which connects with the footpath through St Stephens House). The proposal continued the alignment of Phelp Street through to Albany Road and Burgess Park, opening up access and views to the park for the new residents and those living in the existing buildings to the north of the site

3.3.1 AAP Masterplan Layout with FDS January 2010

3.3.2 ISOP Concept Layout October 2012

- Improved permeability – Queens Row and Horsley Street terminate at the new public square, Westmoreland Square, which acts as a pivotal point to connect with the two other proposed north/ south routes, again providing direct connections with Burgess Park

ISDP Stage Layout May 2013
The design team developed proposals for submission at ISDP (Invitation to Submit Detailed Proposals) stage. The bid was made by Notting Hill Housing with a design team comprising HTA Design (Architecture & Landscape), Hawkins Brown Architects and Mae Architects, with technical consultancy provided by WSP.

The ISDP stage enabled the team to develop the design in far greater detail, refining the streetscape and open space design along with the design of the buildings and the dwellings themselves. The expanded team enabled the group of architects to evolve an aesthetic approach reflecting the aspiration for a brick based architecture, that is robust and long lasting, but rich in detail and texture.

The proposals looked at reconfiguring a smaller public open space at Westmoreland Square towards the northern end of Bradenham Close. This was supplemented by a new public open space proposed to the east of sub plot 1, Westmoreland Park. This open space continued the connection proposed at ISOP stage but broke the space down into two urban spaces, the one to the south being more street based and the one to the north becoming a park space.

The green link that connected Albany Road to Phelp Street was also reconfigured to create an open space, Phelp Gardens that created a community garden within the open space. The link was continued to the north with a small street connecting through to Phelp Street.

The design of the housing to the northern part of the site evolved with terraced housing running in an east-west direction across the two plots terminating in a six storey flatted block to the eastern edge of the site. A pair of houses was located facing west onto Westmoreland Park.

To the south, the three sub plots delivering higher density accommodation were designed each providing undercroft/podium car parking, a perimeter block approach and a tall building in the south west corner.

The mix of units was developed providing 50 houses across the site and 770 apartments, including duplex and maisonettes. The Extra Care housing was also developed and located in sub plot 1 and the Supported Living housing for adults with learning disabilities within sub plot 4.

The allocation of higher density development to the park edge is consistent with the AAP. The massing was tested against daylight, sunlight, overshadowing modelling, microclimate and townscape.

The massing across the front of the site comprised a series of buildings stepping from eight storeys up to two towers at sixteen and one at eighteen storeys. In addition, to the southern edge of each perimeter block the massing stepped down to four storeys to maximise daylight into the courtyard spaces.

BAFO Stage Layout October 2013

Upon final shortlisting at BAFO stage, the team worked with the feedback of the Southwark Council to refine the submission in all areas, but as the diagrams below show, the essential moves of our FDS Masterplan remained intact for the final submission in October 2014. The following pages show more detail of the development of the quality of teh architecture and open space, which will ensure the FDS will become a successful and enduringly popular place.

3.3.3 ISDP Layout May 2013

3.3.4 BAFO Layout October 2013

3.4
DEFINING THE VISION

Creating Great places

Along with the Masterplan layout on the previous page these computer generated images were created for the BAFO submission to provide an indication of the quality and character of the proposed buildings and open spaces within the new development.

The images were intended to demonstrate how the FDS form a showcase for how the Masterplan vision would be delivered across a long term phased development by defining how the proposals will establish the following principles:

- **Identity**
  Any new street must create a sense of place and character particular to the site
- **Celebrating London**
  The streetscape must reflect London and relate to the surrounding context
- **Familiar and friendly**
  The streets must encourage neighbourly interaction, places to sit, play and watch the world go by.
- **Functional**
  The streets must enable the designated functions to take place: walking, cycling, driving, parking, play, refuse collection.
- **Unified design**
  Any new development must connect seamlessly with the existing context of Walworth and Burgess Park

This approach will repair the damage done to the urban fabric by the existing Estate, due to the linear blocks of massive scale and relentless repetition of form that ignore the context of the surrounding area, and the discredited ‘streets in the sky’ concept.

It is intended to create a more livable piece of city, that is flexible to a wide range of current needs and adaptable to changing needs over time - a place for everyone.

Fig 3.4.1. ***Visualisation from Burgess Park***

Fig 3.4.2 ***Visualisation of new streets***

Fig 3.4.3 ***Visualisation of pocket parks***

3.5
REFINING THE DESIGN PROPOSALS

Post BAFO Development 2014

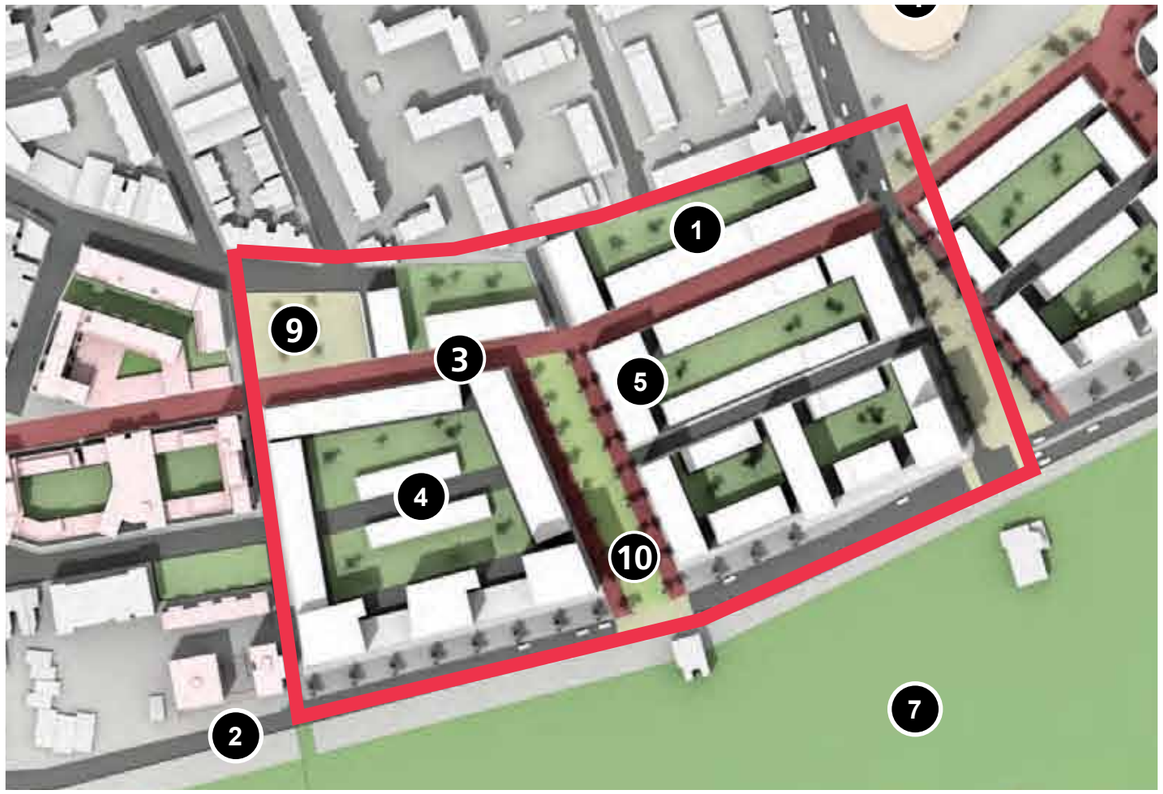
Following the successful bid and awarding of the project to Notting Hill Group, the Design Team began a process of review of the BAFO proposals. This review process was informed through ongoing regular pre application consultation with LBS Planning and in response to the continuing community and stakeholder involvement.

The design principles were retested and proven to be robust but this evaluation and consultation period raised other themes which were then tested against the proposals.

Key issues that were assessed during this period included:

- Review of tree retention proposals along Albany Road.
- Review of building heights along the Burgess Park edge.
- Development of the architectural expression to create a single building approach.
- Design Development of the Extra Care Housing
- Relocation of the Community Facility to front on to Westmoreland Park.
- Location of the learning disabilities building
- Design development of Block 6 to omit the proposed car parking podium and provide additional car parking on street
- Overall reduction in parking numbers
- Design development to incorporate additional plant requirements for the CHP connection and gas pressure reduction system (PRS)
- Design development of Block 2 to relocate massing onto Westmoreland Park elevation
- On going review of massing in response to Daylight Sunlight and Overshadowing (DSO) and microclimate modeling.

Fig 3.5.1 ***Aylesbury AAP Masterplan***



1 - Westmoreland Road – the proposed community spine formed a route with buildings backing onto the existing site boundary to the north.
2 - Albany Road – a calmed route alongside the park providing great links to the rest of the area.
3 - The East-West Community Spine – a pedestrian and cycling focused street linking many of the facilities in the area, which will include some shops, space for community meetings and events, health facilities.
4 - Secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.
5 - Large block structure composed of just 2 composite blocks
6 - Parking likely to be within basements
7 - A redesigned and improved Burgess Park – a destination 'World Park' for South London.
9 - Westmoreland Square – a major new plaza to provide the setting for new community facilities and shops.
10 - Green Fingers – providing high quality local open space that link Burgess Park with the rest of the AAP area.

Fig 3.5.2 ***Proposed Aylesbury Illustrative Layout for FDS***

1 - Westmoreland Road – is proposed at the northern boundary of the site providing frontage to the existing dwellings and maximising the site area.
2 - Albany Road – A 'Park' road.
3 - The Aylesbury Community Spine – a pedestrian and cycling environment linking many of the facilities in the area, from Walworth Road to Old Kent Road through seven new public open spaces.
4 - A local residential street provides east-west route through the scheme
5 - Block Structure provides 6 perimeter block sub plots
6 - Tree lined streets with on street parking
7 - A redesigned and improved Burgess Park.
8 - Westmoreland Square – a civic space to provide the setting for the new Extra-Care.
9 - Green Links – Concept extended to provide additional north south green links to the park, more directly connecting to existing streets to the north.
10- Existing quality trees retained wherever possible and incorporated within the new development

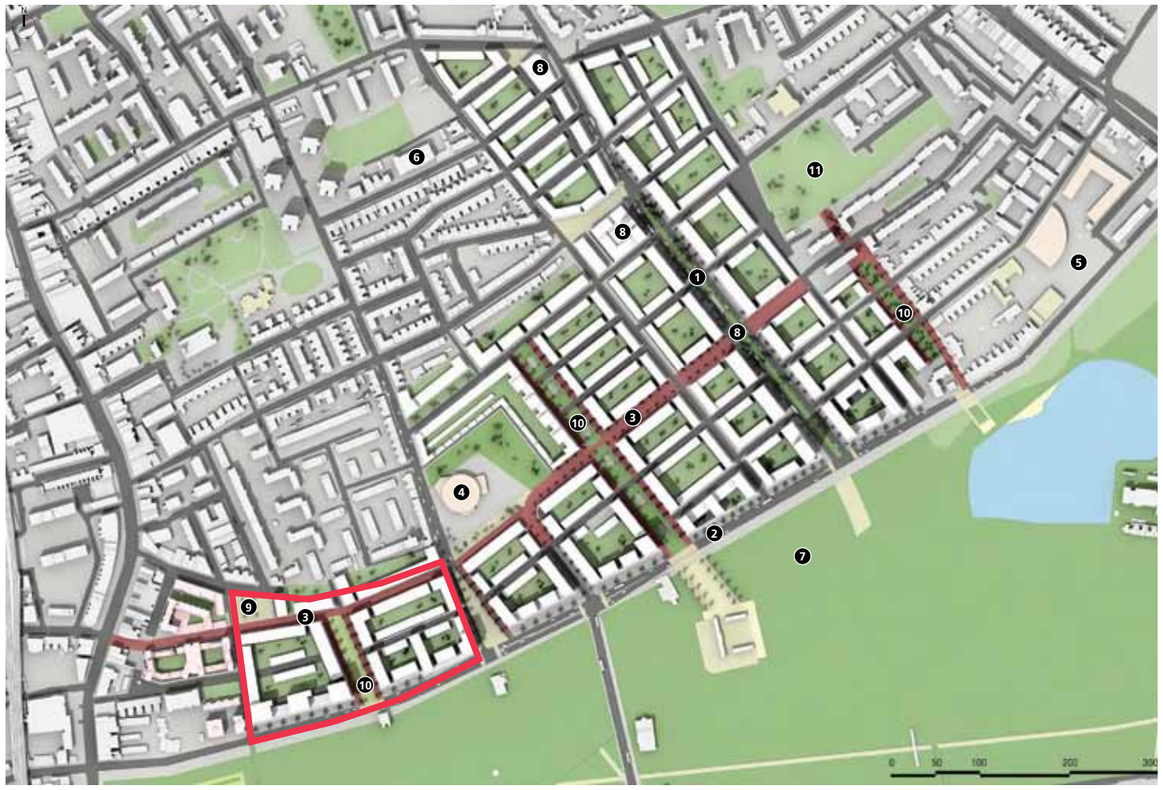
3.5
REFINING THE DESIGN PROPOSALS

Masterplan Development

The development of the FDS in parallel with the overall Masterplan provided the opportunity to inform the soundness of the Masterplan principles, and demonstrate in detail how the illustrative Masterplan and the guidance within the accompanying Design Code could effectively be delivered.

The images below illustrate how the main features of the AAP Masterplan have been reinterpreted in developing our own vision for the site across the Masterplan, similar to many of the more detailed features of the FDS.

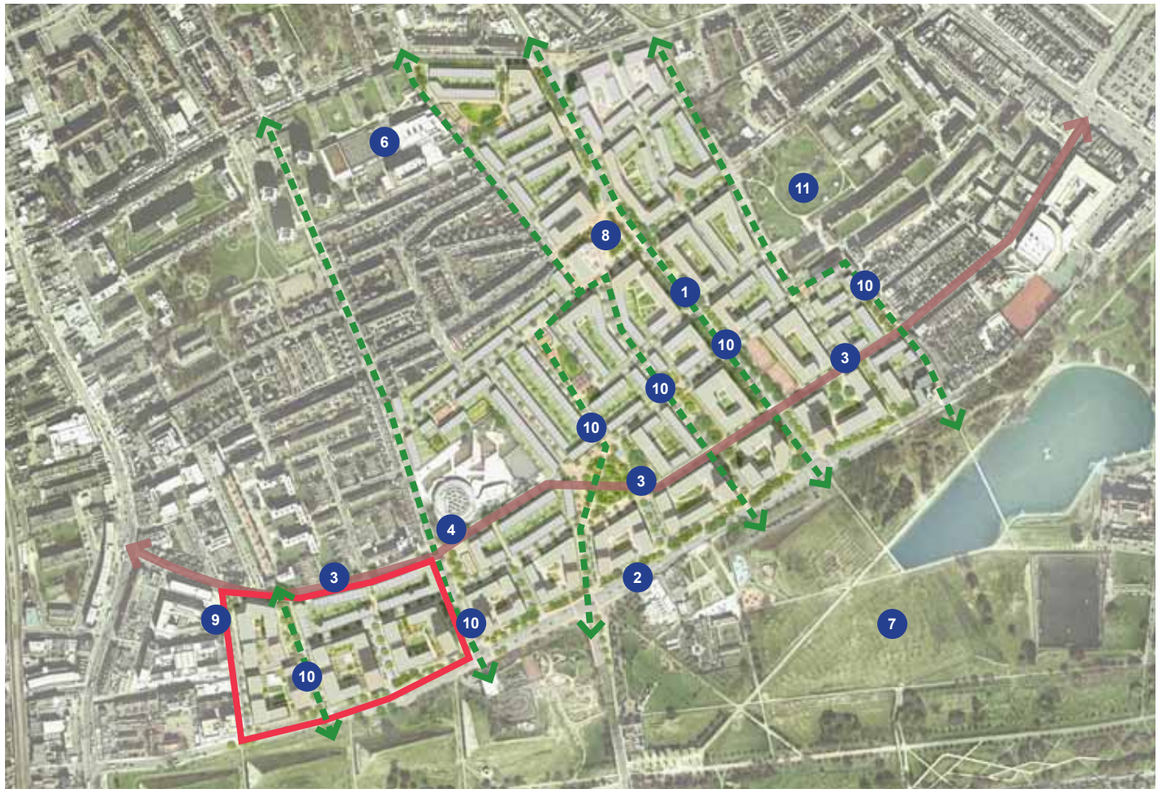
Fig 3.5.3 ***Aylesbury AAP Masterplan***



Key

1 - Thurlow Street – the neighbourhood's main street and public transport route.
2 - Albany Road – a calmed route alongside the park providing great links to the rest of the area.
3 - The East-West Community Spine – a pedestrian and cycling focused street linking many of the facilities in the area, which will include some shops, space for community meetings and events, and health facilities.
4 - Michael Faraday Primary School and Community Learning Centre – a new local campus for learning, which will be a resource for all members of the community including both local children and adults.
5 - New Walworth Academy – a new secondary school to be completed in 2010.
6 - A new secondary school with community facilities located on the site of the Walworth Lower School and to be completed in 2013.
7 - A redesigned and improved Burgess Park – a destination 'World Park' for South London.
8 - New community facilities, shops and business space focused on Thurlow Street, the Amersham site and East Street
9 - Westmoreland Road Square – a major new plaza to provide the setting for new community facilities and shops.
10 - Three Green Fingers – providing high quality local open space that link Burgess Park with the rest of the AAP area.
11 - Improved good quality open spaces, including Burgess Park and Surrey Square Park.

Fig 3.5.4 ***Proposed Aylesbury Illustrative Masterplan***



Key

1 - Thurlow Street – the neighbourhood's main street and public transport route.
2 - Albany Road – A 'Park' road.
3 - The Aylesbury Community Spine – a pedestrian and cycling environment linking many of the facilities in the area, from Walworth Road to Old Kent Road through seven new public open spaces.
4 - Michael Faraday Primary School and Community Learning Centre facing a new civic open space.
5 - New Walworth Academy
6 - A new secondary school with community facilities located on the site of the Walworth Lower School.
7 - A redesigned and improved Burgess Park.
8 - Aylesbury Square– New community facilities, shops and business space focused on Thurlow Street
9 - Westmoreland Square – a civic space to provide the setting for the new Extra-Care.
10 - Green Links – Connecting Burgess Park with open space areas both within and beyond the site.
11 - Improved good quality open spaces, including Burgess Park and Surrey Square Park.

3.6
OVERVIEW OF CONSULTATION AND ENGAGEMENT

Community and stakeholders consultation process

The community consultation process is discussed in detail in the Statement of Community Involvement.

The process was managed by Soundings, a specialist company, to ensure a constructive, thorough and comprehensive programme of engagement.

This process of engagement had the following objectives:

- To be inclusive, accessible, transparent and engaging.
- To offer a variety of different ways for people to get involved.
- To raise awareness of the project.
- To enable constructive dialogue between local residents, and the design team.
- To ensure that people have the opportunity to see the proposals for the site and to feed back their views.

Consultation Process

The consultation and engagement programme has been arranged into five stages: four were pre-application and a fifth will follow the application submission.

Stage One: Understanding the Issues

- Raise awareness of the project and consultation
- Develop a database of interested organisations and individuals
- Develop a better understanding of the local area and community
- Get feedback on initial thoughts and design concepts

Stage One included a series of consultation and engagement events designed to raise awareness, introduce NHH and the team to local stakeholders, and develop a better understanding of the local area and community.

Stage Two: Masterplan principles

- Present and consult on the principles driving the Masterplan design
- Illustrate the design team's response to the Alyesbury Area Action Plan
- Give further opportunities for resident feedback
- Engage any under-represented parts of the local community (geographic, demographic or interest)

Stage Two included a series of consultation and engagement events designed to meet the aims and objectives listed above including a public exhibition, workshops and 1-2-1 meetings.

Stage Three: Masterplan evolution

- Present an update on the design proposals and continue to gather feedback
- Get feedback on the open green and public spaces
- Engage with local stakeholders and schools

Stage Three included a series of consultation and engagement events designed to meet the aims and objectives listed above including an exhibition, workshops, presentation, 1-2-1 meeting, walk and talks and bike and talk.

Fig 3.6.1 ***Aylesbury regeneration timeline***

3.3
OVERVIEW OF CONSULTATION AND ENGAGEMENT

Stage Four: Final Masterplan

- Present the information that will be submitted as part of the planning application
- Provide greater detail on previously presented material
- Support the community to better understand the planning process

Stage Four included a series of consultation and engagement events designed to meet the aims and objectives listed above including an exhibition, presentation, 1-2-1 meetings, walk and talks and bike and talk.

Stage Five: The planning application

(to be carried out after submission of the planning application)

- Present the planning application (outline and detailed components)
- Support the community to better understand the content of the application

Consultation Methodology

All stages contained a range of different consultation and engagement events that aimed to involve all sections of the local community in the Masterplan development for the regeneration of the Estate.

The methodology included:

- **NHH development tours**

The tours offered local people the opportunity to meet NHH staff and get an impression of the quality and size of other Notting Hill Housing developments.

- **Pop ups**

The pop ups were small-scale events designed to raise awareness about the project and to gather some initial feedback. They were set up in locations of good footfall in the area around the estate and at different times of the day. Flyers, to promote the project and future events were handed out to passers by who were also encouraged to complete a canvass card.

Pop up events took place in Stage One. Details of the dates, locations and the number of completed canvass cards can be found in the Statement of Community Involvement prepared by Soundings.

- **Public exhibitions**

Public exhibitions were hosted at each of the project work stages. These events were held at Thurlow Lodge and the Southwark Resource Centre and staffed by NHH, HTA, Mae, Hawkins\Brown and Soundings.

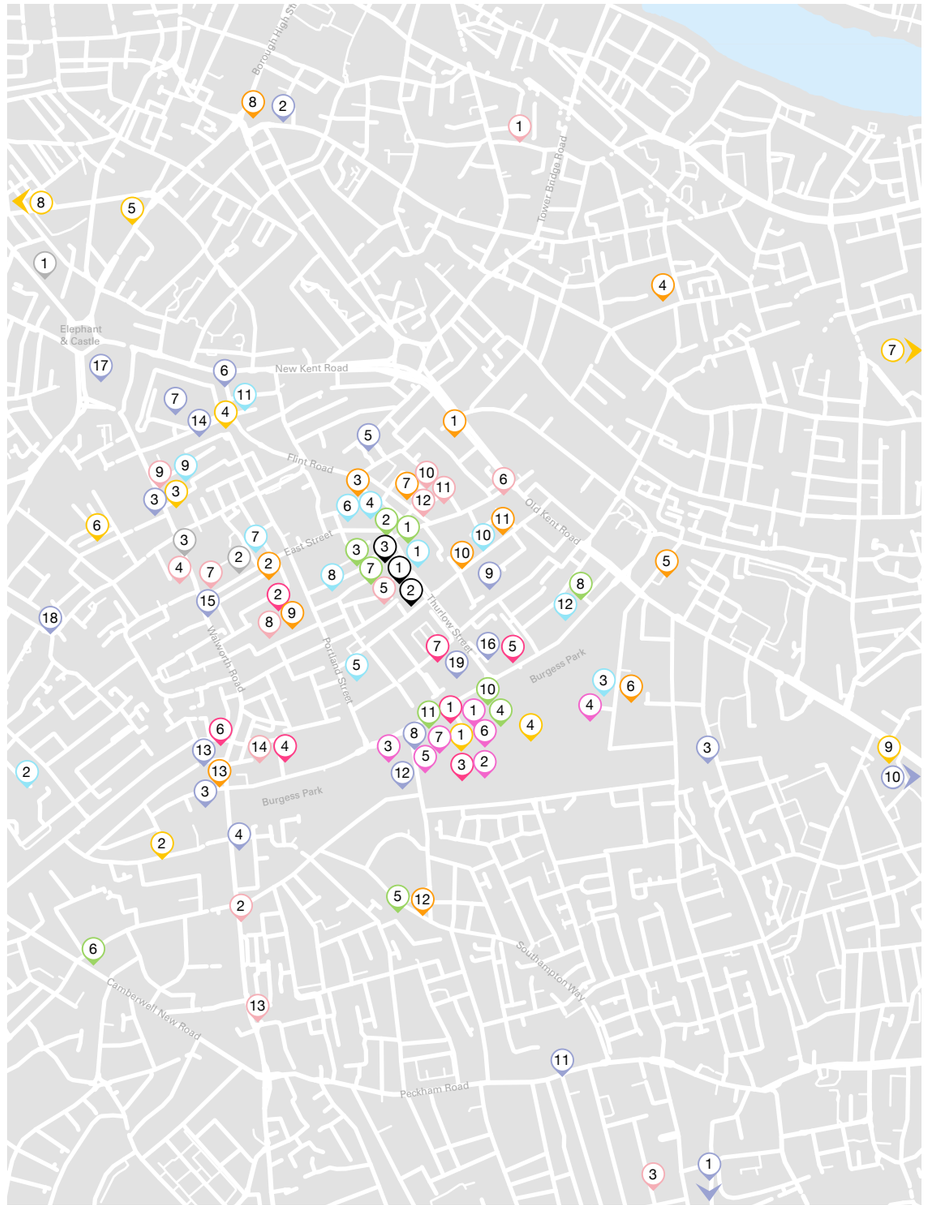
Members of staff were on hand to guide people through the information and answer questions. Visitors to the event were asked to sign in to give an accurate record of attendance and also to grow the project database.

Consultation tools used at the public exhibitions were quick comment cards, feedback forms and interactive exhibition boards. Feedback forms were used to engage on specific aspects the design team would like input on, and it offered the opportunity for people to express their views. An additional detachable sheet collected demographic information. Comment cards gave visitors the opportunity to quickly leave feedback on proposals.

- **Design workshops**

Design Workshops were arranged to complement the public exhibitions in Stages Two and Three to give local people an opportunity to discuss the proposals and ask questions of the team.

Fig 3.6.2 ***Location and attendance of Public Consultation events***



'he numbers represent the number of individuals from that location that attended an event

ttendees Stage One Stage Two Stage Three Stage Four

3.6

OVERVIEW OF CONSULTATION AND ENGAGEMENT

All design workshops were advertised on the publicity for the public exhibitions, which included flyers, posters, adverts in the local printed press and websites, on the Notting Hill Housing and Creation Trust websites and via email to the project database.

- **Presentation**

At stages Three and Four of the consultation process Simon Bayliss of HTA gave a presentation on the First Development and Proposed Masterplan. Attendees had the opportunity to ask questions off the design team and Applicant after the talk.

- **Walk and Talk**

Local residents guided members of the design team and Applicant around the area to assess and comment on a variety of outdoor spaces in and around the estate. Individual maps were used to collect ideas, as well as issues and concerns relating to play areas, green spaces, community gardens, outdoor gyms and landscaping.

- **Bike and Talk**

On the invitation of local group Living Streets, the bike and talk visited examples of pedestrian and cycle friendly areas and innovative solutions to traffic calming.

- **Outreach**

Outreach is an effective engagement tool to ensure inclusion of all sections of the community in the consultation process. To ensure that young people and the hard to reach groups were engaged in the consultation process in a way they felt comfortable, over 30 outreach meetings have been carried out.

List of participant Local stakeholders:

2Inspire
Aylesbury Community Garden
Aylesbury Community Team
Aylesbury Early Years Centre
Aylesbury Learning Centre (prior to closure)
Aylesbury Mobile Skate Park
Aylesbury TRA
Aylesbury Women's Group
CoolTan Arts
Creation Trust
English Martyrs School
Friends of Burgess Park
Inspire
Latin American Multicultural Group
Michael Faraday School
Pembroke House
School officer
Southwark Association of Street Traders
Southwark Cyclists
Southwark Living Streets
St Christopher's Church
St John's Church
Thurlow Lodge
Thurlow Lodge TRA
Tykes' Corner
Walworth Academy
Walworth Society
Wendover TRA

Fig 3.6.3 ***Images from Public Consultation***




3.6.4 Massing Model Presented at the Southwark Design Review Panel, Review no.4 in August 2014, and Resident Consultation events in August

3.6

OVERVIEW OF CONSULTATION AND ENGAGEMENT

The following table outlines the key changes that were made to the design in response to feedback at the consultation events, with comments relating to both the FDS and Masterplan development.

Table 3.6.5 ***Summary of Outcomes from Consultation per Stage***

STAGE 1

Key topics and concerns	*Response*
Buildings should be tenure blind, with social housing included on the park edge	Stage Two exhibition included a diagram illustrating the tenure mix on the First Development Site which incudes target rent homes on the park edge
Play areas for children	The Stage Three exhibition mapped the various different play and green spaces included in the Masterplan and within the First Development Site
Outdoor gyms – areas to keep fit are important / Football areas and MUGAs should be re-provided	The regeneration will reprovide the same number of MUGA's as is on the estate. The Stage Three exhibition identified the location of the new outdoor gym and games courts
Places to socialize, meet up, more shops/cafes	The local centre will create a social centre to the regeneration with places to shop, meet and access services. In Stage Two the design team presented the inclusion of flexible ground floor spaces on Thurlow Street that can be adapted from retail/business to residential or vice versa should the need arise. A community space is provided within Sub Plot 1 of the First Development Site facing Westmoreland Park.
Reputation of the area needs to be improved	Visitors to consultation events were asked to develop a name for the regeneration process, this is not an exercise in renaming an area rather a way to identify the area in flux.

STAGE 2

Key topics and concerns	*Response*
Sustainability should be a key principle	Following consultation the design team incorporated sustainability as an over-arching vision principle guiding the Masterplan
More parks and green areas with a clear use	Stage Three exhibition presented the scale and uses in detail of the First Development Site and the outline plans for the rest of the estate
Improved east-west connections	Central to the Masterplan is the east-west movement through the estate by way of community spines. The street hierarchy was presented in greater detail at the Stage Four exhibition
A cycle and pedestrian friendly area	Stage Three exhibition included diagrams on the street hierarchy, safer cycle and traffic calming strategy. Where possible, cyclist and pedestrians have been given priority
Concern over the size of new homes	Comparable measurements for 1, 2 and 3 bedroom homes showing new homes to be larger or equivalent to existing homes were presented at the Stage Four exhibition
Need for a community centre/hub to replace Thurlow Lodge	A community facility such as community centre, gym or creché will be delivered as part of the First Development Site. Further community facilities will be provided in later phasing
Keep the trees	Several of the green space layouts have been adapted in order to retain more trees. Many of the street layouts have been designed around the retention of as many trees as possible
The history of the estate past and present should be recorded	The Stage Four exhibition launched the #ouraylesbury to record images of the estate that people wish to commemorate
Need to deliver family homes	The regeneration will deliver a mixture homes including three & four bedroom homes and town houses
Height of building next to site 1A is too high	The height of building on the First Development site, next to site 1A has been lowered in line with the closest building
Relationship of open space with school is important	The open space adjacent to the school has been reconfigured in response to consultation with the school

3.6

OVERVIEW OF CONSULTATION AND ENGAGEMENT

STAGE 3

Key topics and concerns	*Response*
Community gardens should be scattered throughout the estate	Instead of only one large community garden, there will be three community gardens delivered in different phases of the regeneration
Mix of open and green spaces, catering for different age groups	A variety of open spaces will be delivered throughout the estate. The details of these were presented at each of the exhibitions
Area should be easier to navigate	The Masterplan has simplified the street layouts to increase the permeability of the estate
Clarification required on the hierarchy of the streets and better understanding of movement networks	Stage Three and Four exhibition included diagrams on the street hierarchy, safer cycle and traffic calming strategies
Need to show which blocks are houses and which are towers	The Stage Three and Four exhibitions included 3-D models of the First Development and Masterplan to illustrate the different building types
Sports areas should be separate from housing	The games areas have been positioned on the more active boulevard away from homes
There should be something that unifies the estate even if it is made up of different parts	The #ouraylesbury project will influence the design of many features across the estate. This will act as a common language across the various character areas of the regeneration
There should be more facilities for young people	The play strategy in Stage Four exhibition presented the location of multiple youth spaces across the Masterplan
Shops are places people come together and should be included in the redevelopment	The ground floor spaces of Thurlow Street have been designed to accommodate a variety of uses including retail to respond to any future demand
Open areas need purpose	The Stage Four exhibition presented how the open spaces in the First Development Site have been designed to deliver a variety of uses

STAGE 4

Key topics and concerns	*Response*
At each stage visitors wished to receive more information on the rent and service charges of NHH	As it will be several years before the new homes are built NHH cannot say what the rents and service charges of the new residences will be but at the Stage Four exhibition they presented information on a nearby development to give people and indication of housing costs
There should be segregated cycle lanes on Albany Road and Thurlow Street	NHH are continuing their discussions with Southwark Council and community groups looking at options for safer cycling on the Aylesbury

3.6

OVERVIEW OF CONSULTATION AND ENGAGEMENT

Southwark Design Review Panel

Since February 2006 the Southwark Design Review Panel (DRP) has reviewed major developments to secure high quality sustainable design throughout the borough before applications are submitted for planning permission.

The emerging Aylesbury Masterplan and detailed proposals for the FDS have been reviewed by the DRP to challege, advise and inform the redevelopment proposals. Rather than the customary single review usually held late in the design process and just prior to submission of an application, a more collaborative process was formed over course of four reviews, attended by the same panel members, resulting in greater clarity of the Masterplan principles, strengthening the character areas, a cohesive street typology and a detailed Design Code to ensure design quality for future phases of the development.

During the design development process there been four formal DRPs in March, May, July and August 2014. An overview of key design themes which emerged from these reviews is summarised below. The DRPs are independent of the meetings held with officers from Southwark Council.

Key Issues DRP 1: 11th March 2014

- **Architectural identity**

The Panel felt that the Masterplan did not give a sense of the neighbourhood, its hierarchy of spaces or the nature of buildings that were proposed. The DRP encouraged the Design Team to code and explain the transition between the Masterplan and the first development site. when the Masterplan and the unique context of the first site to develop the design. In response, the Masterplan has evolved to include five character areas with specific architecural identities described in the design code, that will strengthen the identity of each neighbourhood across the Masterplan.

- **Parameter plans and design code**

The Panel wanted to understand how the parameters and code will help to design the nature and character of each distinct neighbourhood. In response, the design team developed the Design Code to provide site-wide guidance and character area specific guidance to not only respond to residential development standards but sustainable environmental standards including sunlight/daylight guidance. The Design Code provides clear and descriptive guidance whilst retaining an element of flexibility requested by the Design Panel to encourage architectural innovation and a sense of identity around neighbourhoods.

- **Proposed land uses**

The DRP questioned the proposed land uses across the Masterplan. Following an independent study into non-residential uses by GVA, the Design Team reviewed the proposed land uses.

- **Character and place-making**

The panel felt that it was essential to clearly define specific character areas at the outset, to develop a place-making strategy with inbuilt flexibility to allow future phases to adjust and adapt to accommodate shifts in the local economy at the time of delivery. The Design Team have developed the character areas considering the interfaces with surrounding areas whilst considering the historic context and adjacent public spaces, for example the character of Albany Road along the edge of Burgess Park. The character areas proposed have derived from edge conditions at these interfaces, for example continuing the conservation area and continuing elevations of Surrey Park. The ground floor units along Thurlow Street have been designed to allow for flexible uses in the future.

Following the first DRP the Masterplan defined character areas for separate parts of the Masterplan, developed a density model and street typology linked to the character areas and an open space strategy informed by the retention of important trees.

Key Issues DRP 2: 20th May 2014, SBC

- **Podium parking**

The Panel questioned the need for podium parking going forward in the Masterplan. The Design Code has been amended to test podium parking viability at the start of every phase.

- **Design Code: character and identity**

The panel suggested that the applicants should consider the character and identity of the development from the point of view of the future occupiers of the Aylesbury Estate. In addition, the Panel suggested that the code would be tested by the other architectural studios involved on the First Development Site.

Following DRP2, the Design Team produced a study titled “A day in the life” to understand and illustrate how different residents will live in Aylesbury. Assessing the range of activities of all possible future occupies helped the proposals evolved in terms of character areas. These studies are part of the Design Code and extracts are included in this report as well, describing the future places.

In addition, the other architectural studios were invited to test two different areas within the Masterplan and apply the Design Code. These are included in chapter 11 of the Code.

Key Issues DRP 3: 7th August 2014, SBC

- **Design quality for future phases**

The panel raised concerns regarding design quality for the long-term, and on how the First Development Site would be used to demonstrate the application of the Design Code. The team reviewed the Design Code to include many examples of the First Development Site as possible illustrations of the Code application.

- **Burgess Park edge**

The Panel queried how the design was creating a ‘unique’ edge to this important open space. The Panel felt that more could be done especially at the park edge, particularly in the design of the towers. In response, the Design Code has been refined to include guidance on building typologies, including differentiating between special towers and landmark towers.

- **Roof tops**

The Panel felt that the roof space is not utilised sufficiently as an amenity and do not maximise the opportunity provided by views of the Park. In the proposals the Design Team have balanced the provision of rooftop amenity space with a viable maintenance plan. Green roofs with soft landscaping are proposed to enhance biodiversity on the site and as rainfall attenuation surfaces.

- **Connectivity and integration**

The Panel felt more could de done in the design of each urban block to ensure that it well integrate to the public realm. The Design Code now addresses the relationship between blocks, particularly facing elevations and to the public open spaces.

3.6
OVERVIEW OF CONSULTATION AND ENGAGEMENT

Greater London Authority

On the 22nd August 2013 the Design Team sought formal pre-application advice from the Greater London Authority (GLA). A brief summary of how the detailed design of the master plan has evolved and responded to key comments raised is provided below.

- **Affordable Housing**

Following the formal GLA advice the Masterplan has increased the provision of affordable units and improved the proportion of social and private sale units.

The supporting Affordable Housing Statement provides a detailed analysis on the affordable housing provision considering the requirements of the AAP and financial viability.

To accommodate the increase in units overall, the massing of the medium-rise units slightly increased along the park edge within the design principles of the Masterplan.

- **Accommodation Quality**

The GLA's advice included points on residential quality, highlighting the importnace of assuring good quality over the whole site throughout all phases. The Design Code now sets minimum space standards in line with the London Plan, a percentage target of dual aspect units of 75% as per the AAP and minimum of 70%, provision of defensible space, and floor to ceiling heights of all residential units of a minimum 2.6m. All dwellings proposed will be built to Lifetime Homes Standards and 10% of all units will be wheelchair adaptable to confirming the London Plan requirements.

- **Play Space**

The GLA advised that the Masterplan should meet the needs of older children on site. The Landscape Design Statement provides a detailed Play Strategy for all age groups, ranging from formal play equipment to informal and natural play elements that encourage imaginative play. Dedicated play facilities for different age groups will be given their own clearly defined space to allow the freedom to really play without encroaching or interfering with another age group's play space.

- **Social Infrastructure**

A clear response to mitigate the proposed growth was required. The provision of social infrastructure and location of non-residential uses has informed the AAP and by GVA, an appointed consultant working in the Walworth area for Southwark Council.

- **Urban Layout**

The road running North-south to the West of Thurlow Street, including Dawes Street was queried. As a response, the Masterplan design evolved to have that route opened and becoming a green link as in the current illustrative plan.

Whilst the proposed design showed an east-west Community Spine connection, at the time of the review, there was not enough evidence on the level of activity and quality of the environment to be expected for this route.

The Masterplan has developed, and, within this proposal, there are specific urban design measures that will define and activate the east –west link to promote this route as a pedestrian connection between Walworth Road and Old Kent Road. These are particularly the use of shared surfaces, pedestrian and cyle only routes, landscaping, parks and civic spaces and community uses including an extra-care facility, schools, early years and retail units.

- **Height, scale and massing**

The transition between taller and lower buildings was queried. The Design Code evolved to provide more guidance to demonstrate how the schemes will address this issue. Please see the Park Edge and the Community Spine sections of the Design Code.

- **Architectural Quality**

The reviewers encouraged the use of additional materials sparingly to secure distinctive neighbourhoods, and a variety of character across this large site. The Design Code has incorporated materials and a brick strategy for the wider site and specific to each character area. Materials will be used to provide a visual distinction between buildings and areas. The Design and Access Statement for the first development site provides a detailed commentary on the architectural treatment to ensure architectural integrity of the buildings proposed. This site also acts as demonstrative of the application of the guidance in the Design Code.

- **Sustainability**

An energy strategy for the wider site was requeted. The supporting Energy Strategy by WSP and Sustainability Statement by HTA sets out the proposed strategy for the Masterplan. BREEAM Communities is used to appraise the sustainability performance for the Masterplan and it helped guiding the Masterplan design development. It is envisaged that Code for Sustinable Homes level 4 is achieved as a minimum throughout the development.

- **Transport**

The GLA pointed out that the Draft London Cycling Design Standards would be available soon. The public transport routes proposed have been designed in line with the emerging London Cycling Design Standards.

A Cycle Strategy Plan is contained in the Public Realm and Streetscape section of the Landscape Design Statement.

Table 3.6.6 ***Comparison of Total Units and Habitable Rooms following GLA's feedback***

GLA Schedule of accommodation (02/08/2014)			
	Affordable	Private	Total
Units	1306	1396	2702
Habitable Rooms	5027	5564	10591
Proposed Schedule of accommodation			
Units	1390	1343	2733
Habitable Rooms	5173	5340	10513
Difference following GLA feedback			
Units	+84	-53	+31
Habitable Rooms	+146	-224	-78

4.0
VISION AND DESIGN PRINCIPLES

4.1
MASTERPLAN DESIGN PRINCIPLES

The design of the First Development Site is informed by the principles established in relation to the wider vision for the Aylesbury Masterplan.

Aylesbury is unusual amongst regeneration due to an extremely central location but with the requirement to deliver a very high proportion of family housing. This is a rare opportunity to create a new part of London knitted seamlessly into the surrounding city, with beautiful open spaces and some of the most spacious and well designed homes in central London. We envisage a place that all households could make their home - a place families will choose to bring up their children, on safe streets and in well maintained parks, close to good schools and excellent job opportunities, right in the heart of London.

This is a remarkable opportunity to create a thriving mixed community in a neighbourhood of streets and squares so close to the heart of a world city. In such a place people will be more likely to get on their bicycles to reach work, shopping, leisure and recreation. In complete contrast to the existing estate, the proposed street network provides a more attractive approach and more convenient access to new homes. Perimeter block designs accommodate buildings of varying heights and well designed streets networks can tolerate huge variations of scale.

The First Development Site seeks to exemplify all of these characteristics and hence provides both an opportunity to inform and test the Masterplan and associated Design Codes, but also provide a fully developed case study for the implementation of the Masterplan.

The Masterplan principles are summarised here to set the context for the more detailed principles underpinning the detailed design set out within the rest of this Design and Access Statement.

6
steps to success

MAKING A SEAMLESS NEIGHBOURHOOD EXTENSION

To create a seamless piece of city, without boundaries, that is connected to the surrounding areas; removing physical and psychological barriers.

RE-CREATING ‘STREETS’ WITHIN AYLESBURY

Using the ‘Street’ as a key element of the urban design, and addressing all its dimensions: Funtional - for getting to work, to local shops, to the park, and Optional - sightseeing, walking around, pleasure walks, and Social - talking, seating, meeting, playing.

CREATING A NETWORK OF OPEN SPACES

Evenly distributed provision of open space more diverse in character, to deliver a range of amenities within beautiful parks and enable a view of greenery from each home.

UNITING COMMUNITIES

To establish a variety of connected neighbourhoods centred around a network of open spaces and community facilities, each with distinct qualities and character.

INCLUDING HOMES FOR EVERYONE

A mix of unit type, size and tenure to establish a family-orientated diverse community to grow people's needs and aspirations throughout their lifetimes.

BUILDING FOR A SUSTAINABLE FUTURE

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

4.2
THE ILLUSTRATIVE MASTERPLAN

The illustrative Masterplan represents an approach to delivering the detailed requirements of the Masterplan Parameter Plans and Design Code, that form the Outline Application submitted alongside the First Development Site.

It is the result of design development undertaken throughout the Developer Partner selection process and through a rigorous Pre application process. The evolution of this Masterplan is fully explained with the Design and Access statement.

Illustrative Masterplan aerial sketch

Fig 3.6.2 ***Illustrative Masterplan***

4.3
URBAN DESIGN FRAMEWORK

Extracting the key information from the Masterplan and the AAP, an urban design framework was drawn up for the FDS that set out key principles for developing the scheme layout, heights, open spaces and architecture for the planning application. From the framework the design team distilled a series of key principles for the FDS.

These design principles have also served as a test for the Design Codes established for the wider Masterplan and have been worked up between the different architectural practices working on the FDS and have, in effect, created a mini design code for the site.

The principles were presented to Southwark Council and these have continued to evolve following inputs from the planners, the Design Review Panel and as the scheme design has evolved between the three architectural practices working on the FDS.

