Aylesbury Estate Regeneration:
Plot 18 Reserved Matters Application

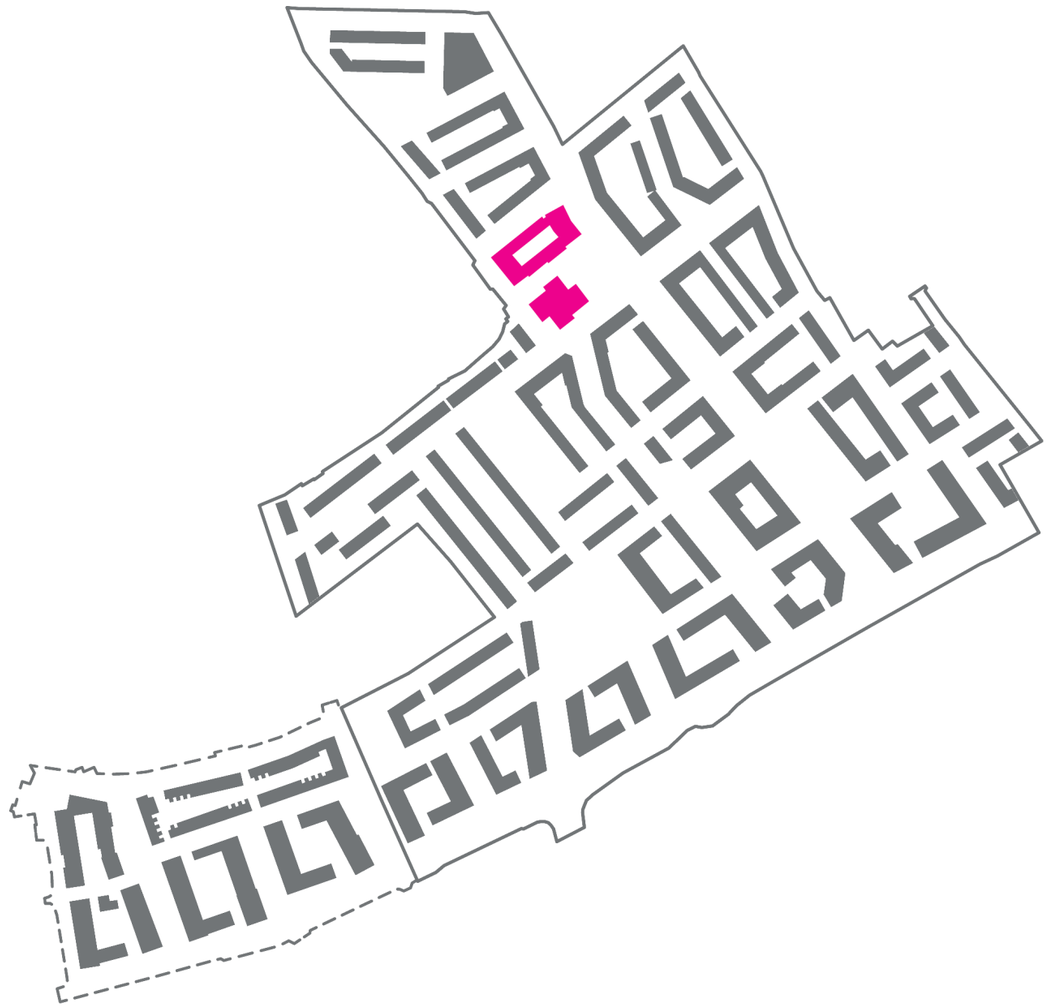
Design & Access Statement

May 2016

NHH-P18-R001

Notting Hill Housing

hta DUGGAN MORRIS ARCHITECTS



Contents

01 Introduction


DAWES STREET
AYLESBURY ROAD
MERROW STREET
INVILLE ROAD
THURLOW STREET
N

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 intention of radically changing this part of South London. The Aylesbury Estate was identified as the core area 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 included: a panel of consultants led by HTA Design LLP. The team worked with residents, local stakeholders and Council Officers to develop the detailed Masterplan for the estate, to deliver the vision in the AAP.

The Outline Planning Application was submitted in December 2014 and approved in August 2015.

This Design and Access Statement accompanies the Plot 18 Reserved Matters Application which will be one of the first sites to be delivered in the heart of the Aylesbury Estate. 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 Planning Approval is sought for this Reserved Matters Application. The Application should also be read in conjunction with the Outline Planning Permission for the Aylesbury Estate Regeneration Scheme.

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.

This Reserved Matters Application is for the phase 2a, which comprises Plot 18 and seeks planning consent for the redevelopment of a 1.01ha site within the Aylesbury Estate that lies to the east of the Liverpool Grove Conservation Area and is bounded by Thurlow Street to the north-east, Dawes Street to the south-west, Inville Road to the south east and an existing building called Taplow House to the north.

The Reserved Matters Application site consists of two subplots 18a and 18b and will provide two separate blocks

Subplot 18a, the North Block accommodates 122 new homes above first floor level with a community facility (Inc. a library) and commercial at street level.

Subplot 18b, Subplot 18b, the South Block, has four storeys and accommodates a Health Centre with an Early Years Facility on the top floor.

The housing mix varies from 1 bedroom flats to 3 bedroom flats and provides a range of tenures including private sale, market rent, shared ownership and target rent. 50% of the homes will be affordable.

The scheme will provide specialist over 55s housing in the form of 23 apartments designed specifically for people over 55 years of age. The scheme also provides a Community Facility. Car Parking is provided on street and the scheme offers cycle storage for residents above a 1:1 provision. TfL cycle hire station and visitor cycle parking spaces are also provided.

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.

1.3
PLANNING DESCRIPTION OF DEVELOPMENT

"Application for the approval of Reserved Matters ('Access', 'Layout', 'Scale', 'Appearance', 'Landscaping') in relation to Development Parcel 18 ('Plot 18') pursuant to Condition 1 (Reserved Matters Details to be Submitted) of Outline Planning Permission (ref.14/AP/3844) dated 5th August 2015."

1.4
GLOSSARY OF TERMS

Southwark Council:
The determining Local Planning Authority.

Notting Hill Housing Trust:
The client/applicant.

Aylesbury Estate:
Refers to the entire site (everything within the Aylesbury Masterplan red line boundary). It can be used to describe the existing estate or the future development of the site. It covers an area of 22.1ha.

Aylesbury Estate Regeneration Scheme: The project name.

Primary Planning Permission:
The Primary Planning Permission consists of a Hybrid of 2 Planning Permissions:
• Detailed Planning Permission i.e. the First Development Site (FDS) (LPA ref: 14/AP/3843) granted on 5th August 2015
• Outline Planning Permission i.e. The Aylesbury Masterplan (LPA ref: 14/AP/3844) granted on 5th August 2015

RMS: Reserved Matters Submission

Aylesbury Masterplan:
Refers to the area covered by the Outline Planning Permission (LPA ref:14/AP/3844)

Development Phase 2a:
The phase of development that comprises Development Parcel 18.

Development Parcel 18:
also referred to as ‘Plot 18’.

Development Parcel Subplots 18a and 18b:
Development Parcel 18 (Plot 18) comprises Subplot 18a (North Block) and Subplot 18b (South Block)

Plot 18 site size: 1.01 ha

Liverpool Grove Conservation Area:
The Conservation Area located to the west of Development Parcel 18.

Aylesbury Square: The Public Open Space provided within Development Parcel 18.

Special Tower:
This describes the 15 storey tower provided within the North Block of Development Parcel 18 in accordance with the Development Specification.

North Block:
This is the name of the building designed by HTA located on Subplot 18a. The North Block comprises the following uses:

• Residential Use (122 units)
• Community Facility (Library, Afterhours Facility, Stay and Play, Meeting Rooms, Creation Trust) (889 sqm GEA)
• Commercial Use (225 sqm GEA)

South Block:
This is the name of the building designed by DMA located on Subplot 18b. The South Block comprises the following uses:

• Total South Block excluding cycle store/carpark/car ramp – 4737.2 sqm (GEA)
Breakdown of Uses:
• Health Centre - 3343.7 sqm (GIA)
• Early Years Facility - 946.6 sqm (GIA)

Tenures provided within Plot 18:
• Private (i.e. Market Sale)
• Intermediate (Affordable)
• Social Rent (Affordable)

02 Assessment

Context & Analysis

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

2.1
SITE LOCATION

Plot 18 is situated in the heart of the Aylesbury Estate which was designed by the architect Hans Peter Trenton in 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.

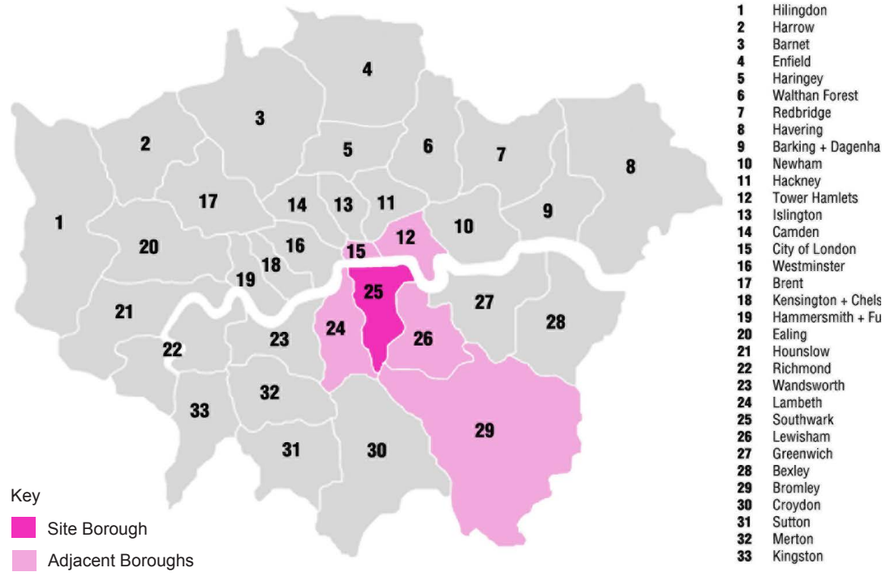


Fig 2.1.2 ***London Borough of Southwark (Number 25) within the London boroughs***

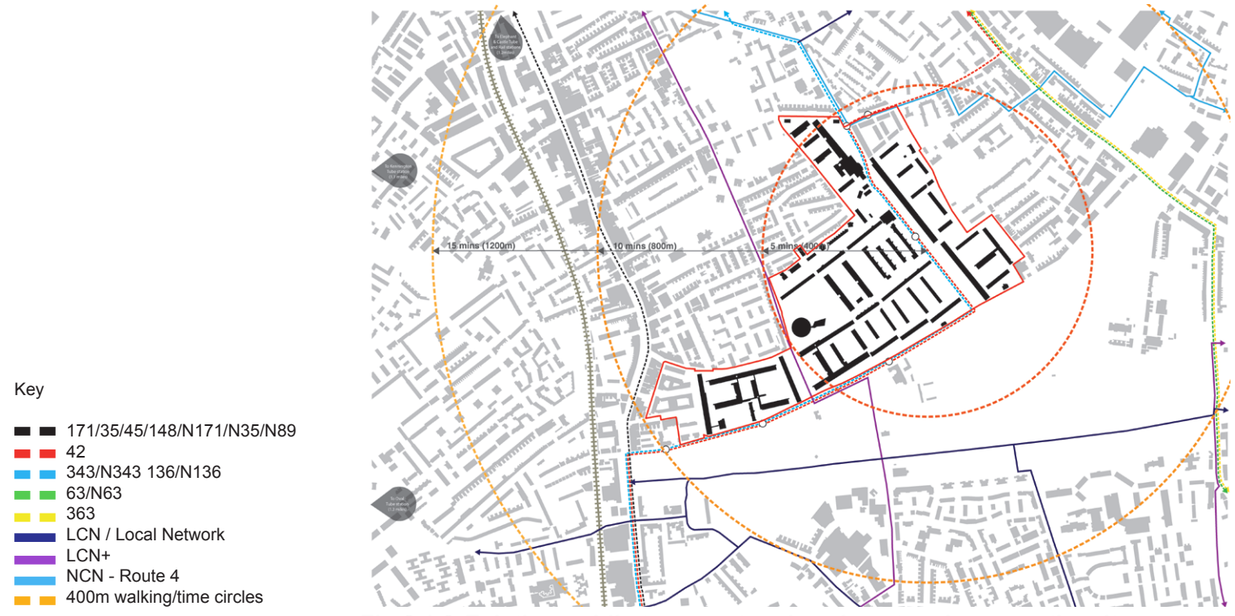


Fig 2.1.3 ***Existing public transport and cycle network across the site***

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.

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***

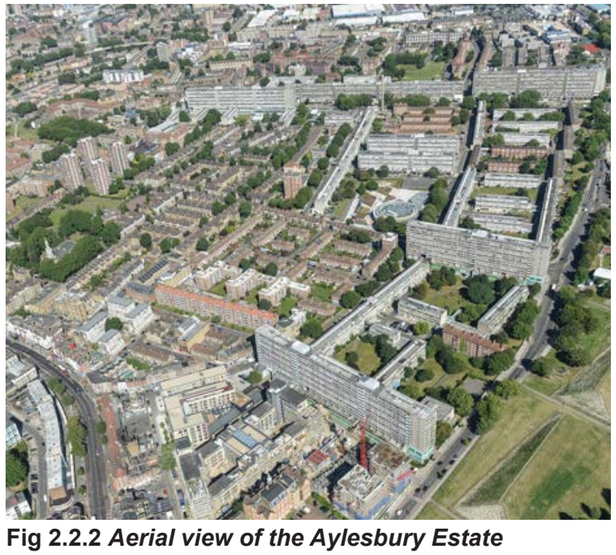


Fig 2.2.2 ***Aerial view of the Aylesbury Estate***

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

2.3
SITE BOUNDARY

Figure 2.3.1 shows the extent of the Masterplan granted Outline Planning in August 2015 (22 ha) and the extent of the Plot 18 site.

Our proposals for Plot 18 follow the principles to reintegrate the estate with its surroundings by introducing and strengthening new connections, particularly north-south and east-west.

There are a number of 'Physical' boundaries, in the form of large flat blocks or roads which do not connect, that occur around the perimeter of the Aylesbury Estate all of which contribute to creating a bounding box around the estate.

The boundaries of Plot 18 are defined by Thurlow Street to the north east, Inville Road to the south east, Dawes Street to the west and the existing Taplow House residential block to the north.