The design principles set out a series of guidelines that evolve from the Design Codes covering different aspects of the development on the FDS from the overall massing and building typologies proposed to the mechanics of operation and how refuse and cycle storage it provided.

CREATING A SENSE OF PLACE AND CHARACTER

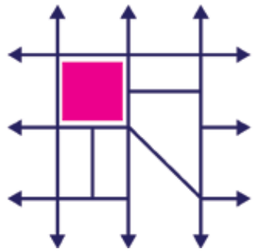
Intent

- Creating a sense of place and character particular to the site.
- Reflecting London and the local context.

Response

- Buildings to reflect character zones and to respond to key spaces, streets and vistas within the public realm.
- Reflecting the wider character areas that can be delivered within the Masterplan
- A style of architecture that relates to the surrounding context
- Creating usable open spaces that provide amenity to the community
- Stitching the FDS into the existing urban fabric, providing seamless connections and new routes.

PRINCIPLE II



A LAYOUT THAT REINSTATES STREETS AND SQUARES

Intent

- A reinterpreted layout that delivers the AAP aspiration to create Green Fingers whilst incorporating the familiar urban typologies of streets and squares.
- Ensuring legible way finding through the First Development Site
- Building on the character of Albany Place and Westmoreland Square
- Responding to the conservation area to the north of the FDS.
- Creating a unified piece of city that connects seamlessly with the existing context of Walworth and Burgess Park.

Response

- A street based layout that delivers traditional London Streets whilst creating a priority for pedestrians and cyclists
- Ensuring the relationship of building to street width delivers an acceptable street cross section.
- Ensuring adequate tree coverage within the streetscape
- Creating a Residential street character to the FDS with clearly marked entrances and maximising the number of front doors onto the street.
- Avoiding blank end gables and celebrating important facades and corners within the streetscape.

PRINCIPLE III

DEFINING APPROPRIATE BUILDING TYPOLOGIES

Intent

- To animate the streetscape and create a sense of character.
- To define the character of the Park edge zone and the community spine.
- To create a relationship between the larger perimeter/mansion blocks and the townhouses.
- To celebrate the relationship between ground floor maisonettes, entrances, front doors and the streetscape.

Response

- Additional height to ground floor to ceiling height of 3.3m (subject to design development).
- Celebrating double height entrances and maisonettes.
- Opportunity to create a consistent two storey reading/double height plinth to the perimeter blocks.

PRINCIPLE IV

APPROPRIATE BUILDING TYPOLOGIES

Intent

- To ide

ntify a limited series of building typologies to be used across the FDS responding to the key character zones

- To ensure appropriate massing and height is delivered across the FDS responding to key routes, key open spaces, the conservation area and key character areas.
- To deliver a series of contemporary buildings that complement the existing historic fabric, the emerging context and character of the built fabric of the area.
- To limit the overall number of building styles across the FDS to avoid a chaotic plethora of styles and different buildings.
- Ensuring that taller buildings are considered as part of the wider building strategy and relate to their low rise counterparts whilst still delivering special landmarking qualities.
- Creating a sense of the whole being formed by individual buildings to create a sense of scale and legibility of the layout of the FDS.

Response

- A clear and legible set of building typologies to be used across the First Development Site that respond to the existing and emerging context.
- A series of typologies that allow for high density development to be delivered comfortably within the context of the Park and the conservation area.
- Identifying which typologies deliver background architecture and which can create more significant contribution to the street and wider townscape.
- Three primary building types; Towers, Mansion Blocks and Townhouses that are assigned to character areas and can be assembled to create larger scale urban forms such as street frontages or perimeter blocks:

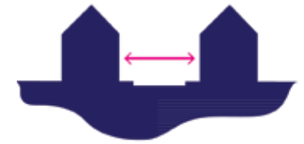
- Landmark Tower 16 - 20 storey
  - Landmark building at key locations.
  - High quality architectural treatment.
  - Recessed Balconies and rooftop amenity
  - Significant street presence with generous foyer space and detailing around base

- Special Tower 10 - 15 storey
  - Marker buildings located at secondary locations or adjacent to key open spaces
  - Forms a transition between the medium rise shoulder height and taller elements.
  - Floorplate to ensure it retains a vertical emphasis.
  - Architectural treatment allows for greater variety through design and not just height.

- Mansion Block
  - 4 - 10 storey
  - Allows for different scales of buildings within one typology group from the end of terrace 4 storey corner block to a ten storey block.
  - Each mansion block reads as one identifiable building.
  - Potential for limited changes of materials, detailing, steps in massing and change to rhythm within the facade depending on building programme, eg. where maisonettes and duplexes are provided within block.
  - Delivers flats and maisonettes
  - Can deliver a single block of accommodation or wrap around a corner/internal space.

- Townhouse
  - 3 - 4 storey
  - Location: Community Spine/Transition Zone
  - Family housing typology that creates familiar residential street layouts.
  - Stepping in height allows for different types to be delivered and to mark important frontages within a residential street.

PRINCIPLE V



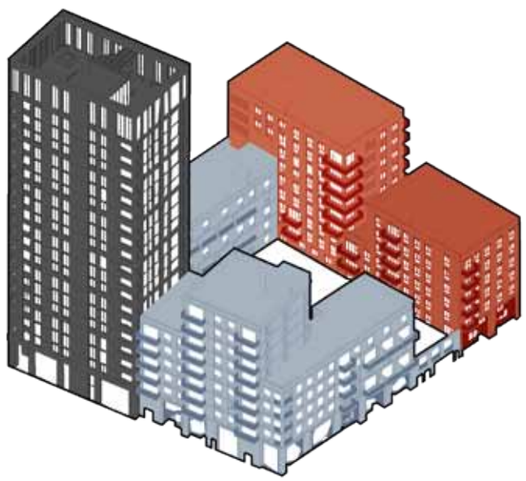
SINGLE BUILDING EXPRESSION

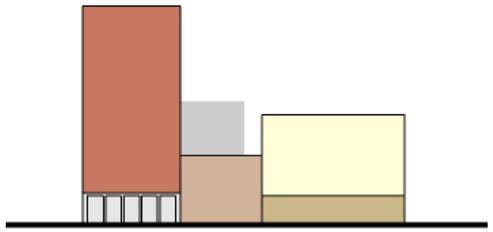
Intent

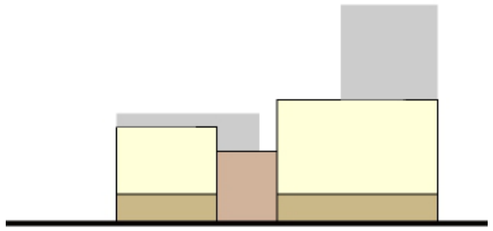
- To create legible building blocks with clearly defined entrances.
- To create a series of mansion blocks types that reinforce street frontages.
- To avoid continuous, lengthy and intimidating elevations.

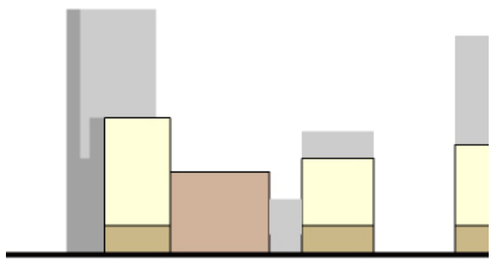
Response

- Using a clearly defined set of building typologies based around the mansion block.
- Ensuring each building is defined by its architectural treatment, style and materials so that each block can be legibly deciphered within the street elevation and within a perimeter block arrangement.
- Ensuring that building wings and secondary components appear to belong to the main building form through materials, elevational treatment, styling etc.









PRINCIPLE VI

ARCHITECTURE TO COMPLEMENT THE STREET BASED APPROACH

Intent

- To create better streets.
- Street facades to be designed to complement their opposite elevations to create a sense of place and streetscape.

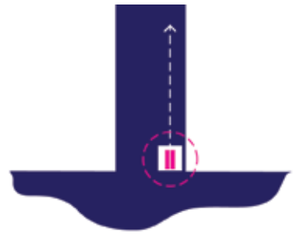
Right: CGI view showing how the 6th design principle translates into the FDS proposal

1. Generous double height entrances to the lateral apartments. Celebrated through the use of a robust brick and ornamented concrete frame brought up and around the opening
2. Individual maisonette entrances
3. Corner kitchen windows that allow oblique views down the street
4. Bedroom windows from the maisonette with corner aspect allowing views down the street
5. Ancillary entrances (refuse and bike stores) kept simple and not over celebrated
6. Semi-private space in front of the maisonettes for refuse stores and buffer zones to homes
7. No balconies below second floor (secure by design)

Activating the Street
"There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to ensure the safety of both residents and strangers, must be oriented to the street."
Jane Jacobs

As established across the rest of the Masterplan, every opportunity is taken to establish active frontage to the street. Shared lobbies provide views through the buildings to the raised courtyard garden. Elsewhere, maisonettes have front doors and defensible space at street level. The maisonettes are framed in a robust brick surround so that they are able to establish their own identity within the wider composition. Within the maisonette apertures, kitchen and bedroom windows are folded around corners so that residents can enjoy oblique views and monitor street activity.

PRINCIPLE VII



LEGIBLE ADDRESSES TO INDIVIDUAL BUILDINGS

Intent

- To create legible addresses and special moments within the streetscape and a clear sense of address.
- To create a connection from the street through to the podium or courtyard garden space beyond to provide a visual connection and create a more connected sense of community across the FDS.

Response

- Legible communal entrances with a clear sight line from the entrance door to the lifts/stairs and a visual and physical connection to landscaped amenity space beyond at ground or podium level.
- Double height entrance to work with double height plinth/two storey ground floor treatment to create strong sense of arrival and address within building facade and streetscape
- Opportunity for colour, material change, signage, art, geometrical changes to make entrances more special and celebratory.

PRINCIPLE VIII

A BRICK BASED ARCHITECTURE

Intent

- To create a sense of place where streets and buildings belong to the surrounding Walworth area and blend seamlessly with the existing context whilst delivering contemporary architecture, changes in scale and high density development.
- To deliver a palette of materials that allows for a background style and more significant buildings without all new development jostling for attention.
- Reflecting London's rich brick history and the local context's varied brick vernacular.
- Allowing scope to introduce a complementary material in key locations/areas of *logical deviation*

Method

- Using a palette of brickwork across the different buildings within the FDS that work together in different contexts, whether around key spaces, across streets, across neighbouring buildings and between new development and the existing context.
- Agreeing a consistency in rhythm and proportion of elevations, fenestration, balcony design
- Balcony design to be developed in response to elevational design, orientation, relationship to public space, view and with consideration to any impact on the street design in accordance with the SSDM.
- Projecting balconies to street elevations to only be used in locations set out within the FDS framework.
- The framework allows scope for other materials to be introduced to the brick language in key locations and in areas where the framework and Masterplan encourage logical deviation for reasons of scale, height, location or urban design.

PRINCIPLE IX

SURPRISE & DELIGHT

Intent

- To ensure that the Masterplan approach of *Logical Deviation* is enabled within the Masterplan to add interest and character to the development.

Method

- Identifying key locations, typologies, uses, or frontages where something extra special can create delight.
- Identifying small scale interventions that will create interest and intrigue within the FDS.
- The framework allows scope for other materials to be introduced to the brick language in key locations and in areas where the framework and Masterplan encourage logical deviation for reasons of scale, height, location or urban design.

The local area comprises a number of significant buildings and distinct elements of surprise such as the view into Liverpool Grove from Walworth Road that reveals Soane's St Peters Church.

The former public house on the corner of Aylesbury Road and Portland Street creates a local landmark within the immediate streetscape and breaks the pattern of the red brick houses, the mansion blocks, the materiality and the pattern of fenestration, gables and parapet lines.

PRINCIPLE X

A VIEW OF GREENERY

Intent
- To ensure that the concept of creating green spaces within the new urban environment improves the quality of the residential accommodation

Method
- Ensuring that open spaces, streets, squares and courtyards are well planted and well maintained.
- Ensuring that principal rooms, living rooms and main bedrooms can look out onto a green space be it a civic, shared or private space.
- Ensuring a high degree of tree canopy coverage across all residential streets.
- Maximising long views to the park wherever possible.
- Maximizing views back to the city skyline and towards north London.

The provision of landscaped public realm and tree coverage to streets ensures that all dwellings have a view into a green space

PRINCIPLE XI

PRINCIPLE XI OPERATION

Intent
- To ensure that refuse, recycling and cycle storage are accommodated efficiently and comfortably within the FDS without negative impact on frontages or streetscape.
- To ensure that cycle storage is located in usable and secure locations that encourage use and deter cycles being taken into blocks.

Method
- Refuse to be accommodated within curtilage of townhouses and maisonettes and enclosure to be carefully considered as an integral part of the elevation.
- Cycle storage for Private tenure blocks to be accessed via car parking where applicable.
- Cycle storage for Affordable tenure blocks to be accessed from the street.
- Where no podium is provided for a perimeter block, cycle storage can be accessed from street or from the landscaped space.
- All cycle storage to be accessed externally or via car parking and not accessed through lobbies.
- Cycle storage for townhouses and for maisonettes to be accessed externally where possible.

4.4 DEVELOPING THE DESIGN

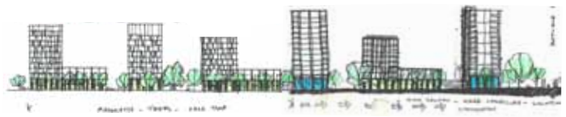
The detailed design proposals for the FDS emerged from the masterplan, design codes and urban design framework. As the proposals developed, key elements of the scheme were tested with Southwark Planning Officers and across the design team.

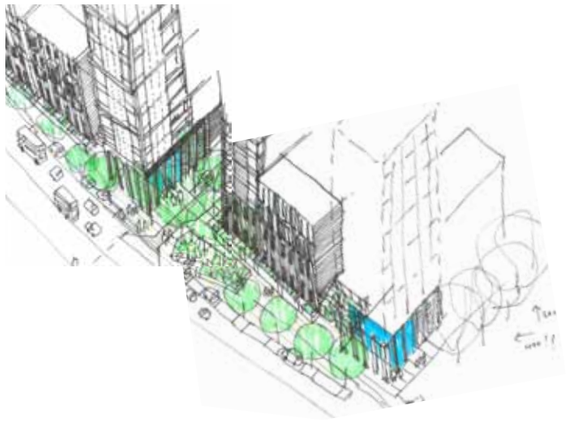
Key issues that were further developed during this period included:

- Review of tree retention proposals along Albany Road.
- Review of heights along the Burgess Park edge.
- Development of the architectural expression to create a single building approach.
- Location of the learning disabilities building
- Review of the design of the open space to create a more street based language
- Design development of Block 6 to omit the proposed car parking podium and provide additional car parking on street
- Overall reduction in parking numbers
- Design development to incorporate additional plant requirements for the CHP connection and gas pressure reduction system (PRS)
- Design development of Block 2 to relocate massing onto Westmoreland Park elevation
- On going review of massing in response to DSO and microclimate modeling.
- Design Development of the Extra Care Housing

Some examples of the design testing process are shown in the vignettes on these pages. A detailed description of the final proposal follows in Section 5.

Developing The Park Edge Massing and Elevation

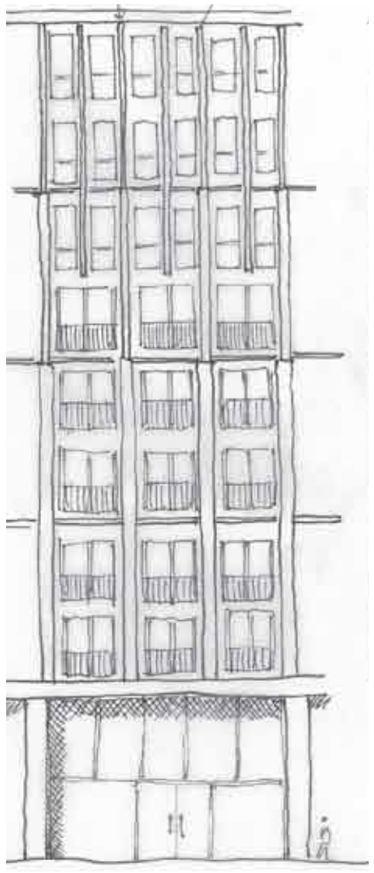




Developing Block Massing and the Single Building Approach

Developing the Architectural Language and the Relationship to the Context

Developing the Architectural Language and Proportion



Developing the Individual Buildings and Creating Streets

5.00
DESIGN PROPOSALS

5.1
DESIGN APPROACH

The FDS proposals have been designed to respond to the principles set out in the wider masterplan, the AAP and in response to the community engagement throughout the design process.

Following on from the design concept development and the successful winning of the BAFO bid, the architectural design team comprising HTA Design, Hawkins Brown and Mae Architects have worked closely through the design period to ensure that the development proposals are robust in their interpretation of the masterplan and the design codes.

The FDS comprises of 6 sub plots numbered 1 through 6 arranged across the site to deliver a street based development. Mae Architects have worked up proposals for Block 1, Hawkins Brown for Block 4 and HTA for blocks 2, 3, 5 and 6.

This section of the DAS explains the site wide moves in respect of layout, massing, use, amount and landscaping before looking in detail at each of the blocks with inputs from each of the architectural practices.

Fig 5.1.1 Block Layout Plan

5.2
LAYOUT

The site layout responds to the east west routes and north south connection that naturally break the site down into 6 land parcels or plots. Each of these plots forms an urban block allowing for development to come forward creating distinct street frontages.

The approach to the layout delivers two distinct character zones that address the park to the south and the conservation area and existing fabric to the north.

The southern half of the site delivers a distinctly more urban character responding to the wide expanse of Burgess Park to the south. The northern portion of the site and the area to the west forms an area of transition, stitching back into the existing grain and negotiating the change of scale from the high density park edge to the lower rise existing fabric.

The six blocks comprise three perimeter blocks along the park edge that consist of a series of three and four storey mansion blocks and a taller element that wrap around to enclose a courtyard garden. Each of these perimeter blocks is then broken to the north and south to create a space that allows light into the courtyard and allows views out.

In line with the neighbouring Masterplan Design Codes, the three courtyards comprise two that deliver a parking box with a landscaped podium garden and one that delivers a courtyard garden at ground floor.

To the north of the perimeter blocks Blocks 1, 2 and 3 step down in scale. Block 1 negotiates the change in scale between the southern Perimeter Block and responds to the new public open space, Westmoreland Park, where it steps up in scale. The block then steps down to the north creating a lower frontage facing onto Westmoreland Square and responding to the existing buildings to the north and the recently completed blocks to the west.

Through creating new routes and responding to the context surrounding the site, the proposed layout also responds to the AAP by creating a series of streets and squares within the FDS. These take the principles of the ‘Green Fingers’, as proposed within the AAP, and develop these further to work better with desire lines, views and the overall site layout.

The FDS creates new building lines and new frontages onto Albany Road, Portland Street, Westmoreland Road and Bradenham Close reinstating these as urban streets. In addition, the FDS creates two new north south links, one that extends Phelp Gardens to connect through the site and one that creates a green link running north south and connecting with Queens Row to the north of the site.

A secondary east west route runs across the site extending from Bradenham Close to Portland Street and forming the seam between the taller perimeter blocks to the south and the lower rise accommodation to the north.

The key strategy for the site layout has been to reinstate and create legible streets. This sets a framework in which street based buildings, terraced houses and mansion blocks can be delivered, reinstating street frontages and creating animation at the ground floor through providing front doors, living room and kitchen windows that overlook the streetscape.

Another key principle has been to avoid continuous runs of streets within the FDS to distinguish the lesser important routes from the main connectors such as Albany Road and Portland Street. As such, the layout of the scheme closes down long vistas by offsetting buildings so that facades terminate views along streets and by creating areas of public realm along these routes. This strategy will create legible streets that have a greater sense of place rather than just being connecting streets as well as enhancing the experience of moving through the site and improving wayfinding.

Westmoreland Road, has been cranked in part to follow the existing site boundary but also to create a more characterful street that reflects the character of the streets to the north of the site within the Conservation Area, where straights streets are typically short runs or streets wind or crank away from being completely straight.

As with the creation of public open space within this street based approach, a clear framework emerges for how changes in massing, key elevations and building heights can be mapped out to work with and enhance the street based approach.

Fig 5.2.1 Building Layout Plan

Fig 5.2.2 Aerial Views of Massing Model

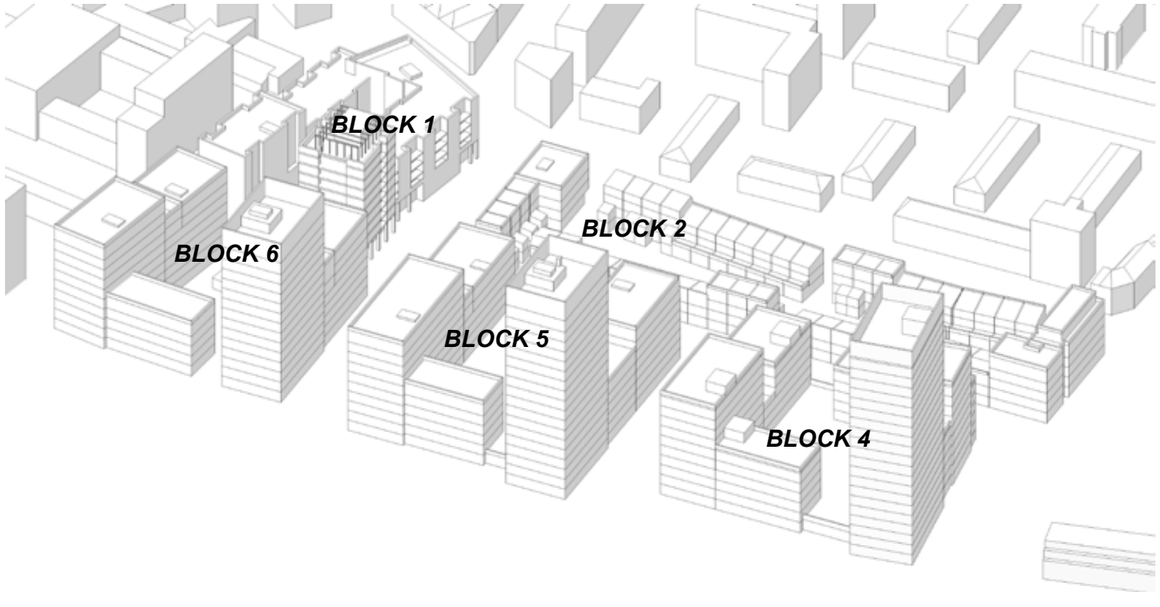


Figure 5.2.3 Ground FLoor Layout

Fig 5.2.4 First Floor Layout

5.3
LAND USE AND AMOUNT OF DEVELOPMENT

The FDS will be a residential led scheme delivering twenty three buildings within 6 blocks of accommodation with a community facility provided within Block 1.

In total, the FDS will deliver 815 new homes across a gross internal area of approximately 83,800sqm (GIA). The non residential space that will be provided is the community facility (D1/D2) which will offer approximately 260sqm of space adjacent to Westmoreland Park.

The scheme will also provide 3,975sqm of publicly accessible open space equating to 11% of the site area.

The residential accommodation is provided within a mix of building sizes ranging from terraced houses, mansion blocks and higher landmark buildings. These range in height from three storeys through to 20 storeys plus roof garden. A plan showing the range of building heights is shown here.

	No Bedrooms
Flats	
1B	314
2B	258
3B	43
4B	0
Maisonette / Duplex	
2B	36
3B	61
4B	6
Houses	
4B	27
5B	20
Total	**765**

Exclusive of Extra Care

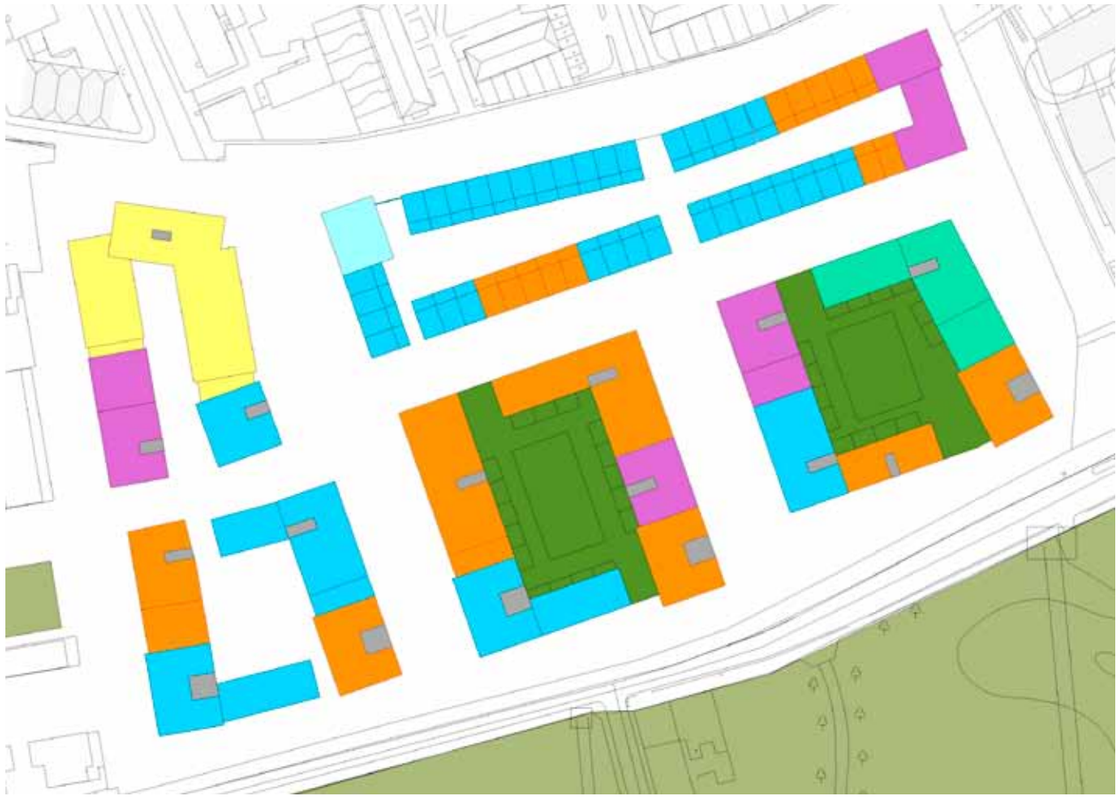


Fig 5.3.1 Tenure Plan

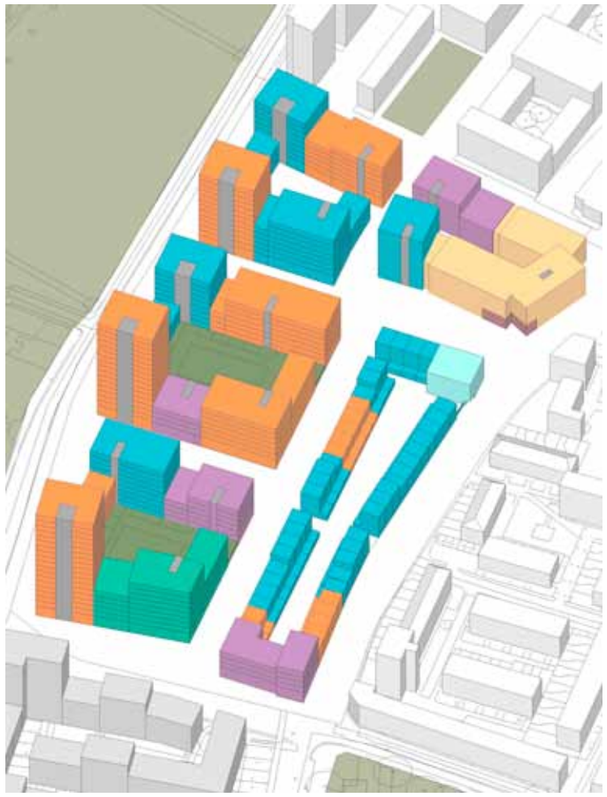


Fig 5.3.2 Massing model showing tenure allocation across the FDS

SCHEDULE OF ACCOMMODATION

TENURE & HOUSING MIX

		FLATS							MAISONETTE & DUPLEX					HOUSES					
Target Rent	34.1%	1B	2B3P	2B4P	3B4P	3B5P	4B6P	4B7P	2B4P (M)	3B4P (M)	3B5P (M)	4B6P (M)	4B7P (M)	4B6P (H)	5B7P (H)	TOTAL	GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
		93	43	21	2	34	0	0	8	0	22	3	0	17	18	**261**	32676.3	333362	25016.85	273897
	PERCENTAGE SPLIT (UNITS)	35.6%		24.5%		13.8%		0.0%	3.1%		8.4%		1.1%		13.4%	100%				
	FAMILY UNITS %							13.8%					9.6%		13.4%	36.8%				
	HAB ROOMS	**186**	**129**	**84**	**10**	**170**	**0**	**0**	**32**	**0**	**110**	**18**	**0**	**102**	**126**	**967**				
								25%					**25%**		**49%**					
								66					**66**		**129**					
S/O	12.0%	1B	2B3P	2B4P	3B4P	3B5P	4B6P	4B7P	2B4P (M)	3B4P (M)	3B5P (M)	4B6P (M)	4B7P (M)	4B6P (H)	5B7P (H)		GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
		30	24	15	0	0	0	0	6	0	14	3	0	0	0	**92**	8557	196339	6169.9	66412
	PERCENTAGE SPLIT (UNITS)	32.6%		42.4%		0.0%		0.0%	6.5%		15.2%		3.3%		0.0%	100%				
	FAMILY UNITS %							0.0%					18.5%		0.0%	18.5%				
	HAB ROOMS	**60**	**72**	**60**	**0**	**0**	**0**	**0**	**24**	**0**	**70**	**18**	**0**	**0**	**0**	**304**				
															25%					
															23					
PRIVATE	53.9%	1B	2B3P	2B4P	3B4P	3B5P	4B6P	4B7P	2B4P (M)	3B4P (M)	3B5P (M)	4B6P (M)	4B7P (M)	4B6P (H)	5B7P (H)		GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
		191	39	116	0	7	0	0	22	0	25	0	0	10	2	**412**	40206.9	432783	28898.9	311065
	PERCENTAGE SPLIT (UNITS)	46.4%		37.6%		1.7%		0.0%	5.3%		6.1%		0.0%		2.9%	100%				
	FAMILY UNITS %							1.7%					6.1%		2.9%	10.7%				
	HAB ROOMS	**382**	**117**	**464**	**0**	**35**	**0**	**0**	**88**	**0**	**125**	**0**	**0**	**60**	**14**	**1285**				
															14%					
															59					
Total Of Unit Type Excl. EC		**314**	**106**	**152**	**2**	**41**	**0**	**0**	**36**	**0**	**61**	**6**	**0**	**27**	**20**	**765**	**81440.2**	**962484**	**60085.65**	**651374**
								43					67		47					
	FAMILY UNITS %							5.6%					8.8%		6.1%	**21%**				
	HAB ROOMS	**628**	**318**	**608**	**10**	**205**	**0**	**0**	**144**	**0**	**305**	**36**	**0**	**162**	**140**	**2556**				

EXTRA CARE		1B	2B3P	2B4P	3B4P	3B5P	4B6P	4B7P	2B4P (M)	3B4P (M)	3B5P (M)	4B6P (M)	4B7P (M)	4B6P (H)	5B7P (H)		GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
	EXTRA CARE RENT	*40*	0	0	0	0	0	0	0	0	0	0	0	0	0	**40**	6669.6	71791	2976.9	32043
	EXRA CARE SHARED OWNERSHIP	*7*	*3*													**10**				
	HAB ROOMS RENT	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**				
	HAB ROOMS SO	**14**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**				

TOTAL INCLUSIVE OF EXTRA CARE

	1B	2B3P	2B4P	3B4P	3B5P	4B6P	4B7P	2B4P (M)	3B4P (M)	3B5P (M)	4B6P (M)	4B7P (M)	4B6P (H)	5B7P (H)		GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
UNIT NUMBERS	361	109	152	2	41	0	0	36	0	61	6	0	27	20	**815**	88109.8	1034275	63062.55	683417
PERCENTAGE SPLIT (UNITS)	44.3%		32.0%		5.3%		0.0%	4.4%		7.5%		0.7%		5.8%	100.0%				
FAMILY UNITS %							5.3%					8.2%		5.8%	**19.3%**				
HAB ROOMS	**722**	**327**	**608**	**10**	**205**	**0**	**0**	**144**	**0**	**305**	**36**	**0**	**162**	**140**	**2659**				

TOTAL NO UNITS	**815**		361	109	152	2	41	0	0	36	0	61	6	0	27	20	815	83804.8	902067	60426.55	825927	
									Total No Flats	**665**		Total No Maisonettes	**103**		Total No Houses	**47**						TOTAL WHEELCHAIR
DENSITY	4.4 HA	604 HRH							BUSINESS PLAN TARGET	659			111			50						Excludes LD & EC
DENSITY	4.4 HA	185 DPH																				

5.4
SCALE & MASSING

The scale and massing proposed on the FDS has been designed in line with that proposed in the AAP, which steps up in height and mass towards the park edge, creating a sense of enclosure to the northern edge of Burgess Park.

The massing along this edge creates a shoulder height that steps up where landmark buildings are located across the FDS and the wider masterplan frontage. The massing steps down towards the back of the site to comply with the 2 - 4 storey zone of the AAP and to meet the low rise character of the conservation area to the north. Within this zone, the AAP recognises that there are opportunities for other special buildings and the urban design development of the FDS and wider masterplan has identified areas where this 4 storey shoulder height can step up.

The massing across the site has been designed to transition with the existing context to the north, more recent development to the west and the emerging context to the east that will come forward as part of the wider masterplan regeneration. This defines two distinct areas, the Park Edge and the area to the north that transitions to the existing fabric and conservation area to the north.

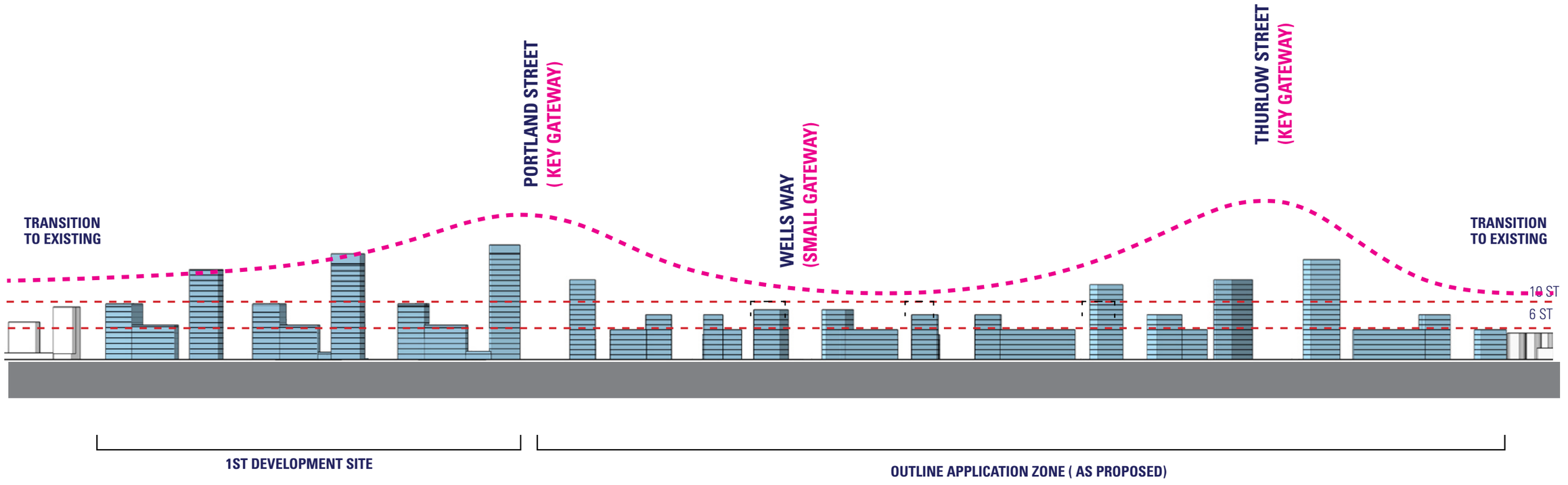
Massing has been further articulated across the park edge and stepping back into the site to avoid an abrupt stepping. Across the Park frontage two shoulder heights are proposed, the taller stepping up to 10 storeys and the lower range stepping between five and six storeys. This creates a more varied massing along the park edge that is representative of the individual building blocks that form the perimeter blocks across the southern part of the site.

This approach also creates a more interesting perimeter block with the roof lines stepping as the individual buildings wrap around to form the block. The massing takes into account the orientation of each building, locating the tallest element to the southeast corner and lowering the massing to the south of the perimeter block to maximise the amount of light into the block.
In line with the Design Codes developed for the masterplan application, the massing immediately to the north of the tallest element is stepped to provide a break between the ‘tower’ and the lower blocks. The building line is also stepped so that the tower element appears as a freestanding element within the wider ensemble.

Looking at the section across the site, a similar approach has been applied so that the massing becomes more varied than simply providing a constant step down in height to the south.
Whilst the massing generally steps down, by introducing a reduction in height to the north of the tower, the massing becomes more varied and adds interest to the streetscape. This approach reflects the massing on Albany Road wrapping it into the site along the key routes and into the new public open space.

Fig 5.4.1 Aylesbury Area Action Plan Figure 10 Building Heights Plan

Fig 5.4.2 The Park Edge Proposed Massing showing masterplan



On Portland Street the massing steps from the tallest landmark tower, located at the junction of Albany Road down to a five/six storey building to the northern part of the site. The stepping follows the oscillating wave pattern set by the massing along Albany Road stepping down from twenty storeys to a part six/part ten storey block before stepping further to a part five/ part six storey block. On each of the two buildings to the north of the tower, the taller component of each building steps up towards the north to reinforce this oscillation across the massing. See Figure 5.4.3.

The corner building behind Block 4A has been further refined to respond to its location on Portland Street Park and its strategic location on the new east west link that connects Westmoreland Park with Portland Street. The massing comprises a mansion house block that steps down to meet the tower, steps up and then steps down again to meet the street and the lower rise accommodation to the north. This interpretation of the massing very much reflects its special location and is further enhanced by the lower elements of the building being set back to appear less dominant in the massing hierarchy.

The east west street that connects across the FDS marks the step in massing between larger building blocks forming the perimeter blocks and the finer grain massing to the north. As set out in the Design Codes for the Masterplan application, the massing of the perimeter blocks becomes more modeled along this street with the introduction of a mansard roof detail across three of the larger building blocks along this street. This device opens up the street section reducing the overall bulk of the buildings to the south, their impact on the streetscape and the neighbouring houses to the north. It also reflects how the massing changes at a more detailed scale to accommodate the various changes in spatial strategy and street section across the FDS.

In summary, the scale and massing responds to a high level strategy of providing more mass, height and density towards the Park Edge but also delivers a more refined response to the massing, responding directly to the public realm, to neighbouring buildings and to routes connecting through the FDS.

This design approach ensures that the scale and massing of buildings creates a sense of place across the FDS, defining key spaces and routes, creating key landmarks at junctions and smaller landmarks at key locations to enable wayfinding, orientation and create visual interest to the built form across the site.

Fig 5.4.3 Portland Street Elevation - Proposed Massing & Relationship to Existing Fabric to the North

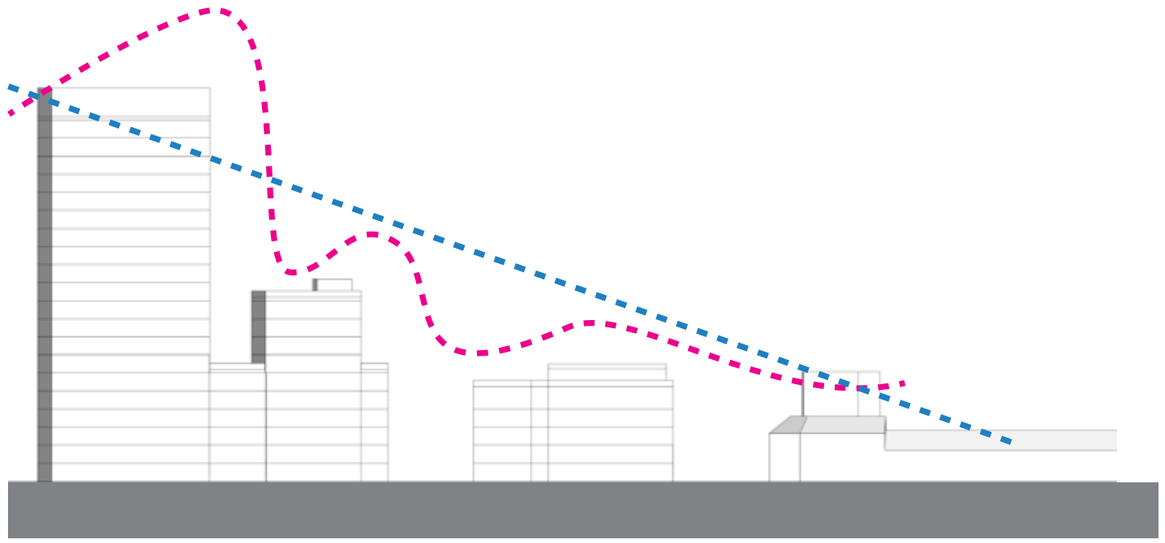
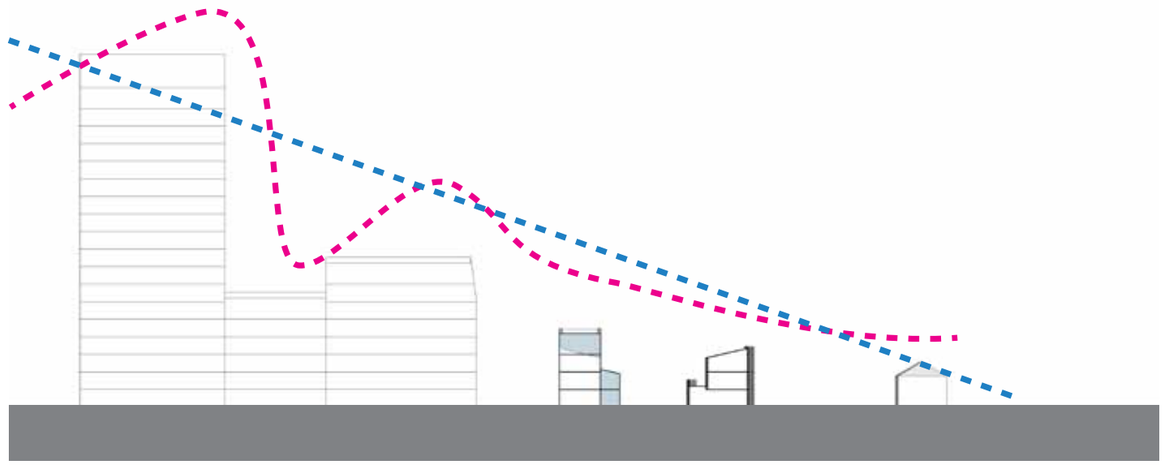


Fig 5.4.4 Phelp Gardens Elevation - Proposed Massing



Line showing general stepping down across the site to the north

Line showing oscillating massing delivered by buildings stepping down to the north

The buildings that are delivered across the FDS can be grouped into three typologies, two of which can then be broken down into subsets.

The three key typologies are Low Rise, Medium Rise Mansion Blocks and High Rise Towers.

These three typologies reflect those set out within the Masterplan Design Codes and the FDS Design Principles.

HIGH RISE TYPOLOGIES & TALL BUILDING STRATEGY

The first group relates to the three towers that are located along Albany Road. Again, these are divided into two sub groups, the landmark towers that define key routes and civic space and the lower rise special tower that defines secondary routes.

The three towers within the FDS are designed to complement the 5 other landmark and special tall buildings proposed across the park frontage within the wider masterplan.

The Design Code Document that is submitted as part of the masterplan application sets out the principles for these towers. The three buildings designed within the FDS are intended to read as three blocks within a family that are linked by their overall proportions and by each reinforcing a grid elevation design across their facades. The two taller blocks are designed to work as a pair that mark the junction with Portland Street and the park that folds around from Portland Street onto Albany Road. The taller block, treated in a dark almost black brick, forms the marker to the junction whilst the slightly lower, light grey clad brick tower forms a counterpoint to the dark tower and bookends the park space that folds around onto Albany Road.

The third block steps down again, marking the connection from Albany Road to Westmoreland Park and is treated as something more special as it is removed from the two taller blocks that mark the more civic role of Portland Park.