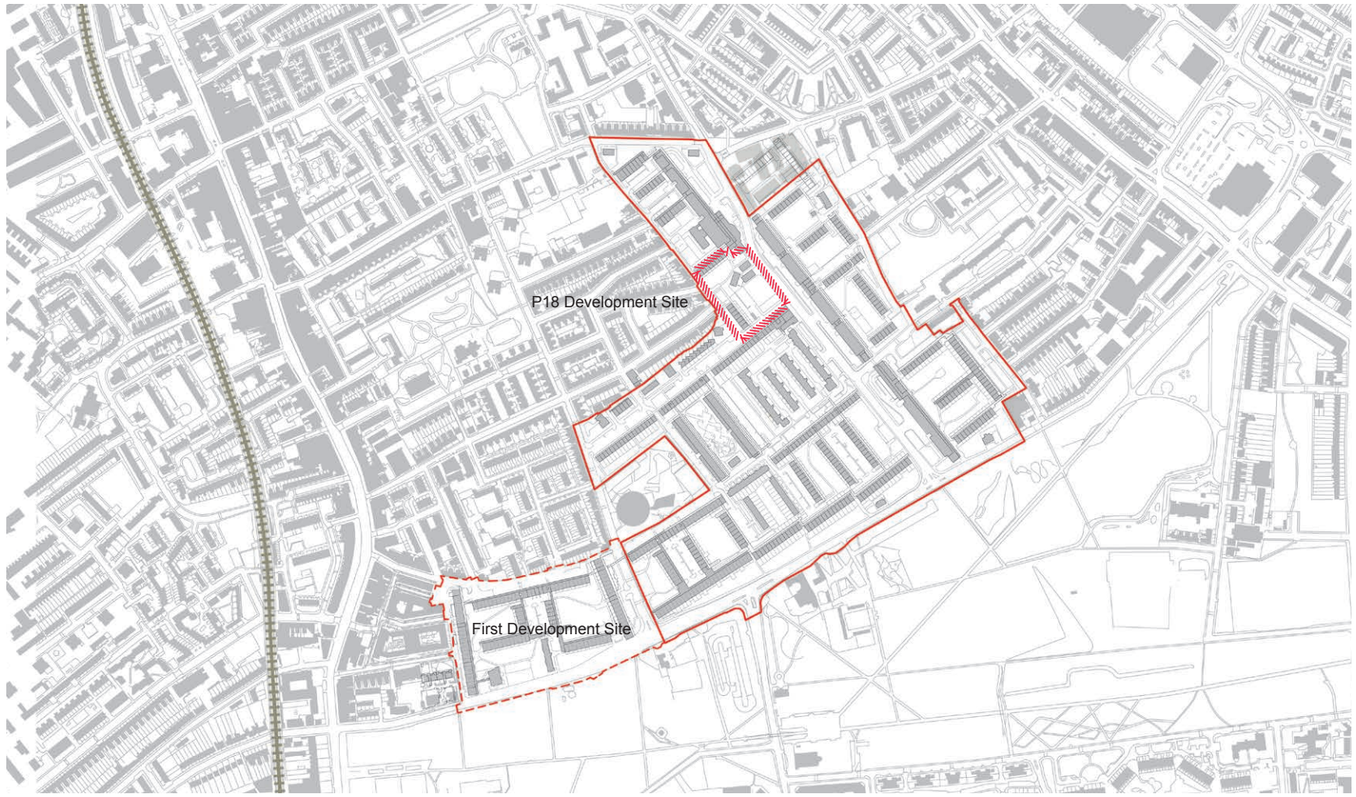


Fig 2.3.1 ***Site boundaries***

Key

- Plot 18
- First Development Site (Extent of Detailed Planning Application)
- Masterplan (Extent of Outline Planning Application)

Fig 2.3.2
Plot 18 Site boundary over aerial photo

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.

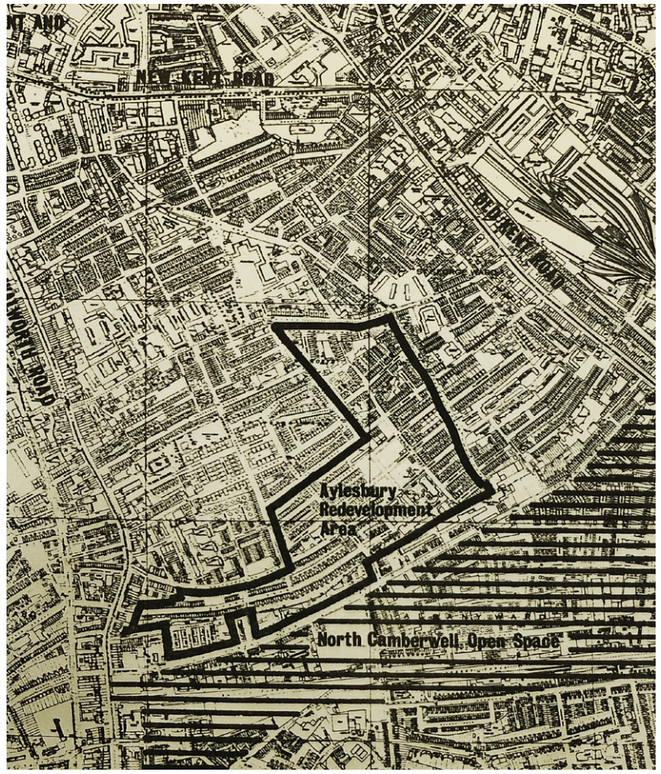


Fig 2.4.1 *Aylesbury redevelopment area, 1965*

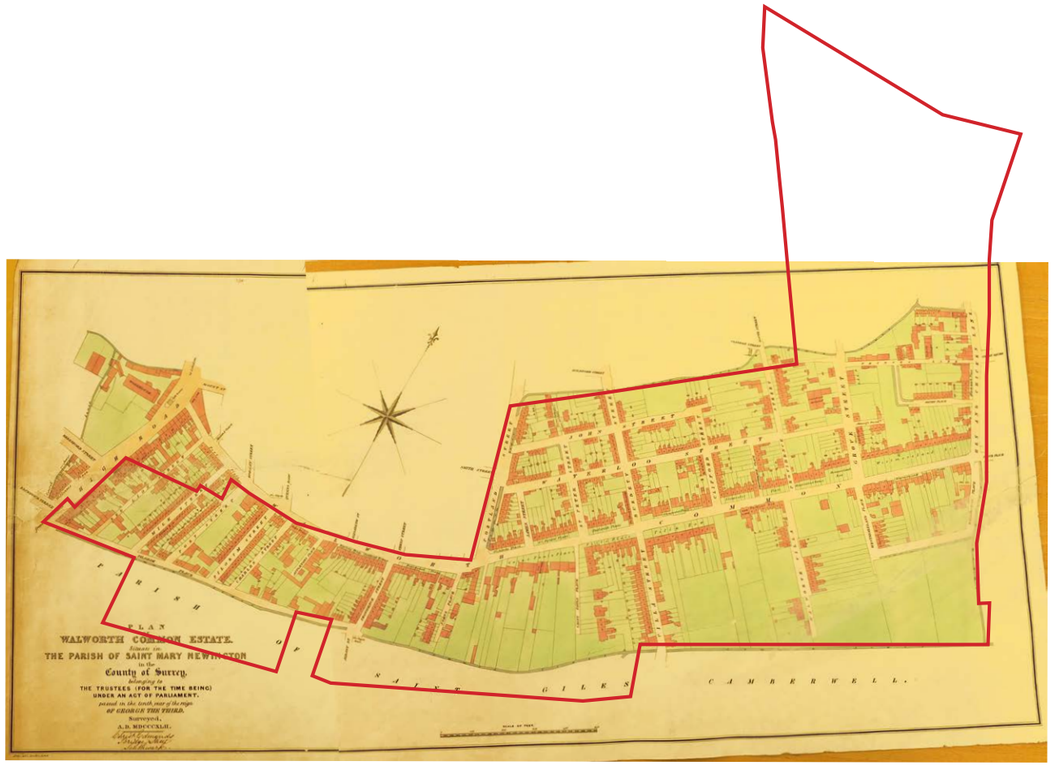


Fig 2.4.2 *Boundary overlay on 1842 street plan*

Fig 2.4.5 *Historic narrow London street*

Fig 2.4.6 *Site boundary for the future Estate*

Fig 2.4.7 *Grand Surrey Canal when operational*

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.