The FDS towers are designed to work individually but also as a grouping across the park frontage. They do not, however, set a precedent for the towers that are proposed within the masterplan. These will be designed in accordance with the Design Codes to enable more variety across the taller buildings that come forward.

LANDMARK TOWER

Fig 5.4.5 Albany Road - Park Edge Elevation

Fig 5.4.6 View Along Portland Street Towards the Landmark Tower at the Junction of Albany Road

Tower

SPECIAL TOWER

Fig 5.4.7 Sketch Model View of Special Tower

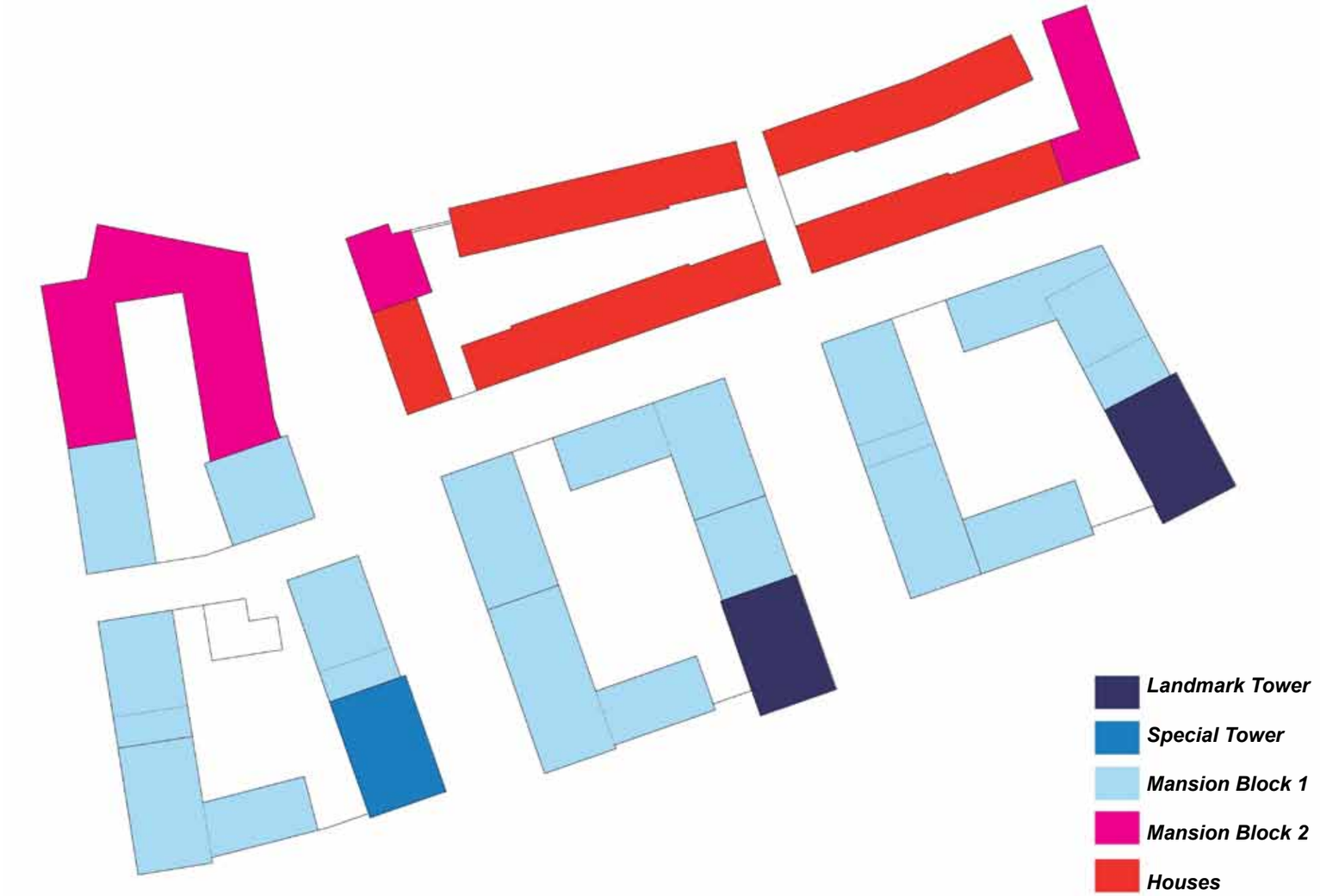


Fig 5.4.8 Distribution of Typologies Across The SIte

MEDIUM RISE

The Medium rise accommodation comprises the widest range of building heights and covers the lower medium rise up to a threshold of six storeys and the higher threshold of seven to ten storeys. The first lower sub set includes the mansion blocks to the northern part of the site including the main building of Block 1 that provides Extra Care accommodation and mansion block 3B that faces onto Portland Street and steps up from the low rise houses.

These blocks typically negotiate the step in massing between the low rise buildings and their taller counterparts and form the taller blocks within the transition zone to the north of the site. The typology used within this scale set is typically the mansion house block although these blocks allow for more flexibility within their scale and massing and are characterised by stepping heights between their component parts, such as Block 1. Wihtin the block the massing steps from five storeys onto Bradenham Close up to six storeys onto the new public open space, Westmoreland Park. Proportionally, the elevations of these buildings read as more horizontal blocks with a shorter height to width ratio.

The taller sub group of medium rise blocks refers to the larger mansion block types that are associated with the southern edge of the site, forming the perimeter blocks and the park edge.

These are typically from seven to ten storeys and form the taller shoulder height for the southern part of the site. Typically their floorplates provide a double stacked flatted arrangement with a central corridor. This defines the building width around 18m. The length of these blocks is limited by the number of flats provided by core and by maximising the number of dual aspect flats at the end of corridors. This sets a maximum length to the block of 36m and creates a greater height to width ratio for the elevations.

Where these taller mansion blocks are located facing onto the new east west link, the overall massing has been shaped to reduce the impact on the transition zone to the north. A mansard roof arrangement has been introduced to three of these taller blocks to reduce the impact of the taller blocks on the low rise buildings to the north. Block 4B goes a step further creating more of a step within the massing to negotiate the corner and the stepping down from a ten storey block to the four and five storey blocks beyond.

The mansion blocks that form the perimeter also step down to allow light and to reduce the sense of enclosure around the courtyard spaces. The mansion blocks that form the north and south buildings to these spaces step down to create five or six storey wings that form the street elevation onto Albany Road and onto the new east west route.

The effect this has is to reduce the overall impact of the development across these two elevations creating a stepping pattern and allowing more visual connection to the sky from Burgess Park and Albany Road in particular.

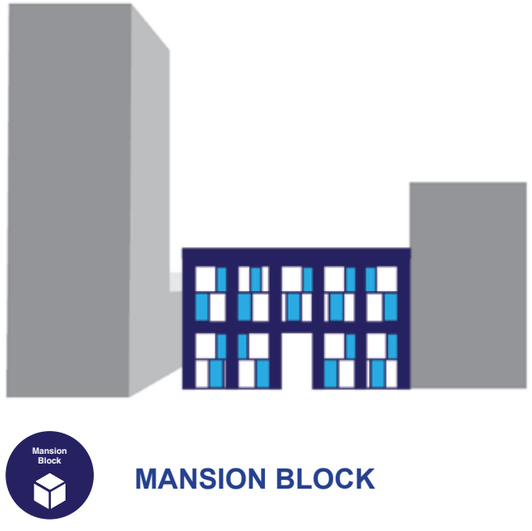


Fig 5.4.9 Massing model showing mansion blocks along the park edge

Fig 5.4.10 Example of Adjoining Mansion Blocks

Fig 5.4.11 Variations in massing between mansion blocks

LOW RISE TYPOLOGIES

The low rise accommodation is typically three to four storeys and includes the townhouses within blocks 2 and 3 and the small 4 storey building which provides the learning disabilities housing in block 2.

This typology reflects the lowest, smallest scale of development and is used across the northern part of the site to transition between the high density accommodation along the park edge to the existing housing stock and lower density urban grain to the north.

The typology draws heavily on the two storey housing to the north within the conservation area but also references the wider area and the Georgian townhouses that can be found across Walworth Road, in Sutherland Square and reaching towards Kennington and Camberwell.

Fig 5.4.12 Terraced Housing Block 2

Fig 5.4.13, 14, 15 Terraced Housing Examples

TOWNHOUSE

5.5

LANDSCAPE

The landscape strategy aims to build upon the urban design strategy and support the creation of a recognisable London neighbourhood. A network of safe and attractive streets, high quality squares and parks will ensure the successful integration and appropriation of the development, assisting in generating a place of real urban value.

The key design approach is to create attractive, legible streets, with a distinctive character that create a ‘sense of place’, rather than focused on vehicular access. Giving priority to pedestrians will create a place of social activity, accessible and safe for all users, where playing and interaction within the community is encouraged.

Recognisable elements like railings, hedged boundary treatments and the traditional London Square create the scale and character of an urban network that will be easy for the residents to relate to, understand and navigate. At the same time the distinctive use of materials and layouts will formulate an identity that will define the local character.

Access to the new homes is always at ground level, either directly to the private front doors of houses and maisonettes, or to shared entrances at building cores, facing the streets and squares, providing an active frontage to all public areas.

The main landscape features of the FDS will be:

- Westmoreland Square: an urban square along the community spine that will form the main civic hub of the development, linking the proposed Extra Care building, the Southwark Resource Centre and the existing shops to the North site boundary, creating a gateway space into the new development and wider regeneration area whilst linking into the existing neighborhood via the improved route to Walworth Road, currently being implemented by LBS.
- Westmoreland Park: connected to the Community Spine, the Community Facility and the Learning Disability flats, this pocket park creates a fundamental aspect of the north-south Green Links to Burgess Park. It is a place for passive recreation, biodiversity and play.
- Portland Park: Portland Park will be an urban park with a high level of activity with formal play equipment, characterised by its close proximity to Burgess Park. The character of the park is defined by the four retained London plane trees.
- Albany Road Park: a linear open space on the northern side of Albany Road to facilitate the creation of the ‘Park Road’ character and exploit the opportunity provided through the retention of the majority of the existing trees.
- Communal Courtyards: internal courtyard gardens for communal use, providing opportunities for planting, gathering, play, relaxing and general enjoyment for the residents of the surrounding blocks.
- Intensive Green Roofs: Roof terraces on top of the four towers, inviting residents to relax, sunbathe, gather and enjoy the views of the city.
- Green Links: an integrated north-south network of parks and tree lined streets with widespread planting that draws the character of Burgess Park through the development and connects the site into its surroundings as well as creating habitat and biodiversity corridors.

Fig 5.5.1 Illustrative View of Westmoreland Park

Full details of the landscaping proposals and a description of the public open space is provided within the Landscape Strategy Document that accompanies the application.

5.6
APPEARANCE

The physical appearance of the scheme has been designed along a simple ethos that the FDS should have a tangible sense of place, of being part of Walworth and part of London.

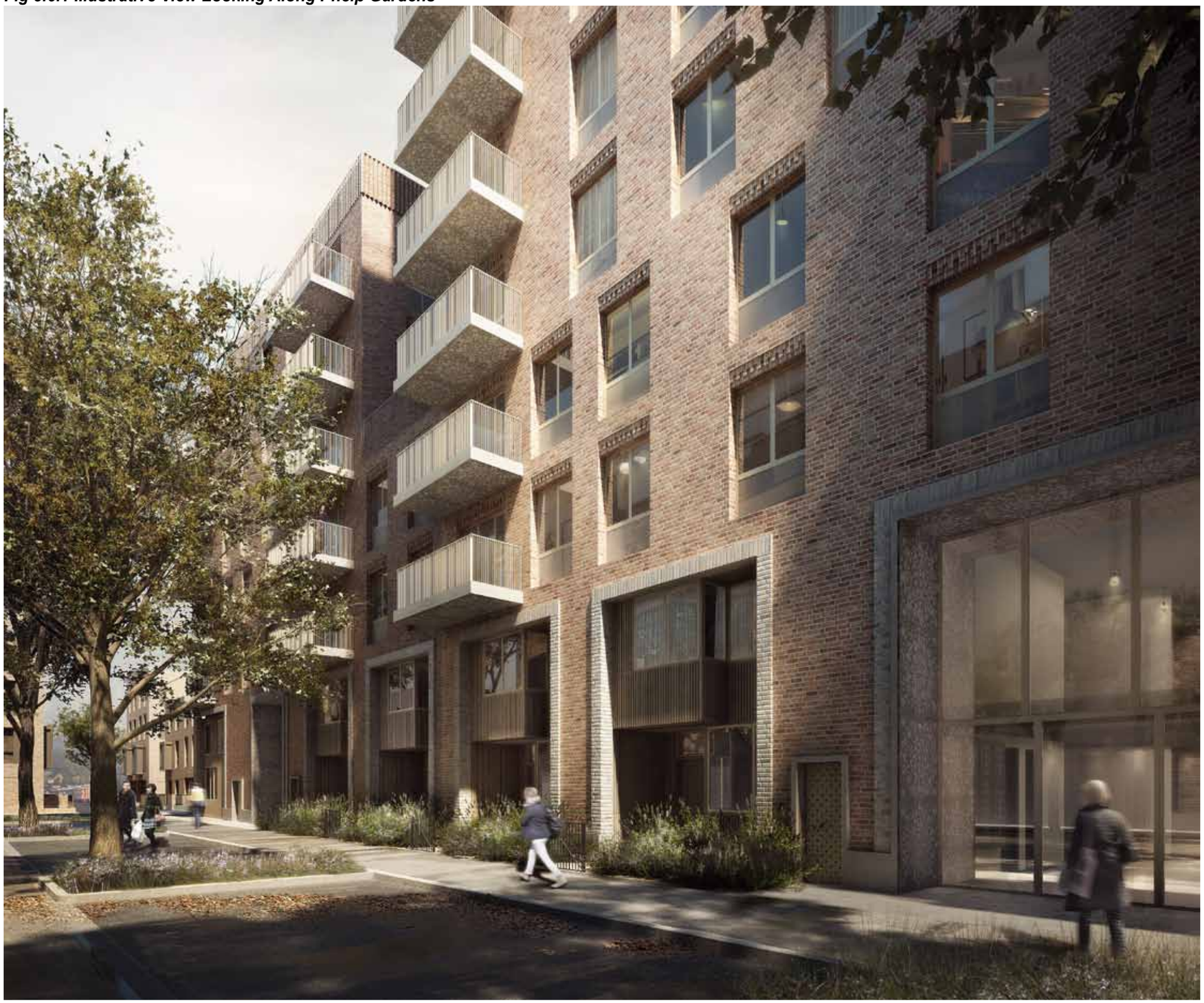
The three architectural practices have worked collaboratively assessing the local vernacular, the context, patterns and the varied styles that make up the local fabric. References have drawn upon local buildngs and London wide examples where new typologies are being introduced such as the new high rise buildings.

The design team made a commitment to deliver a brick based architecture across the FDS that allows for other materials to be introduced to the palette in either details or across entire buildings. This approach expands upon the principles of the masterplan design codes and the AAP.

The appearance of the scheme is also based around the principle that each building is legible in its own right with a clear address and its own elevation treatment. This has been tested across blocks and across streets so that different types of brickwork can be introduced to create variety without it becoming too confused or varied a streetscape.

This section of the document describes each of the plots across the FDS, exploring the elevation design, materials and overall appearance for each building.

Fig 5.6.1 Illustrative View Looking Along Phelp Gardens



5.7
MATERIALS

Primary Material Palette
The material palette for the first development site has been developed to unify the different blocks as a legible neighbourhood- whilst allowing for individual variety, texture and richness, so that each block has its own identity on the street. This principle is reinforced by the three collaborating architects interpreting the palette in their own way.

Materials will be specified to be of a high quality and well detailed with a focus on robust, self finished materials that weather well with age and are environmentally sustainable.

A base palette of brick to all plots helps to 'stitch in' with the surrounding South London townscape. In line with the streets-and-squares approach to the wider masterplan, the use of brick also references the Georgian, Victorian and Edwardian houses and tenements in the Walworth Conservation Area to the north.

Fig 5.7.1 Waterstruck bricks have a softer appearance and work well adjacent to older build-

Fig 5.7.2 Semi-glazed clinkers have lots of visual interest and catch the light- good for tall build-

Brick also has a strong connection with domestic architecture and a human scale, as bricks are traditionally laid by hand. It is a material that weathers well over time and looks great even when very old. This is a conscious response to the existing panelised concrete 'super-blocks' that comprise the existing estate.

HTA, Hawkins\Brown and Mae have worked together so that there is both a continuity of materials across the first development site, along with richness and variety coming from differences in facade composition, crafted detailing and introduction of other materials such as cast stone and coloured aluminium.

Where the plots are larger and denser towards Burgess Park, different varieties of brick are used to express individual blocks so that each has its own identity on the street.

Towards the rear- in particular the terraced family houses- the palette settles into a single brick type in line with the reduced scale.

Building tall in brick
The towers and taller mansion blocks also use brick, helping tie them to the wider masterplan. In order to deal with increased scale and visibility of the taller buildings from a distance, the depth of modelling in the facades and surface reflectivity becomes more important. This is explained in more detail in the plot by plot descriptions.

Secondary Material Palette
Detail elements such as balconies, window frames, string courses and parapets all fall into a secondary palette particular to each block and these are described in more detail in the plot-by-plot descriptions in this report.

Brick types and their distribution
The diagrams below and right show how different brick types have been deployed across the different plots. Example bricks are explained in more detail on the following pages.

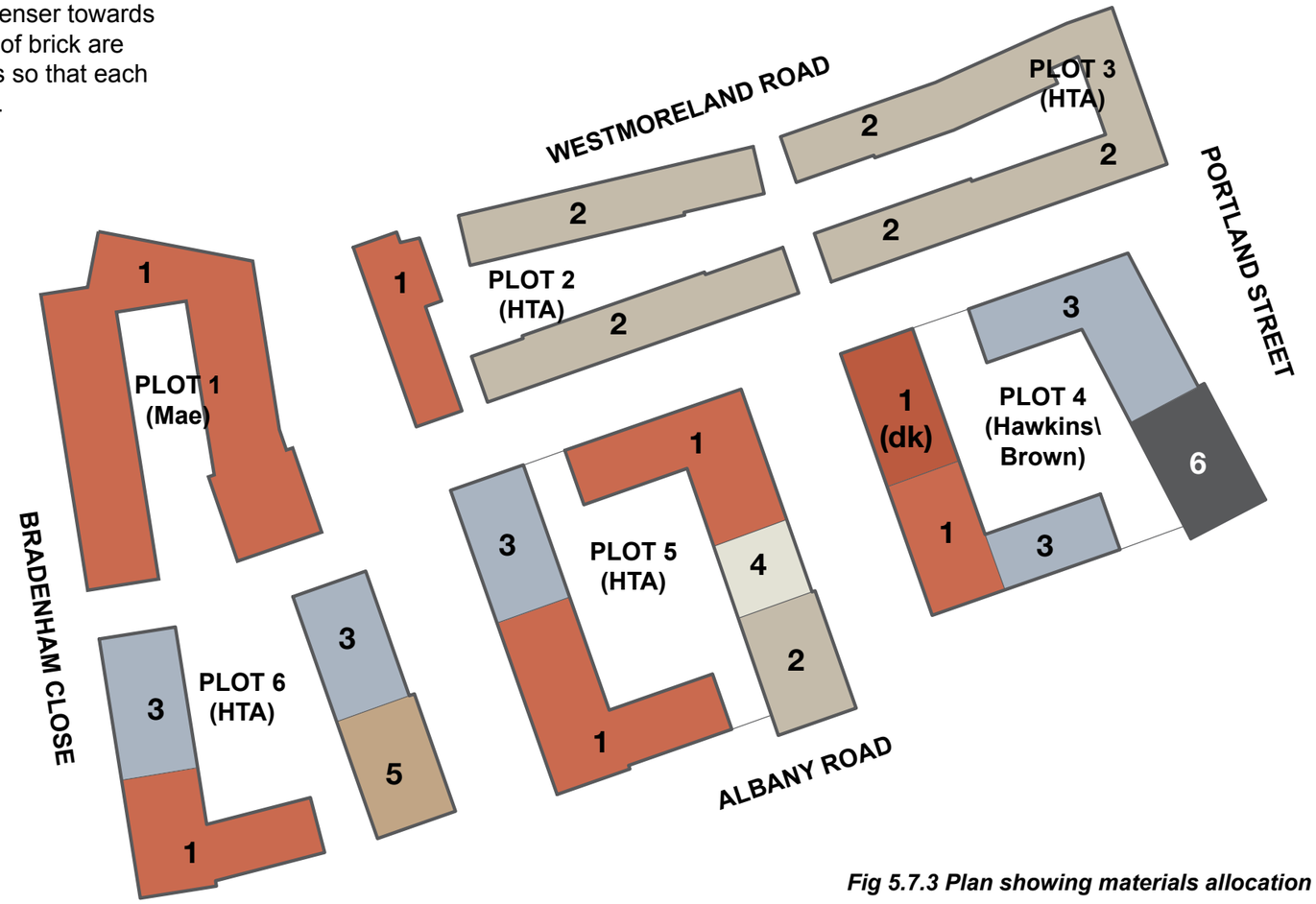
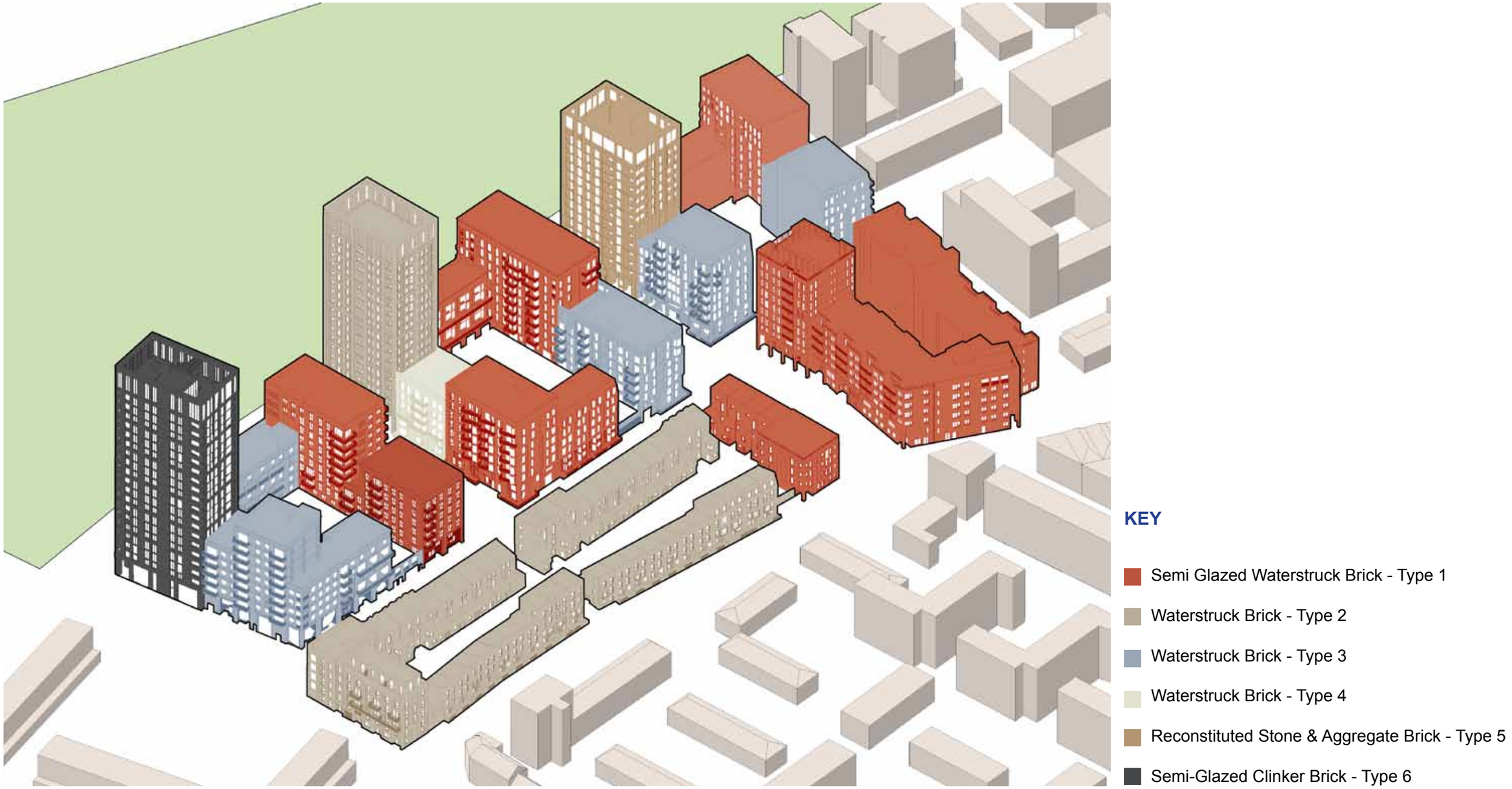
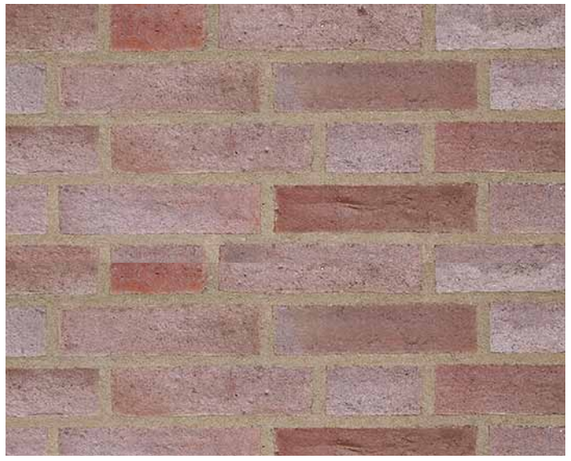


Fig 5.7.3 Plan showing materials allocation

Fig 5.7.4 Masing model view showing materials allocation





Waterstruck Brick - Type 1

Application:
This waterstruck brick is proposed for Block 1, the apartment building in Block 2, and some of the mansion blocks in Blocks 4, 5 and 6. The example shown has an engobe finish that adds a semi-glazed quality and catches the light. The brick has a soft, subtle red colour. The water-struck process softens the appearance of the brick. Plots 4C and 4D use this brick and are linked. Individual expression can be achieved in a subtle way using a different mortar colour.

Colour:
A variegated brick of purplish/pinkish colour, also with orange colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, with a slight glaze, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork.

Waterstruck / Stock Brick - Type 2

Application:
This waterstruck brick or stock brick is proposed for the terraced houses in Blocks 2 and 3, as well as the tower in Block 5.

The example shown has a pale buff base colour along with brown and blue patches. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick of buff / blue / brown colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork.

Waterstruck Brick - Type 3

Application:
This waterstruck brick is proposed for some of the mansion blocks in Blocks 4, 5 and 6.

The example shown is cream in colour with silvery patches. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick of cream / silver colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, pale coloured mortar to be consistent with the brickwork.

Waterstruck Brick - Type 4

Application:
This waterstruck brick is proposed for a ‘special’ facade bay in Block 5.

The example shown is pale cream in colour. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick, pale cream in colour, almost white, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, pale coloured mortar to be consistent with the brickwork.

NOTE: Brick types are indicative of finish and will be subject to availability. Approval of samples via planning condition and dialogue with officers is assumed.

Aggregate Roman Brick - Type 5

Application:
This cast brick is proposed for the tower in Block 6.

The example shown has a pale whitish grey appearance enhanced by the aggregates within the brick that catch the light and add colour and interest.

Colour:
A whitish colour to complement the reconstituted stone frame of the building, with added colour of differing degrees added by the aggregates that are cast into the brick.

Finish:
In contrast to the waterstruck brickwork used on neighbouring blocks, the brick hasa more uniform and polished appearance.

Mortar:
A flush jointed, light coloured mortar to be consistent with the brickwork.

Clinker Brick - Type 6

Application:
A dark Clinker brick is proposed for the Block 4A tower. It is also used as a plinth element in Block 1. The rich texture and patches of glazing in the finish mean that it will catch the light when seen from a distance. The deep red colour will give a sense of warmth.

Colour:
A brownish/purplish variegated brick with differences in surface texture within each brick.

Finish:
A semi glazed finish, from coal dust and salt additives during the firing process, also with a degree of texture.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork below and above.

Window Frames

The image shown here illustrates the likely palette for the window frames and is designed to complement the tones of the brickwork.

Reconstituted Stone

Reconstituted stone polished finish, colour light grey. Applied to the frame of Building 6A, stone banding, balcony and window surrounds.

Decorative Tiles

Decorative floor tiles applied to entrance thresholds and floors in lobbies.

5.8
BLOCK 1 MAE

Introduction
Block 1 comprises 50 Extra Care flats, a Community Centre, 58 apartments and 6 maisonettes around an enclosed courtyard, open to the south to allow daylight and sunlight into this relatively narrow plot. Set in a prominent location at the corner of Westmoreland Square and Westmoreland Park, the proposal arranges the entrance to the extra care and the new community facility to complete the square and reinforce this space as an important civic space for the community.

The extra care communal spaces look onto Westmoreland square and down onto Bradenham Close, with the community facility wrapping around from Westmoreland Road into Westmoreland Park.

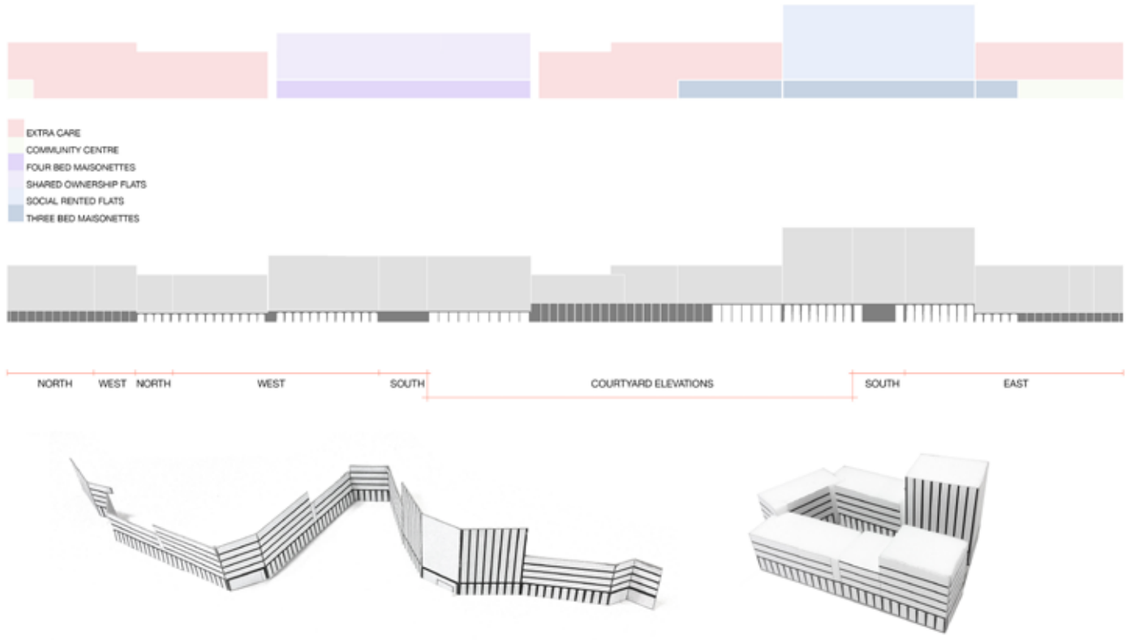
Maisonettes continue the block to create an active street frontage along Bradenham Close and the south-West edge of Westmoreland Park . A taller residential element sits prominently at the south east corner of the block.

Study models illustrate the development of the massing from BAFO stage to the current proposal reflecting the FDS design principles and urban design framework within the masterplan. The building is 5 storeys on Bradenham Close stepping up to 7 storeys at the southern end. The building steps up to 6 storeys fronting Westmoreland Road and around into Westmoreland Park before stepping up to 10 storeys. The latter taller element frames a view down East West Street looking west.

Fig 5.8.1 Plan

KEY
1. Westmoreland Square
2. Westmoreland Road
3. Westmoreland Park
4. Bradenham Close

Fig 5.8.2 Early study unwrapping the elevation to explore how a cohesive expression could be achieved with a difficult programme



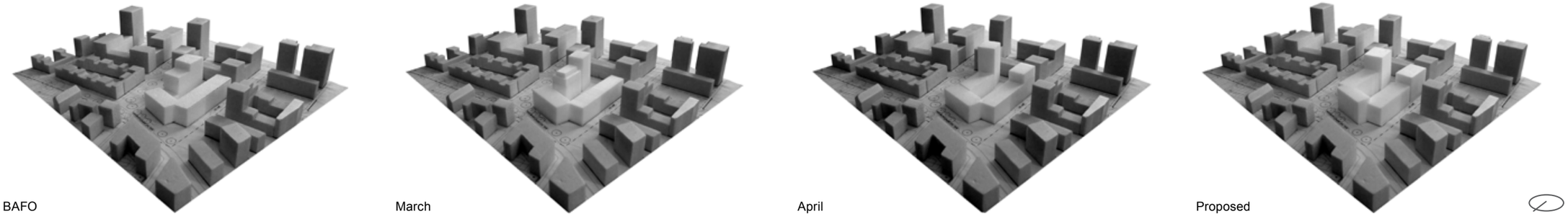


Fig 5.8.3 Massing studies considering Block 1's relationship with its immediate context

Fig 5.8.4 Ground Floor Plan

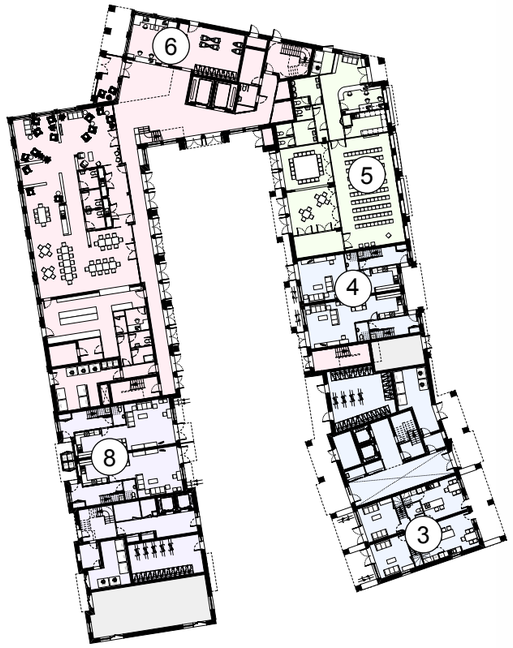


Fig 5.8.5 Typical Upper Floor Plan

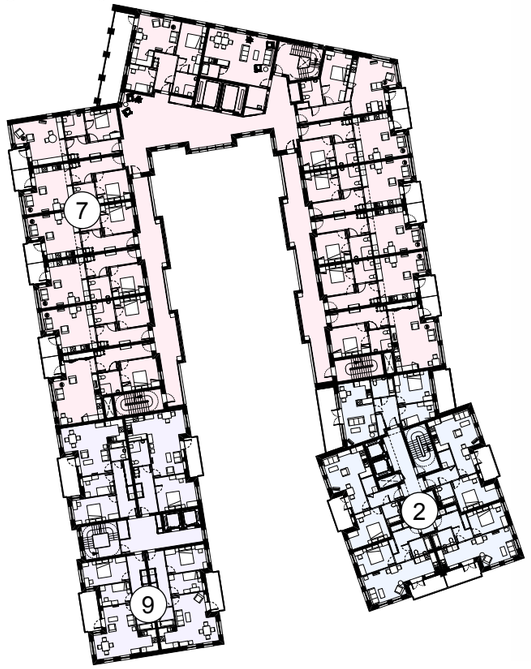


Fig 5.8.6 Massing Model View

KEY

1. Roof top amenity space
2. 10 storey tower. 32No. 1 Bed and 2 Bed Target Rent flats.
3. Maisonettes 2No. 3 Bed Target Rent units (at ground floor).
4. Maisonettes 2No.4 Bed Target Rent units (at ground floor).
5. Community Facility. 260sqm Flexible Space
6. Extra Care Office and Communal Spaces on Ground Floor
7. Extra Care 47 No. 1 Bed Units 3 No. 2 Bed Units & shared facilities
8. Masionettes. 2No. 4 Bed Shared Ownership units (at ground floor)
9. 7 Storey Block. 19No. 2 Bed shared ownership units and 3No 1 bed wheelchair adaptable units

North and West Elevation -

Study showing the extra care entrance

The entrances to block 1 block have a clear hierarchy. A double height portico announces entrances to the extra care, community centre and general needs housing. For the extra care block, shown here, the openings are expressed with a shallow brick arch and the double height portico is brought around the corner into Westmoreland Park. Only the openings facing east-west (cardinal axis) are expressed with an arch i.e. where users enter and exit the building.

A loggia in brickwork above, screens residents' balconies and glazing to circulation within the extra care. The building is given "socks"; a low plinth in a contrasting darker brick similar to precedents found in Worth Grove to provide a robust transition and contrast at ground floor level.

The Extra Care entrance and lounge enclose a corner of Westmoreland Square and have generous windows at ground floor with a stepped recessed brick detail to add interest and emphasize the more important public realm fronting functions behind. The north elevation abutting the entrance elevation is simpler in expression reflecting secondary rooms to extra care accommodation above. The junction is further emphasized by the storey difference in massing creating two blocks which intersect.

Fig 5.8.8 North Elevation on Community Spine Westmoreland Square

Fig 5.8.9 West Elevation fronting Westmoreland Square

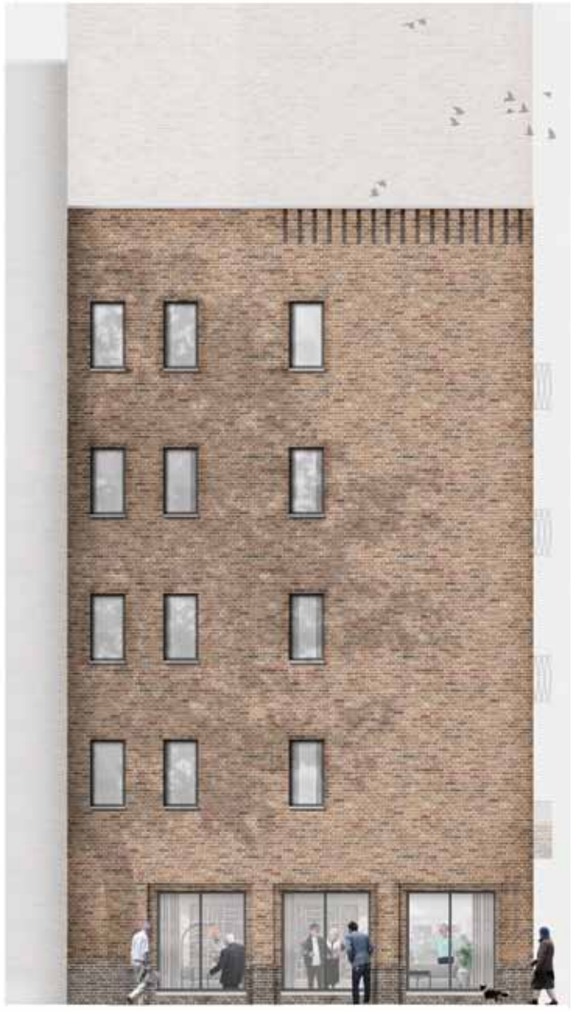


Fig 5.8.10 North Elevation fronting Westmoreland Square

Fig 5.8.7 Massing Model Showing Entrance

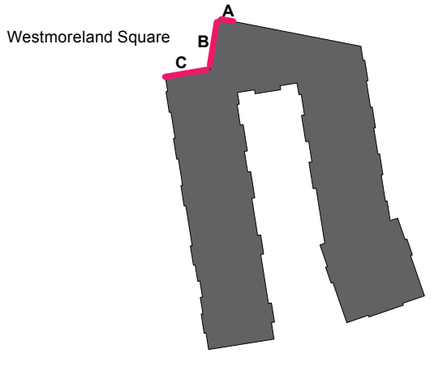


Fig 5.8.12 East Elevation Detail

This extract of the east elevation fronting Westmorland Park is the tallest element in the block at 10 storeys and has a prominent place at the end of the new east west Road. This element of block 1 comprises 1 and 2 bedroom flats over 3 Bedroom maisonettes and a communal double height entrance lobby framed by a reconstituted stone with a tapered and ribbed profile.

Reconstituted stone string courses at cill level highlight the floor levels. Pre-cast re-constituted stone balconies are distinguished by a shallow arch form on the underside. Mostly recessed, the balconies provide a sheltered amenity space with a 400mm projection to allow residents oblique views north and south.

Tall brick arches based on the golden section help 'land' the building and either define the curtilage of the maisonettes or enclose the entrance to the flats above. The brick arches are a 'nod' to the brick kilns in Burgess Park.

Fig 5.8.13 East Elevation

Typical bay on East elevation -

This elevation and street view illustrates the architectural treatment of a typical bay on Westmoreland Park taking reference from the repeating bays of nearby streets such as Worth Grove.

The double storey ‘plinth’ is reinforced by reconstituted stone lintels incorporating a gentle semi elliptical arch that picks up on the form of the inset balconies above. The living rooms have projecting bays framing the mostly inset balconies which project 400mm beyond the brickwork and are formed in fine filigree metalwork balustrades, as a delicate counterpoint to the solidity of the brickwork. The projection allows oblique views for residents up and down to the activity and amenity of Westmoreland Park and beyond.

To celebrate the cornice line, the brickwork is articulated at the upper level and at the base a plinth of darker coloured brick runs through. As elsewhere, window sills are picked out in contrasting re-constituted stone to match the balconies. Windows are generous in their proportion maximising natural light and views internally.

Fig 5.8.14 Key to elevation

Fig 5.8.15 East Elevation Detail

Fig 5.8.16 Card working model illustrating plinth

Fig 5.8.17 Sketch view from Westmoreland Park looking south

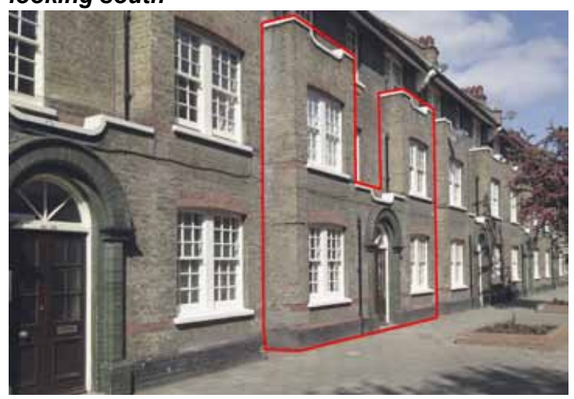


Fig 5.8.18 Bay projections in Worth Road

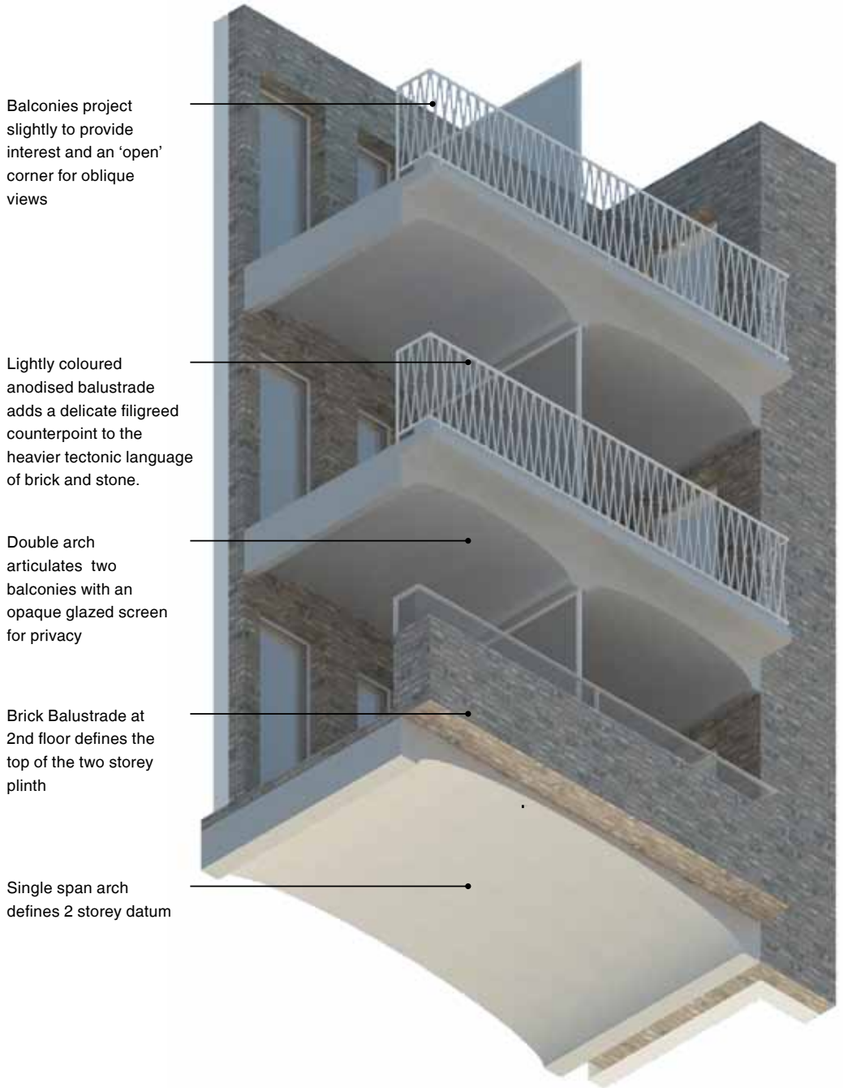


Fig 5.8.19 Balcony view from below

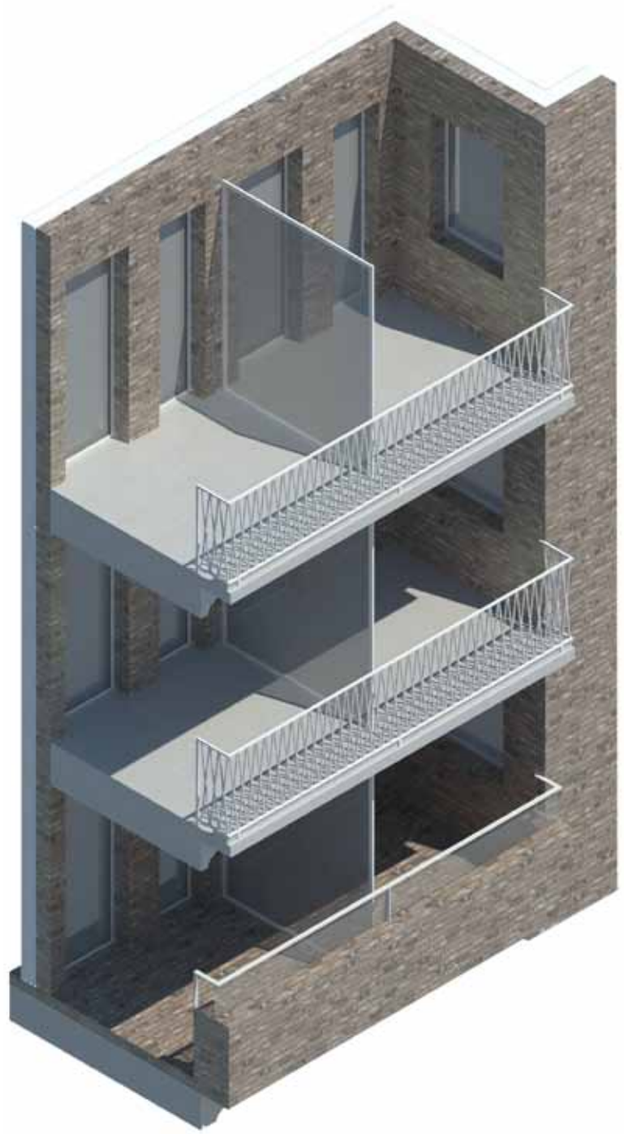


Fig 5.8.20 Balcony view from above

Typical Balcony Study - design objectives

The extra care apartments with their projecting bays and inset balconies in precast re-constituted stone, create a strong rhythm and repetition around the block. This rhythm of projecting bays characterizes some of the existing adjacent streets and helps give character and legibility.

The studies here clearly illustrate the projection of the balcony which will catch southern morning and evening light, whilst offering a position from which to view the full length of the street or park and in the case of the higher levels on the Target Rent tower, will offer oblique rare views towards Burgess Park. The balconies are paired to encourage social interaction, with a frosted opaque glass screen to provide privacy to the internal rooms.

The balconies are detailed with the leading edge reduced to 150mm (two bricks high) so as to lighten the visual appearance and mediate the junction between the re-constituted stone and metalwork of the balustrade. The junction of the stone balcony butts against but is not bedded into the brickwork (non-load bearing) to re-enforce the appearance of the balcony structure sitting *within* the projecting bays.

The metalwork is formed of curved steel flats to form a light filigree against the back drop of solid brickwork facade.

Fig 5.8.21 at Lake Como.

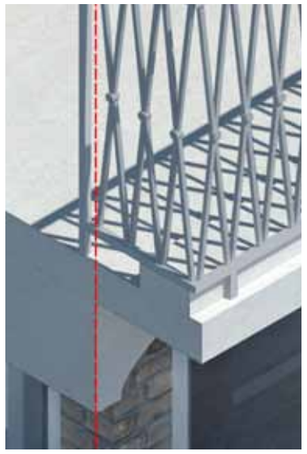


Fig 5.8.22 Balcony detail. Projection and structural upstand. (Red = wall line).

Fig 5.8.23 Study of Window and Balcony Openings


A.

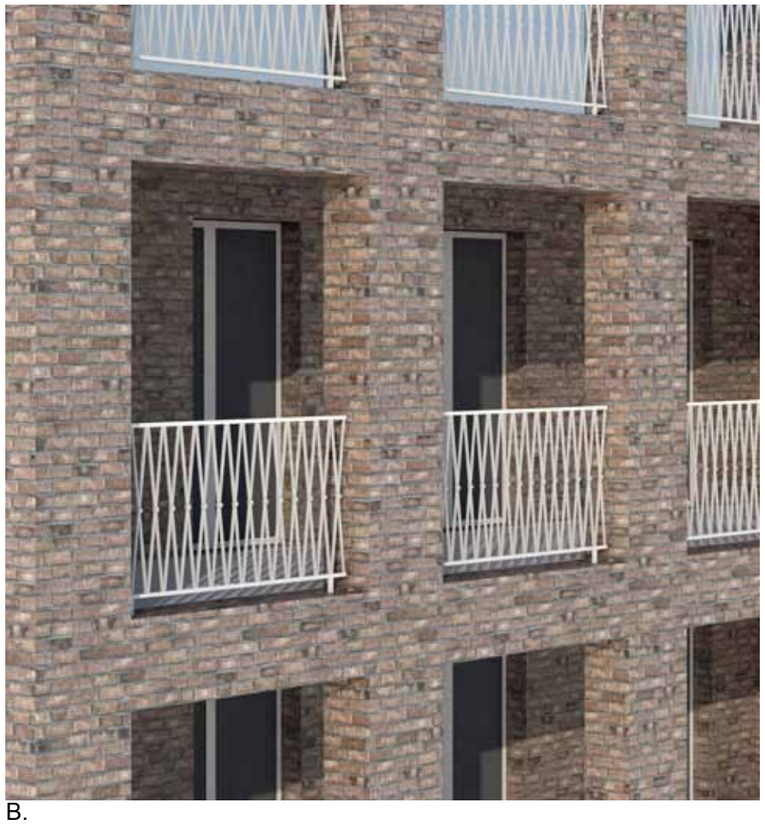

B.


C.


D.


E.


F.


B.


G.

Various Openings

A - Balconies (3rd Floor and above)
Doors on extra care balconies are single leaf and kept to the corner in order to allow ease of access for residents using wheelchairs and walking aids whilst an adjacent floor to ceiling window allows maximum light and view from inside the apartment.

B - Loggia Above Extra Care Entrance
The flats here are larger (with 2 bedrooms) and benefit from a larger balcony which allows residents to animate the key Westmoreland Square elevation. The loggia enables the extra care entrance and serves as valuable private outdoor space whilst acknowledging the formality of the new public square.

C - 2nd Floor Balconies
A brick balustrade serves to reinforce the 2 storey plinth while the top glazed portion allows even seated users a view out.

D - 3 Bed Maisonette Entrances
The deep ground floor arcade of the Target Rent block accommodates two maisonettes at its southern end giving privacy to their front garden.

E - Shared Entrances
A reconstituted stone porch identifies the formal entry to the Shared Ownership and Target Rent (pictured) blocks. These surrounds differentiate the communal entrances from private entrances and ancillary spaces also housing entrance communication systems and letterboxes.

F - 4 Bed Maisonette Entrances
Pairing the entrances into a recessed bay gives space and shelter around the front doors of these maisonettes.

G - Extra Care Entrance
A double height glazed entry to the extra care unit provides a draft lobby with adjacent covered and monitored portico; a place to wait for taxis and park bicycles or greet visitors.

1

2

3

4

Fig 5.8.24 Materials Palette
1. Red Brick
2. Dark Plinth Brick
3. Reconstituted Stone
4. Metal Balustrade

5.9
BLOCKS 2 & 3 HTA

Blocks 2 and 3 form the area of the FDS that delivers low density development, townhouses and low rise buildings.

The design of this area borrows on the neighbouring conservation area that includes houses and smaller mansion block buildings that extend north from the site along Portland Street.

The AAP requires 10% of houses across the masterplan to be made up of four and five bedroom houses and 6% within Phase 1 (BH4) -

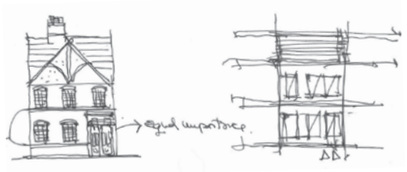
- *At least 7% to have four bedrooms; and*
- *At least 3% of homes to have five or more bedrooms.*

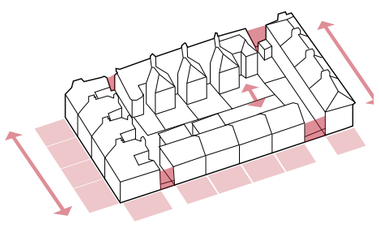
The FDS delivers forty-seven townhouses within Blocks 2 & 3. This breaks down into twenty seven four bedroom houses and twenty houses providing five bedrooms.

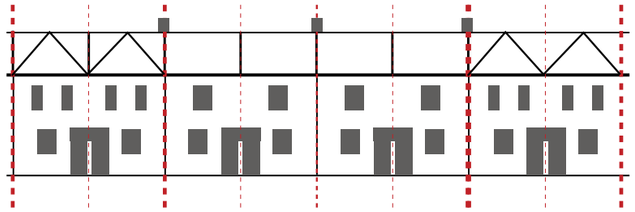
The townhouses are designed to reflect the housing stock to the north, which is shown here. This character, particularly along Portland Street could be described as urban cottages delivering generally smaller house types than required by the AAP. The streets are characterised by the presence of front doors, brick detailing to the windows, cast iron downpipes and shallow front garden strips that provide some defensible space to the back of pavement. The rear gardens are often quite small but form pockets of greenery and private space tucked behind the terraces, as shown in the attached aerial photograph.

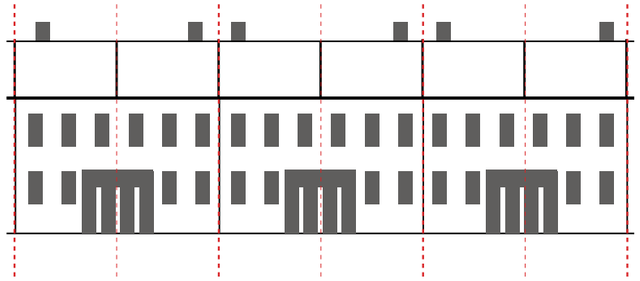
Due to the constraints on the site set by the movement desire lines and the developing higher density blocks to the southern part of the site and the park edge, the northern part of the site suits lower density development and delivers new houses along the community spine.

The houses are designed to provide accommodation over three or four floors depending on the number of bedrooms and each is provided with a back garden, many with a roof terrace at first floor level.









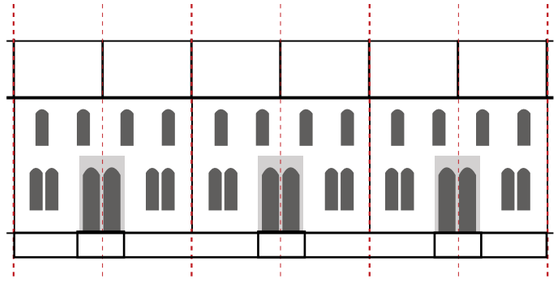


Fig 5.9.1 Studies of existing housing stock to ascertain the character of the local vernacular architecture within the surrounding context.

1. ***Portland Street today***
2. ***Wooler Street 1909***
3. ***Boyson Road 1916 (Demolished)***
4. ***Aerial View of urban block formed by Portland Street, Merrow Street, Burton Grove and Villa Street.***

The FDS seeks to intensify this model delivering a mix of dwelling sizes including a larger urban townhouse model that provides five bedrooms. The houses are set out as back to backs with the exception of the four houses that front onto Westmoreland Park. These are turned ninety degrees to complete the enclosure of the garden spaces but more importantly to create a stronger frontage onto the new Park Space. These four houses abut Building 2B that provides housing for people with learning disabilities. This flatted building steps up in scale mirroring the building on the corner that would often step up and indeed be the pub at the corner of the street, or shops with flats above.

The houses facing onto Westmoreland Road have been arranged in plan so as to follow the historic curve of the street that is still evident as Westmoreland Road meets Walworth Road. The position of Blocks 2 A, 2B and Block 3 has been carefully designed so as to create a gentle crescent appearance along Westmoreland Road that picks up on the irregularity of the streetscape within parts of the conservation area and breaks with the strong linear forms and straightened routes of the existing estate.

The illustration, Fig 5.9.3 and 4, shows the stepping in height between the three and four storey houses. The location of the higher blocks has been driven by the overall site layout and the taller townhouse type has been used in relation to a public open space or key vistas. For example, four storey houses were placed onto Westmoreland Park to create an urban frontage onto the space that is enclosed by buildings up to ten storeys. Likewise, the massing of the houses steps up at the end of Phelp Gardens to terminate the vista along this street. The massing has also been stepped around the mews that crosses between Blocks 2 and 3 and also steps up to meet the slightly taller block 3B that required more height to create a more urban frontage onto Portland Street.

The location of height was also assessed in terms of its impact on street views and impact on daylight, sunlight and overshadowing. This resulted in a number of design iterations looking at where the additional height could be added and how it affected the overall layout and reading of the blocks.

The masterplan analysis of the area also identified that many of the historic streets within the wider context area comprised a high degree of repeat in the elevational design with little variety in the building style. The design team sought to apply this rational to the two streets created by Blocks 2 and 3 whilst still retaining sufficient variety within the buildings to create interest. One aspect of this is in the applied detail, such as window surrounds and brickwork, where the houses borrow heavily from the conservation area. The other aspect of this is playing with the roof and parapet line to create interest and meaningful variety within the massing.

The houses were developed further introducing two types of five bedroom/four storey house; one, which is a four storey frontage with a projecting oriel window at first floor level and a parapet above third floor level and the second, which presents the same oriel window but sets a parapet above second floor level with the top floor contained behind a mansard roof, effectively creating an attic room arrangement above the parapet level. This allowed for more of the five bedroom house types to be delivered without extending the elevations a whole storey and allowed for this to be done only where neighbouring public open space or adjoining massing warranted it.

The ground floor of the houses plays an important role in the development of the facade design. Essentially, the ground floor for both the four and five bedroom house types is the same, recreating the repeat of front door and front garden along the street that can be found within the conservation area with the differences becoming legible at first floor, through the addition of oriel windows and at parapet/roof level.

The houses are treated with one brick palette across Blocks 2 and 3 except for the four houses that face onto Westmoreland Park and the Learning Disabilities building they adjoin. The main palette is the mid brown tone that invokes the yellows of the conservation area stock brick but in a more contemporary way. The houses facing onto Westmoreland park and the Learning Disabilities block are treated with the reddish toned brick palette used on Block 1.

Fig 5.9.2 Aerial View Looking Northeasterly

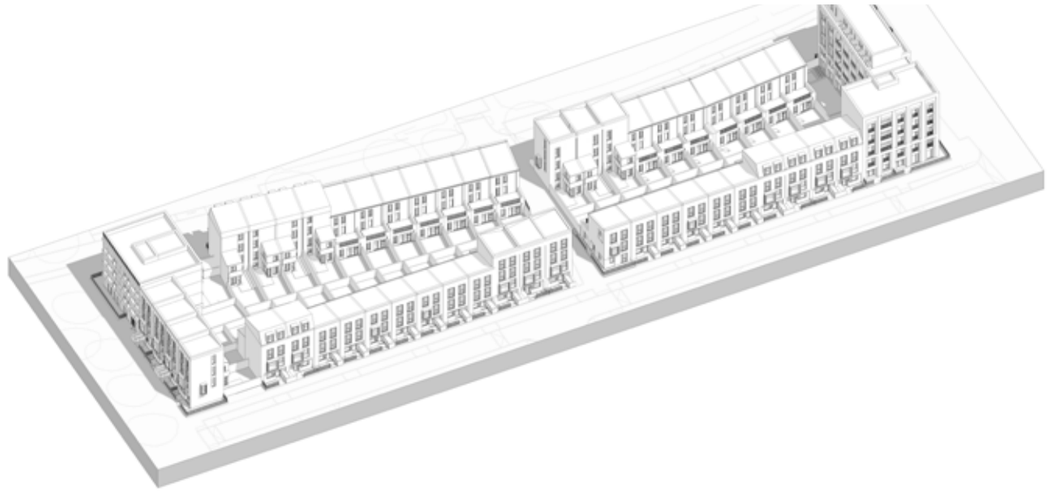


Fig 5.9.3 Aerial View Looking South East

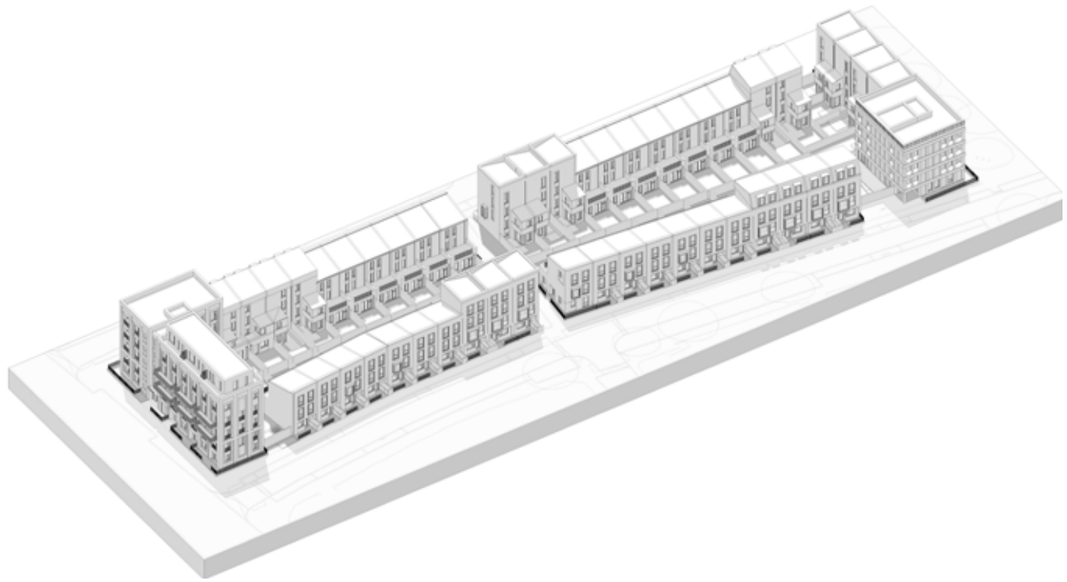


Fig 5.9.4 South Elevation

Fig 5.9.5 North Elevation

Other details of Block 1 are picked up in these houses including the use of a reconstituted stone window surround offset with a burnt sienna/dark brown window frame detail to complement the red brick and cream mortar. The brownish grey brickwork used on the other houses of Blocks 2 and 3 is complemented with a grey window frame colour that picks up on the metal roofing material applied to the mansards and to the dormer windows.

The ground floor kitchen windows are designed to wrap around to provide views onto the street and onto the front door. Bin storage is concealed to the front of the dwellings and incorporated into the front wall design that steps down to form a low wall and railing to the front of the house.

First floor oriel windows add interest to the streetscape as well as providing natural surveillance over the street from first floor level. They award residents with long views down the street in both directions.

Small Mews Link

The small mews that crosses between Blocks 2 & 3 allows for the corner houses to front onto this space as well as the new streets. This space has been designed to connect and extend Phelp Street through to Albany Road via Phelp Gardens. In terms of its hierarchy within the overall street network it is the most minor of routes and simply provides a pedestrian connection between the surrounding streets to serve as a short cut-through between Blocks 2 and 3. There are four corner properties adjoining the mews, two of which have been orientated onto the mews with front doors accessed off this space. The other two houses are accessed off the main run of the terraced housing along Westmoreland Road and along the east west route but benefit from fenestration arranged to overlook the mews link. The windows overlooking the mews have also been designed to create interest across this short stretch of space, provide natural surveillance, and create an animated, small space within its own right that connects to the wider sequence of public open spaces.

The houses are designed to sit on a relatively tight gauge, in keeping with the historic houses to the north and to maximise the density of single dwellings across this part of the site. Both the three and four storey dwellings offer an urban townhouse type where the vertical circulation becomes important.

Fig 5.9.6 Section Through Houses

1. Front door, defensible space, bin stores and bike hoop
2. Kitchen located to front of dwelling overlooking street
3. Dining space and living room located to the rear to open onto garden
4. Private back to back garden space
5. Terrace Space
6. Roof light over living room
7. Bedrooms
8. Staircase
9. Projecting bay window looking into street
10. Living room at first floor level

The staircase on each house is located towards the back of the plan allowing for habitable rooms to face out onto the street. This also eases the back to back offset distance between the houses which reduces to approximately 14m at the tightest point. The location of the staircase allows it to be expressed externally and also allow light and ventilation into the stair core, which is an important element to the both stairs. See Figure 5.9.6.

Tall windows to the rear elevation express the staircase and animate the elevations facing onto the garden spaces without having to turn all the habitable rooms onto the garden space. The stairs are also expressed to the end houses on the Mews allowing for glimpses of the large stair window from the mews and providing a sense of being overlooked within this space.

The four bedroom houses are arranged with all the living accommodation to the ground / entrance level. This comprises a kitchen to the front of the dwelling that overlooks the street and fitted with a window that wraps back into the recessed entrance to enable views to the front door. A dining space is located behind the kitchen that separates the living space which is located to the back of the plan and benefits from wide windows and fullly glazed doors that open out into the garden space. A deck projects the living space into the garden creating a usable extension to the living room in fine weather. The living room is also fitted with a roof light to ensure good levels of daylight within the living space despite the depth of the plan and the high density arrangement of the house types. Bedrooms are provided at first and second floor level.

Two types of five bedroom houses are provided across Blocks 2 and 3 which vary slightly in the ground and top floor design based on tenure. The target rent five bedroom houses are arranged with a kitchen diner at ground floor that runs the full depth of the house with views out over the street to the front and opening doors leading to the garden space at the back. The main living room space is located on the first floor with a projecting oriel window that extends the living space and provides views along and across the street. A single bedroom is provided at first floor level with two more bedrooms provided at each of the second and third floor levels.

Within the private sale five bedroom house type, the fifth bedroom is provided at ground floor level to serve as a guest bedroom space or study and provide more flexibility to the house type. The kitchen diner is located to the rear of the house plan extending the full width of the ground floor. As with the former type, the main living room is provided at first floor level with the projecting bay window overlooking the street and announcing the location of the larger properties within the street elevation. The fourth bedroom sits behind the living space overlooking the rear gardens with two more bedrooms provided at second floor level and a master suite with ensuite bathroom provided at the top floor. For the two private dwellings, this top floor suite is set behind a mansard roof.

Block 2 and 3 deliver family housing in a high density residential scheme that still celebrates the individual London terraced house. The houses at first glance appear to be one type but through subtle differences in how they have been designed deliver two different unit sizes. Responding to the requirements of different tenures, variety within the internal configuration is offered through the different ways the top floor is designed and how the ground floor works. Variety is also achieved with the two mews houses that are different in plan and layout

The houses demonstrate how a degree of richness can be achieved within a relatively regular urban block embodying the principles of the Masterplan. Consistency is achieved within the overall architecture but variety is created between the individual homes to offer housing choice and encourage diversity.

Fig 5.9.7 House Elevation Details Block 2

Fig 5.9.8 House Elevation Details Block 3

5.10
BUILDING 2B LEARNING DISABILITIES HTA

The six apartments designed for housing adults with learning disabilities have been provided within Block 2 adjacent to Westmoreland Park.

A number of locations were tested for this building within the FDS including locating it within one of the perimeter blocks and at different locations across the low rise Blocks 2 and 3.

The brief for the building states that six fully wheelchair compliant one bedroom apartments should be provided to enable independent living with support services available providing an office, meeting room, support staff bed space and ancillary accommodation. In addition a sensory room for the use of the residents completes the brief. The layout and operation of the building is described in more detail in Chapter 7.0, Section 7.7.

The lower rise part of the FDS offers a secure, domestic and less dense environment for the Learning Disabilities block and the location on the corner of Westmoreland Road and Westmoreland Park was selected after reviewing alternative locations with Southwark Council.

The location benefits from being in a less built up part of the site at the corner between two terraces of housing. It overlooks Westmoreland Park providing visual interest for residents as well as a public space for residents to visit, which is located just outside of the building.

The building sits between the terraced houses onto which it backs allowing it a larger back garden for residents' use. The massing and layout of the block also allows the building to turn the corner between the houses, overcoming an otherwise awkward junction with the garden space occupying the area between the back of the LD Facility and the gable end of the neighbouring terrace. This ensures that overlooking of the garden space is minimised.

The building is also designed to turn the corner marking the junction between Westmoreland Road and the new pocket park. The building is small in scale, akin to its domestic neighbours and sits quietly on this corner.

With only two flats per floor and four floors of accommodation, the building forms a neatly contained rectangular block that steps up in height in relation to its neighbours by extending the parapet height.

In urban design terms, the building can be described as being similar to the public house found at the corner of many London Streets where the mass and decorative style of the street culminates and is exaggerated at the corner. Whilst this 'exaggeration' was deemed to be inappropriate for the domestic use and its specific requirements, the analogy is relevant in terms of the massing and how the elevation wraps the corner.

Taking this historical reference further, in the same way as the corner building may be seen as being more ornate compared to neighbours, Building 2B has been designed to be different in appearance from its neighbouring row houses albeit through a more sensitive detailing of the elevation and materials.

The building can be described as a pavilion or villa block at the end of the terrace with its clean rectangular form and the introduction of the horizontal banding and vertical columns. The elevation overlooking the park is ordered into a set of verticals that sit between these horizontal bands that reflects the brick grid pattern of the other buildings within the FDS. Although the typical plan is almost symmetrical, the corner location suggests that the elevation is pulled slightly towards the northern corner creating an asymmetry across the Westmoreland Park elevation.

The entrance to the building is located on the northern elevation and is set back from the road. The ground floor of the rectangular block folds in on itself to create a protected and enclosed entrance. This is also designed to sit at the junction where the garden wall and the building intersect, where the two geometries of Westmoreland Road and the park elevation collide. This creates a entrance way that also offers views into the small communal garden, again picking up on the design themes common across the FDS.

Fig 5.10.1 North Elevation

The balconies are designed to be recessed and incorporate a patterned metal balustrade that provides privacy to the residents. The area above the balustrade features sliding glazed enclosures to create a wintergarden environment for residents.

The patterned balustrade detail is repeated below the kitchen windows to avoid the need for full height fenestration in these areas whilst still maintaining the vertical character of the elevation and the openings within the brickwork.

The building has been designed to sit comfortably and quietly within its context. Whilst it is located on a corner and is designed to turn the street corner it does so without pomp or grandeur. It is residential in scale and character and balances its privacy and its outward looking through careful placement of windows, balconies and screening. It creates a calm elevation onto Westmoreland Park and adds interest onto Westmoreland Road through the location of the recessed entrance. With elevation materials picking up on the reddish palette it is an exceptional building in terms of height and scale but one that sits comfortably with its counterparts and neighbours integrated into the wider context whilst still delivering a safe homely environment for its residents.

Fig 5.10.2 Location Plan

Fig 5.10.3 West Elevation (Westmoreland Park)

5.11
BUILDING 3B HTA

The urban design framework identifies this building as being of particular note as it faces onto Portland Street, it sits adjacent to the conservation area, it forms the elevation facing onto the new public space Portland Park and it terminates the runs of terraces that extend to the west of Portland Street.

In a similar way to the Learning Disabilities building in Block 2, it is treated as a 'typical' London street corner where the built form steps up from the parapet height of the terrace to focus more height and mass to the corner. The relationship to the surrounding spaces, to Portland Street and to the conservation area suggest that the building becomes a more special part of the scheme whilst still retaining a deference to the conservation area to the north.

The bock also mediates between the massing of the two storey houses on Portland Street to the north that are terminated by a three storey mansion block and must also relate to the higher density block to the south where the massing steps from six to ten to twenty storeys.

The development of the plan layout for the block tested a range of 'C' shaped and bar block options. The simple bar block running parallel to Portland Street was rejected as resulted in an awkward junction between the houses and the bar block leaving a large void to the north of the new public space. A 'C' shaped block was developed that stepped up toward the north and continued the street elevation around the block. This was further developed until an inverted 'L' shape developed which provided a strong frontage onto the park to the south and onto Portland Street but allowed the houses to sit separated from the mass of the building.

The plan was further developed, taking the principles of the mansion block layout but using the location of the stair and lift core to form a connector allowing the overall massing to break down into two sub blocks. This also allowed for an entrance to be delivered onto Portland Street providing a clear address for the building on the street that it fronts onto.

Like the larger mansion blocks, the building base is defined by the two storey maisonettes that occupy the ground and first floor and are expressed within the elevation. A simple grid is applied across the blocks that reflects the alignment of the maisonettes and the flats above.

This is also reinforced on the Portland Street elevation and the south elevation facing onto Portland Park where projecting and recessed balconies are introduced at second floor level marking the upper section of the block and the change of accommodation therein.

Following the same principle of the tri-partite elevational arrangement of the larger mansion blocks, the upper level of the building is left clear of projecting balconies on the Portland Street facade. This responds to the internal arrangement where part of the fourth floor accommodates three duplex apartments within a box that sits at roof level set back behind the parapet of the main building. This upper level contains living space that benefits from opening out onto a roof terrace overlooking Portland Street. The accommodation is set back away from the edge of the main building mass to respect the conservation area to the north and create more modelling to the overall massing of the block.

As with the larger mansion blocks, the elevation treatment wraps around the entire building. A medium buff toned brick, similar to London stock, is used across the houses in Block 3 and across this block. The elevation is controlled by a brick grid with openings punched into the recessed panels of the grid. The horizontal lines of the grid pick up the line above first floor and above fourth floor level. Within the brick grid, a secondary green glazed brick is introduced to the most recessed panels around window openings. The green brick references elements of the glazed brick of Victorian architecture that can be found within the wider context, particularly towards the Walworth Road. Balconies are treated with a simple metal balustrade.

Fig 5.11.1 Massing Testing

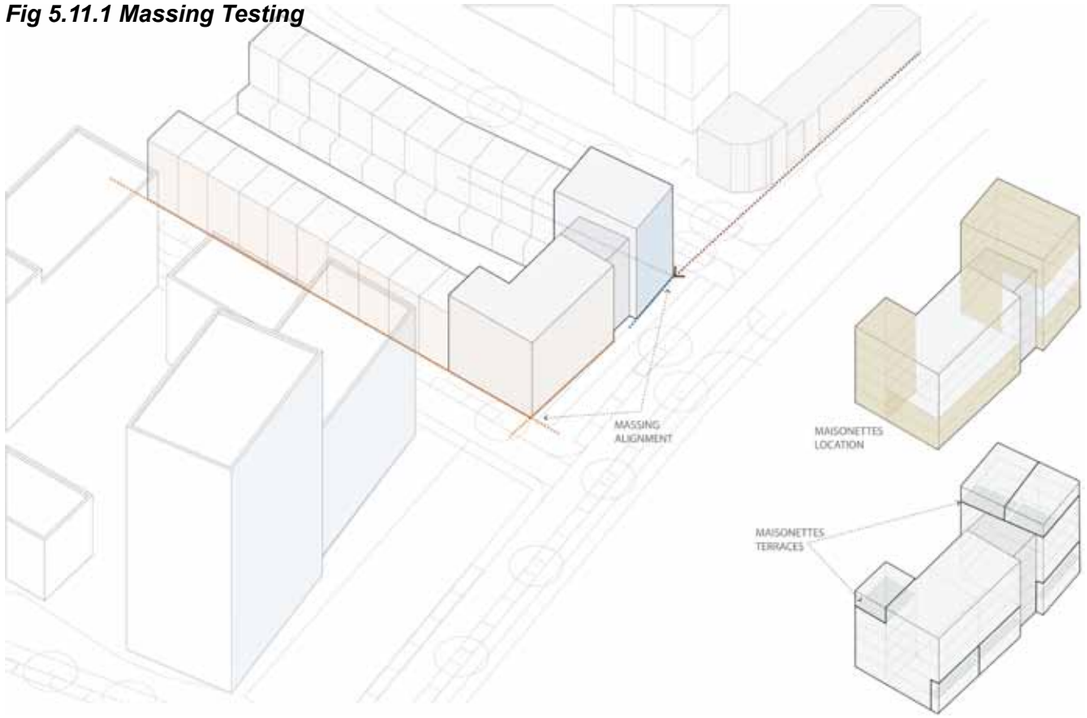


Fig 5.11.2 Concept Sketch

Fig 5.11.3 Portland Street Elevation (East)

Fig 5.11.4 Ground Floor Plan

Fig 5.11.5 First Floor Plan

Fig 5.11.6 Fourth Floor Plan

Fig 5.11.7 Fifth Floor Plan

The stair core and entrance form a vertical slot that breaks down the overall mass of the block facing onto Portland Street. This is treated as a secondary component in the overall massing and is recessed from the street alignment to mark the entrance. It is also designed to counterbalance the top floor box. Both of these elements are treated with a dark brick that has a reflective quality and provides a dramatic contrast to the primary buff brickwork of the building.

The brickwork used on both these vertical and horizontal elements also picks up on the brickwork used on the taller landmark tower to the south of the Building at the junction of Portland Street and Albany Road creating a relationship between the two buildings that both sit on the same street frontage.

To the rear of the block, the framed brickwork is opened up to create a gallery access that leads to the upper floors of accommodation. The dark brickwork wraps around the internal elevation creating a strong contrast against the buff brickwork of the outer wall and the internal face.

The south elevation facing onto Portland Park is designed to complement both the park and the run of terraced houses that extend to the west of the block. The blue brickwork detailing proposed to the street facing elevations picks up on the detail applied to the windows of the terraced houses. Balconies on this elevation are recessed and the glazed brick detail extends around these enclosures.

Like Block 1, Building 3B is unique in its design within the FDS. It is based around the principles of the larger mansion blocks but applies these to a smaller block introducing more detail appropriate to the scale of the building. It picks up on the smaller mansion block typologies that can be found to the north of the site but references these in a more contemporary manner. It uses the materiality of both its larger and smaller neighbours using brickwork details, tones and textures from both the houses, the larger mansion blocks to the south and also using the very dark brickwork of the Block 4A tower. In doing so it sets itself apart as special block in a prominent position whilst sitting comfortably within its context of old and new buildings, streets and public spaces.

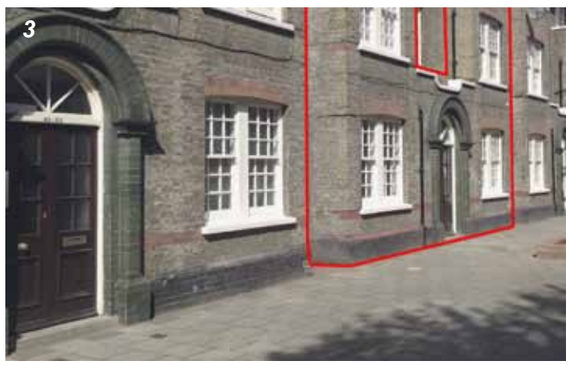


Fig 5.11.8 Materials
1. Examples of buff brickwork
2. Glazed Brickwork
3. Detail of Glazed brick used within the conservation area.

Fig 5.10.9 Below South Elevation

5.12
BLOCK 4 HAWKINS BROWN

Hawkins\Brown has designed Block 4, with landscape input by HTA as part of the wider landscape strategy for the first development site.

Block 4 is located on a prominent part of the first development site on the corner of Portland Street and Albany Road, overlooking Burgess Park. This part of the first development site provides 215 homes, across market sale, market rent, shared ownership and target rent tenures.

Similar in arrangement to Block 5, Block 4 comprises a tower and four separate mansion blocks. The buildings are arranged in two L-shapes around a raised podium courtyard garden. Gaps and step-backs between the blocks allow direct sunlight to penetrate the communal garden. Car parking and ancillary space is located below the podium, level with the ground outside.

The tower and the mansion blocks each have their own lobby and core arrangement, allowing different tenures to be divided and distributed evenly around the plot in a sensible and manageable way. The blocks are also given individual identity in their façade composition and materials.

The outward relationship with the street- and a clear hierarchy of public to private space- has been an important design driver for Block 4. Every shared lobby has a clear view up to the podium garden, so that wayfinding is clear. Maisonettes form the bulk of the perimeter at ground level- with front doors onto the street, so that the space outside the buildings feels active, monitored, safe and in the ownership of residents.

Fig 5.11.1 Location plan

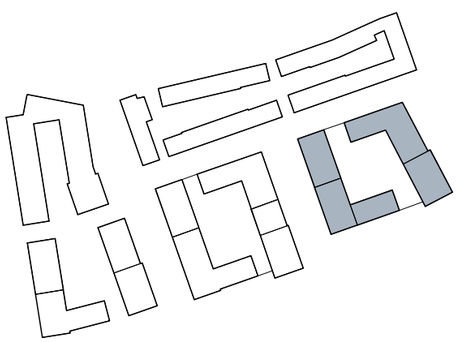


Fig 5.12.2 Block 4 from Burgess Park

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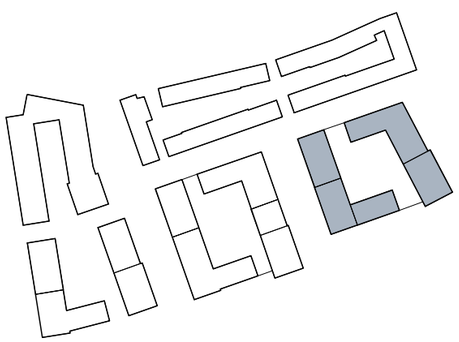


Fig 5.12.2 Block 4 from Burgess Park

ARCHITECTURAL RICHNESS AND TEXTURE

In our approach to the design for Block 4, Hawkins\Brown has tried to balance a clear, legible and rational architectural approach with elements of wit and romance.

In the design of Block 4, we have been inspired by the well crafted, but calm, high-density residential architecture of London before the 1960s. For the tower, we have also looked further afield and looked at early 20th century high rise buildings in Chicago and New York.

Common themes in the buildings that have inspired us are pleasing proportions, clean lines, and a celebration of detail, richness of material and texture. For this project, we have been particularly interested in buildings that have an element of ornament, which is pared down and subtle.

The addition of ornament to buildings is sometimes seen negatively- perhaps as additional unnecessary expense, or a betrayal of a contemporary approach to design. We would challenge this, as we believe that detail and ornament within buildings adds romance, human scale and draws an emotional response from residents and passers-by.

In line with the wider masterplan, we have also selected brick as a base palette. Bricks are traditionally laid by hand, so have a human scale- and because it is a small building element, the mortar joints blend to give the impression of a seamless surface to facades. Brick has a direct connection with British domestic architecture, and is suited to our damp northern European climate, as it weathers well. However, it is important that the brick itself has texture, colour, and visual interest. Suggested brick types for the buildings are discussed in the context of the other blocks elsewhere in the materials section of this document.
For Block 4, the addition of restrained ornament to brick buildings is a direct response to the admittedly heroic, but hard, uncaring architecture of the original estate. Our intention is that residents will instinctively feel a sense of homeliness and affection for the building they will call home.

The following pages set out our strategy for ornament and craft within Block 4, and describe important details of the design.

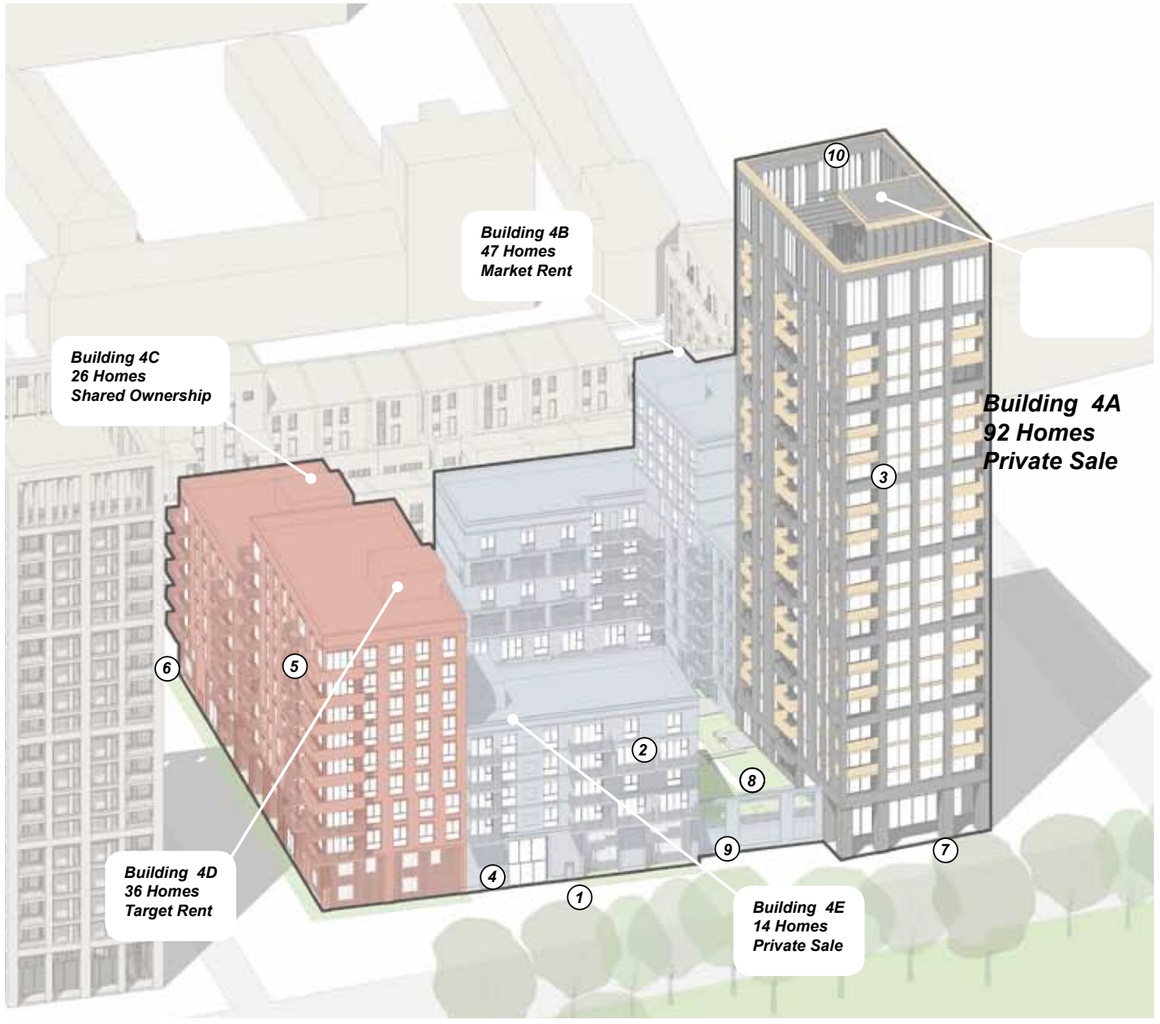


Fig 5.12.3 Aerial view of model from south

Fig 5.12.3 For the tower, we have also looked further afield and looked at early 20th century high rise buildings in Chicago and New York

Fig 5.11.4 Aerial view of Block 4 from the south

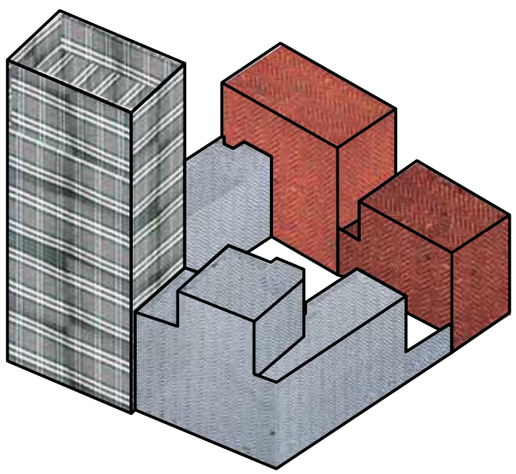
DESIGN PRINCIPLES - FACADE TYPES

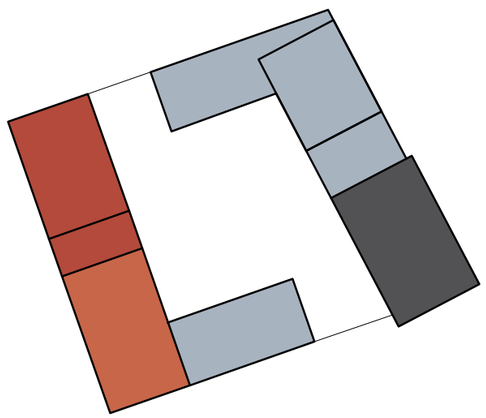
The facades of the blocks all have a base palette of brick as established across first development site. Different bricks and approaches to the façade composition have been used to give a clear identity to each of the blocks.