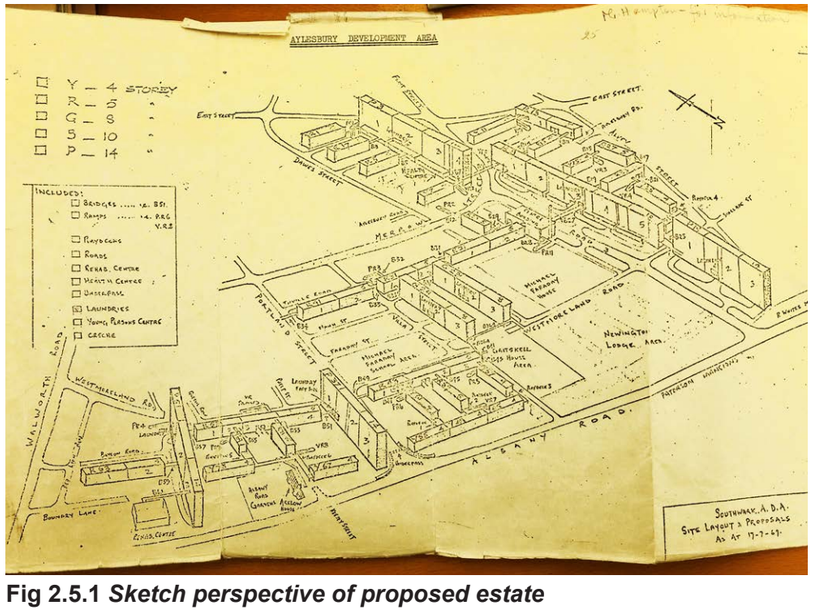


Fig 2.5.1 ***Sketch perspective of proposed estate***

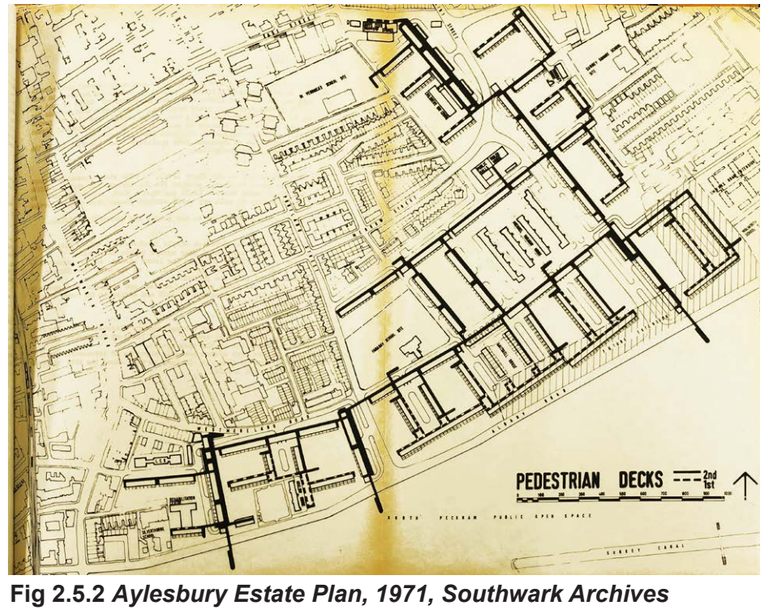


Fig 2.5.2 ***Aylesbury Estate Plan, 1971, Southwark Archives***

Fig 2.5.3 ***Aylesbury Estate under construction***

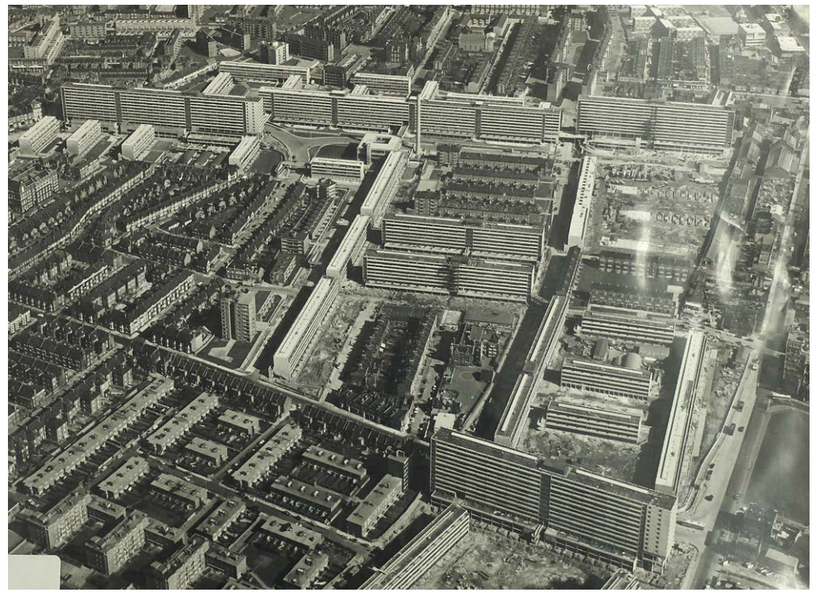


Fig 2.5.4 ***Aylesbury Estate Aerial View, 1971, Southwark Archives***

2.6
SITE ANALYSIS

2.6.1 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 2.6.1 Estate boundary and *existing figure ground*

Key

Aylesbury Estate boundary

2.6.2 Road network

The existing road network shows how the site is bordered by the busy primary Road Thurlow Street

Fig 2.6.2 *Existing road network and vehicular movement across the site*

Key

Local Connector
Primary Road
Secondary Road
Cul-de-sac

2.6
SITE ANALYSIS

2.6.3 Building heights

Across the Masterplan area, existing building heights vary between 3 and 14 storeys although the Plot 18 site is dominated by the monolithic Taplow House and Wendover House, both 10-13 storeys running the length of Thurlow Street

Fig 2.6.3 *Existing building heights*

2.6.4 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 2.6.4 *Existing land uses*

2.6
SITE ANALYSIS

2.6.5 Interim Adjacencies

The physical boundaries of Plot 18 are defined by the following conditions:

Thurlow Street:

A wide tree lined street to the north east of the site with relatively high traffic use including public bus routes.

Inville Road:

The existing energy centre dominates the aspect to the south east. It is effectively a two storey building clad in concrete.

Dawes Street:

This street forms the boundary between the Aylesbury estate and the Conservation Area to the west.

Northchurch & Taplow House:

The existing residential blocks to the north of the site include the four storey Northchuch and the thirteen storey Taplow house, which will be redeveloped in future phases of the regeneration.

Existing Energy Centre on Inville Road

Existing Energy Centre on Inville Road

Inville Road

Dawes Street looking South

57-76 Northchurch

Existing Doctors Surgery

2.6
SITE ANALYSIS
2.6.6 Opportunities and Constraints

The site offers the opportunity to deliver key aspirations set out in the AAP and incorporated into the Outline Consent for the Masterplan including a new public space, important community functions and a landmark building at the centre of the Aylesbury regeneration. The extent and scale of development is set by the parameter boundary plan and height plan which form the Outline Consent for the Masterplan. However there are also a number of physical constraints and opportunities.

The site is constrained by the lower density urban fabric of the Liverpool Grove Conservation Area is located to west but the scale of the more expansive Thurlow Street provides the opportunity for greater height to meet the aspirations of the AAP to provide a landmark building in the this location.

The site is constrained by an existing media cable crossing the site that would be a considerable cost to divert which is located next to three category B trees. However retention of these existing trees will enhance the design proposals.

Another significant constraint to the site is the existing doctors surgery built onto the base of the 13 storey Taplow House, which will be removed before completion of the development but will limit the extent of development to whilst construction is taking place.

The new development provides significant opportunities to improve connections in the surrounding streets to reintegrate this part of the estate with its surroundings. This includes the opportunity to open up the currently obstructed Dawes Street in a north south direction, providing a new street to the North of the site to connect Dawes Street with Thurlow Road in an east west direction and make improvements to Inville Road to the South.