During the design process it was felt that although there are five blocks in Block 4, a calmer more, unified composition would be reached using three different types of façade composition. This also helps the courtyard, which has a smaller, condensed façade perimeter, to be less fussy in its composition.

In addition to the base palette of brick, concrete elements cast with ornament are used to add romance and delight. This is used on the colonnade at the base of the tower, soffits to concrete balconies and also the reveals around the mansion block lobbies.

Fig 5.12.6 Vivienne Westwood suit





Tower Block

During the development of the tower façade, we have referenced the romantic, florid, masonry-based architecture of early 20th century America, where architects such as Louis Sullivan were pioneers of building tall. They were still grappling with the language of traditional ornamented masonry, before widespread acceptance of the International Style defined a more stripped down aesthetic for tall buildings.

Building 4A seeks to capture an essence of this more romantic way of expressing towers. The building has a tripartite order of base, middle and top- and the base of the building is richly coated in ornament, cast in concrete. The design of the ornament is described in more detail later in this section under the heading ‘Aylesbury Mandalas’.

The façade is deep and rugged- with clearly expressed verticals in brick to emphasise the vertical dimension and make the tower appear more slender– like a chalk-striped suit. The brick will be dark in colour, with a part-glazed finish that catches the light.

The intermediate floors containing the apartments are grouped into a giant order of three-storey sections, to open up and lighten the façade composition.

Textured bands in saw-tooth brickwork separate the three-storey layers. Between them, the intermediate floors are faced in gold anodised aluminium, which will catch the light and contrast with the framework of brick. As with the ornamented base, the gold coloured aluminium will be perforated and etched with ornament and pattern to add visual richness and delight.

Above the main body of the building, the top is expressed with a roof terrace surrounded by a glazed perimeter that rises beyond the top floor. The brickwork is crowned with a gold coloured fascia to catch the light at the very top of the building.

The overall composition is like a stretched tartan grid. During the design process, we have referenced a bold 2013 tartan suit by Vivienne Westwood, which illustrates the disrupted grid.

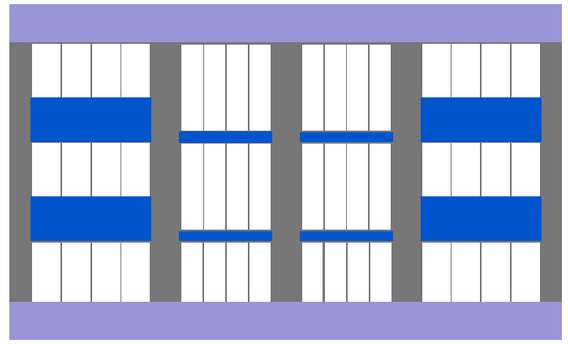


Fig 5.12.7 Illustrative view of tower detail

DESIGN PRINCIPLES - BLOCK TYPES

Mansion Block Type 01

Buildings 4C and 4D are terraced together and appear as two parts of a single building. A red waterstruck brick, with a semi-glazed finish establishes a warm tone to the building and balances with a similarly clad block in Block 5 (by HTA) across the street.

Sitting across the courtyard garden from the tower, Buildings 4D and 4C have deeply punched windows with a 'feathered' vertical brick detail to the window heads adding a sense of craft to the building.

As with Buildings 4B and 4E, the maisonettes and shared lobbies form a two-storey plinth to the building and are celebrated with a portal detail in contrasting brick.

At the very base of the building, a low concrete plinth provides a robust transition to the ground. The plinth also rises up to express openings to ancillary spaces and on a grander scale, the entrance lobbies, with cast ornament to the reveals.

Building 4C could potentially be differentiated from 4D in a subtle way by changing the colour of the mortar between the bricks- this will need to be decided after brick sample panels are made and reviewed with Southwark Council officers as part of the discharge of conditions.

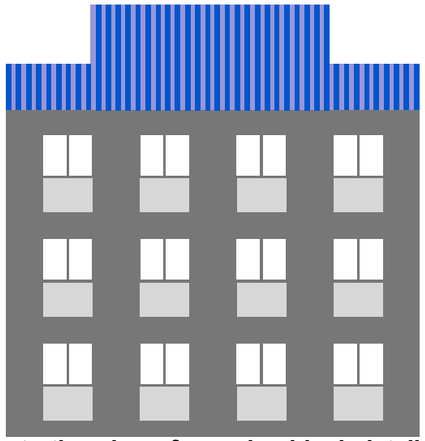


Fig 5.12.8 Illustrative view of mansion block detail

Mansion Block Type 02

Located adjacent to the Block 4A tower, Buildings 4B and 4E have a much calmer façade composition and horizontal emphasis as a counterpoint to the rugged verticality of the tower. Windows are deeply punched into silver-coloured waterstruck brickwork, with horizontal string courses identifying the floor levels. Window heads are expressed with lintels in vertical brickwork, so that the face of the brick can return to form a finished soffit at the top of the opening.

The maisonettes at ground level are expressed with contrasting brick surrounds so that they are identified as individual homes and are not overpowered by the rest of the building above. Along with the entrance lobbies, the maisonettes help to form a two-storey plinth at the bottom of the building.

Buildings 4B and 4E both have longer north-facing facades. In order to avoid single-aspect north-facing flats, they have duplex apartments accessed from a gallery. These are expressed in the façade as a series of large apertures that look into the courtyard and add to the character of the façade.

The lateral apartments all have balconies. The soffits offer an opportunity for cast ornament in the spirit of the tower, so that the theme of richness and ornament is spread around of the blocks in plot 4. This is also carried through to the portal surrounding the entrance lobbies.

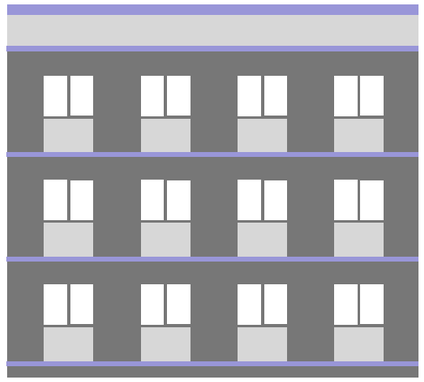
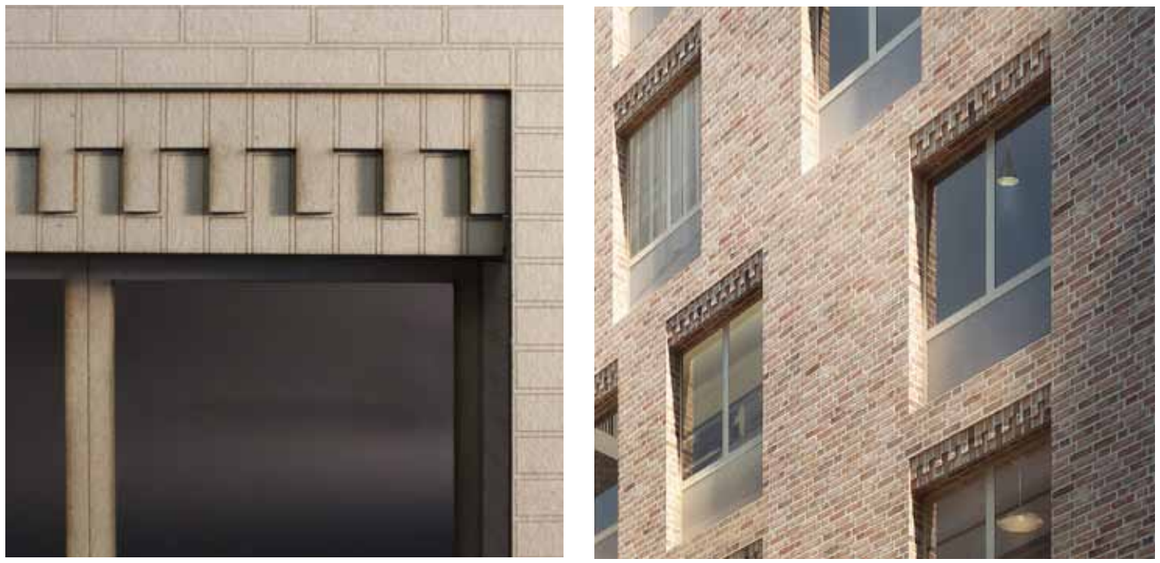


Fig 5.12.9 Illustrative view of mansion block detail

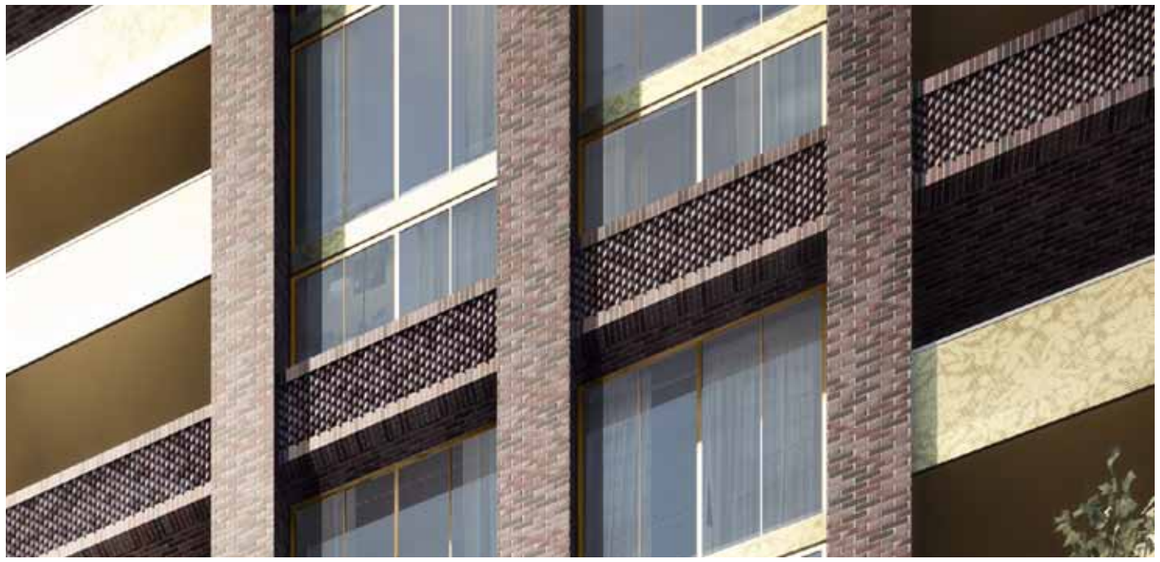
RICHNESS AND TEXTURE: BRICK [TEXTURE]

Fig 5.12.10 Celebrating Lintels



The building uses brickwork lintels in different ways in order to increase the window proportions, creating the appearance of a taller opening without increasing the glazing area. Buildings 4C & 4D have serrated recessed vertical brick lintels on all the windows, whilst 4B & 4E use taller vertical brickwork.

Fig 5.12.11 Saw Tooth Horizontal Brick Bands

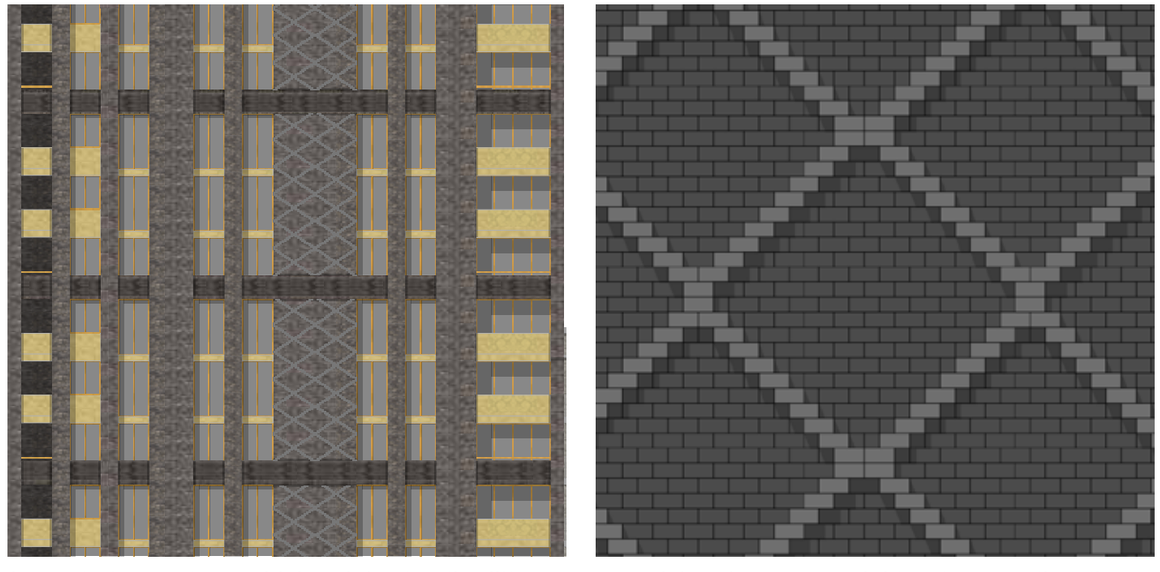


The tower incorporates textured horizontal bands of saw tooth brickwork which add a layer of texture and interest. These create both glimmer and shadow when moving past the tower as they catch the sun.

Fig 5.12.12 Dog Tooth Parapet

The parapet has been given a special treatment of dogtooth brickwork which defines the parapet as the top of the building and allows it to terminate vertically. This brickwork extends up the lift over runs giving a homogeneous style to the top of these blocks.

Fig 5.12.13 Patterned Brickwork



As part of a strategy which celebrates the lift overruns - giving them a special treatment rather than a hidden or blank facade - the lift run on the tower is given a unique treatment of patterned brick.

RICHNESS AND TEXTURE: BRICK [CONTRAST]

Fig 5.12.14 Panels

On larger expanses of facade with no fenestration, recessed brick panels have been introduced to add contrast and depth to the facade. Shown here are the panels on building D which incorporate the darker mortar of block C - part of a strategy that sees elements from each block reoccurring in others.

Fig 5.12.16 Maisonette Entrance

Around the maisonette entrances a contrasting brick colour has been used. This emphasizes that there are separate dwellings around the ground and first floor and gives them an individual character.

RICHNESS AND TEXTURE: BRICK [DEPTH]

Fig 5.12.16 Windows

All window openings are set back by the length of one brick in order to achieve a sense of depth and to clearly punctuate each opening.

Fig 5.12.17 Tower

The tower has a much deeper facade than the other two facade types. As a taller building it requires more depth to prevent it looking ‘flat’ from further away. This is achieved by introducing a brick pier grid which the windows sit recessed inside.

RICHNESS AND TEXTURE: CONCRETE [BANDS / TEXTURE]

Fig 5.12.18 Plinth

Where the buildings meet the ground the brickwork is lifted above a concrete plinth which gives the building a coherent, robust and well mannered grounding throughout. This runs through all the blocks and helps knit these together further. The band lifts over entrance doors to signify their importance.

Fig 5.12.19 Bands

Blocks 4B&4E are wrapped with horizontal concrete bands which contrast the vertical course brickwork, and with the balconies define these buildings with clean horizontals with a nod towards early 20th century London modernism.

Fig 5.12.20 Balcony

All the balconies are made from pre cast concrete panels which contrast with the brickwork creating clean horizontal lines.

Fig 5.12.21 Columns

The tower is grounded with a concrete plinth with wide concrete columns which land the tower with a feeling of both solidity and openness.

RICHNESS AND TEXTURE: METALLIC HIGHLIGHTS

Fig 5.12.22 Material example samples.

Fig 5.12.22 Secondary metallic entry doors in aluminium.

Fig 5.12.24
Perforated patterned aluminium to be used on the tower balustrades, with similar metallics used throughout for secondary entrance doors.

MANDALAS: THE STORY

As described on the preceding pages, the Plot 4 buildings are to receive ornamented surfaces in carefully selected locations, which will include all of the balconies, the lobby entrances and the two-storey plinth to the tower.

For the purposes of the planning application, the design of the ornament itself is shown indicatively, as this will be subject to a detail design process in step with the rest of the buildings.

Developing the ornament will also require a collaborative approach with the specialist sub-contractors who will cast the concrete balconies and panels, so that the patterned surfaces can be delivered in a buildable way. In terms of programme, this will be after planning consent is granted.

Additionally, Hawkins\Brown has been working with Notting Hill Housing and the Creation Trust so that the Aylesbury Estate residents have the opportunity to contribute to the design process. Bringing in the input of local residents will help integrate memory and meaning into the design of the buildings. This project is currently underway under the title ‘Our Aylesbury’.

This work resonates with the ‘Put It On The Map’ project already being delivered by the Creation Trust (http://www.putitonthemap.org). Put It On The Map is a project inviting local residents to help with naming of the new streets and squares created by the Aylesbury Estate and Elephant & Castle regeneration schemes. The emerging street names are based on local historic characters, businesses, and events.

In order to compose the elevations in sufficient detail for the planning application, we have applied a grid of circles across the surfaces intended for ornamentation, as a proportioning system. This was often used historically- particularly by Georgian builders- as a way of ordering and proportioning facades.

We have then approached the composition of the ornament itself using the circular arrangement, so that however the design develops, it will fit with the grid and façade composition. In this way, the façade becomes an armature, to be filled in at a later date.

Historically there is strong precedent for ornament and pattern composed within circles in the form of the mandala. Traditionally, this has been a spiritual symbol, representing the cosmos and common in Hinduism and Buddhism as an aid to meditation.

In common use, mandala has become a generic term for any circular diagram, chart or geometric pattern – artist Damien Hirst uses the motif of the mandala in his recent Butterfly Paintings, and in his collaboration in 2013 with Alexander McQueen.

We have prepared some initial test designs for the Plot 4 ornament as a parallel project and we call them the ‘Aylesbury Mandalas’.

Fig 5.12.25 Put it on the map. Street named after Sidney J Marsh

Fig 5.12.26 Mandalas proportioning

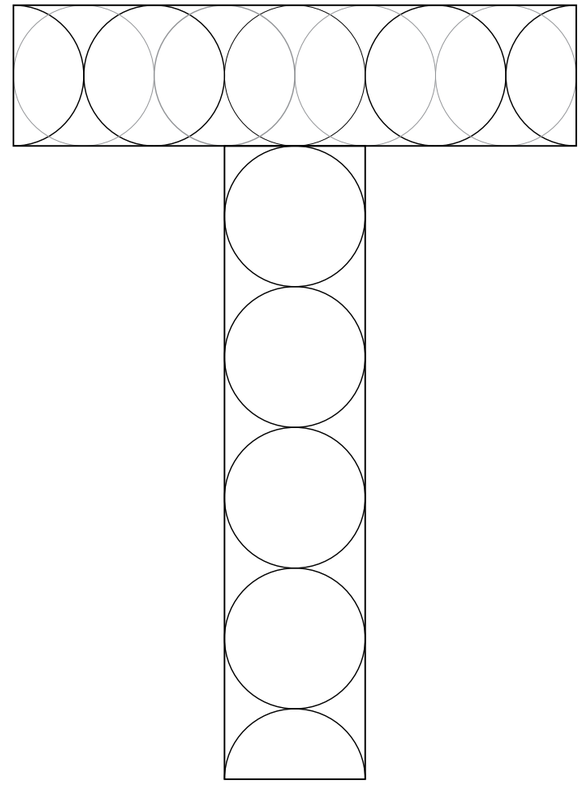


Fig 5.11.12 Example mandala

Fig 5.12.27 Mandalas around tower entrance

Fig 5.12.28 Testing by 3D printing and etching of mandala patterns

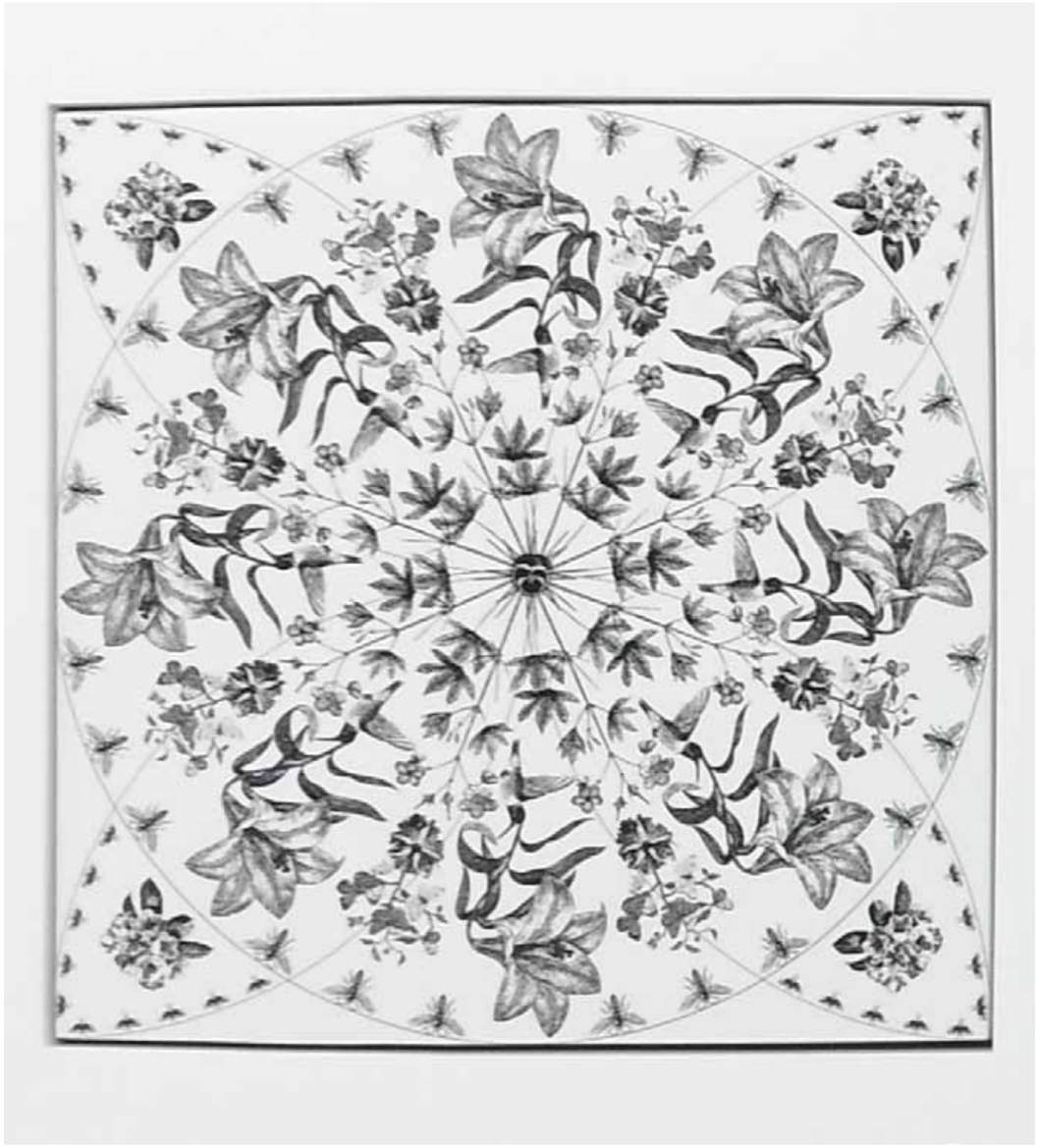


Fig 5.12.29 Albany Road Elevation Showing Blocks 4, 5 and 6


Phelp Gardens
Block 4
Portland Street
Gayhurst

5.13
BLOCK 5 HTA

Block 5 is formed by five separate buildings comprising four mansion blocks and one tower. These five buildings wrap around to form a perimeter block enclosing a central, first floor courtyard space above an undercroft car parking box set at grade.

The elevation design is based around a brick grid, that is manipulated across the buildings that form the overall block. The elevations typically comprise a trebated brick grid where brick piers and pilasters create a strong vertical emphasis that is reflected in the tall windows used across the facade.

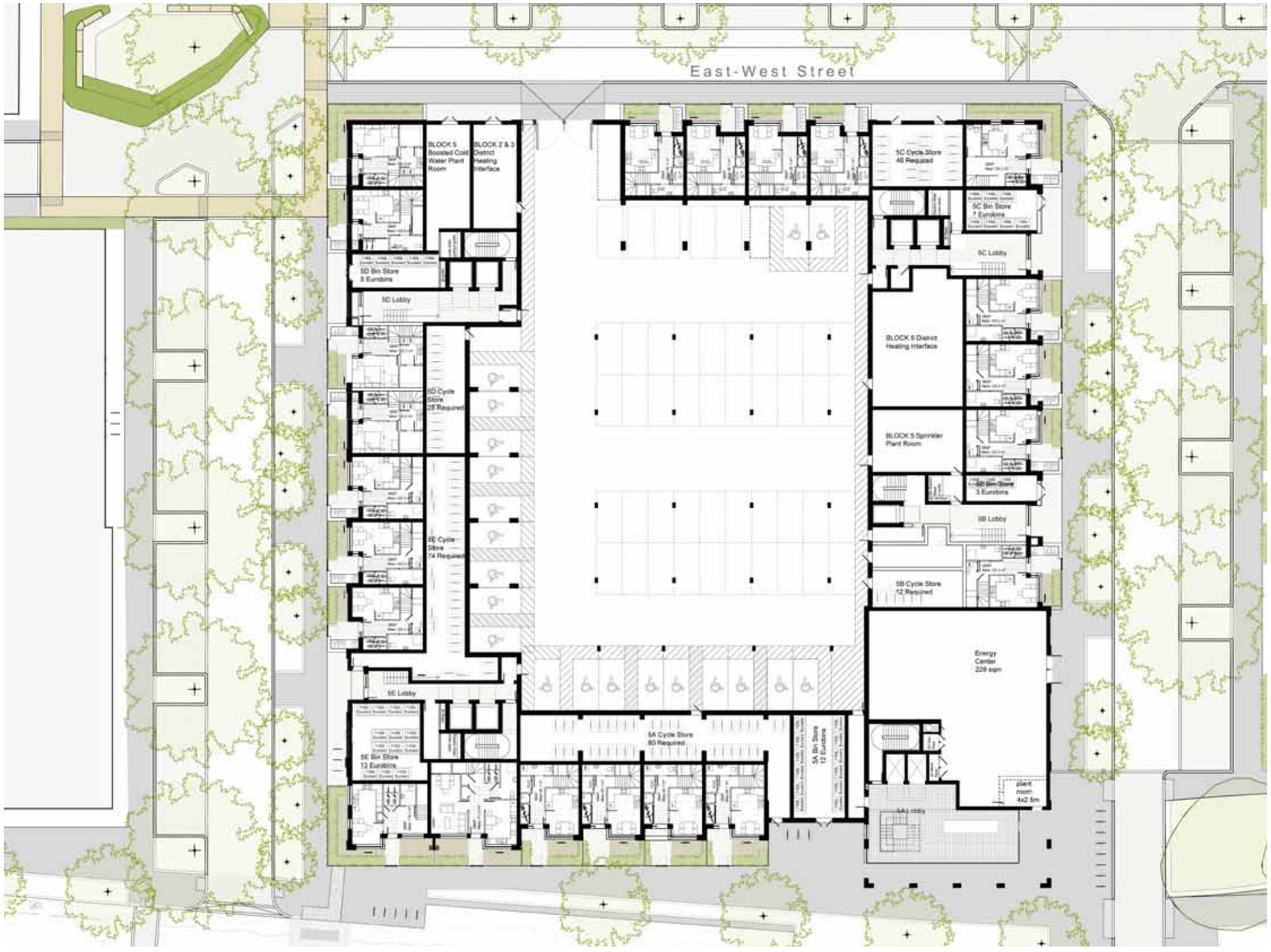
Building 5A
As with Blocks 4 and 6 the tower is located to the southeastern corner of the block forming a bookend to the public open space that wraps around from Albany Road and presenting its narrowest front onto Burgess Park.

The tower forms the companion to the Block 4 tower with both buildings opening out onto the public space, Portland Park, that gives each its address. As with Building 4A, the tower comprises a double storey base creating a large two storey foyer space.

The tower consists of a grid of four bays across the shorter elevation and seven bays across the longer flank. Vertically, above the double height base, the building is divided into four groups of four floors, crowned by a double height pergola stucture that encloses the roof top amenity and the lift and stair access that emerges at roof level.

The brick gird is expressed vertically with bays grouped into pairs on the short elevation creating four brick piers that run the entire height of the building. The horizontal and verticals run between these creating a tartan effect across the grid but maintaining the strong vertical emphasis of the block. The south elevation is symmetrical in design with stacked corner balconies and fenestration set within the openings formed by the grid. The fenestration is broken down with metal panels that reduce the overall glazed area but also to provide ventilation panels within the external wall.

Fig 5.13.1 Ground Floor Plan Block 5



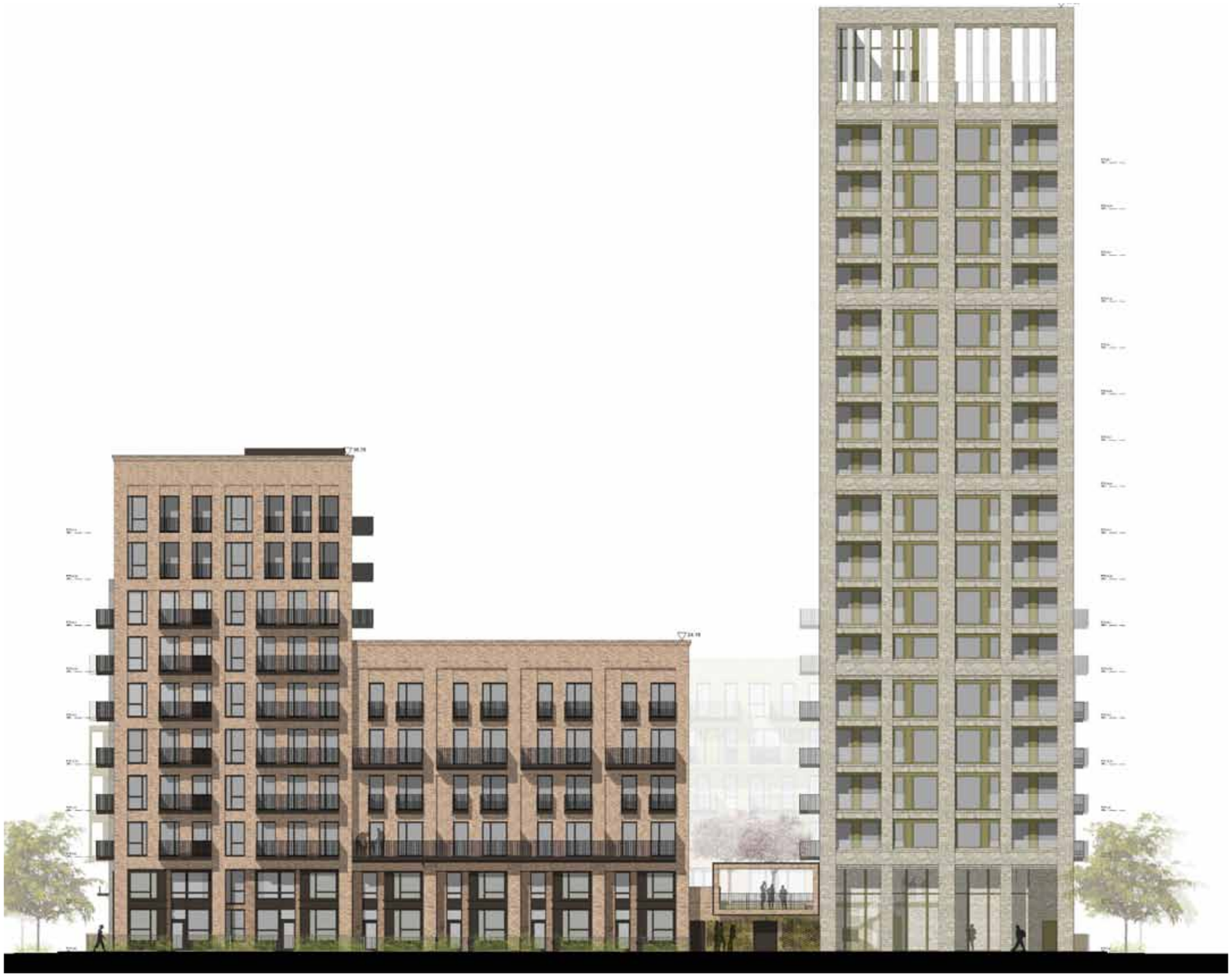
The West elevation facing onto Phelp Gardens groups the seven vertical bays of the grid into three groups; two primary groups of three bays and a single balcony slot that runs up the centre of the elevation. This pattern creates a symmetry across the overall elevation allowing the secondary elements of window and balcony to be asymmetric within the overall elevation. The west elevation follows the same arrangement and grouping but with the centrally located vertical being occupied by the glazing to the lift lobby and stair case. The staircase itself has been designed so that the half landing is located towards the interior of the plan allowing for the stair fenestration to sit at the same level as the rest of the glazing thus reducing its impact on the overall elevation and maintaining a calm repeat of vertical and horizontal elements around the tower.

The brickwork allows for the elevation to be highly articulated across its height. The horizontal elements are profiled around the cill and around the head of windows to create modeling around the recesses. This extends to the top of the tower where the overrunning structure creates an entablature and a series of portals, each of which contains three precast Reconstituted stone columns forming a overscaled triglyph arrangement within the overall structure.

This device creates a crown to the top of the building highlighting the rooftop garden and also relates the architecture of the building to the neo classical architecture that can be found on the surrounding Georgian houses. Although it scales up the motifs to work at the height and scale of the eighteen storey building, it reinforces these architectural elements as part of the vernacular of Walworth.

Building 5B
In line with the principles of the masterplan, the building to the north of the tower steps down dramatically in scale between the tower and the building to the north. Building 5B is one of the smallest buildings within the perimeter blocks along the park edge and is designed to appear as a small infill pavilion between its neighbours, the tower and the larger mansion block to the north. It forms a six storey building that continues the double height order of the base with two maisonettes located either side of the main entrance.

Fig 5.13.2 Block 5 South Elevation - Buildings 5A and 5E



BLOCK 5E ***BLOCK 5A***

Both the maisonettes and the double height entrance express this order and this is reinforced by the brick grid pattern across the block and the balcony detail at second floor level. Like the tower, but unlike the mansion blocks generally, the building appears symmetrical with a central stack of balconies running above the entrance to the block. The second floor balcony forms a continuous band across the frontage that reinstates the order of the base, separating it from the body of the building above. This balcony forms a Juliette at either end that projects out in the central section aligning with the projecting balconies above it.

The grid projects above the top floor level creating taller recessed elements at the parapet level which is crowned with a brick coping.

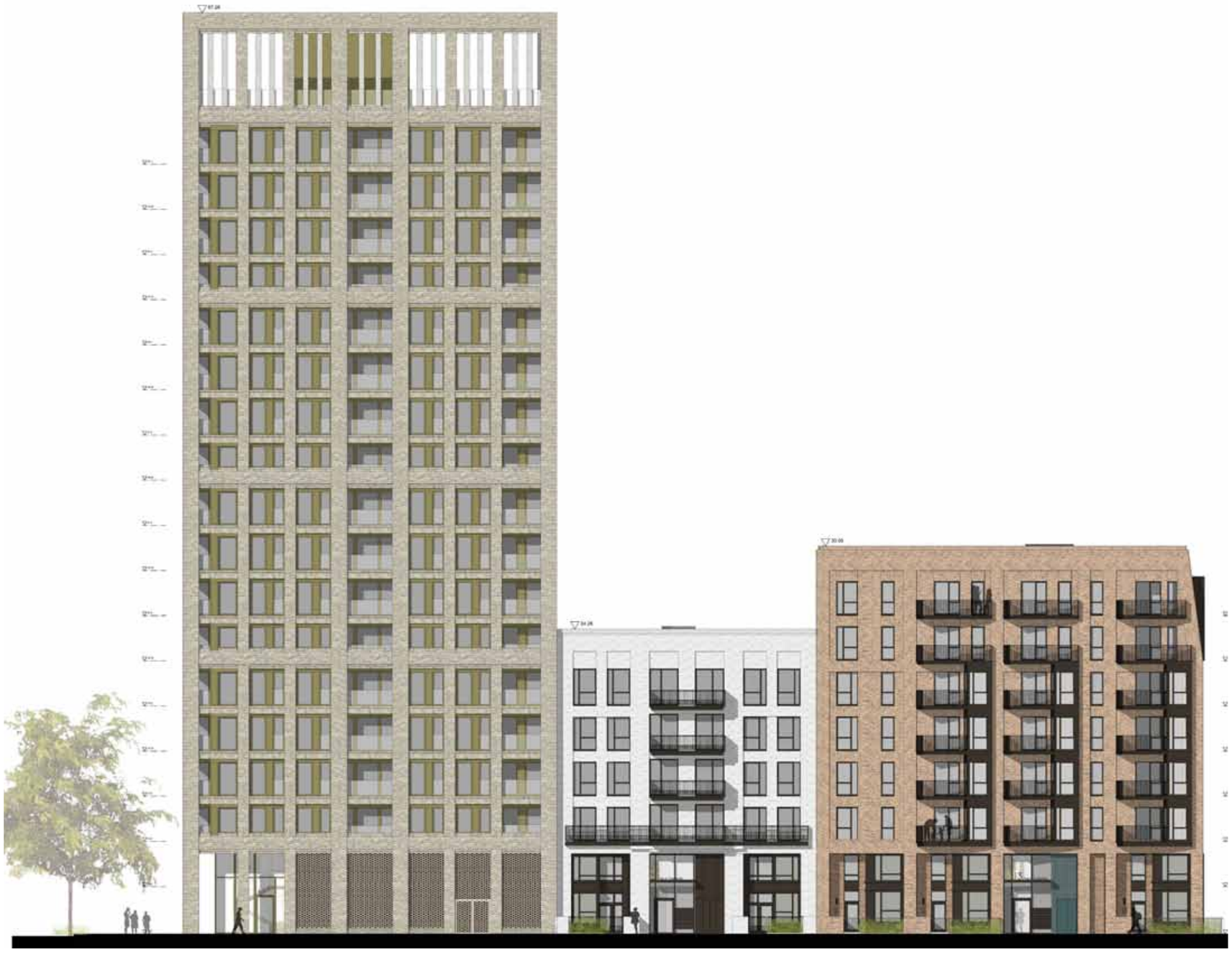
The brick treatment on this block uses a simple white brick to complement the simple forms and almost classical proportions of the block. This is complemented by dark grey window frames and dark grey metalwork.

Building 5C
This building typology relates to the larger mansion house block that comprises a main building that steps down to form awing that runs perpendicular along the neighbouring street.

It too picks up the double height order of the base, picking out the maisonettes and the double height entrance and applies a brick grid that extends from this base across the facade. A reddish brickwork is used across the building that is the same as that used on the neighbouring blocks across the street to limit the number of materials along one street whilst still allowing for individual buildings to be read as distinct blocks and address.

The grid groups the two storey base, the four upper floors and the two top floors into three horizontal bands, whilst emphasising the verticality though slender vertical windows, in accordance with the AAP guidance ‘Generally, all windows should be slender and elegant so as to maximise the amount of light entering habitable rooms’ and through the vertically stacked balconies and oriel windows. These balconies project out from the building facade and are triangular in plan to maximise views out to Burgess Park along the street, whilst the projecting oriels provide all weather, sneaky peeks towards the park from the living rooms in this buildings. The oriels and balconies are finished in a grey metal secret fixed panel.

Fig 5.13.3 Block 5 East Elevation - Buildings 5A, 5B and 5C



BLOCK 5A ***BLOCK 5B*** ***BLOCK 5C***

The balconies extend up the facade but the oriels stop at the fifth floor level so that the top two floors do not project into the street. The brickwork changes at the top two floors, introducing a soldier course across the spandrel panel between the windows. As the elevation wraps around to form the northern elevation, the top two floors return to form a Mansard roof formed within the brickwork. This responds, in part to the lower rise accommodation across the street, reducing the 'parapet' height across the elevation of the main part of the block and making the building less overbearing on the street.

It also starts to subtlety shape the overall rectangular block form, softening it to the more sensitive northern facade and opening up more view of the sky from the street. This treatment also reinforces the simple tri-partite arrangement of the elevations across the mansion blocks.

The mansard is also applied to the lower part of the building that forms the north elevation onto the new east west street. The double height order wraps around with four maisonettes provided at ground floor. Four duplex apartments are stacked above these and the stacking is represented on the elevation with a shadow gap running vertically on the party wall line to identify the groupings internally and to relate to the details on the houses opposite. Like the larger part of the building, the brick mansard is crowned with a series of dormer windows that are arranged over two storeys and reflect the oriels on the Phelp Gardens facade.

Block 5C and 5D are separated by a full height gap between the buildings. This is occupied at ground floor by the car park entrance. The car parking is entered via decorative gates for vehicular and pedestrian traffic that are set separately within a brick wall that extends to form the parapet at first floor to the podium garden above.

Fig 5.12.4 White Brickwork Block 5B

Fig 5.12.5 Red Brickwork Block 5C & 5E

Fig 5.13.6 Block 5 North Elevation - Building 5C & 5D

BLOCK 5C *BLOCK 5D*

Fig 5.12.7 Block 5 West Elevation - Buidling 5D and 5E

BLOCK 5D *BLOCK 5E*

Building 5D
Continuing the perimeter block around, Building 5E reflects a lower version of the mansion block typology. Applying the same principles, the elevations are based around the double height order at the base containing maisonettes and the two storey entrance, a grouping of the middle floors and a separation of the top two floors. As with Building 5C, the 5D street elevations includes projecting oriel windows and balconies that are finished in metal panel with a simple metal balustrade. These provide views down the street but, unlike Building 5C, the oriels offer views in both directions towards Burgess Park to the South and to Westmoreland Park to the north. The oriels are located to maximise views from living rooms and from bedrooms. These are restricted to the middle section of the vertical grouping across the elevation with the top two floors provided with only projecting balconies to open up the view of the sky from the street.

The exception to this is to the two flats to the north west corner of the block that benefit from a north facing projecting oriel window at fifth and sixth floor level. These are located partly to add interest to this part of the elevation which is visible from Westmoreland Park and partly to provide these dwellings with views to the north across the lower rise houses to the north and across the roof tops of Walworth towards the dramatic city skyline view.

The palette of materials for the building use the soft grey toned brickwork complemented by a champagne gold toned windows and metalwork.

Building 5E
The final building within Block 5 that completes the perimeter block is the second largest to the tower and the largest of the mansion blocks within the ensemble of buildings. Like 5C, the building wraps around the corner of the perimeter block comprising a main building of ten storeys and a lower 6 storey wing element that fronts onto Albany Road and Burgess Park.

The main ten storey mansion block repeats the two storey ground floor treatment, the grouping of the mid rise floors and a variation in the treatment to the top two floors of the building. Because of the scale of the block, some additional devices have been applied to the architecture to ensure that the overall relationship of he architectural detail to the mass and height work to complement one another. The entrance to the block is celebrated in a way that the entrance zone is expressed across the height of the lower and middle sections of the building.

Fig 5.13.8 Block 5 South Elevation - Building 5E

The entrance provides a double height space connecting to the vertical circulation and to the podium garden beyond. It is expressed as a part glazed double height space that sits within a projecting brick portal that extends up the face of the building to above seventh floor level. This device breaks down the overall elevation into five and a half bays forming vertical slots across the elevation. Three of these bays contain the vertically staked balconies that align from second to seventh floor, across the mid rise floors of the building.

The slot that defines the entrance is set to be wider than the other slots and the fenestration pattern changes within this bay. The windows are wider within this section and grouped over three floors connected by decorative spandrel detail panels that pick up the design of the panels adjacent to the entrance lobby. Above seventh floor, the grid changes and each of the seven bays is broken down with narrower vertical elements formed in brickwork. Across the six full bays this divides the bay into three lines of windows or panel that reflect the triglyph arrangement to the top of the tower.

Within each of the bays the spandrel panel area is treated with a vertical stacked stretcher course that groups the vertically stacked windows. The windows to the top two floors jump in their location and relationship to the mid rise section of the block but the window positions are aligned to the overall grid structure.

The apartments to the top floor are designed with recessed balconies to further exaggerate the top of the building, as with the other mansion block types.

The south elevation uses the projecting balconies to connect the two elements of the building and to create a more holistic appearance. The lower six storey wing comprises a stack of three maisonettes arranged across 4 bays. This sets a regular and repetitive grid across the elevation and the maisonette and duplexes are expressed across this facade by the two storey grouping of the grid. At second floor level, a continuous balcony runs across the facade above the two storey base creating the sense of a piano nobile above the building plinth. The balcony to the uppermost duplex is broken down into four component parts to strengthen the line formed by the continuous balcony at second floor level. The design of the balconies is consistent across the elevation tying the more dominant and the subordinate elements of the massing together to create the appearance of one building.

Fig 5.13.9 Block 5 East Courtyard Elevation

Building 5E is clad with a reddish brick as used on Block 5C. This ensures a limited palette of bricks is used across the block and across the wider site. As with all the buildings and their component materials, each has been considered in its relationship to its immediate neighbour and to its counterpart across the street.

Internal Elevations

As each building forming the perimeter block is considered as a stand alone building in its own right, the courtyard elevations are treated with the same materials as the street elevations. Just as the relationship between neighbouring buildings has been considered and the relationship across the street, so has the relationship of one facade to another been considered within the courtyard.

As the upper levels of the courtyard elevations can be glimpsed from a number of street locations, in long views back to the site and through the gaps between the blocks, it has been important to ensure that the internal elevations reflect the street elevations.

This includes the wrapping of the brick grid across the buildings and the wrapping of the top two storey treatment around the entire building. The balconies and windows also are applied across all elevations of each block albeit the internal courtyard elevation is a simplified version of how the street is designed. This is generally to create a simple rhythm and complementary facade treatment that works in relation to the courtyard space without the elevations becoming too varied and jarring with one another.

5.14
BLOCK 6 HTA

Block 6 occupies a smaller footprint than Block 5 and is comprised of four separate buildings consisting of three mansion blocks and one special tower, which is smaller than the two towers on Blocks 4 and 5.

The main difference with Block 6 is that the smaller footprint means that there is no podium parking delivered on this plot. Instead, the courtyard garden is delivered at grade allowing for the ground floor maisonettes to be dual aspect on both the ground and first floor.

Building 6A
As with Blocks 4 and 5 the tower is located to the southeastern corner. It is less tall than the landmark towers at fourteen storeys plus a roof top garden but is arranged in a similar way in terms of the two storey base, the main body of the tower and the crown that encloses the garden space.

The framework identifies the building as 'special' in that it is of a secondary order to the landmark towers of blocks 4 and 5 that define civic space or major routes. The building does mark the connection to Westmoreland Road but is also located towards the western part of the site where the massing starts to reduce to meet the neighbouring context. Due to this more complex relationship with the surrounding blocks and to the two taller buildings across the park frontage, the location suggests the opportunity for a more special treatment to be delivered in this location.

The proposed building takes the strategy of the grid but de constructs the strong brick grid of the neighbouring blocks to create a more delicate and filigree elevation treatment. Whereas Building 5A is designed to be a robust brick extrusion, the treatment on 6A is much finer comprising an applied framework of pale reconstituted stone that encloses the overall form of the block. Recessed balconies appear behind this frame and are arranged so that in locations overlooking the park they start to appear to create double height spaces creating an overall lighter appearance.

Fig 5.14.1 Block 6 Ground Floor Layout

Block 6 Ground Floor Plan

The design of this building plays with the strategies set by the two taller blocks to create a series of three tall buildings across the park edge of the FDS that relate to one another in terms of design, materials and form but appear as distinct and unique buildings within their own right.

The reconstituted stone grid is expressed vertically with bays grouped into pairs on the short elevation creating four brick piers that run the entire height of the building. The horizontal and verticals run between these creating a tartan effect across the grid but maintaining the strong vertical emphasis of the block. The south elevation is symmetrical in design with stacked corner balconies and fenestration set within the openings formed by the grid. The reconstituted stone panels are tapered in plan to ensure that the external faces of the projecting fins appear as fine as possible.

Building 6B & Building 6C

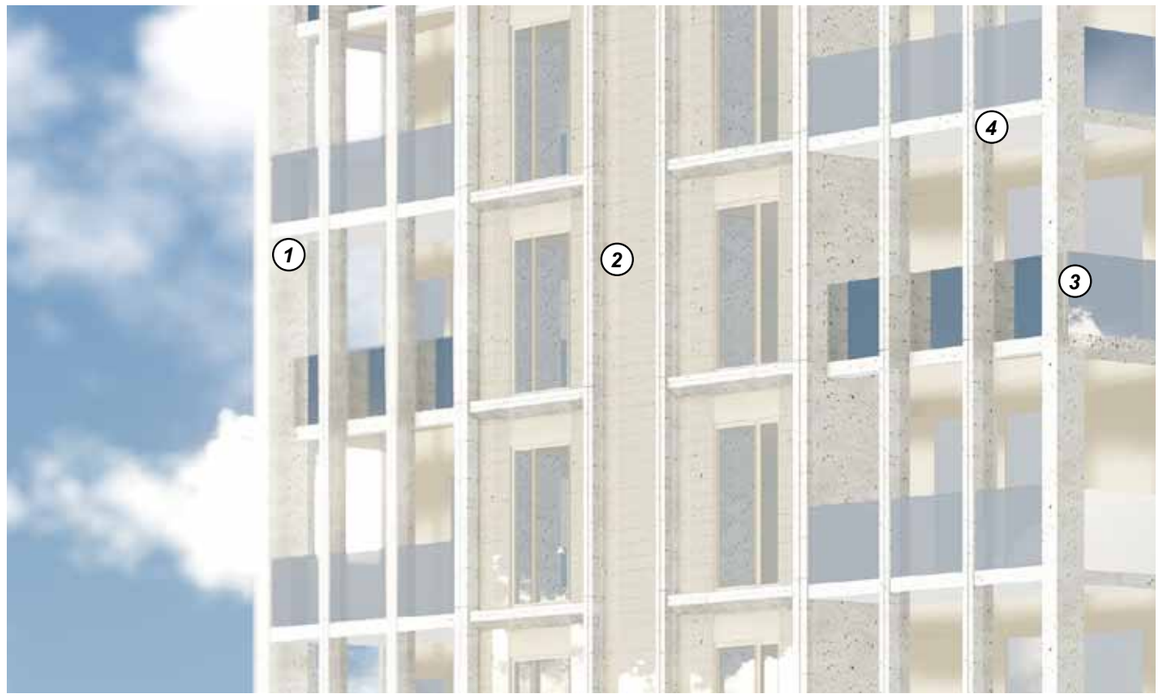
This building typology relates to the mansion house block that comprises a single main building that includes a step in its massing where it abuts the taller element of Block 6A. The two blocks are treated with the same elevational materials and effectively form a pair of buildings that face onto Bradenham Close, the connection to Westmoreland Park and onto the small mews street that connects Bradenham Close to Westmoreland Park.

Both buildings pick up the double height order of the base, picking out the maisonettes and the double height entrance and applies a brick grid that extends from this base across the facade.

The two buildings are treated with the grey brick palette to match that used on building 5D. This brick becomes the dominant material across this part of the new east west link in contrast to the red brick used on Block 1 and across the houses facing onto Westmoreland Park.

Fig 5.14.2 Design Development Renderings of Block 6A

Fig 5.14.3 Design Development Renderings of Block 6A



1. Reconstituted Stone Frame
2. Aggregate Brick cladding
3. Glazed Balustrade
4. Reconstitute Stone Balcony

Fig 5.13.4 Block 6 South Elevation Building 6A

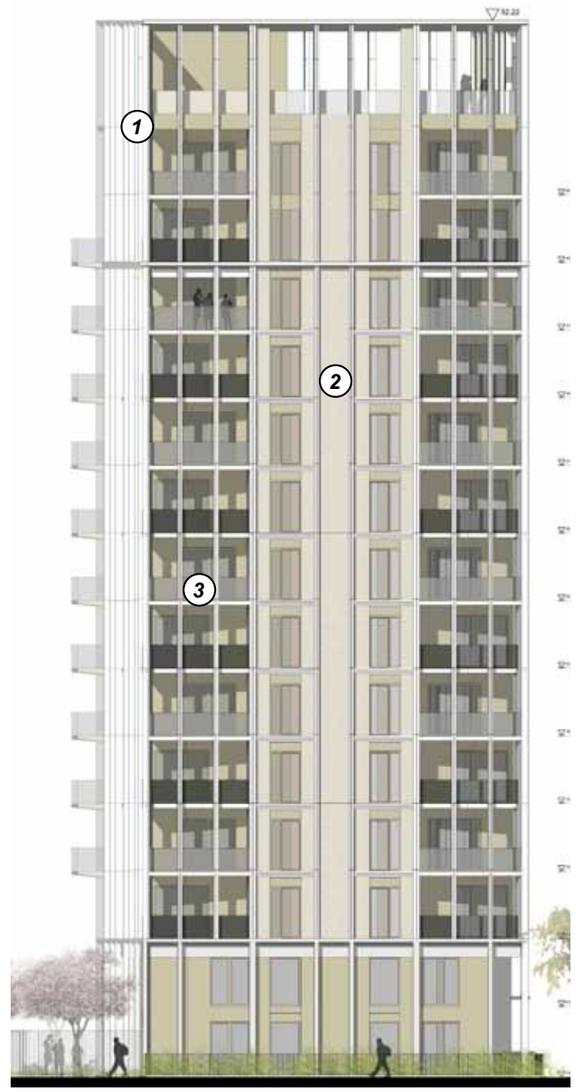


Fig 5.14.5 Example of Reconstituted Stone Framing
Athletes Village E20

Fig 5.14.6 Top - Example of Aggregate Brick
Bottom - Reconstituted stone Panel Colour

Both blocks are treated with the same grid motif that separates the base, middle section and top. As the ground floor maisonettes have more space on the ground floor due to the absence of the podium, the gauge of the maisonettes is narrower than Block 5 resulting in a narrower grid across the buildings on Block 6 creating a more slender and vertical emphasis.

The top two storeys of Buildings 6B and C also introduce a finer grid across the elevation, and introduce vertical reconstituted stone pilasters that are set into the brickwork. This pick up on the treatment of the tower 6A and also relate to the elevation design on the neighbouring block 5.

Both of these blocks are treated with the mansard detail to the north elevation that is introduced on Building 5C and helps to define the character of the east west route through the site.

The palette of materials for the building use the soft grey toned brickwork complemented by champagne gold toned windows and metalwork. The north elevation of Building 6B is particularly important as it faces onto Westmoreland Park enclosing this space to the south. Different versions of this elevation were developed to test the principles of how the facade relates to the space. The mansard adds visual interest into the space and also reduces the appearance of height to this building making the taller component of Block 1 appear as the dominant tower element within the space.

The corner of the Building 6B forms an important elevation onto Westmoreland Park and is treated with a projecting balcony and oriel detail that adds visual interest to this corner. The projecting dormer to the mansard roof is also oversized making it a more significant element that overlooks the park and is visible across the space from Westmoreland Park.

Building 6D also plays an important role in its relationship to Bradenham Close and onto the new area of open space that is delivered within Phase 1A, Albany Place. The frontage onto this space has been designed to present a calm and ordered elevation onto the open space.

Fig 5.14.7 Block 6 East Elevation

Fig 5.14.8 Block 6 West Elevation Bradenham Close

Building 6D
Building 6D relates closely to Building 5E in that it comprises a larger mansion block with a smaller wing element attached that creates the frontage onto Albany Road and Burgess Park. It employs the same grid pattern as 5E and applies the same continuous balcony across the second floor to differentiate between the maisonettes that form the double height plinth and the upper levels.

The entrance to Building 6D is celebrated in the same way as Building 5E with a projecting portal that frames the entrance and announces its location on the facade. Green glazed brick is introduced to this area of the facade to mark the entrance within the elevation.

The buildings are treated in the reddish brickwork with grey window frames and metalwork. This matches Building 5E to deliver a consistency in the materials across these blocks facing onto Burgess Park.

Internal Elevations
As each building forming the perimeter block is considered as a stand alone building in its own right, the courtyard elevations are treated with the same materials as the street elevations. Just as the relationship between neighbouring buildings has been considered and the relationship across the street, so has the relationship of one facade to another been considered within the courtyard.

As the upper levels of the courtyard elevations can be glimpsed from a number of street locations, in long views back to the site and through the gaps between the blocks, it has been important to ensure that the internal elevations reflect the street elevations.

This includes the wrapping of the brick grid across the buildings and the wrapping of the top two storey treatment around the entire building. The balconies and windows also are applied across all elevations of each block albeit the internal courtyard elevation is a simplified version of how the street is designed.

This is particularly important on Block 6 as there is no built form to enclose the courtyard space to the north as on Blocks 4 and 5. The space is, however, enclosed by a single storey structure that provide cycle storage and plant associated with the connection to the CHP in Block 5. This creates a single storey enclosure that enables the space to perform as a private garden space that is shared by residents.

Fig 5.14.9 Block 6 Albany Road

6.00
ACCESS & SPECIALIST HOUSING

6.1
ACCESSIBILITY

This Access Statement describes and appraises the inclusive design provisions of the development, including its external approaches.

The proposed development has been designed and developed with consideration and understanding of the principles of inclusive design with specific regard to residents of the development, visitors and people working within the development.

The Access Statement sets out the general arrangements for approaches to the development, routes through the development, parking and entrances, circulation within the buildings and within the residential and commercial accommodation. The statement also sets out details of specific aspects of the design such as the provision and location of wheelchair accessible housing through the FDS.

This access statement describes the principles for access provisions for the development using a journey through the proposals that begins with approaches to the development and buildings, including the community use and residential buildings and ends with the principles for evacuation of disabled people from the various types of buildings.

The statement considers the requirements of all users, notably those with mobility impairments, vision impairments and deaf people. In doing so it is implicit that issues relating to older people and people with small children are also considered.

The access provisions are reviewed against the access standards, policies and regulations that apply including the following standards:

- The Building Regulations 2000, Access to and Use of Buildings, Approved Document M, HMSO, 2004
- The Building Regulations 2000, Fire Safety, Volume 1 - Buildings other than Dwellings, Approved Document B, HMSO, 2006
- The Building Regulations 2000, Fire Safety, Volume 2 - Dwelling houses, Approved Document B, HMSO, 2006
- British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice,
- British Standard 9999:2008 Code of Practice for Fire Safety in the Design,
- Management and use of Buildings, British Standards Institution, 2008.
- The London Housing Design Guide 2010
- The London Housing Design Guide SPG, November 2012
- The South East London Housing Partnership (SELHP)Wheelchair Homes Design Guidelines, 2011
- Housing Learning and Improvement Network (LIN) Wheelchair Housing Design Guide (Habinteg)

The meaning of ‘disabled’ in this access statement is the definition stated in the Equality Act 2010.

General Overview
The design team aims to achieve the following as part of the design process:

- To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required by local, regional and national policy.

- To ensure that appropriate standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible

- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment

- To address the anticipated, substantial increase of older people in proportion to the working-age population in the near future and their needs

- To meet the aims of the Disability Discrimination Act 1995 (2005 as amended) and the Equality Act (2010), where applicable

- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people

- Incorporation of the principles for inclusive design wherever possible

- All dwellings to be designed to meet the Lifetime Homes standards

- 50% of the wheelchair accommodation are designed to be easily adaptable to meet the needs of a wheelchair user, as required by London-wide policy

- Access to a second lift for all residents of wheelchair accessible homes on upper levels.

- The common parts of the development, including the exterior approaches and routes between car parking spaces and dwellings, are designed to be as inclusive as possible.

This statement demonstrates how a high level of inclusive design throughout the FDS proposals. The inclusion of the principles of inclusive design throughout the design development of the scheme will ensure that accessible solutions considered within the FDS have also been considered within the outline element to facilitate their inclusion as detailed proposals for phases 2, 3 and 4 are brought forward.

Topography and Level Changes
The existing site topography is generally flat.

Primary Access Routes
Provisions to ensure ease-of-use for all pedestrians using the public realm include:
- A legible layout for residents and visitors
- Clear visual links between the entrances to the site and key buildings and addresses
- Safe, step-free, level or gently-sloping pedestrian routes, without traffic
- Provision of accessible steps wherever accessible ramps are provided to negotiate changes in level throughout the scheme
- Planting and landscape features including seats and resting places
- Quiet areas with minimal traffic noise, to facilitate conversation and communication, with particular benefits for people with impaired hearing
- Predictable spaces, facilitating wayfinding for people who are blind or partially sighted.

The design will ensure that surfaces are slip resistant, paths are well-lit and any gradients meet or exceed the regulations of Approved Document Part M, the Lifetime Homes standards or the requirements of the SELHP Wheelchair Housing Design Guide.

Non Residential Uses
All entrance doors will be maintained and available for people to use at all times without requiring assistance.

Each principal entrance will be designed to meet the Building Regulations Part M (Section 2) and include:
- Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width
- Any intercom will be located to suit all users (including wheelchair users) and have a speech reinforcement system
- Transitional lighting between the exterior and interior of the building
- A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies
- Highly reflective internal finishes will not be specified

Accommodation will have step-free, suitably designed entrances and circulation routes for staff and visitors to the building.

General principles that will apply to the detail design to promote inclusive design will include:
- Decor will distinguish the walls from the floors, and doors within walls in all circulation spaces and corridors
- Reflective surfaces will be avoided because they can cause confusion for people with sensory disabilities
- Doors with door closing devices on all circulation routes will be designed with an opening force that meets the guidance of BS 8300: 2009, clause 6.5.2.
- All doors on circulation routes will have 300mm clear space on the pull side, to the side of the leading edge of the doors.
- The clear opening widths of doors will be a minimum of 800 mm wide per leaf unless power operated or held open

- Corridors and lobbies will meet Building Regulations Part M and doors that open into corridors will be recessed
- Generally all corridors that are part of principal circulation routes will be 1800 mm wide.
- The strategy should include best practice procedures for the evacuation of disabled people from all parts of the buildings, including BS 9999:2008 and Regulatory Reform (Fire Safety) Order Supplementary Guidance.
- Management procedures will need to include the training and provision of staff to assist with the evacuation of disabled people from parts of the development.
- The use of suitable warning systems, such as vibrating pagers may be considered for individual members of staff, following a PEEPS assessment.
- All designated escape routes will allow wheelchair users and others to reach a safe area (to await assistance) from each part of the building. Evacuation chairs will be required to carry people to a place of safety in areas accessed by stairs. Each safe refuge will have a two-way communications system, within reach of a wheelchair user so that they can communicate directly with the fire controlling authority in accordance with BS 9999: 2008.
- Alarm systems will provide visual as well as audible signals in isolated locations such as WCs.

Residential Buildings
All entrance doors will be maintained and available for people to use at all times without requiring assistance.
Each principal entrance will be designed to meet the Building Regulations Part M (Section 2) and include:

- Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width
- Any intercom will be located to suit all users (including wheelchair users) and have a speech reinforcement system
- Transitional lighting between the exterior and interior of the building
- A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies
- Highly reflective internal finishes will not be specified
- Where individual dwellings are accessed directly from outside, the entrances will be sheltered by a fixed canopy and the thresholds will be nominally level, with a maximum upstand of 15mm, meeting the Lifetime Homes standards and Wheelchair Housing standards as applicable.

Lighting and further details will be designed at a later stage.

Lifetime Homes standard 4 requires entrances to be illuminated and covered and to have level access over the threshold. Entry systems such as video or audio entry systems, pass card systems and similar will be designed and located to be used by visitors and residents. As a rule of thumb, people should be able to activate such a system with a closed fist and with minimal force.

Any reception areas in communal residential entrances will meet the Building Regulations Part M as a minimum.

The common residential corridors will be a minimum of 1200mm wide with 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum. Where two or more dwellings are located on a floor the corridor will be widened to 1800mm to accommodate two passing wheelchairs in accordance with the SELHP Guidance.

Internal common corridors between lifts, stairs and apartment entrances, should be as short as possible to minimise the number of fire doors across corridors that are required. Lifts to all residential levels will be for eight or more people, with a minimum internal car size of 1100mm x 1400mm to meet the minimum dimensions for Lifetime Homes standards.

All common stairs will be designed to meet Lifetime Homes standard 5, having dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Handrails will be at 900mm above nosings, and will extend 300mm beyond the top and bottom step.

Amenity Space
Ground floor properties that have an aspect onto private garden spaces will have nominally level thresholds (a maximum upstand of 15mm).
Play areas have been designed with reference to accessible play guidance, such as “Developing Accessible Play Space: A Good Practice Guide” (Office of the Deputy Prime Minister, 2003)

Consideration has been given to wayfinding and orientation throughout the open space and sensory planting that can be appreciated by people with visual impairments. Maintenance of the open space will ensure that surfaces, structures and plants do not become a hazard.

Internal ramps in common parts of the residential buildings should be avoided wherever possible. In particular access between car parking areas should be level or gently sloping to meet Lifetime Homes standard 2, and the route from all dwelling entrances to refuse stores collection points should be level.

6.2
RESIDENTIAL LAYOUTS – LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE DWELLINGS

Lifetime Homes standards ensure that homes can be easily adapted to suit the individual needs of the households that live in them, and the housing on this site will go some way to addressing London's shortfall of accessible housing.

All of the residential units provided by the scheme, including the approaches to the building and the common parts, will be designed to meet the Lifetime Homes standards as defined by the Code for Sustainable Homes Technical Guide (November 2010, Section HEA 4) and the London Housing Design Guide, (Interim Edition), the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M where applicable.

Where dwellings are provided over two or more levels, such as the maisonette accommodation or the duplex accommodation within the perimeter blocks, these have been designed to accommodate a through floor lift connecting either from circulation space or from the principal living space through to a bedroom or circulation space on the upper level.

Car parking is provided at a rate of less than one space per unit and Lifetime Homes Criterion 1 (parking width or widening capability), does not apply to developments that contain no or reduced levels of parking. As required in the guidance associated with Criterion 1, a number of disabled parking spaces are provided which offer wheelchair users additional space to manoeuvre.

Wheelchair accommodation is provided across the site, across tenure and across home type. Within the FDS Application, 96 dwellings will be wheelchair units (11.7%). This includes the 50 Extra Care Dwellings, including 9 built out to SELHP standards, 6 units within the LD Building, plus 17 homes within the Target Rent, 4 within the Shared Ownership and 19 homes within the private sale. Of the 40 standard homes designated as wheelchair units (i.e. not the flats for extra care or adults with learning disabilities), half will be adaptable.

The Extra Care and Learning Disabilities Housing is described in more detail within the following sections 6.2 and 6.4.

Blocks 1, 4, 5 and 6 provide adaptable and fully adapted wheelchair units. These are distributed as shown in the following table 6.2.1.

Each of these forty units is provided with an off street car parking space. 39 of the car parking spaces are provided within the two podium car parking boxes within Blocks 4 and 5. The ground floor maisonette within Block 6 is provided with an off street car parking space that is located to the rear of the garden space and is accessed via the small mews street that connects Bradenham Close and Westmoreland Park.

Floor plans of some of these units are shown on the following pages.

Table 6.2.1 Wheelchair Accommodation

Building Core	Unit Type	Floor	Type	Tenure
1D	1B	Second	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
	1B	Fourth	Adaptable	Shared Ownership
4A	2B4P	First	Wheelchair	Private Sale
4B	2B3P	Second	Wheelchair	Market Rent
	2B3P	Third	Wheelchair	Market Rent
	2B3P	Fourth	Wheelchair	Market Rent
	2B3P	Fifth	Wheelchair	Market Rent
	2B3P	Sixth	Wheelchair	Market Rent
4C	1B	Second	Adaptable	Shared Ownership
	1B	Second	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
	1B	Third	Adaptable	Shared Ownership
4D	2B3P	Second	Wheelchair	Target Rent
	2B4P	Second	Wheelchair	Target Rent
	2B4P	Third	Wheelchair	Target Rent
	2B3P	Third	Wheelchair	Target Rent
	2B4P	Third	Adaptable	Target Rent
	2B4P	Third	Adaptable	Target Rent
5C	2B3P	Second	Wheelchair	Private Sale
	2B3P	Third	Wheelchair	Private Sale
	2B3P	Fourth	Adaptable	Private Sale
	2B3P	Fifth	Adaptable	Private Sale
	2B3P	Sixth	Adaptable	Private Sale
5D	2B3P	Second	Wheelchair	Private Sale
	1B	Second	Wheelchair	Private Sale
	2B3P	Second	Adaptable	Private Sale
	1B	Second	Adaptable	Private Sale
	2B3P	Second	Adaptable	Private Sale
	1B	Second	Adaptable	Private Sale
	2B3P	Second	Adaptable	Private Sale
	1B	Second	Adaptable	Private Sale
5D	1B	Second	Wheelchair	Target Rent
	2B4P	Second	Wheelchair	Target Rent
	3B4P	Second	Wheelchair	Target Rent
	1B	Third	Wheelchair	Target Rent
	2B4P	Third	Wheelchair	Target Rent
	3B4P	Third	Wheelchair	Target Rent
	1B	Fourth	Adaptable	Target Rent
6B	3B5P Maisonette	Ground	Wheelchair	Target Rent

Fig 6.2.1 Ground Floor Showing Wheelchair Unit Location

Fig 6.2.2 Third Floor Showing Wheelchair Unit Location

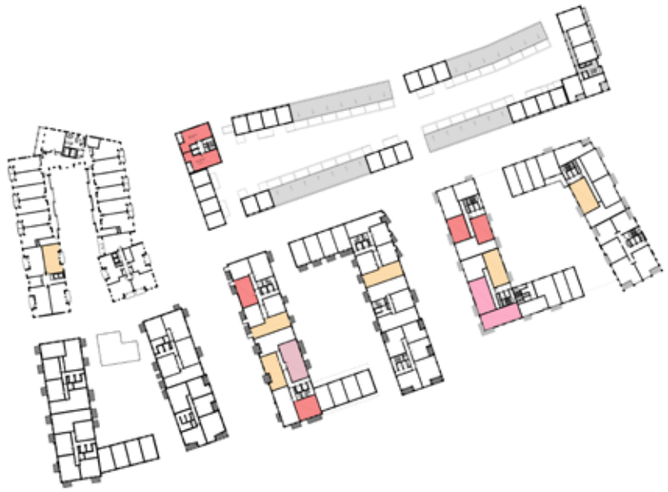
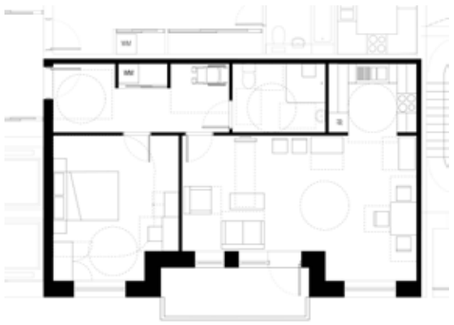


Fig 6.2.3 Fifth Floor Showing Wheelchair Unit Location

BLOCK 1 WHEELCHAIR ACCOMMODATION

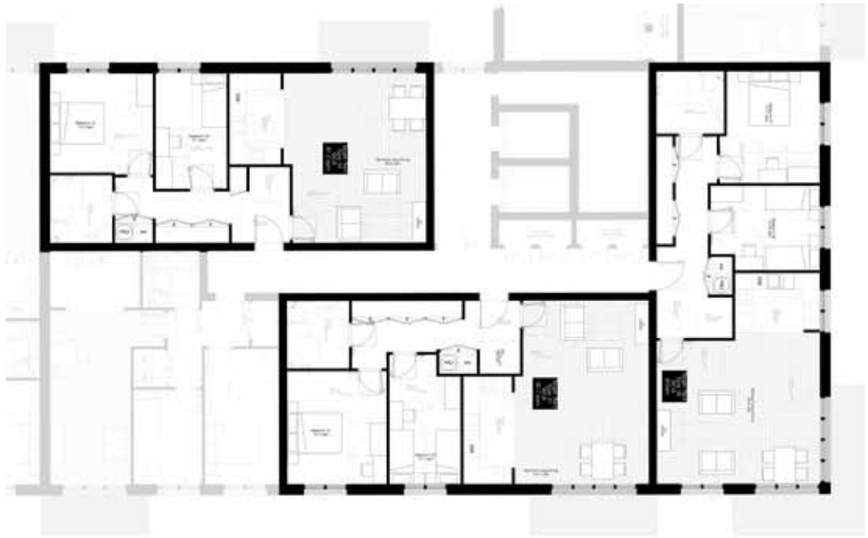


1B2P Wheelchair Flat
Building 1D (Shared Ownership)

BLOCK 4 WHEELCHAIR ACCOMMODATION

2B 4P Wheelchair Flat
Building 4A (Private Sale)

2B 3P Wheelchair Flat
Building 4B (Market Rent)



Floor Plan Showing Three Wheelchair Flats (Target Rent)
Building 4D

1B 2P Wheelchair Flat
Building 4C (Shared Ownership)

1B 2P Wheelchair Flat
Building 4C (Shared Ownership)

BLOCK 5 WHEELCHAIR ACCOMMODATION

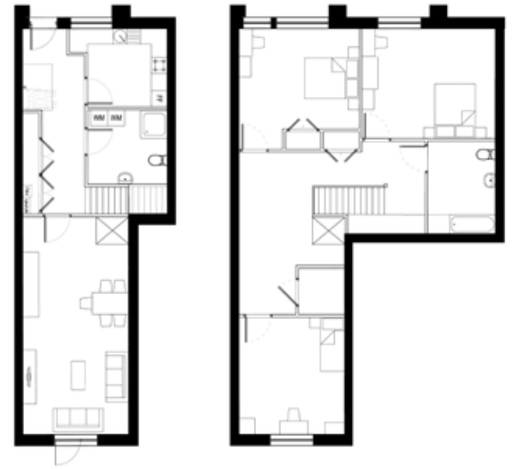
1B2P Wheelchair Flat
Building 5D (Private Sale)

1B2P Wheelchair Flat
Building 5E (Target Rent)

1B2P Wheelchair Flat
Building 5D (Private Sale)

1B2P Wheelchair Flat
Building 5E (Target Rent)

BLOCK 6 WHEELCHAIR ACCOMMODATION



3B5P Wheelchair Maisonette
Building 6B (Target Rent)

6.3
EXTRA CARE

General Principles
The extra care facility is designed to follow best practice guidance to create a happy and healthy environment for elderly residents. The building provides independent 1 or 2 bedroom dwellings within a wider community. Designs are the result of extensive consultation with LBS extra care Commissioners and NHHG's extra care team. All 50 flats are wheelchair accessible to LIN standards with eight 1 bedroom and one 2 bedroom fully SELPH wheelchair housing compliant dwellings.

The building is designed to give residents self contained apartments allowing independent living while the wider design encourages social interaction and ease of use for the elderly occupants. Internal layout and finishes are designed to aid wayfinding and support residents who may have impaired, vision, hearing, mobility or cognitive ability, especially dementia. Communal facilities are designed to be fully wheelchair accessible, safe and welcoming to all residents.

Ground Floor
A single staffed office overlooks the main entrance from Westmoreland Road greets visitors and mitigates against uncontrolled wandering. The main lobby leads to parking for mobility scooters and bicycles with clearly identifiable lifts and a stair to the first floor. The entrance lobby has an element of double height space and strong visual connection to the garden as well as the lounge and dining area accessed along a glazed corridor to the west side of the communal garden.

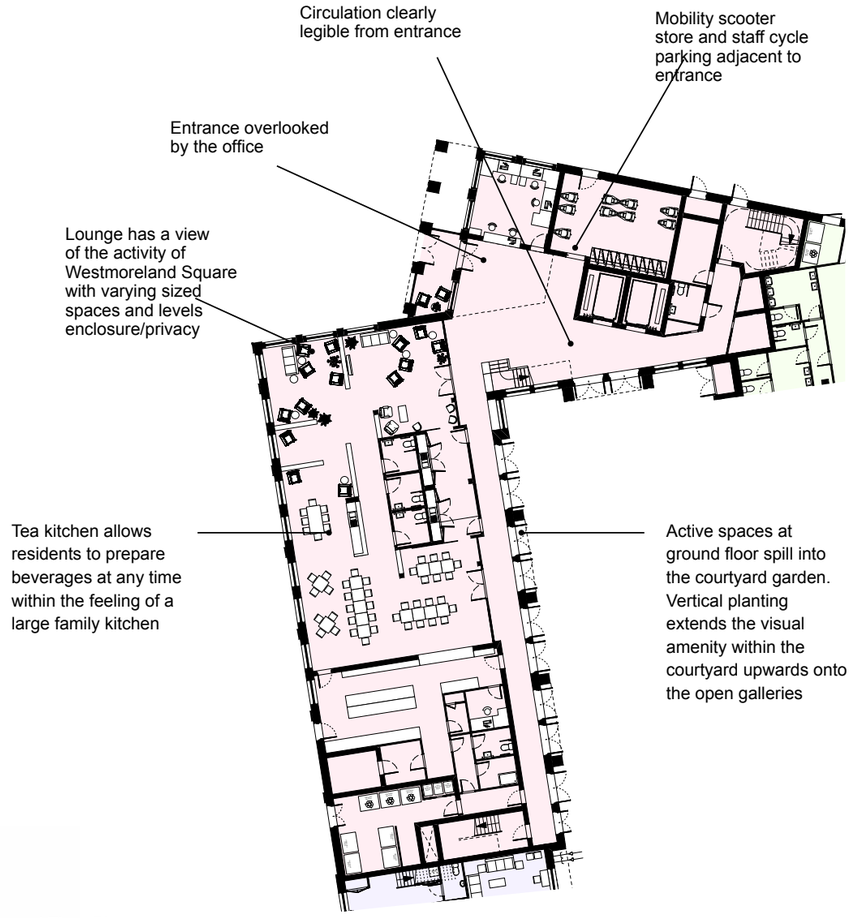
The lounge, tea kitchen, dining room and WCs are arranged as connected rooms to create intimate spaces with a variety of atmospheres, and domestic scale, yet retain the ability to open up when more space is required. They are arranged to look over the quiet garden space or more public areas and activity of Westmoreland Square and Bradenham Close.

Two multi purpose rooms provide flexible space for visiting professionals or temporary facilities such as hairdressing, occupational therapy or craft classes. The tea kitchen gives residents the freedom to make beverages and gather at any time in what feels like a large family kitchen. Lounges and TV areas also have a domestic scale and variety of aspect and lighting.

The dining room has a strong connection to the garden and is served by a large kitchen. With it's own staff facilities the kitchen is capable of being operated by an independent catering provider.

The main circulation route runs around the courtyard encouraging easy access to the safe and stimulating external space. The light filled and airy corridor can be opened up in fair weather further connecting the communal rooms to the outside.

The garden will include plants that provide sensory experience throughout the seasons, grassed areas, multiple paths for strolling and plenty of places to sit. Planting will be in raised beds, accessible to residents who will be encouraged to partake in it's maintenance. The garden is highly visible form circulation routes to provide interesting views from within the building.

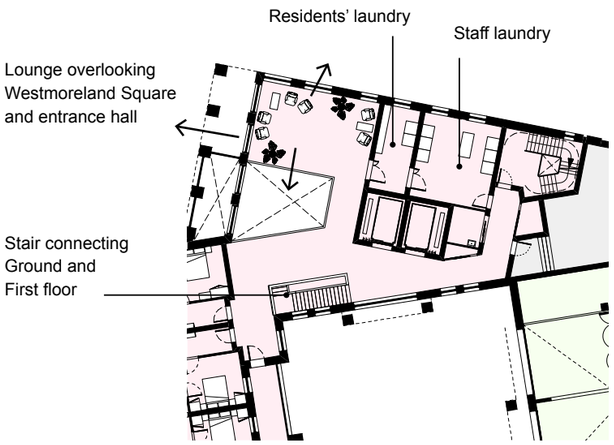


Ground Floor Plan

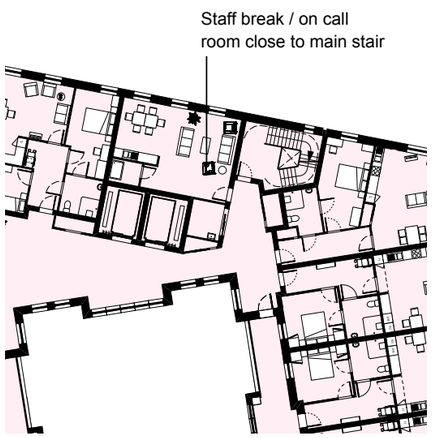
Tea Kitchen designed with a domestic scale and feel

Precedent: The convivial, familiar atmosphere of a Maggies Centre kitchen

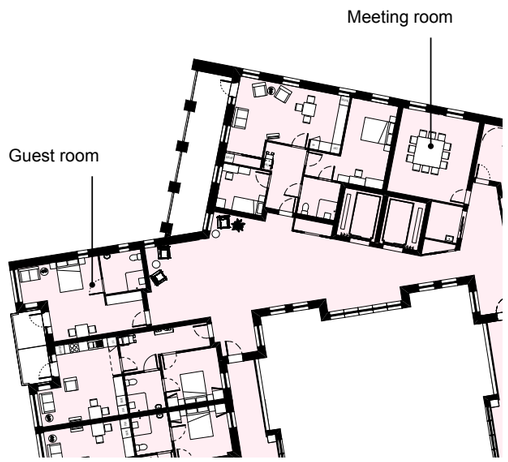
Second Floor Plan



First Floor Plan



Third Floor Plan



Fourth Floor Plan

EXTRA CARE

Typical Upper Floor Plan and Ancillary Spaces

The circulation core is placed centrally in the plan to aid way-finding and take advantage of the views to the courtyard garden and flat entrances. On a typical floor around 60% of the flats are accessed via an open but covered gallery leading to enclosed 'belvederes' at the entrances to apartments.

Residents have the use of a shared laundry and guest room. The laundry is split between staff use with industrial machines, and a 'laundrette' for residents' use with a space outside to wait connected to the main hall via a staircase and views out over Westmoreland Square. The guest room provides overnight accommodation for visitors, family or potential residents.

Staff areas on the upper levels can be accessed via the main staircase on Westmoreland Rd or the bicycle / mobility scooter store without coming through the main entrance. Staff have dedicated showers and changing facilities with lockers, a large space for breaks or overnight personnel, a management office and meeting room. A cleaner's and medical store is provided near the core at each level.

Accommodation - Typical Unit Layouts

A typical 1 bed flat to LIN standards and 1 bed SELHP Wheelchair Accessible flat are illustrated here. These have been developed in close consultation with LBS Commissioners and NHH. The flats are designed to give residents independence but with strong connections to the support and communal facilities within the building.

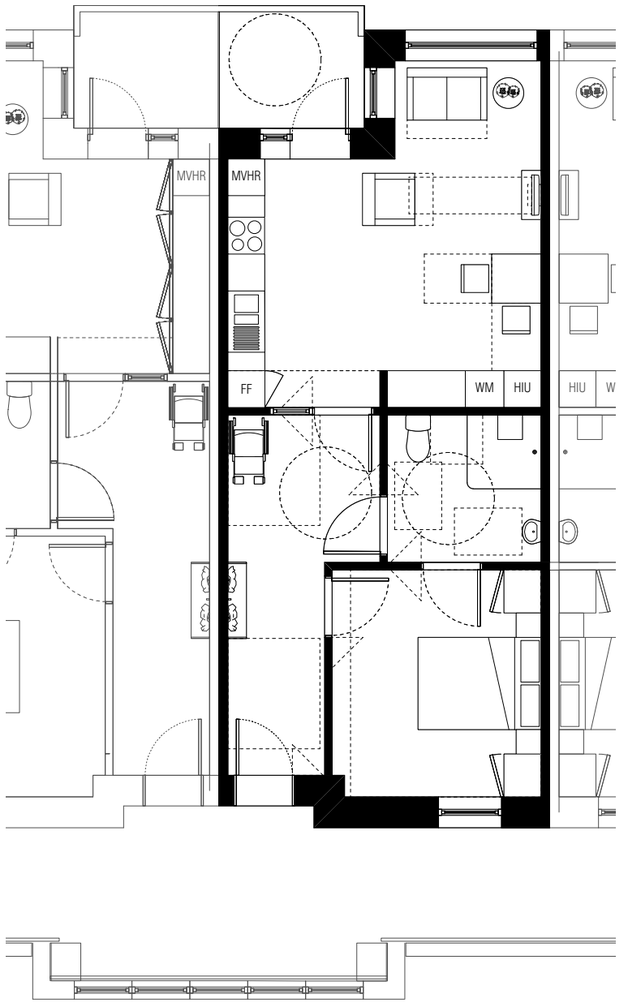
Each flat has a distinct entrance paired with the adjacent flat to encourage neighbourliness, and also provide opportunity to personalize the sheltered space in the belvederes outside the front door.

To avoid the typology of long monotonous double loaded and overheated corridors (which can cause disorientation and frustration for dementia sufferers), flats are designed as dual aspect accessed off a wide, light filled and naturally vented gallery.

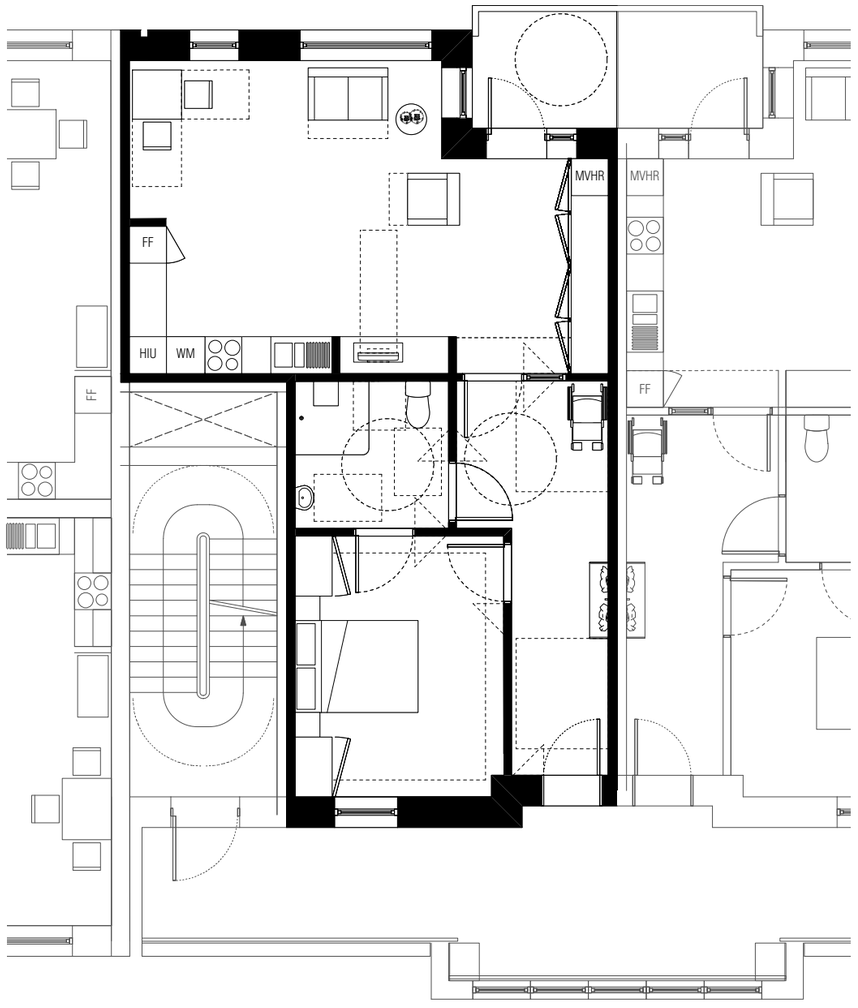
Although all flats are designed to be wheelchair accessible, eight 1 bedroom and one 2 bedroom flats are fully compliant with South East London Housing Partnership (SELHP) Wheelchair Homes Design Guidelines. These flats utilize the additional space in the building footprint around the escape stairs to give larger living / dining / kitchen spaces for a wheelchair user.