Fig 2.6.6 ***Retained Trees Diagram and Photos***

Fig 2.6.7 ***Constraints Diagram***

Existing Doctors Surgery
To remain in place until new Medical centre is completed in late 2019. S106 requirement to complete before delivery of the First Development Site.

Northchurch Block
To remain in place until residents are re-housed. Vacant Possession not until early 2018

Virgin Media Underground Cable
Services to remain in place with only minor diversion around Northchurch ramp to allow for demolition

Missenden Block
Early Demolition June 2016

2.7
WIDER REGENERATION IN SOUTHWARK

FIG 2.7.4 First Development Site from Burgess Park, Consented August 2015

2.7
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.
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.

As well as these developments in the wider area there are other developments within the Aylsebury estate which have been built or are under construction. Site 1a in the south west corner of the original estate was designed by levitt Bernstein was completed in 2014 before the Outline Masterplan. It adjoins the First Development Site of the Outline Consent approved in 2015, which is for 825 dwellings and was designed by HTA, Mae and Hawkins Brown Architects. Also begun prior to the Outline Masterplan is Site 7 On East Road and Thurlow Street which is currently under construction.

Fig 2.7.1 ***New development in Elephant and Castle: The Heygate Estate***

Fig 2.7.3 ***New development in Elephant and Castle: One The Elephant***

Fig 2.7.2 ***New development in Elephant and Castle: Tribeca Square***

3.0 Consultation and Engagement

3.1
INTRODUCTION

The Aylesbury Estate consists of 28.5 hectares of land consists of 2,704 homes for over 7,500 people. Regeneration of the estate began in 2008 and will continue over the next 20 years. Plot 18 will be one of the earliest sites to be delivered within the Aylesbury Estate regeneration and will signal the quality and aspirations for the new development to come.

In the preparation of the Plot 18 Reserved Matters Application the design team have consulted extensively with the local community and the end users of the civic functions on the site.

This report includes a brief overview of consolation but full details of public consultation are provided in a separate **Statement of Community Involvement** by Notting Hill Housing.





Fig 3.1.1 ***Images from Public Consultation***

3.2
OVERVIEW OF CONSULTATION AND ENGAGEMENT

Each of the stage of consultation utilised a range of different consultation and engagement events that aim to involve all sections of the local community in the design of the Aylesbury Estate Regeneration. 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.

Public exhibitions

Public exhibitions were held at each of the project work stages. The events were staffed by members of the Applicant, HTA, Duggan Morris Architects and in some cases Creation Trust and NHS stakeholder representatives. Members of staff were on hand to guide people through the information and answer questions. People were also given the opportunity to directly comment and leave their opinion on the information boards with post-its and stickers.

Group sessions

Stakeholder workshops were organised for specific interest groups relating to Plot 18 with a variety of members. These took the format of a presentation from NHH and the design team followed by roundtable discussions and Q&As. Design workshops were arranged to complement the public exhibitions to give local people an opportunity to input in greater detail and discuss the proposals.

NHS stakeholders

Since early 2015, the design team has met with representatives from the NHS stakeholder groups around once a month, ensuring that their feedback has been fully incorporated into the final design proposals for Plot 18. The group included representatives from the Southwark Clinical Commissioning Group, the Aylesbury Partnership GP Surgery and Guys and St Thomas' Trust to ensure that the building meets excellent standards both in terms of design and environmental sustainability.

Southwark Council stakeholders

Representatives from Southwark Council's Children's Services have been involved in the development of the design of the Early Years facility within the South Building.

In addition the design team have met regularly with representatives from Southwark's Libraries Service to refine the brief and develop the library design. The design team also visited several local libraries and early years' facilities with officers to learn more about the use and management of these spaces.

Creation Trust

The design team has also met regularly with the Creation Trust, a charity dedicated to making sure that residents living on the Aylesbury Estate receive the benefits of the regeneration. The North Block incorporates office space and meeting rooms within the Community Facility intended to be used and managed by Creation Trust.

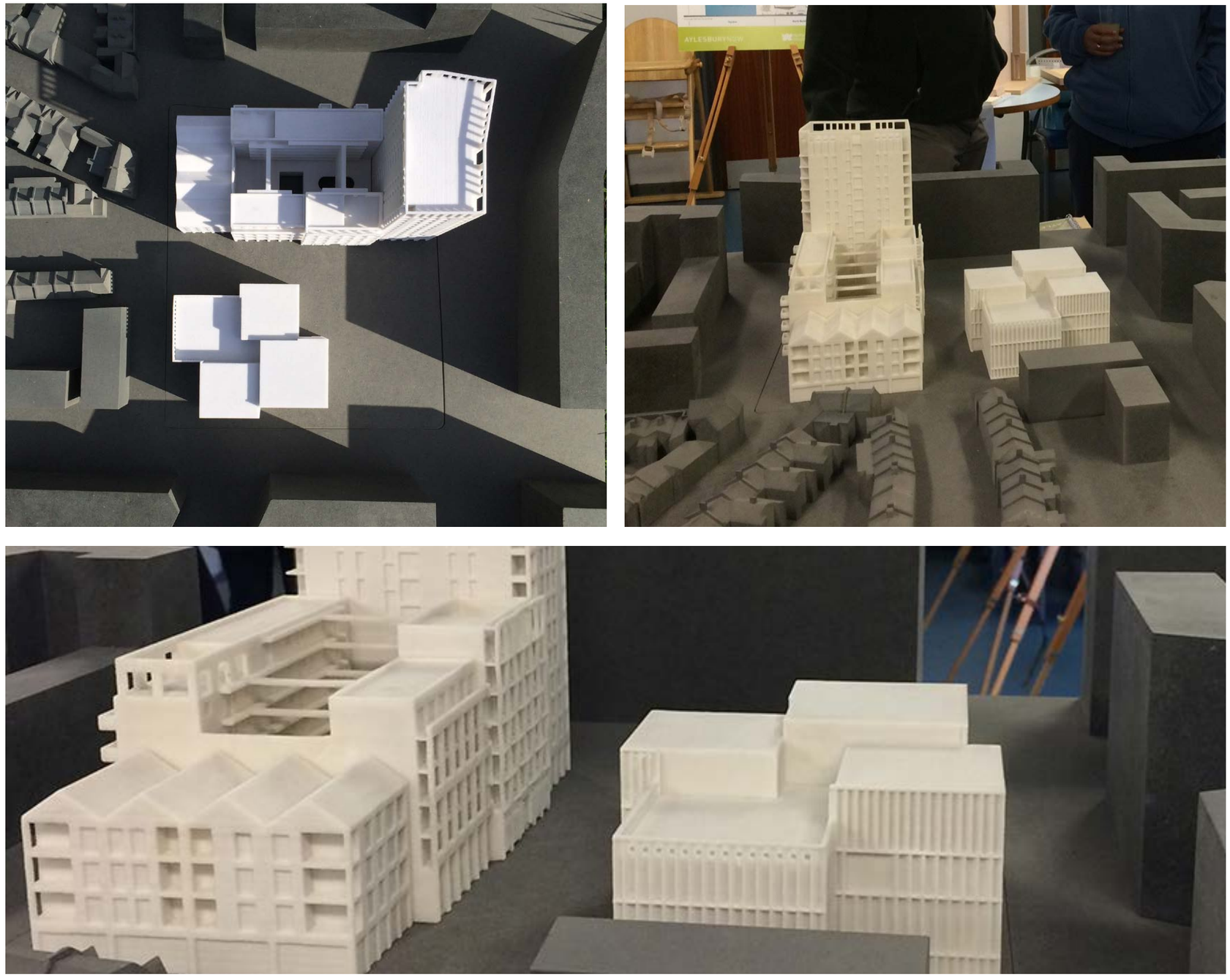
Outreach

Outreach events were arranged by directly contacting community groups and/or community representatives and by attending community events. A portable version of the exhibition boards was compiled

Each of the stage of consultation utilised a range of different consultation and engagement events that aim to involve all sections of the local community in the design development for the Aylesbury Estate Regeneration.