In summary all flats have:

- Entrance hall with space to park / transfer between and charge a wheelchair
- Fully wheelchair accessible bathroom with level access shower, toilet opposite the bedroom door and a view of the door from bed.
- The majority of bedrooms have windows onto external circulation spaces offering bed bound / unwell residents a connection to other extra care residents and staff
- A fitted kitchen adaptable to meet the resident's individual needs with space for a washing machine or dishwasher
- Large flexible living / dining space designed to accept a variety of layouts with the resident's own furniture
- A balcony overlooking the street or park large enough for a table and chairs or potted plants
- Dual aspect mostly east-west to enjoy morning and afternoon light



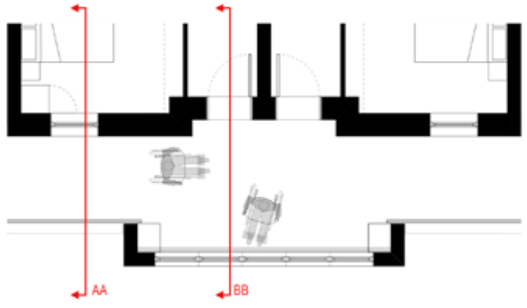
Typical 1 bedroom dwelling



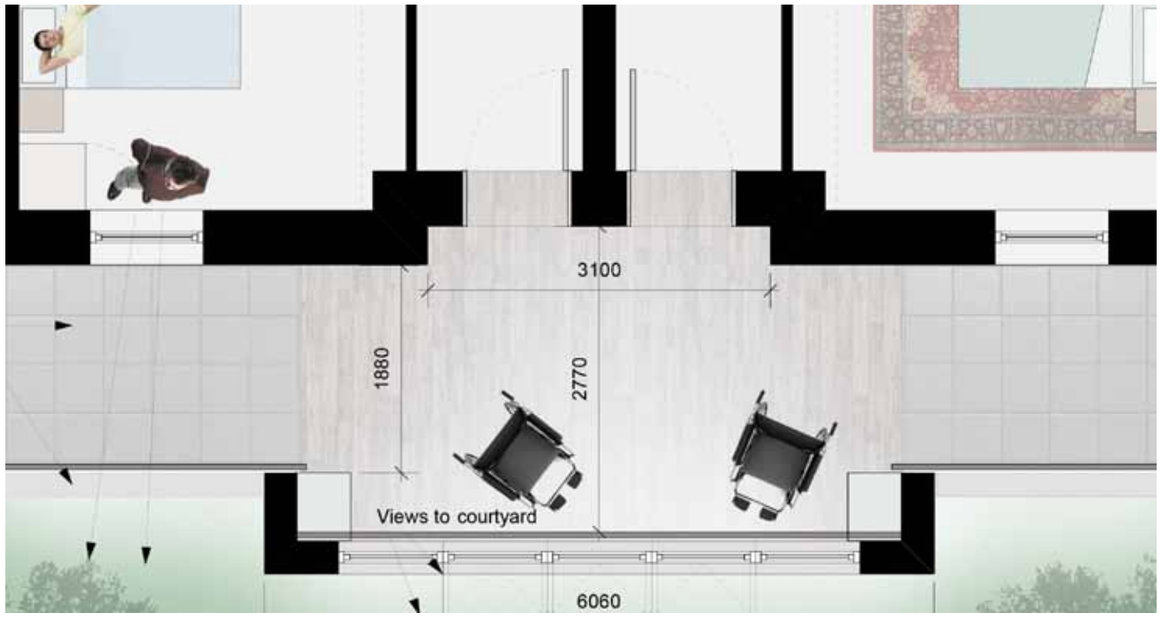
Typical 1 bedroom SELHP wheelchair accessible dwelling

section A-A

Section B-B



Typical sections through the gallery and belvedere



Typical plan of a belvedere

Typical elevation of a belvedere

EXTRA CARE

Circulation and Social Interaction

All circulation in the building is designed for the easy movement of wheelchairs, trolleys or just those unsteady on their feet. Communal circulation routes are at least 1.5m wide with regular spaces at least 1.8m wide for two wheelchairs to pass. There are also plenty of informal places to rest, gather or reflect with views out from behind openable glazing.

Along the main galleries, front doors are paired in ‘belvederes’ to create a sheltered space where residents can take ownership of the area outside their doors and add personalisation to the communal space. Seats built into the belvederes provide opportunity for social interaction and a view into the courtyard year round.

In the open sections of circulation, the non-slip floor surfaces are protected by the floor above and a brick upstand with glass balustrade up to 1.2m. Placement of the transom / handrail allow views past whilst seated or in a wheelchair.

Automatically Opening Vents (AOV) for smoke venting can also be used for summer cooling to ensure the belvederes do not overheat.

Looking along the gallery towards a belvedere

Precedent: Open gallery access - Gresham House, New Malden

The Shared Courtyard

All tenures benefit from the shared courtyard, which is closed from the street and divided with landscaping ensuring security for the potentially vulnerable extra care users, whilst establishing and maintaining a sense of connectedness and community.

Looking North into the courtyard.

KEY

1. Solid brick balustrade
2. Winter garden ‘Belvedere’ at flat entrances
3. Open gallery with glazed upstand.
4. Reconstituted stone arch
5. Communal Extra Care Spaces open to courtyard

Above: Extra Care Courtyard. Gallery sketch.

Below: Precedent. Communal courtyard at BigYard in Berlin

EXTRA CARE

Designing In Quality - Best practice guidance

The design of the extra care component of block 1 has taken on board the recommendations of many best practice guidance documents including but not limited to: the Housing our Ageing Population: Panel for Innovation (HAPPI) report, Housing Learning and Improvement Network (LIN) reports, and publications from the Dementia Services Development Centre.

We have worked through the brief, detailed plans, communal areas and amenity spaces with the LBS Commissioners and NHH extra care team. This work was carried out during regular meetings and visits to similar NHH extra care facilities.

The guiding principals embodied in the HAPPI report have been addressed as follows:

1. Generous internal space standards and flexibility of layout.
The building incorporates generous circulation areas and flats meet LIN guidance and SELHP guidance where identified. The flats are arranged to allow flexibility in layout of dining and living. The common lounge areas have flexibility and incorporate multi purpose rooms that can be opened out or sub-divided for smaller functions.

2. Careful placement of windows that allow plenty of natural light and allow daylight into circulation space.
A key driver for the proposal was to orientate the majority of the flats east west and to take advantage of morning and afternoon sun. Generous windows to the living room bay windows give residents a connection to the outside and allow in plenty of light. Circulation areas are open, naturally lit galleries and not enclosed, double loaded corridors typical in some extra care developments.

3. The building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies for tables, chairs and plants.
Due to the width of the plot, double loaded corridors were avoided and a single sided deck access approach adopted. This has the advantage of reducing overheated corridors and provides each flat with dual aspect living space.

4. Homes are 'care ready' so that new technologies such as tele-care and community equipment can be readily installed.
Each unit will be fitted with suitable services infrastructure for fit-out by the care provider with a tailored package of assistive technology equipment to meet the wide range of resident needs.

5. Building layouts that promote circulation areas as shared spaces and offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'
The design incorporates open areas in key moments in the plan along circulation routes. Adjacent to the first floor laundry area is an informal seating area off the main circulation area that allows views down to the entrance lobby and Westmoreland Square and across to the courtyard garden. Generous circulation outside the lifts also provide great views down the garden and across to the flats' entrances along the east and west sides of the courtyard. These spaces also assist in orientation especially for dementia sufferers. The belvederes encourage residents out of their flats and into the circulation space which can be personalised and inhabited.

6. Provision of multi purpose space available for the residents to meet, with facilities designed to support a range of appropriate activities – perhaps serving the wider community as well as guest rooms for visiting friends and families.
At ground floor a suite of spaces including lounge, tea kitchen and dining room open out onto the garden but are very much connected to the activity on Westmoreland Square and the existing Southwark Resource Centre, as well as the new community facility across the courtyard. Multi purpose rooms afford space for visitors to come into the facility and provide services or activities. A guest room is also provided.

7. **In giving thought to the public realm, design measures ensure that homes engage positively with the street, and the natural environment is nurtured.**
The new proposals provide level access and attractive public realm leading up to the building from Westmorland Square. The areas around the building give priority to pedestrian to aid the kinds of navigation that residents may require. A new landscaped courtyard garden with a retained tree is proposed and linked to two new landscaped public spaces, Westmoreland Square and Westmoreland Park, that will be transformed with new trees and shrub planting.

8. Homes are energy efficient and well insulated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, green roofs and cooling chimneys.
The building is designed to meet CFSH level 4. Over heating has been considered very carefully with circulation areas naturally vented to avoid gains from services distribution pipework and all dwellings dual aspect for cross ventilation. The building has a green roof and connects to the site-wide energy strategy.

9. Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier.
Cycle and mobility scooter storage is provided at ground floor level in a generous room near the entrance. Flats have ample storage including space for larger items and mobility aids.

10. Shared external surfaces such as 'home zones' giving due regard to navigation difficulties for the visually impaired
The areas around the building to the north and east are landscaped and car free. All surrounding streets in the FDS are designed in accordance with Southwark Council's SSDM.

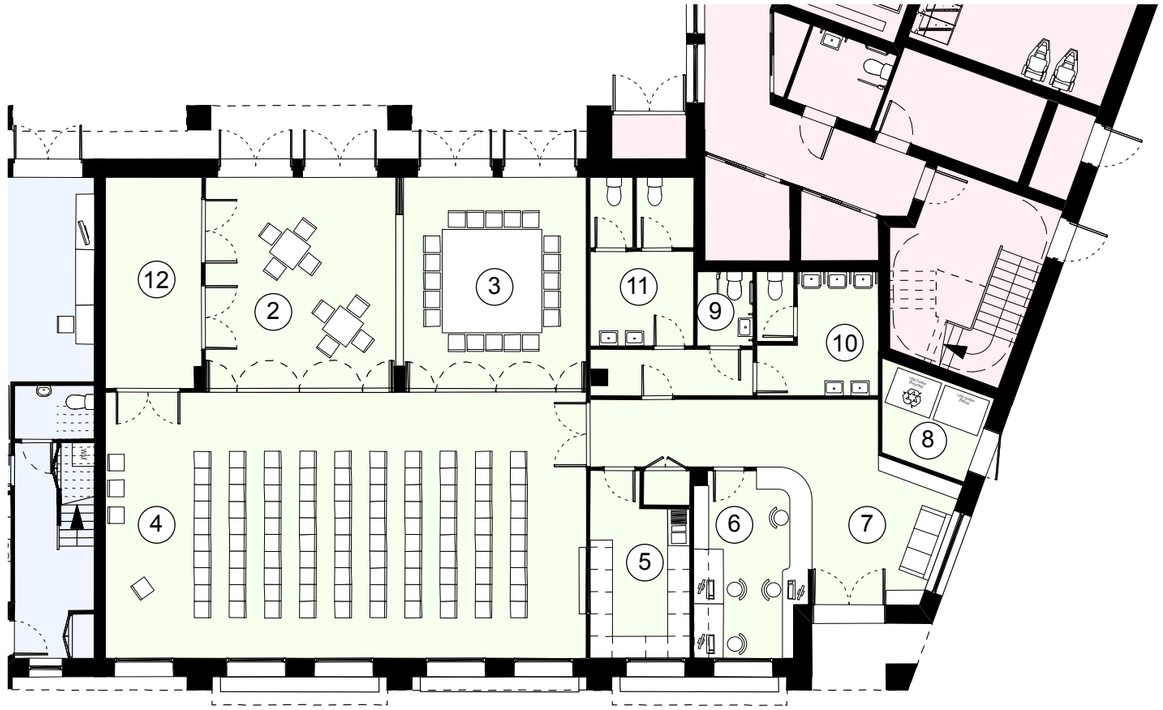
6.4
COMMUNITY FACILITY

The community facility is located to the north east corner of block 1 fronting Westmoreland Park. The entrance wraps around onto Westmoreland Road and is signalled by a double height portico on the corner of the block visible along Westmoreland Road and down Queens' Row. The portico bay with brick arch over is a facsimile of the extra care entrance.

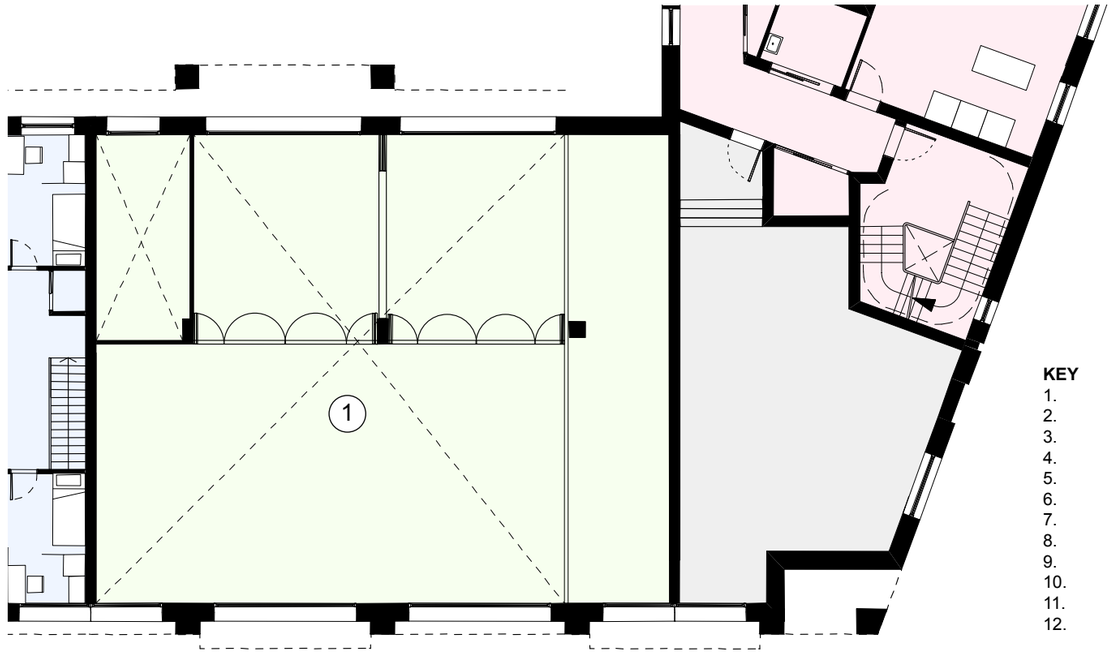
This space will be leased to Southwark Council, and is intended for flexible community use with the potential for use as a community hall (with ancillary office, kitchen and storage space), as a gym or an early years facility (use classes D1 and D2). The diagrams to the right demonstrate indicative layouts for the space were it to be fitted out in line with Southwark Council's original brief.

The entrance leads to a secure lobby with an office / reception with space for 4 workstations. A kitchen is accessed off the lobby with a serving hatch to the main hall. Toilets are located in the depth of the plan and users do not need to cross the main hall to access them. The refuse store faces Westmoreland Road and could be made accessible from within the facility if required.

In line with the brief, a regular sized hall is provided with seating for up to 100 people with smaller side meeting rooms divided by siding-folding doors to open up the whole space and provide flexibility. All these spaces are double height and are engineered to allow future mezzanine levels to be inserted. The fenestration has accounted for this future flexibility. Generous deep storage is included, suitable for storage of stacking chairs, tables and other equipment. Large windows allow in natural daylight and ventilation from the dual aspect east-west orientation. The main hall and side rooms open up to a small outdoor garden space within the courtyard.



IllustrativeGround Floor Plan



Illustrative First Floor Plan

KEY

1. Void at 1st floor
2. Flexible meeting space.
3. Flexible meeting space.
4. Main Hall.
5. Kitchen
6. Reception
7. Entrance lobby
8. Bin store
9. Accessible WC
10. WC - male
11. WC - female
12. Store

6.5 LEARNING DISABILITIES

Building 2B provides six flats designed specifically for adults with learning difficulties to provide a safe but independent living environment. These six flats are designed to be fully accessible should any resident, staff member or visitor use a wheelchair. The building is arranged over four floors with support space and a sensory room located on the ground floor and two flats per floor on upper levels.

The entrance to the building is located off Westmoreland Road to read as part of this residential street. Two off street parking spaces are provided adjacent to the entrance. The office is located adjacent to the entrance so that staff can oversee the front door. There is a clear sight line from the front door to the main accommodation stair that leads to the upper level and the lifts are located off the main entrance.

The entrance space is glazed on two sides, to the street elevation and to the east elevation that opens out into the garden space. In keeping with the design of the other residential entrances, this provides a both a physical and visual connection from the front door to the garden spaces.

The sensory room is designed to create a flexible space that can be enclosed and darkened or alternatively can open out into the garden space beyond. A staff meeting room and bedroom space are also provided at ground floor level along with space for residents, staff and visitors to store motorised wheelchairs as required.

The upper floors provide two dwellings, which are mirrored about the stair and lift core. Each of these units is dual aspect overlooking Westmoreland Park and the rear garden space. The dwelling to the northern side of the block benefits from additional aspect onto Westmoreland Road.

The dwellings are designed to SELHP standards with an entrance lobby providing a transfer space and access to the living room, bedroom and bathroom space. The bathrooms are designed to accommodate a bath at a future date but will be fitted out to provide an accessible shower arrangement.

Fig 6.6.1 Housing for People with Learning Disabilities (Building 2A) Ground Floor Plan

The living room is designed to open out onto an enclosed wintergarden balcony designed to ensure privacy and a sense of safety for the resident. The kitchen area is set within an alcove separated from the living room. Further separation can be achieved as the kitchen area could be enclosed by a stud wall and door should this arrangement better suit the resident.

The Learning Disabilities Housing is provided with 90 sqm of open space. This includes a small terrace area and a garden area that is large enough to accommodate an adult trampoline. The space is enclosed and also offers residents the opportunity to engage with the gardens and create a small vegetable patch.

Housing for People with Learning Disabilities (Building 2A) Typical Floor Plan Showing 2 x 1 Bedroom Flats

7.00
THE LIVING ENVIRONMENT

7.0
THE LIVING ENVIRONMENT

This section of the document describes the residential accommodation in detail from how entrances are configured through to detailed flat layouts.

7.1
ADDRESS AND ENTRANCE

Entrance design and location ensure that addresses are legible and help to animate street frontages. The design of entrances responds to two scales providing domestic scaled front doors to houses and to maisonettes and larger, more civic entrance spaces to mansion blocks and to the taller buildings. The two tallest buildings within the FDS are each provided with a generous double height foyer space.

The design of all the shared communal entrances ensures that there is a visual and physical connection from the street to the landscaped space beyond. In the case of the smaller flatted buildings and those forming Block 6, this consists of a foyer space that leads through and connects to the green space beyond. Within Block 6, all the foyers provide a visual connection from the front door of the building through to the green space beyond.

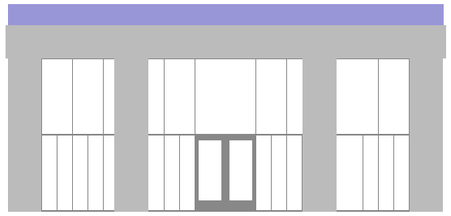
Within the podium blocks a similar arrangement is designed with a staircase leading up from the front door to a mezzanine level that connects to the landscaped podium space. The generous foyers mean that there is a sense of the connection to the landscaped space from the front door and even from the street.

The front doors to maisonettes and house are designed to respond to their more domestic purpose. They are, where possible, designed to be recessed into the main massing of the building to create a welcoming, covered area. Careful consideration as to the placing of refuse and recycling to ensure that the approach to the front doors is as uncluttered and legible as possible.

Figure 7.1.1. Entrances

TOWER ENTRANCES - CONCEPT STUDY BLOCK 4

Tower entrance



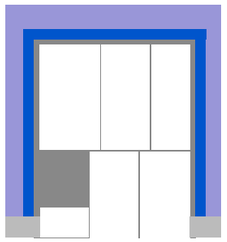
Developing the principles set out in the scheme development section, this chapter looks at how the entrance design has been developed to create legible addresses within the street environment. This section looks specifically at how the entrances in Block 4 have been designed.

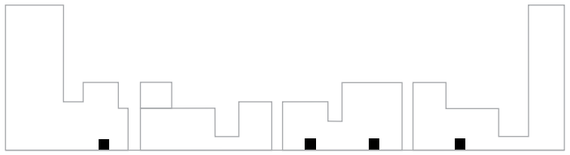
There will be a clear hierarchy of entrances to the blocks. The grandest entrance within Block 4 is the tower entrance from Albany Road. It is expressed as a double height lobby set back from four patterned concrete columns with a patterned frieze above. It is proposed that ornamented designs on the cast concrete elements will be further developed in collaboration with the current estate residents. The lobby is set back behind a colonnade to provide cover from the rain.

Tower Entrance

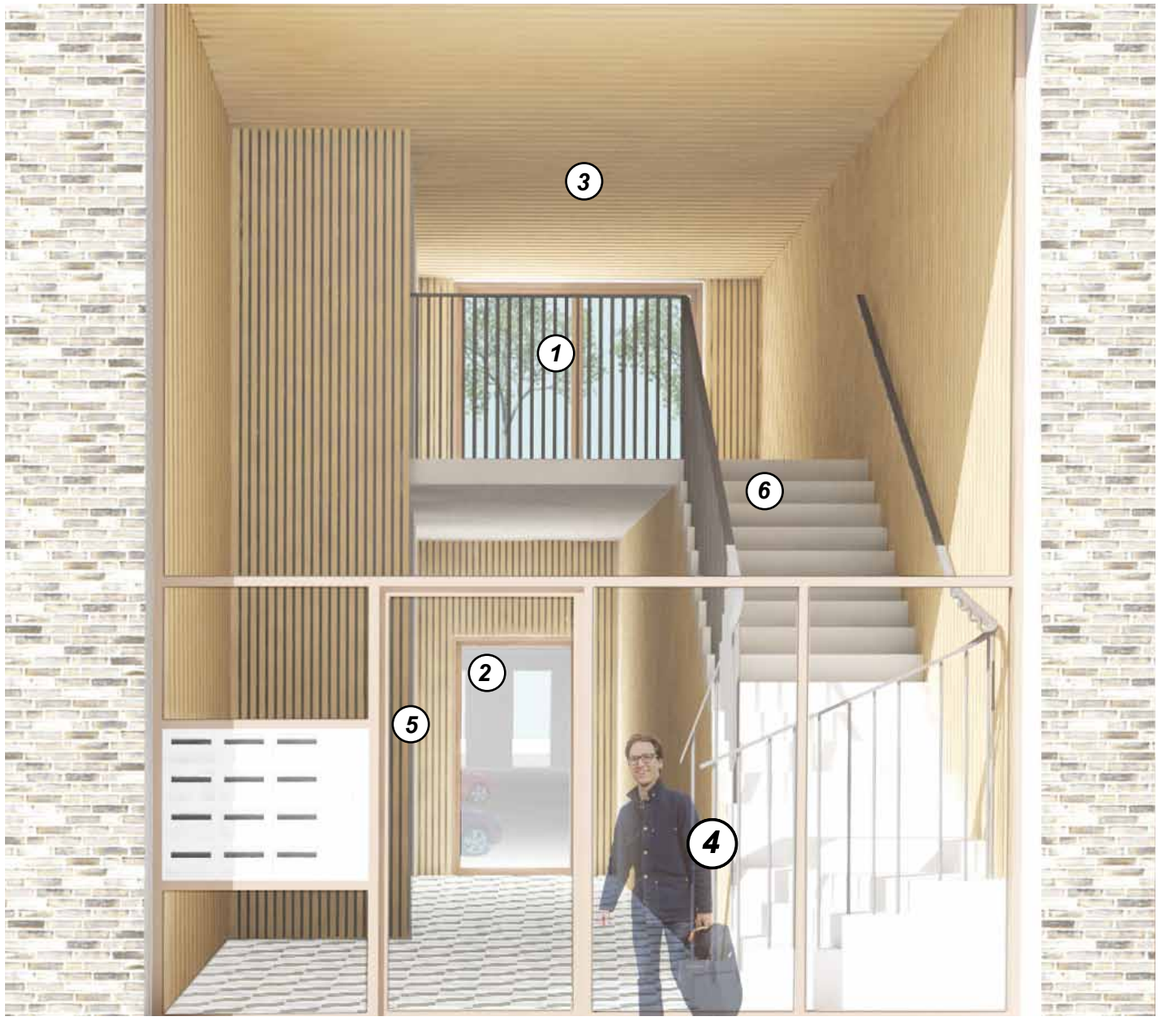
1. Views up into shared podium garden spaces
2. Access directly into podium car-park
3. Double height lobby for in which to wait for lift
4. Tiled floor
5. Access into bike and bin store via lobby
6. Feature link stair to allow access to podium garden

Main core entrance





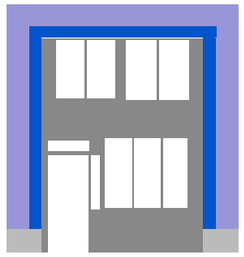
The secondary entrances are the four double height apartment lobbies around the block. These cut into a concrete plinth and a contrasting brick frame that wraps up and around the glazed opening which is set back into the facade. Within the brick frame there is a cast concrete section using the same pattered elements used elsewhere in the scheme.

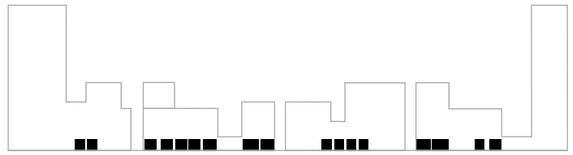


Mansion Block Entrance

1. Views up into shared podium garden spaces
2. Access directly into podium car-park
3. Double height lobby for in which to wait for lift
4. Tiled floor
5. Access into bike and bin store via lobby
6. Feature link stair to allow access to podium garden

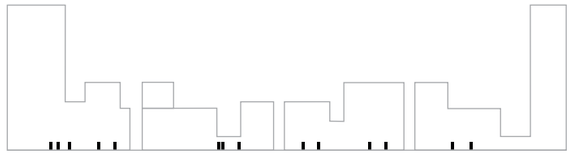
Maisonette entrance





The maisonettes are expressed as a separate element within the facade over two floors. This is achieved by bringing a contrasting brick frame up and around a recessed opening. Due to the block gauge, these set back into the facade and are finished in narrow vertical timber that can be easily maintained dues to its use only at a domestic scale. The kitchen and bedroom window have corner windows that allow views not just onto, but along the street.

Ancillary entrance



The layout requires external ancillary doors to refuse and bike stores. These are articulated by the concrete plinth wrapping up and forming thin band around the opening. Within this, the doors are made out of perforated and folded metal to allow ventilation into the spaces behind.

Typical maisonette

Elevation showing main entrance flanked by ancillary entrances

7.2
CYCLE STORAGE

Cycle storage is provided on a basis of 1 to 1 for all 1 and 2 bedroom dwellings and 2:1 for all 3 Bedroom dwellings and larger.

The cycle storage strategy responds to guidance issued by LBS, Code for Sustainable Homes and emerging TFL Guidance 2014. A mix of cycle storage solutions are available within the FDS to allow for flexibility and to offer choice to residents.

The houses and maisonettes are all equipped with individual secure storage that is designed to typically accommodate two or more bicycles. Within both the houses and maisonettes this storage is designed to be accessed from inside the home but located within the entrance lobby/vestibule area which provides an area for removing boots, shoes, coats and for storing bikes or alternatively prams, pushchairs, shopping trolleys, umbrellas and outerwear. A cycle hoop is also provided within the front garden space of these dwellings.

Flatted accommodation is provided within secure cycle storage that is either accessed via a fobbed external door adjacent to entrances or is accessed via fobbed door from within the podium parking.

Within Block 6, cycle storage for the flatted accommodation is accessed via the courtyard garden space and is, in part, accommodated within a dedicated structure that forms part of the enclosure to the space and is treated with a landscaped skin and green roof.

Within the cycle storage areas, a mix of solutions is on offer split between double stacked storage (Josta or similar) and more conventional Sheffield stands. These are allocated to best meet the needs and demographic of blocks. For example, the towers, which provide 1 and 2 Bedroom apartments are generally provided with double stackers whilst lower blocks which contain larger family units are better served with Sheffield stands that can better accommodate children's bikes.

7.3
CAR SHARE & BICYCLE HIRE

A car share scheme is proposed within the FDS to reduce car dependency and to create a sustainable community. 3 Car share bays will be located within the FDS.

A TFL Bike Hire station will be provided within the FDS located within Westmoreland Square.

Fig 7.2.1 Cycle Storage Locations

Table 7.3.1 Car Parking Provision

Standard Spaces	Off street	On Street	Drop-off	
Affordable Dwellings excl. EC				
Affordable Target Excl. EC & wheelchair				
Affordable Standard spaces (excl EC, LD & W/C)	-	125	-	
Affordable Wheelchair Within Block 4, 5 & 6	21	-	-	
Private Dwellings				
Private Target (excl WC)				
Private Sale Standard Spaces Block 4	38	-	-	
Private Sale Standard Spaces Block 5	45	-	-	
Private Unallocated Standard Spaces for private houses		12		
Private Wheelchair Blocks 4 & 5	19	-	-	
Non-standard Spaces				
Extra Care parking	2	-	-	
Extra Care doctors spaces		2	-	
Extra Care Drop Off		-	2	
Ambulance parking (SSDM requires 2-2.3x7m on extg streets, 2.5x7m on new streets)		-	1	
Learning difficulties	2	-	-	
Learning difficulties- Drop Off			2	
Community Facility Drop Off (incl in Extra Care drop off)		-	-	
Car club (incl in affordable on street)		-	-	
EXTRA PARKING ON STREET		12		
Phase 1a Supplement		25		
Totals	127	176	5	308
		181		

Fig 7.3.2 Car Parking Provision

7.4
CAR PARKING PROVISION

For the private housing, a total of 102 parking spaces are provided within the undercroft car parking plus 12 on street spaces for the private houses. This equates to a car parking provision of 27.6% for private dwellings, including 19 wheelchair spaces. A further 21 wheelchair spaces are provided for the accessible and adaptable flats provided within the accommodation for rent and shared ownership. 125 on street spaces are provided for the affordable dwellings. 48 Additional car parking spaces are provided including two off street parking spaces provided for each of the Extra Care and the Learning Disabilities housing

Vehicular access to the undercroft parking is via the new east west route. Each core within Blocks 4 and 5 offers direct pedestrian access to the car parking.

Each of the car parks is secured with a gated entrance operated by fob or similar mechanism and also provides a controlled pedestrian gate to enable cyclists to access the cycle storage where it is located within the car parks.

The car parks seek to maximise natural ventilation with ventilation grilles provided to the north and south of the car parking and slots cut into the podium that are grilled and incorporated into the landscaping proposals.

The single wheelchair accessible unit that is provided within Block 6 is provided with an off-street parking space located to the rear of the dwelling.

A total of 308 parking spaces are provided along across the FDS along street edges in either a parallel or perpendicular arrangement. The parking spaces are integrated with street tree planting and are designed to meet the Southwark Street Design Manual Standards.

7.5
REFUSE AND RECYCLING

The houses and maisonettes are each provided with individual bin stores located to the front of each dwellings adjacent to the front door. These bin stores are designed to accommodate three bins in accordance with LBS's standards. The only exception to this applies to the ground floor maisonettes that face onto Albany Road.

To preserve the character of the important park edge frontage it was decided that the maisonettes facing onto Albany Road would be provided with shared refuse facilities. Therefore these dwellings use the shared refuse and recycling stores that are provided for each block and serve the flats from second floor up within the perimeter Blocks.

Blocks 1, 2A and 3B are provided with secured shared facilities accessed from the street for flatted accommodation. See Figure 7.5.1

7.6
VEHICULAR ACCESS & SERVICING

The FDS street layout has been designed to accommodate refuse collection, servicing and emergency vehicle access. The fire fighting vehicle routes are shown within the diagram 7.6.1.

The Extra Care Facility requires an ambulance drop off space and Westmoreland Square has been designed to accommodate this. Access to plant rooms, including the CHP and the gas pressure reduction system plant has been taken into account in the design of street widths and tree planting allowing for temporary access to these areas.

Fig 7.5.1 Communal Refuse & Recycling Locations

Fig 7.6.1 Fire Fighting Vehicular Access

7.7
HOUSING TYPOLOGIES

The FDS offers a wide range of housing types to offer choice, variety and to create a sustainable community. The dwellings sizes range from 1 bedroom flats through to 5 bedroom houses to provide starter homes through to larger units for extended families. Dwellings are designed to Lifetime Homes Standards and the range of dwellings types and sizes will ensure that the needs of different residents, cultures and ages can be met across a life span.

The housing within the FDS is designed to comply with the following guidance set out within the AAP:

- Unit sizing to reflect Parker Morris standards plus 10%
- Unit sizing to reflect London Housing Design Guide
- Dwellings to be sized in accordance with the LB Southwark SPG
- Wheelchair accessible homes to be designed in accordance with the South East London Housing Partnership Wheelchair Design Guide.
- Dwellings to be lifetime homes compliant.

The minimum areas that are used for the dwellings are set out in table 7.7.1

Fig 7.7.1 Housing Space Standards Used on the FDS

Planning Space standards

Bed size / number of	Habitable rooms	Net internal floor area sqm		
		Private	Intermediate	Target Rent
Flat 1b/2p	2	50	50	52.3
Flat 2b/3p	3	64	63	66
Flat 2b/4p	3	73.5	77.2	80.9
Flat 3b/5p	5	89	89	90.8
Flat 4b/6p	6	99	99	99
Maisonette 2b/4p	3	83.1	83.1	83.1
Maisonette 3b/5p	5	96	96	96
Maisonette 4b/6p	6	107	107	107
House 2b/4p	3	86	86	86.9
House 3b/5p	5	98.5	98.5	98.5
House 4b/6p	6	113	113	113
House 5b/7p	7	128	128	128

N.B. Minimum sizes indicate areas excluding ensuite bathrooms

The SE London Housing Partnership 'Wheelchair Homes Design Guide'

1 bed (2 person)	65m²
2 bed (3 person)	75m²
2 bed (3 person house)	80m²
2 bed (4 person)	85m²
2 bed (4 person house)	100m²
3 bed (4 person)	100m²
3 bed (4 person house)	110m²
3 bed (5 person)	110m²
3 bed (5 person house)	120m²
3 bed (6 person)	115m²
3 bed (6 person house)	125m²
4 bed (5 person)	116m²
4 bed (5 person house)	125m²
4 bed (6 person)	125m²
4 bed (6 person house)	130m²

Minimum room areas in sqm

DWELLING SIZE	STUDIO	1 BED	2 BED	3 BED	4 BED
Double bedroom		12	12	12	12
Single bedroom			7	7	7
Living room (where eating area is in the lounge)		16	17	18	19
Kitchen (with eating area in the lounge)		6	7	8	8
Kitchen diner (eating area in the kitchen diner)		9	11	11	12
Living room (where eating area is in the kitchen diner)		13	13	15	15
Open plan development (where kitchen/ diner is combined with the living room)		24	27	30	
Bathroom/ wc (combined)	3.5	3.5	3.5	3.5	3.5
Storage floor area	1	1.25	1.75	2.25	2.75

Fig 7.7.2 Housing Typologies Ground Floor

Fig 7.7.3 Housing Typologies Typical Upper Floor

Houses

The FDS provides forty seven new townhouses across the northern part of the site. These comprise two sizes of houses, a four bed and a five bed house. These are arranged as a series of row houses that are located to the north of the perimeter blocks. The four bedroom houses are arranged over three floors with living accommodation on the ground floor and bedrooms over the upper two levels.

The ground floor provides an entrance lobby and access to the cycle storage. The kitchen is located to the front of the four bedroom houses providing views out onto the street and offering natural surveillance. The dining and living space lies beyond the kitchen with the main living area opening out onto the rear garden space. Four bedrooms are split over the upper two floors orientated to face out onto the street with bathrooms behind.

The four bedroom houses vary slightly between tenure with the private dwellings fitted with an ensuite bathroom to the master bedroom in lieu of a WC on the top floor. Layouts for the four bedroom houses are shown in figure 7.7.4.

The five bedroom houses are arranged over four floors creating variation in the massing of the rowhouses. The houses within the rented tenure are provided with a larger kitchen/dining space at ground floor level and a living room at first floor level. The private five bedroom houses are provided with a small bedroom space at ground floor level that can also double as a study. This is located to the front of the property overlooking the street and the front entrance. As with the four bed houses. The entrance opens onto a small hallway that accesses the cycle storage. Within both the private and rented houses, the kitchen and dining space open onto the private rear garden.

A bedroom is provided at first floor level to the rear of the property overlooking the rear garden. Two further bedrooms are provided at second floor level. The third floor provides bedroom four and five within the rented accommodation and a master bedroom suite and bathroom within the private houses.

These larger properties are provided with generous projecting bay windows at first floor level that reflect the location of the main living space at first floor level and respond to the traditional stacking and expression of the Georgian houses that can be found within the wider context. The bay also provides interest within the streetscape, breaking up the repeat of the townhouse typologies.

Layouts for the four bedroom houses are shown in figure 7.7.5

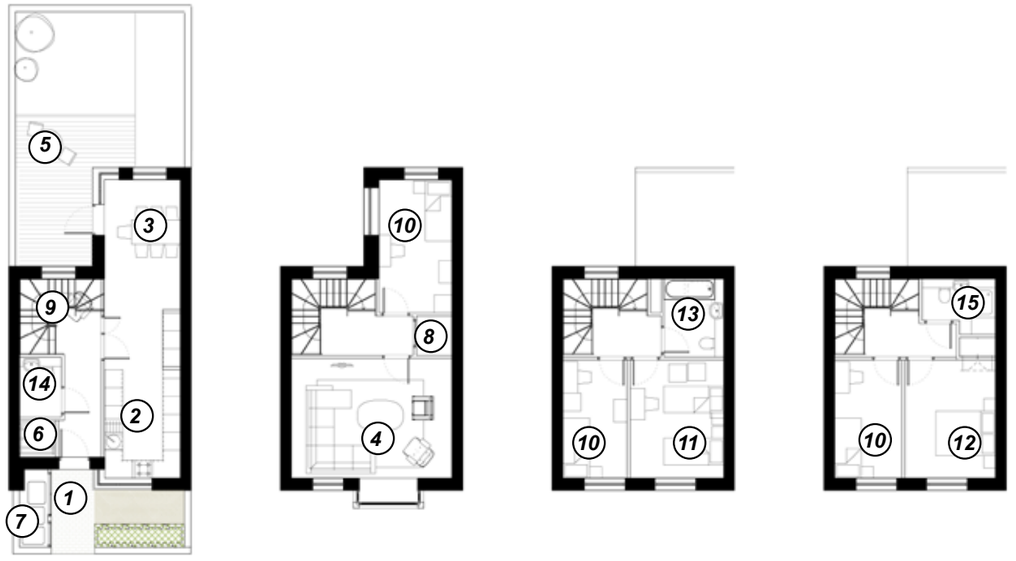
In addition to these two house types, there is a variant 4 bedroom house type associated with the small Mews that connects Phelp Gardens through to Westmoreland Road and Phelp Road. The houses in this location are orientated so as to provide front doors and address onto the short run of the Mews and to provide overlooking and natural surveillance over this space.

Family Houses

1. Entrance
2. Kitchen overlooking to street
3. Dining space
4. Living room
5. Garden
6. Secure internal bike store
7. Separate bin storage
8. Generous storage
9. Stair
10. Single bedroom
11. Twin bedroom
12. Double bedroom
13. Bathroom
14. WC
15. WC/Shower room

Fig 7.7.4 4 Bedroom House (Target Rent)

Fig 7.7.5 5 Bedroom House (Target Rent)



Maisonettes
The maisonettes located within the FDS reinforce the principle of the two storey base that is applied to the park edge buildings and to Block 1. The two storey maisonettes sit within and define this double height order at ground floor across the mansion blocks and smaller tower 6A.

The maisonettes are each provided with front doors accessing onto the street creating a domestic street environment with individual addresses along all the routes within the FDS.

The first development site delivers a total of 70 ground floor maisonettes. These occupy the frontage of the perimeter blocks along the park edge unless where a foyer or ancillary space is provided at ground floor. Each is designed with a front door entry at ground level and a small front garden space. Within the perimeter blocks facing onto Albany Road, the front gardens are located behind low walls and railings that reinforce the street edge and provide an urban street typology to create a strip of defensible space. Typically, refuse and recycling storage is contained within this zone. Cycle hoops are also provided within the front garden space. The ground floor level of the maisonettes typically provide a kitchen dining space that overlooks the street and the front garden space. Where possible, bay windows have been designed to provide views along the street, towards the park providing natural surveillance of the front garden space and approach to the front door.

The ground floor also provides a storage space for cycles and or prams and buggies, a downstairs wc and the stair that leads to the upper level. The upper floor provides dual aspect accommodation with bedrooms looking out to the front of the dwelling, overlooking the street and a living space arranged to open out onto the podium deck.

Within the private sale dwellings, the living accommodation at upper storey level is designed to be open plan to the flat. However, those provided for rent are designed to allow for a more traditional living room arrangement that can be separated off from the rest of the dwelling to cater to the specific needs of different residents, cultures and communities.

Fig 7.7.6 Typical Perimeter Block Maisonette Elevation Study Maquette

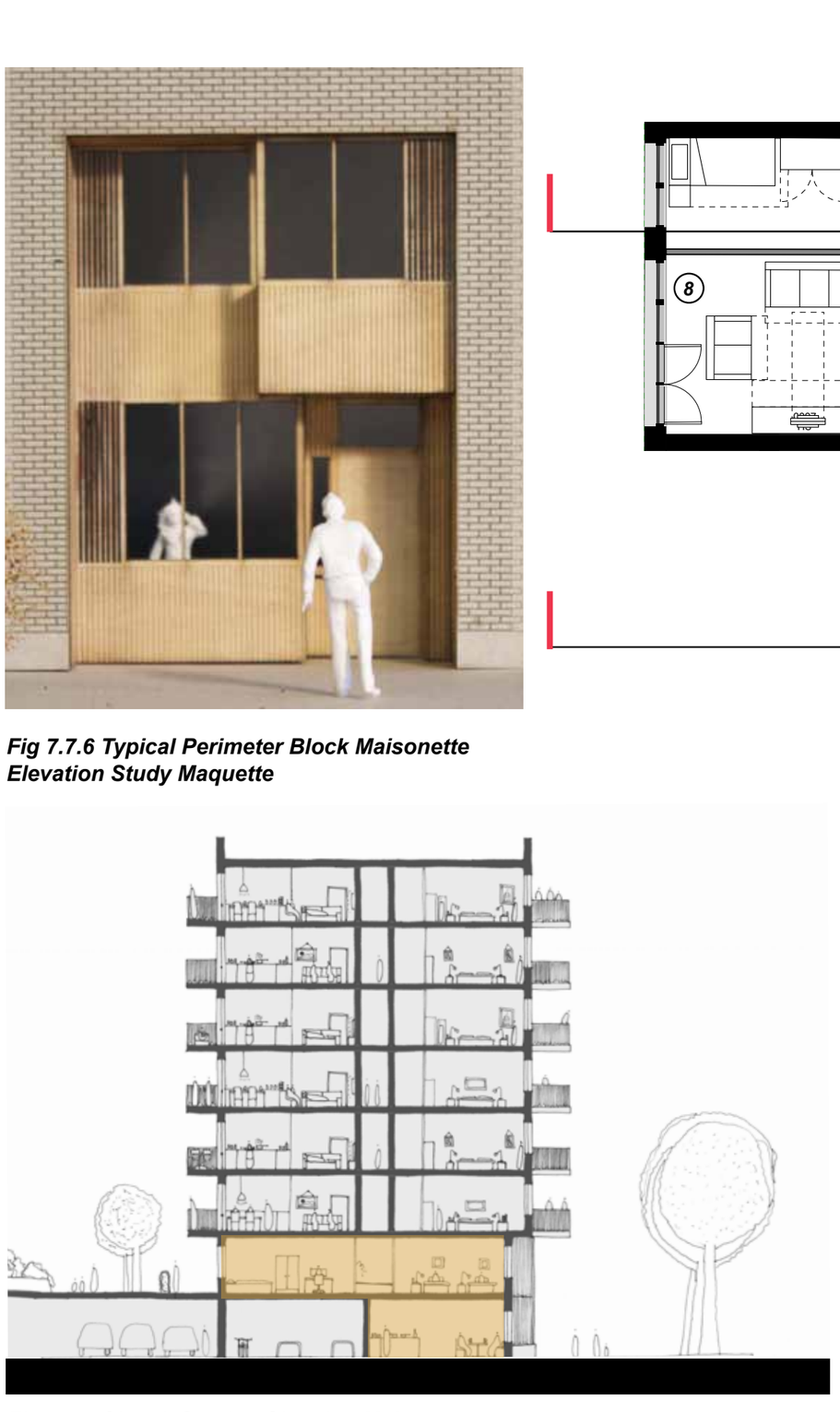
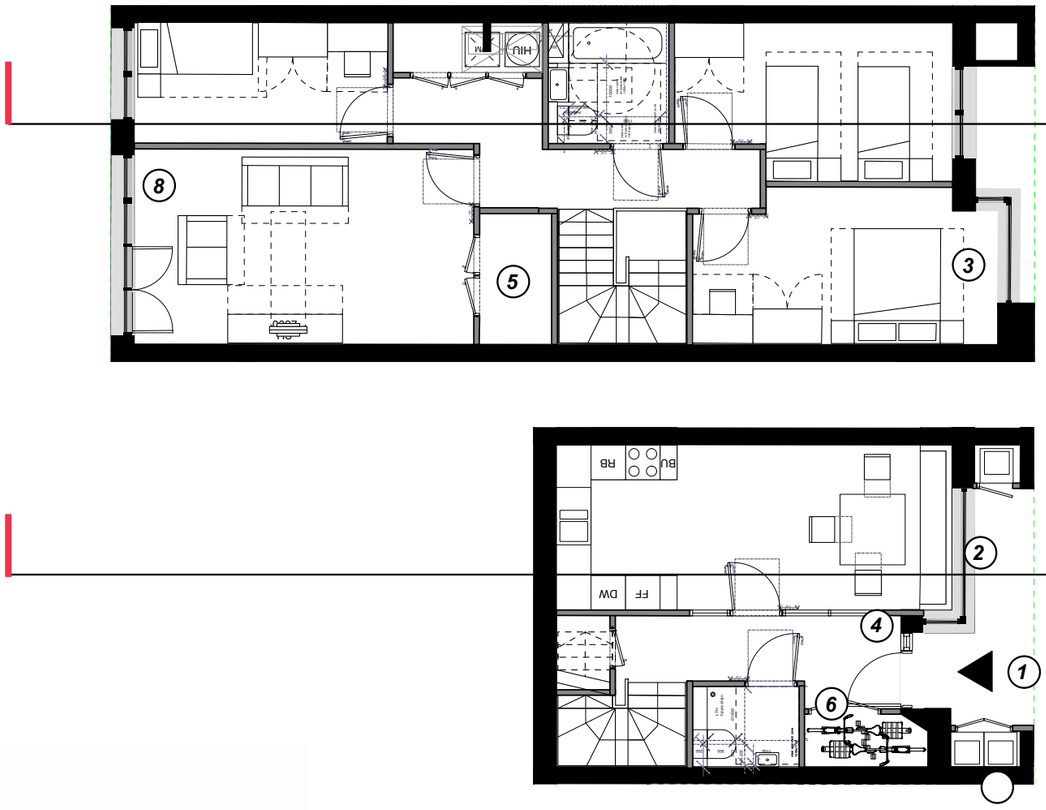


Fig 7.7.8 Sketch Section Showing Maisonette



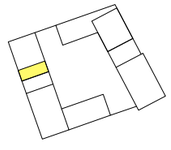


Fig 7.7.7 Typical Perimeter Block Maisonette (Block 4)

1. Entrance
2. Kitchen/ dining window to street
3. Double bedroom with corner window
4. Natural light to corridor
5. Generous storage
6. Secure internal bike store
7. Separate bin storage
8. Generous living area onto external terrace

The ground floor of each perimeter block has maisonettes to the street on all four elevations. These are arranged with the front door and kitchen/ diner onto the street with a living area facing onto a private terrace behind. The windows onto the street allow passive supervision and give ownership to the street space, a direct contrast to the existing Aylesbury estate layout. To further enhance this, the bedroom and kitchen windows are given corner aspect to allow oblique views down the street

Duplexes
Duplex apartments (accommodation arranged over two floors) is provided across the FDS. These are located within the perimeter block accommodation within Blocks 4, 5 and 6 and also within Block 3B to the north of the site. Generally, the duplex accommodation is designed to be accessed via a shared open gallery that overlooks the courtyard gardens within the perimeter blocks. The duplex apartments provide two and three bedroom accommodation.

Typically, living accommodation is provided at the entrance level to the duplex but within Building 5C the living room is provided at first floor level to benefit from southerly aspect over the courtyard garden.

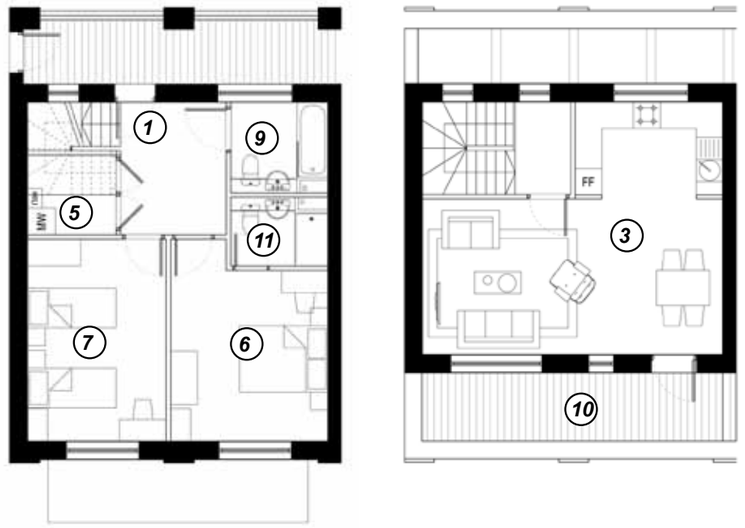
Within Blocks 4E, 5E and 6D, all principal rooms are designed to face south and overlook Albany Road and Burgess Park beyond. The duplex accommodation is arranged across each housing tenure to provide choice and flexible living. There are 23 duplex apartments within the FDS.

All duplex accommodation provided allows for dual aspect homes to be delivered across the FDS. . Between the houses, maisonettes and duplexes, 17% of homes are provided across two or more

Fig 7.7.9 Duplex Apartment (Block 5C)
Target Rent

Entry Level ***Upper Level***

Fig 7.7.10 Duplex Apartment (Block 3B)
Shared Ownership



1. Entrance
2. Kitchen / dining window overlooking courtyard
3. Generous living area onto external balcony
4. WC
5. Generous storage
6. Double bedroom
7. Twin bedroom
8. Single bedroom
9. Family bathroom
10. Roof Terrace
11. Ensuite

storeys.

Flatted Accommodation

The FDS delivers 665 new apartments provided by a range of types from one bedroom to three bedroom flats. This number includes 50 Extra Care flats.

Each tenure delivers a range of one, two and three bedroom flats. Dual aspect flats are maximised taking advantage of corner locations and flats that run transversely across blocks at the end of corridors to benefit from east and west orientation.

In line with the London Housing Design Guide, the number of flats arranged around one core is set at a maximum of eight per core. The only exception to this is where a wing of duplex apartments increases this number to ten dwellings on two lower floors within Block 5E. All flats are provided with private amenity in the form of a balcony and some are provided with roof terraces.

The flatted accommodation is designed to provide choice in how the living accommodation is offered. Typically, across all the dwellings, one third is designed to have a contemporary open plan kitchen diner arrangement, one third delivers a separated kitchen and one third delivers a separated kitchen and dining space. Whilst the larger family maisonettes and duplexes typically provide a separated kitchen and or dining space, the flats have been designed to offer a mix of open plan and separated kitchen layouts.

For the most part, one bedroom dwellings are designed to offer an open plan arrangement between the living space and the kitchen area. However, where possible this has been designed so that the kitchen forms a C shape that is mostly concealed behind a half height wall. This delivers a semi open plan arrangement whilst still allowing for the kitchen and the day to day activities to be screened off from the main living space thus creating two distinct zones.

In other locations, where the kitchen is more open to the living space, the design allows for the kitchen to be enclosed with a full height wall and with double doors to enable the cooking space to be entirely separated from the living room as required. Some dwellings are designed to be entirely open plan. The key issue has been to deliver choice through designing a range of options for these layouts.

These principles have also been applied to the two and three bedroom apartments. The larger floor plates of these dwellings allow for greater scope for the internal layout and on both the two and three bedroom dwellings, the design team has sought to provide separated kitchens wherever possible. Where this has been achieved it has been done on the external wall so that the kitchen benefits from a window and a view. In accordance with the design principles that were identified as the scheme evolved, providing the kitchen window reinforces the principle that there should be a view of green space or of tree canopy from all habitable rooms. Kitchen windows have been designed to award views over parks, courtyards or out over the roofscape of London.

All dwellings are provided with storage in accordance with the London Plan requirements. This is provided in the forms of storage cupboards generally designed within generous entrance hall ways. Dwellings arranged over two or more floors also benefit from under stair storage in many dwellings.

Dual Aspect Living

69% Of homes are dual aspect.. On the lower floors the houses and maisonettes have dual aspect into the courtyard and on the upper floors the majority of flats and duplexes are dual aspect with views into the courtyard or over Burgess Park.

Fig 7.7.11 Dual Aspect Houses & Maisonettes Ground/First Floor Level

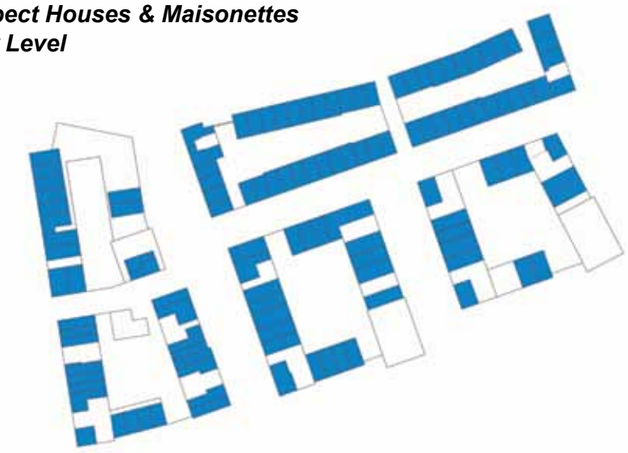


Fig 7.7.12 Dual Aspect Flats Typical Upper Floor

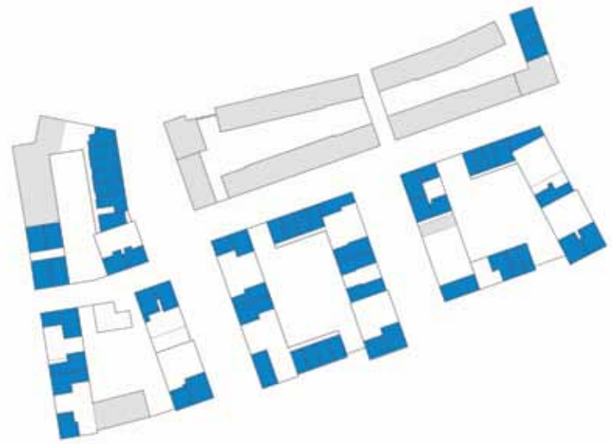
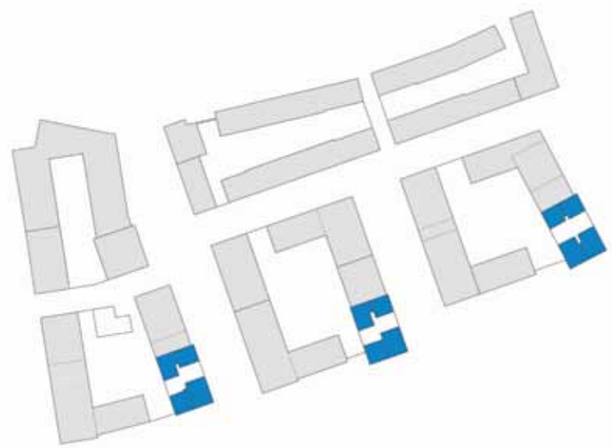
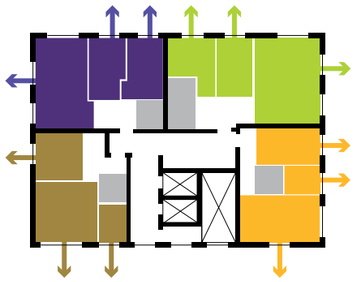


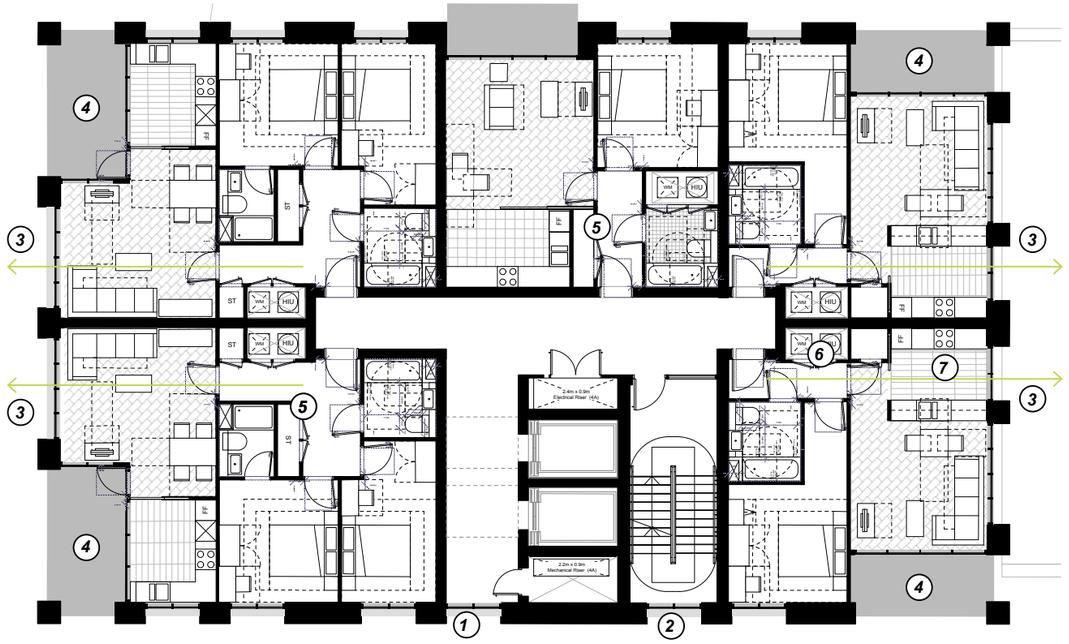
Fig 7.7.13 Dual Aspect Flats Tower Upper Floors

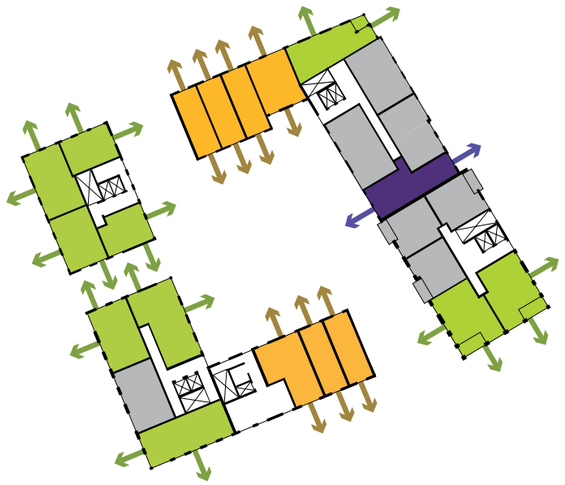




Dual Aspect apartments around cores

Fig 7.7.14 Typical Tower Plan





Typical tower plan

1. Views out while waiting for lift /possible natural ventilation
2. Natural light into stairwell
3. Axial views straight out of apartment when entering apartment
4. Corner balconies
5. Generous storage
6. Whole unit ventilation and heat recovery along with laundry cupboard
7. Daylight to kitchen

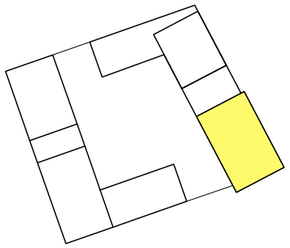


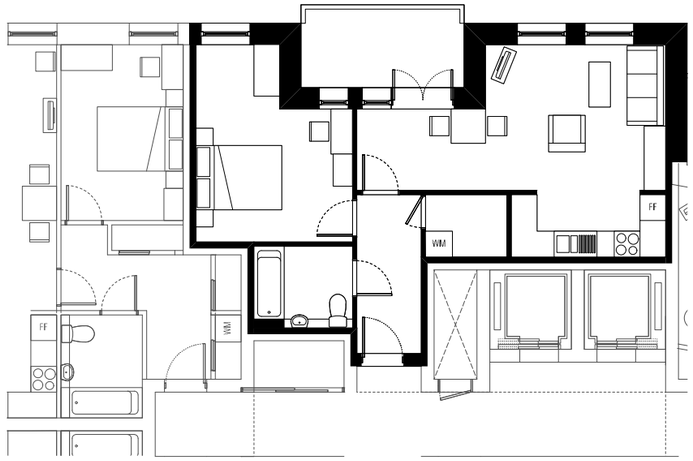
Fig 7.7.15 Block 4 Tower

The Block 4A tower plan is symmetrical with the core on the outside. This allows natural light and ventilation into the shared corridor, not often seen on taller towers. The narrow end faces park with corner balconies giving excellent views across London.

FIG 7.7.16 BLOCK 1 FLAT PLANS

1 Bedroom Flat Dual Aspect Target Rent

1 Bedroom Flat Single Aspect Shared Ownership



2 Bedroom Flat Dual Aspect Target Rent

2 Bedroom Flat Dual Aspect Shared Ownership

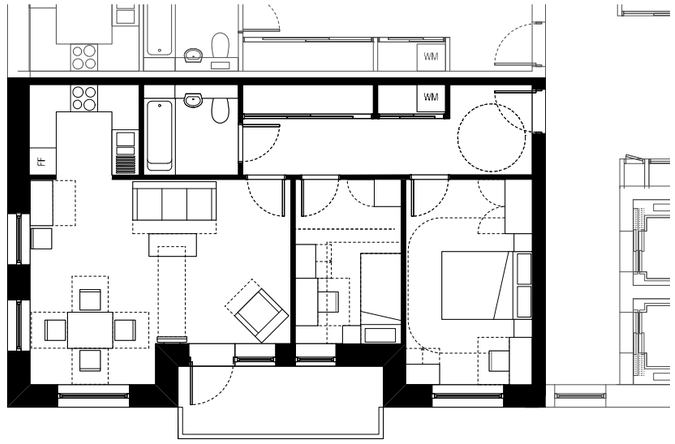
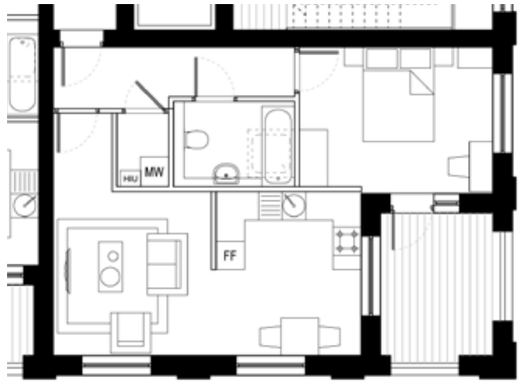


FIG 7.7.17 BUILDING 3B FLAT PLANS

1 Bedroom Flat Dual Aspect Shared Ownership

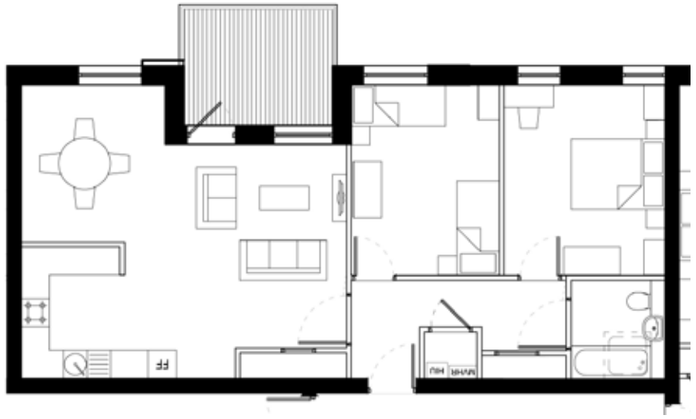


2 Bedroom Flat Dual Aspect Shared Ownership

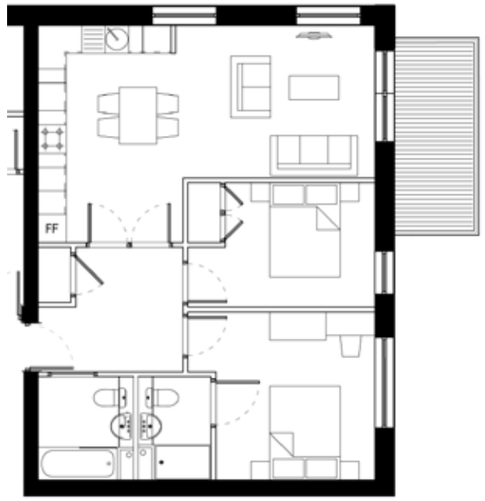
FIG 7.7.18 PERIMETER BLOCK FLAT PLANS

1 Bedroom Single Aspect Flat -Target Rent

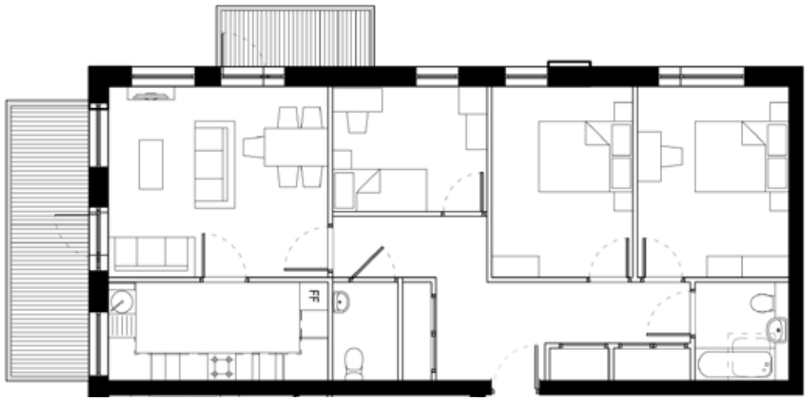
2 Bedroom Single Aspect Flat Plan - Target Rent



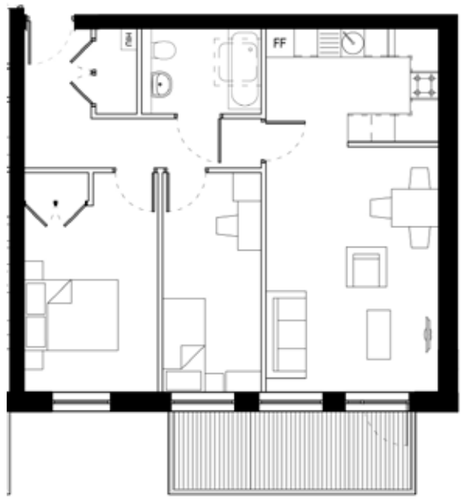
2 Bedroom Dual Aspect Flat -Private Sale



3 Bedroom Dual Aspect Flat Plan -Target Rent



2 Bedroom Single Aspect Flat -Target Rent



1 Bedroom Dual Aspect Flat -Private Sale

7.8 PRIVATE AMENITY

Southwark Council's Residential Design Standards SPD requires that all new residential development provide an adequate amount of usable outdoor amenity space and that the nature and scale of the amenity space be appropriate to the location of the development, its function and the character of the area within which it is situated. In most developments, it advises that there should be a mixture of both private and communal amenity space and that these can take the form of private gardens, balconies, terraces and roof gardens.

The SPD identifies the following standards for the provision of amenity space in new developments:

New houses (Detached, semi-detached and terrace)
- A minimum of 50 sqm private garden space. The garden should be at least 10m in length
- The private garden should extend across the entire width of the dwelling
- Measures to secure safety and security of habitable rooms on the ground floor.

New flat developments
- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space
- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.

In addition, the SPD requires that communal amenity areas should meet the following standards:

- They should be located towards the rear of the property or as an inner courtyard
- They must be designed appropriately to be used by all the residents
- Dwellings within the development should overlook the amenity space to increase passive surveillance and make the amenity space a safe place for residents to use
- All units in the development must have access to the communal amenity area.

The SPD identifies that where a development is within immediate proximity of a substantial area of public open space, accessibility to the open space, combined with better outlook, may justify less amenity space as part of the development. In these circumstances a planning contribution may be required instead to provide off-site public amenity space.

In calculating amenity space the following will not be counted

- Shared surfaces
- Driveways
- Vehicle parking areas or hard standing
- Cycle parking areas
- Footpaths
- Servicing areas
- Refuse storage areas.

AAP Amenity Space Requirements

The Aylesbury Area Action Plan follows the Residential Design Standards SPD, with the additional standard that 1 and 2 bedroom dwellings must have a minimum of 6 sqm of private amenity space. The Target Requirements for amenity is set out in Figure 7.8.1.

All units are provided with private amenity in the form of balconies, terraces or private garden spaces. The balconies are compliant with the London Plan and the AAP.

Extra Care:
The Extra Care Facility Output Specification identifies that the Extra Care provision requires a private communal outdoor amenity area is required that provides stimulating views from within the building, with the potential for extending internal activities into the immediate surroundings and opportunities for physical exercise for some residents.

The brief also suggests that the space could be divided into a sequence of activity zones. The garden boundaries must be designed to ensure security and avoid uncontrolled wandering. The garden should be accessed directly from the communal entrance lobby and, where possible, communal areas such as the dining room.

Learning Disabilities Block:
Southwark Council's brief requires that a private communal garden be provided for the exclusive use of residents. The garden should be secure and accessed directly from the communal lobby area. The garden should be designed with sensory features as well as sufficient space for at least one adult trampoline.

Community Facility:
The Community Facility Output Specification, requires a private communal garden be provided with the Community Facility in the first development site. It identifies that the garden should be secure, private and accessed directly from the community facility. It should be landscaped for general use and dedicated play equipment is not required.

Private Amenity
All dwellings are provided with private amenity through a range of back gardens, balconies and terraces. The minimum areas provided are set out in Figure 7.8.2. Many units benefit from more than one amenity space. Balconies are designed to be accessed from principle living spaces and are sized, in accordance with the London Plan, to comfortably accommodate a table and chairs to provide an extension of the living area.

On east and west facing apartments, balconies are designed to enable a view to Burgess Park to the south of the site wherever possible or overlooking the landscaped courtyard gardens.

Balconies to the highest floors of the mansion blocks and to the three taller buildings, where apartments are further removed from the ground floor, are generally recessed to create a greater sense of enclosure

The Total amount of private garden and balcony space delivered is 8,842 sqm just below the maximum target of 10,030sqm. The shared amenity provides an additional 5,962 sqm to cover any shortfall within the residential amenity levels.

Houses
The total amount of front and back garden space for the houses is 2,459 sqm and is supplemented by additional terraces at first floor level for a number of the houses.

Within Block 2, four houses are provided with less than 50sqm of amenity. Three or these are the houses that face onto Westmoreland Park and benefit from the open space and proximity to the children's playspace within this park. The fourth house is located on the Mews at the end of terrace and benefits from its proximity to the mews which offers doorstep play opportunities.

The houses within Block 3 are located on a tighter plot where the back to back distances are at their tightest reducing to 14 m at the first floor level between habitable rooms and non habitable rooms. These houses do not all achieve the 50sqm target but do exceed 40sqm. Fourteen properties provide between 40 and 48sqm of private garden space. Due to the tighter back to back distances, these dwellings are not provided with terraces at first floor level to reduce overlooking between the properties.

The garden spaces have been designed to maximise use of the tight plot whilst still providing usable and private amenity spaces.

Figure 7.8.1 - Table of Private Amenity Space Requirements

Unit Type	Amenity Space Requirement AAP / SPD SQM	Amenity Space Provision (Sqm)
1B (360)	10 (6 Minimum)	3,600
2B (298)	10	2,980
3B (110)	10	1,100
Houses (47)	50	2,350
TOTAL		10,030

Figure 7.8.3 - Amenity Space Provision Diagram

Figure 7.8.2 - Table of Proposed Amenity Space

Amenity Space Typology	Detailed Typology	Amenity Space Provision (Sqm)
Public Open Spaces	Westmoreland Park	1,130
	Portland Park	880
	Westmoreland Square	1,350
	TOTAL	**3,360**
Communal Amenity Space	Block 1 Courtyard Gardens (incl' Extra Care and Community Centre)	815
	LD Facility Garden	93
	Block 4 Courtyard Garden	1,344
	Block 5 Courtyard Garden	1,366
	Block 6 Courtyard Garden	972
	Communal Roof Terraces	1,372
	TOTAL	**5,962**
Private Amenity Space	Block 2 Front and Rear Gardens and Private Terraces	1,349
	Block 3 Front and Rear Gardens and Private Terraces	896
	Block 1 Front Gardens and Rear Terraces	60
	Block 4 Front Gardens and Rear Terraces	192
	Block 5 Front Gardens and Rear Terraces	430
	Block 6 Front Gardens and Rear Terraces	510
	Balconies	5,405
	TOTAL	**8,842**
Amenity Greenspace	Albany Road Frontage	400
	Roadside greenspace	426
	Pedestrian only street	215
	TOTAL	**1,041**
COMBINED TOTAL AMENITY SPACE		19,205 sqm

COURTYARD GARDENS

The courtyard gardens above the podium car park of Block 4 and 5 is for use by all residents of each block. Because the space is accessed via secure lobbies and is elevated above the street, it is a semi-private space that offers more secure play space for children. The former athletes' village at the Olympic Park has since been occupied by families who are able to use the raised gardens in a similar way.

HTA have planned the landscaping as part of the wider landscape strategy, to include private terraces, productive gardens and a mixture of informal and formal spaces. Please refer to the Landscape Design Statement that accompanies this application.

1. Play space for younger residents
2. Terraces from maisonettes with views and links into the garden
3. Balconies with views toward Burgess Park and overlooking the courtyard
4. Direct access to the courtyard for flat residents via links from the shared cores
5. Mature planting to allow shaded seating areas

Figure 7.8.4 Illustrative view over shared courtyard from tower balcony

TOWER ROOFTOP GARDENS

The design of the roof terraces to Blocks 1, 4, 5 and 6 is based on one strategy that adapts to different towers, which translates a unifying character across there elevated garden spaces. From exiting the core, a pergola creates the transition element between indoor and the outdoor space, sheltering the visitors from adverse weather conditions and allowing the use of the roof terraces all year long. Under this pergola, a raised planter will accommodate climbers that will spread through the structure. A large timber dining table will allow for gatherings, additionally served by a counter with a barbeque and washing facilities.

Facing south a framed lawn area and fixed, timber sun lounging chairs will invite the residents to sun bath and play. Raised planters with small trees, shrubs and herbaceous planting will provide shade and wind protection. Hardwood decking will be used as a unifying surfacing material across the roofs. Windbreak screening and internal balustrades will allow residents to gain close proximity to the facade to enjoy the views over Burgess Park, the First Development Site and north, over the central London skyline. The north side of the terrace will be ideal for entertaining against the backdrop of the city, having a drink protected from the wind by raised planters and other built screening structures used to conceal any rooftop service or ventilation pipework

1. Views towards central London
2. Flower and herb planting space
3. Picnic space with dedicated BBQ area
4. Double height enclosed space protected from wind and rain
5. Multiple in-built seating areas

Figure 7.8.5 Illustrative view of roof terrace with planted and picnic spaces

8.00
PERFORMANCE INDICATORS

8.1
ENERGY & SUSTAINABILITY

Our sustainability strategy for the First Development site is to create a new urban quarter that meets or exceeds the highest quality standards for new housing in London. The substantial size of this phase is designed to rehouse substantial numbers of current residents in order to free up existing buildings for demolition. This will accelerate the pace of the development. Regarding energy efficiency we are delivering a London Plan policy compliant sustainability strategy that relies on highly energy efficient buildings that meet Building Regulations 2014 and exceed them by 36.81% of CO2 emissions. We will achieve this by linking all the dwellings to a common heating system powered by a gas fired combined heat & power system (CHP) and supplementing this with some roof-mounted renewable energy. Please refer to the Energy Strategy document for further detail.

8.2
BREEAM COMMUNITIES

The development is being designed to meet the requirements of the BREEAM Communities Standard. This is a sustainability standard for masterplanning developed by the BRE as the most high level tool in their suite of sustainability standards. BREEAM Communities is an assessment method that provides a way to improve, measure and certify the social, environmental and economic sustainability of large scale development plans by integrating sustainable design into the masterplanning process. The certification and assessment process is described in detail in the Sustainability Statement

8.3
CYLING STRATEGY AND REDUCING CAR DEPENDENCY

The FDS scheme seeks to promote use of the bike and reduce car dependency through a number of measures. All dwellings are designed with adequate storage space for cycles. For the houses and maisonettes this is designed to be integral to the house and reflects the increased interest and the increased cost that many residents will invest in their cycles. Flatted accommodation is provided with secure, shared cycle storage facilities.

The cycle storage uses a number of different types of storage rack including double stackers, pods and vertical stackers plus the more traditional Sheffield stand. The aim of this strategy has been to promote cycling for all generations and all levels of cyclist from toddlers to competitive riders.

New roads through the development are designed with both pedestrians and cyclists in mind with both groups taking priority over motorists.

A low level of car parking is proposed with two car parking podia provided that are designed to be flexible enough to be retrofitted to provide more cycle storage or other uses as car dependency decreases.

A car share club is proposed to encourage a more communal approach to vehicle ownership and reduce the number of private cars within the development.

A bicycle hire scheme will also be delivered within Westmoreland Park that complements and extends the successful and extensive network of TFL Bike Hire across London.

8.4
CARBON REDUCTION - DISTRICT HEATING & RENEWABLES

The scheme will reduce carbon emissions in line with the London plan Policies 5.1 Climate change mitigation, 5.2 Minimising CO2 emissions, 5.3 Sustainable Design and Construction and 5.5 Decentralised Energy Networks

The buildings will be built to exceed Part L 2013 performance and meet the requirements of the current London Plan, the Aylesbury AAP and the Southwark Sustainability Checklist

A district heating system is proposed that will be housed within Building 5A. A double height energy centre is provided at the base of this building behind the double height foyer space. The flue for the gas fired CHP is located within a service riser that runs through the building and extracts above roof level through the lift overrun accommodation that also provides access to the roof garden.

The flue location is set back away from the edge of the building to minimise its visual impact when seen from the surrounding buildings. This has been designed to ensure that there is no negative impact on air quality to the surrounding properties.

PVs are provided at roof level to provide 3.72 % renewable energy, see figure 8.4.1. More detail can be found in the Energy Strategy.

8.5
AVOIDING OVERHEATING

The design of fenestration across the FDS has been developed to maximise views, daylight levels and also to minimise overheating. The design team has carried out testing to review how the elevations, the levels of fixed and openable glazing will perform against emerging regulation. The elevations that will be most affected by predicted overheating have been designed to accommodate future proofing devices that can be fitted to address any future need. Details of the predicted levels of overheating that would arise without such measures are included within the Energy Report that accompanies this application. External blinds are proposed to these elevations that can be retrofitted to the elevations to cover fixed window panels and avoid excessive overheating. The amount of openable glazing has also been designed to ensure maximum cross ventilation and air flow.

8.6
DAYLIGHT, SUNLIGHT AND OVERSHADOWING

A daylight, sunlight and overshadowing assessment has been undertaken by HTA Design LLP, gauging the likely impact of the development on the surrounding buildings.

During the demolition and construction phases, there are not expected to be significant impacts. When the development is completed, the results show that no negative impacts will be present in terms of daylight and sunlight in the surrounding properties and amenity spaces.

Daylight and sunlight provision within the proposed developments has been also assessed. An assessment has been carried out for the kitchens, living rooms and bedrooms of typical units across the scheme. The analysis follows the methodology outlined in the BRE guide. 70% of the rooms assessed comply with the BRE daylight standards whereas 79% of the units have a clear view of the sky. Overshadowing due to balconies of the upper floors and the neighbouring blocks as well as walls being set back from the main facade are among the main reasons for failure. However, those units, especially the ones overlooking a public pathway, enjoy privacy and extra outdoor amenities.

According to the BRE guide, the main requirement for sunlight in houses is in living rooms, where it is valued at any time day but especially in the afternoon. Where possible these should have at least one window that faces within 90 degrees of due south. As sunlight provision depends highly on the units' orientation, for a development of this size, BRE recognize that not all living areas will achieve compliance due to orientation constraints. Therefore, BRE guidance applies mainly to south facing living rooms as rooms that face significantly north of due east or west are unlikely to meet the BRE standards. A total of 73 living rooms that have at least a window facing due South were assessed and 79% pass the BRE sunlight criterion. Most of the rooms that fail to comply, mainly because sunlight is being obstructed by balconies or other shading features, still achieve to receive adequate sunlight levels during winter, when sunlight is mostly valued.

A sunlight assessment has been carried out for all the shared amenity spaces and private gardens within the FDS. The sunlight assessment shows that 2 out of 4 courtyards and 3 out of 49 private gardens comply with the BRE criterion in terms of sunlight provision on the 21 March. Sunlight provision during summertime (21st of June), when these spaces will be mostly in use, has been assessed and results show that 51 out of the 53 spaces assessed within the FDS pass the BRE criterion.

8.7
MICROCLIMATE PERFORMANCE

A wind assessment of the development has been undertaken, gauging the pedestrian comfort and the likely effect on the roofs and balconies.
During the demolition and construction phases, there are not expected to be significant impacts. When the development is completed, the pedestrian comfort at ground level and courtyard level is expected to be suitable for the intended uses. The same good conditions are expected on the roof areas and on the balconies. Because of the presence of recessed balconies above ten storeys, appropriate wind conditions are expected there as well.

8.8
AIR QUALITY

The EIA accompanying the application presents the findings of the assessment which addressed the potential air quality impacts during both the construction and operational phases of the Proposed Developments. For both phases the type, source and significance of potential impacts were identified, and the measures that should be employed to minimise these proposed.

The assessment considered both existing public exposure receptors and new exposure locations associated with the residential nature of the planning applications and followed the Department of Environment, Food and Regional Affairs' (Defra) most recent guidance on local air quality management and the significance of impacts evaluated using IAQM guidance, the Air Pollution Exposure Criteria (APEC) contained in the London Council's guidance, and the Mayor's Local Plan.

Southwark Council have declared the whole borough as an Air Quality Management Area (AQMA), due to exceedances of air quality objectives for annual mean NO2 and 24-hour mean PM10 concentration. Hence the proposals fall in an area highly sensitive to air pollution.

The main air quality pollutants of concern (nitrogen dioxide (NO2) and particulate matter (PM10)) result from road traffic emissions associated with changes in the traffic volume, vehicle speed, and fleet composition at the road network in the local area, and from emissions arising from the proposed energy centres (NO2 only).

Advanced air quality dispersion modelling using ADMS software was undertaken, taking into account the effects of the likely changes in road traffic characteristics associated with the proposed development as well as energy centre emissions. The methodology followed in this study was discussed and agreed with the Environmental Health team at Southwark Council. The methodology followed current best practice, and used the most up to date tools and data released by Defra for air quality assessment undertakings.

8.9
SECURE BY DESIGN

A meeting was held with Design Out Crime Officer PC Glenn Tobin on Wednesday the 10th of September, when the proposals for the overall masterplan and the First Development Site were presented in full.

PC Tobin confirmed his general support for the proposals in particular noting the high levels of street frontage with maisonettes at ground level and terraced housing providing front doors and windows to habitable rooms at ground floor level on all streets. Open spaces were considered to be well located, again with high levels of overlooking from surrounding buildings.

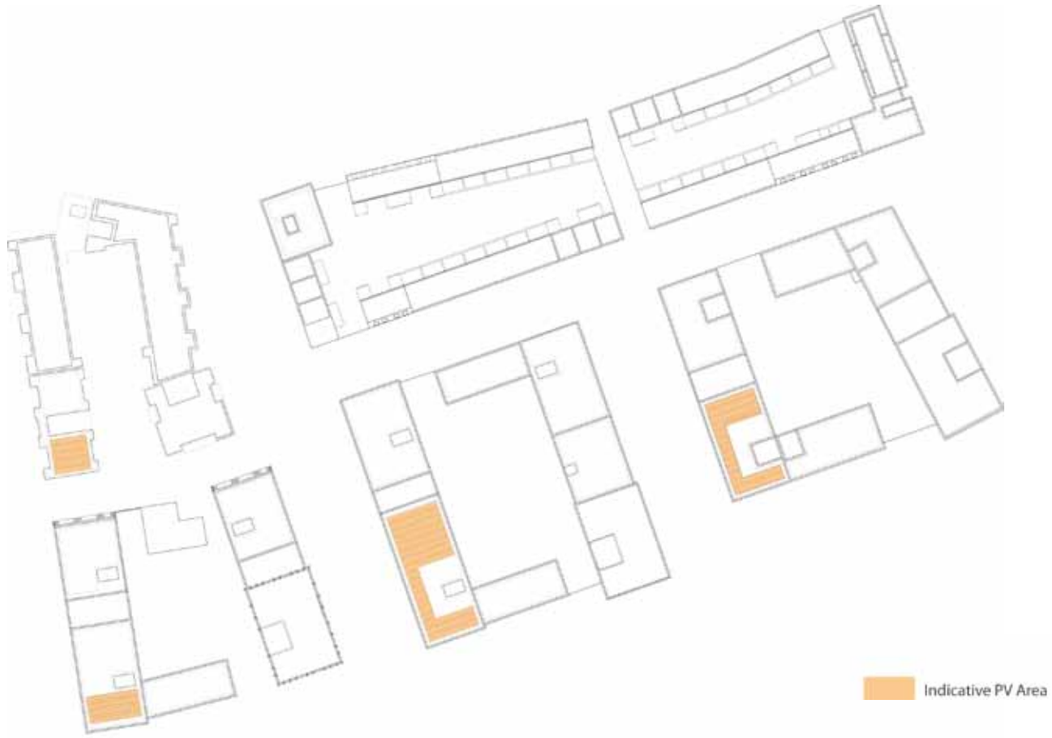
The location and design of bike stores and bin stores was felt to be well considered being close to communal entrances or in the case of maisonettes and houses bins being located within front gardens and cycles in store cupboards within the entrance halls of the dwellings themselves.

PC Tobin recommended that CCTV be considered for parking areas beneath the podia to the rear of blocks 4 and 5 within the First Development Site, and also that cores with more than around 15 flats per core be designed to enable separate secure entrances at each level, enabling residents to access just the building and then the floor where their home is located. The design team expressed concern about the impact of this on generating community within each block, noting that the blocks mostly contained quite a limited number dwellings relative to the existing blocks on the estate which themselves are generally open for anybody to access.

This issue will need to be resolved during more detailed consultation at the next stage although the design team confirmed that the layout of the blocks would not fundamentally prevent this design change being incorporated.

PC Tobin confirmed that he would support the proposals as designed for the current planning submissions.

Fig 8.4.1 PV Locations



9.00
CONCLUSION

THE REGENERATION OF THE **AYLESBURY ESTATE** PRESENTS A RARE OPPORTUNITY TO CONSIDER THE REPAIR OF A PIECE OF CITY, AND TO CREATE A DISTINCTIVE AND ATTRACTIVE NEIGHBOURHOOD WITH THE ENDURING APPEAL OF THE GREAT ESTATES, THE LITTLE TOWNS THAT MAKE **LONDON** SUCH A UNIQUE PLACE TO LIVE AND WORK.

NOTTING HILL HOUSING HAVE BEEN DEVELOPING A VISION FOR THIS NEW NEIGHBOURHOOD IN PARTNERSHIP WITH THOSE WHO BEST KNOW THE PLACE - LOCAL RESIDENTS, THE CREATION TRUST AND SOUTHWARK COUNCIL. THE RESULT IS A **MASTERPLAN** OF CONNECTED STREETS, KNITTED SEAMLESSLY INTO THE SURROUNDING CITY, WITH A NETWORK OF BEAUTIFUL OPEN SPACES OVERLOOKED BY SOME OF THE MOST SPACIOUS AND WELL DESIGNED HOMES IN CENTRAL LONDON.

THE **FIRST DEVELOPMENT SITE APPLICATION** IS AN IMPORTANT STEP MARKING THE FIRST STAGE IN THE DELIVERY OF THE MASTERPLAN VISION.

THE RESULT WILL BE TO CONNECT THIS GROWING **COMMUNITY** WITH THE CITY TO WHICH IT BELONGS....