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.

3.2
OVERVIEW OF CONSULTATION AND ENGAGEMENT



3.1.1 Massing Model Presented at the Southwark Design Review Panel and Resident Consultation events in 2015

3.3
AYLESBURY REGENERATION TIMELINE

The timeline shows some of the different consultation and engagement events from March 2015 to the Planning Application.

Consultation Group

- Older people
- Children/families
- Stakeholders/staff
- Residents
- Public events

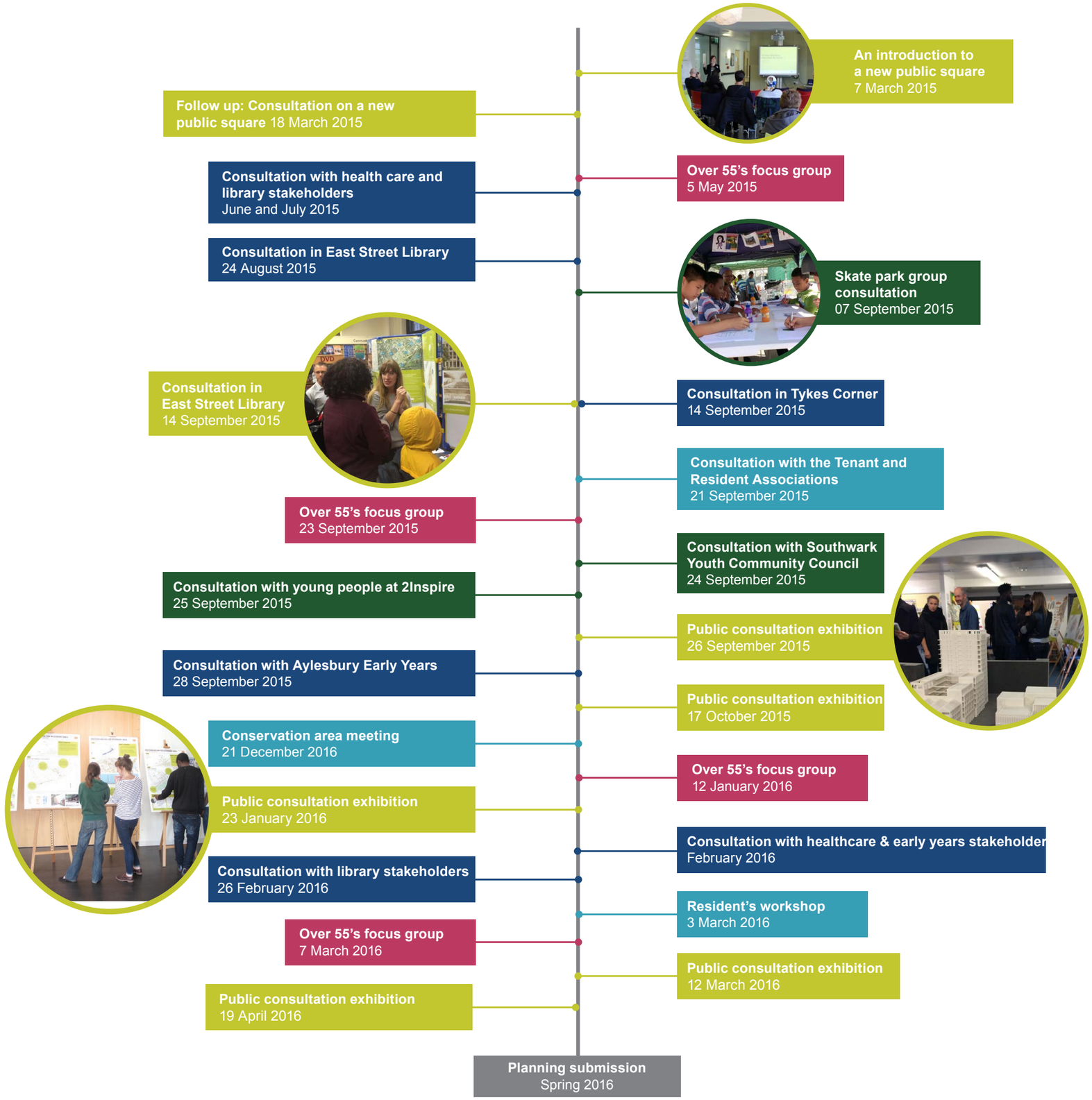


Fig 3.3.1 ***Aylesbury regeneration timeline***

4.0 Masterplan Design Principles and Planning Parameters

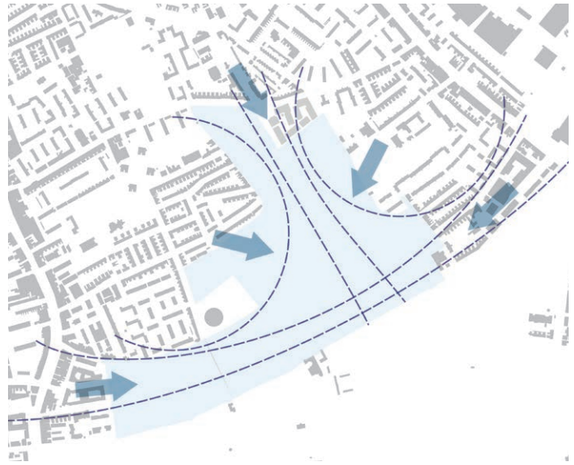
4.1
MASTERPLAN DESIGN PRINCIPLES

The Plot 18 development seeks to exemplify all of the principles of the Masterplan and associated Design Codes.

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.
The design of the two blocks respond to the new street network and accommodate buildings of varying heights which respond in scale to the significant variation in context.

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

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.

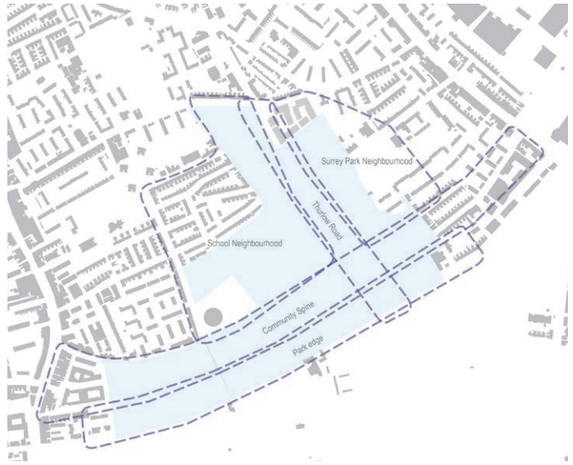
RE-CREATING ‘STREETS’ WITHIN AYLESBURY

Using the ‘Street’ as a key element of the urban design, and addressing all its dimensions: Functional - 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 consented Outline Masterplan.

Fig 4.2.1 Illustrative Masterplan aerial sketch

Fig 4.2.2 ***Illustrative Masterplan, Outline Consent August 2015***

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 consented Outline Masterplan.

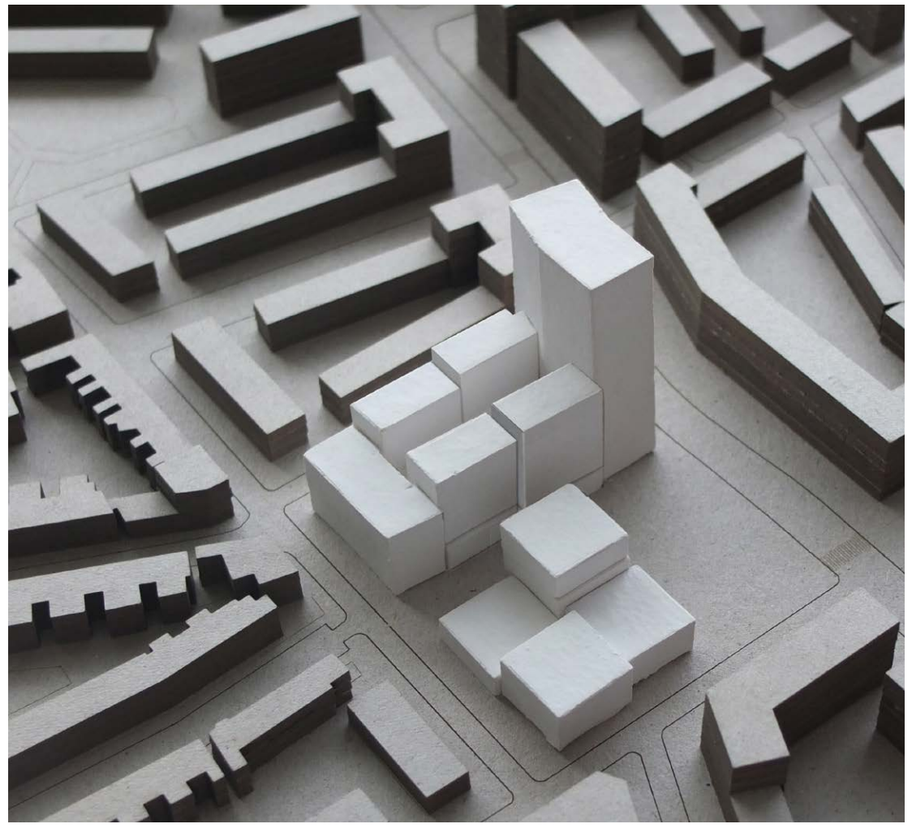


Fig 4.2.1 ***Physical model of the Masterplan in the future context***

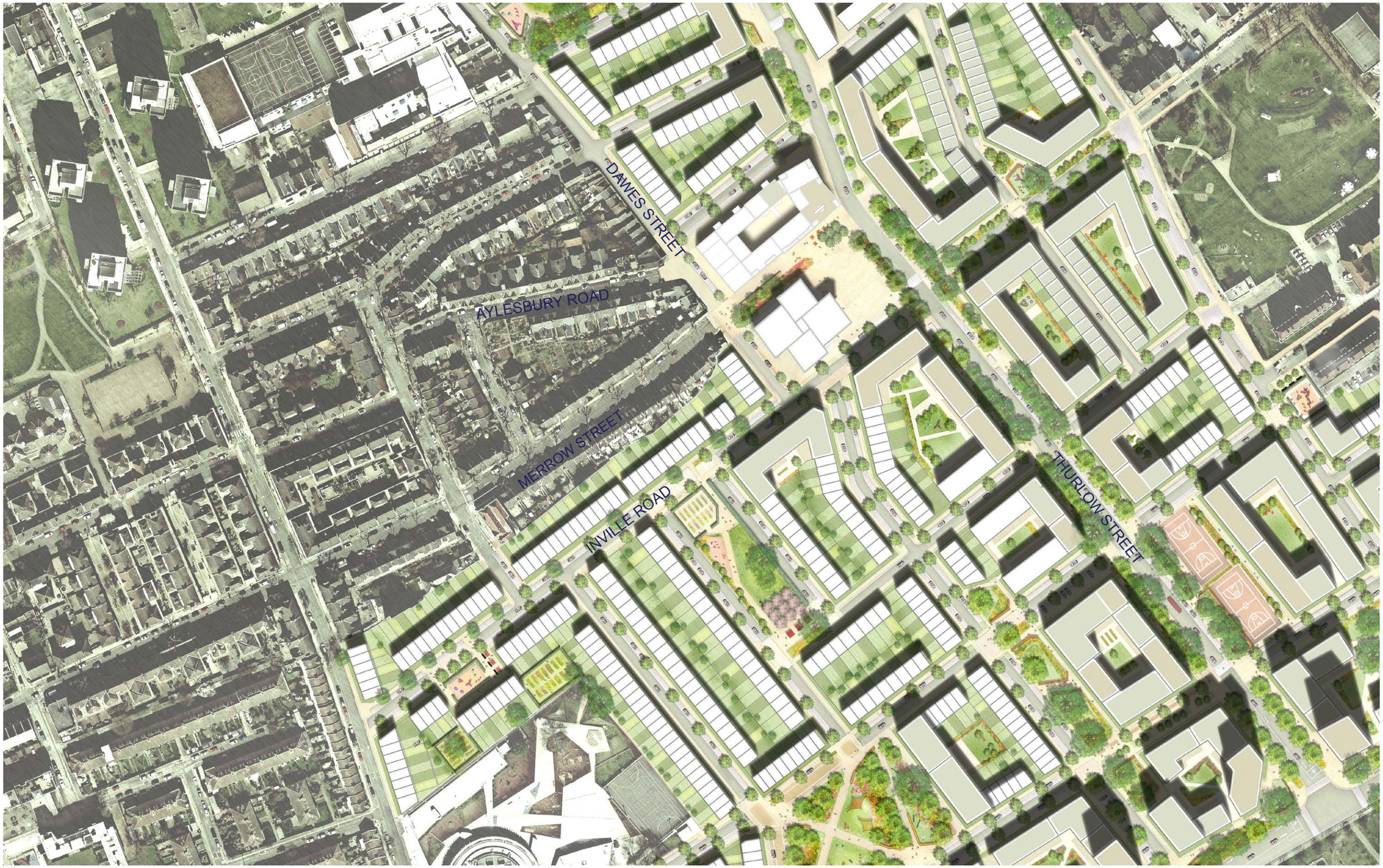
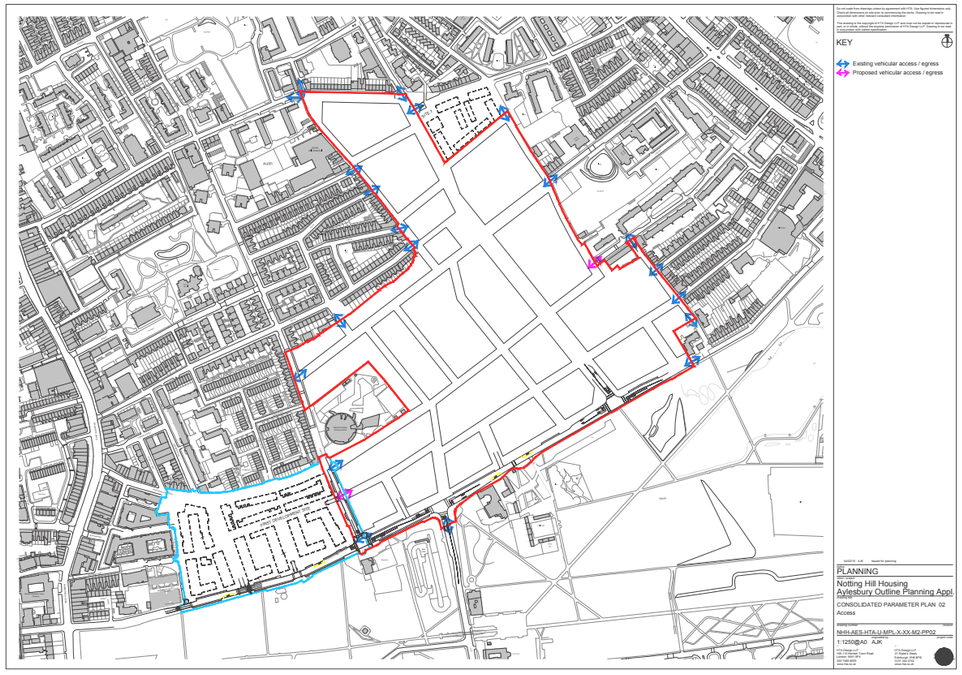


Fig 4.2.2 ***Illustrative Masterplan, Updated to show proposed design for Plot 18***

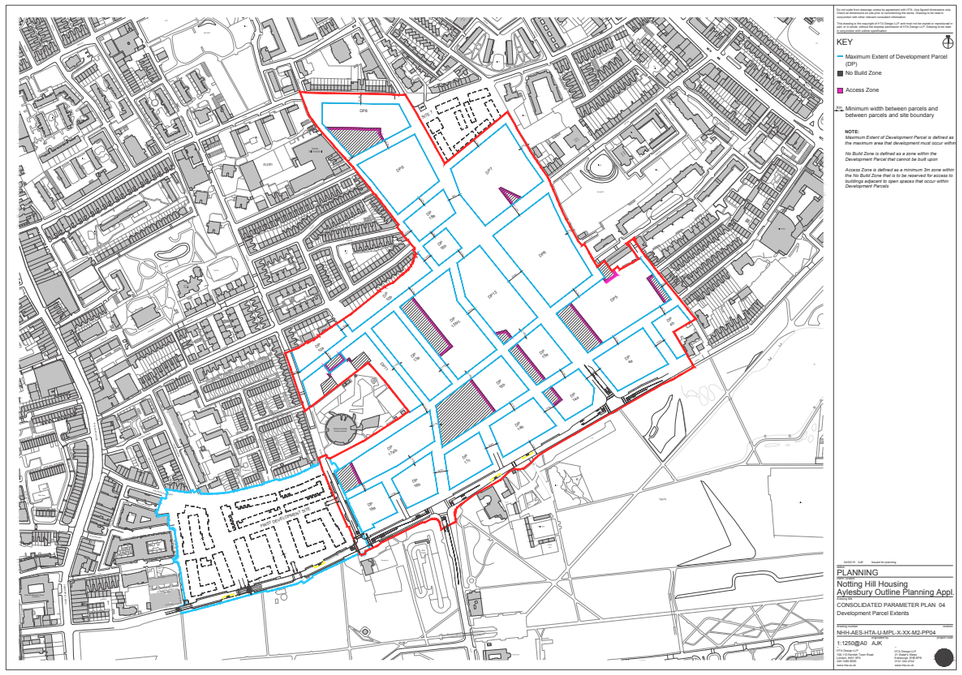
4.3
PLANNING PARAMETERS

The 2015 Outline Masterplan prescribes the future extent and scale of future development in a series of Parameter Plans illustrated here.

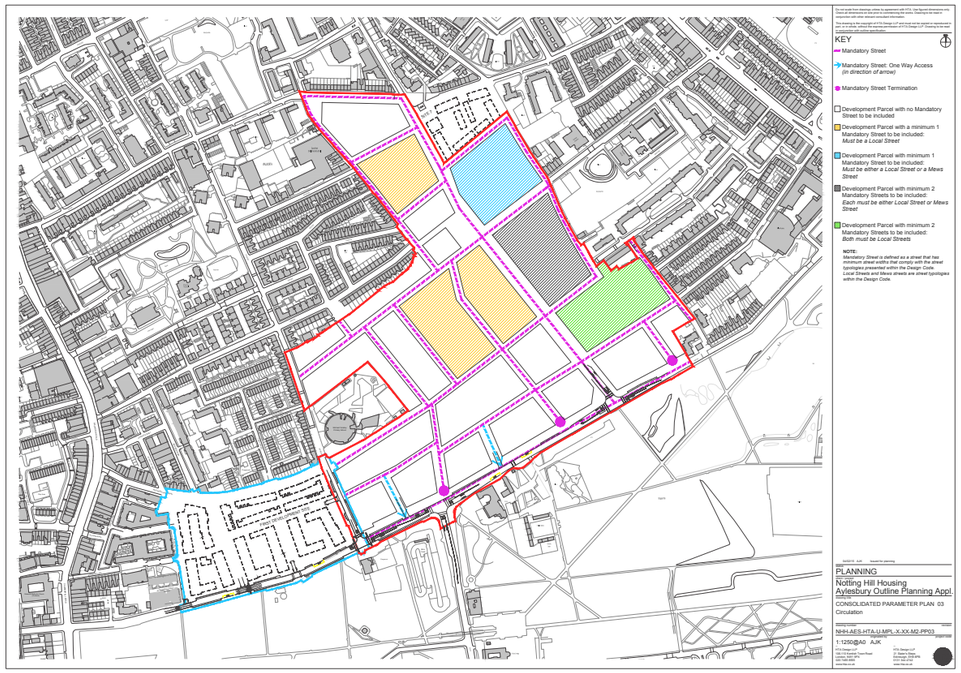
NHH-AES-HTA-U-MPL-X-M2_PP01 Site Location
NHH-AES-HTA-U-MPL-X-M2_PP02 Ground Floor Land Uses
NHH-AES-HTA-U-MPL-X-M2_PP03 Building Heights
NHH-AES-HTA-U-MPL-X-M2_PP04 Access and Circulation
NHH-AES-HTA-U-MPL-X-M2_PP05 Public open space
NHH-AES-HTA-U-MPL-X-M2_PP06 Horizontal Deviations
NHH-AES-HTA-U-MPL-X-M2_PP07 Basements
NHH-AES-HTA-U-MPL-X-M2_PP08 Demolitions Plan
NHH-AES-HTA-U-MPL-X-M2_PP09 Development Phasing
NHH-AES-HTA-U-MPL-X-M2_2900 Illustrative Masterplan



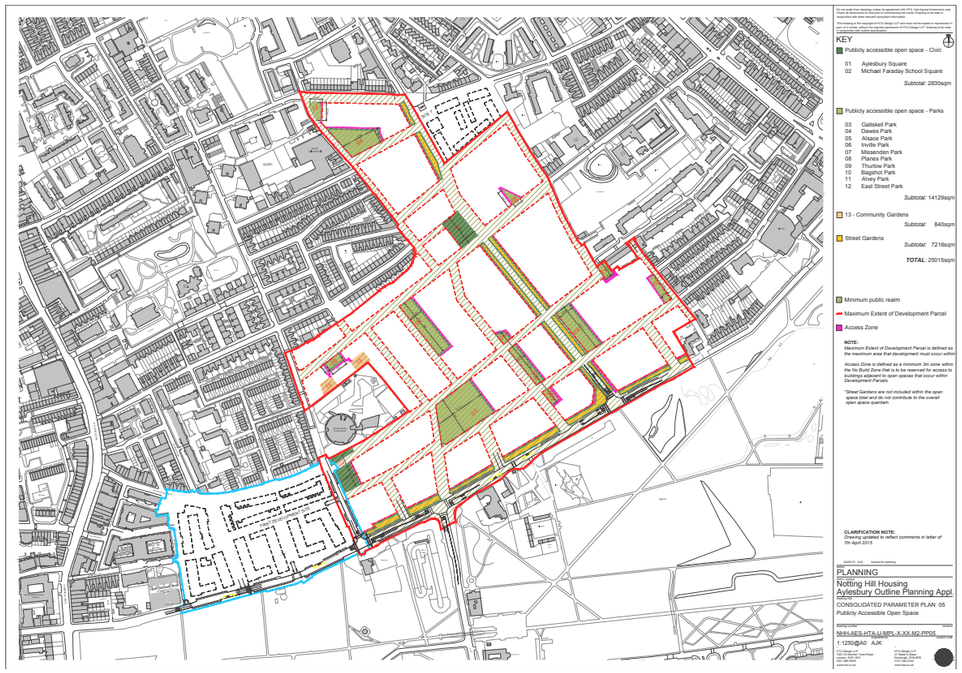
Parameters Plan 02: Access



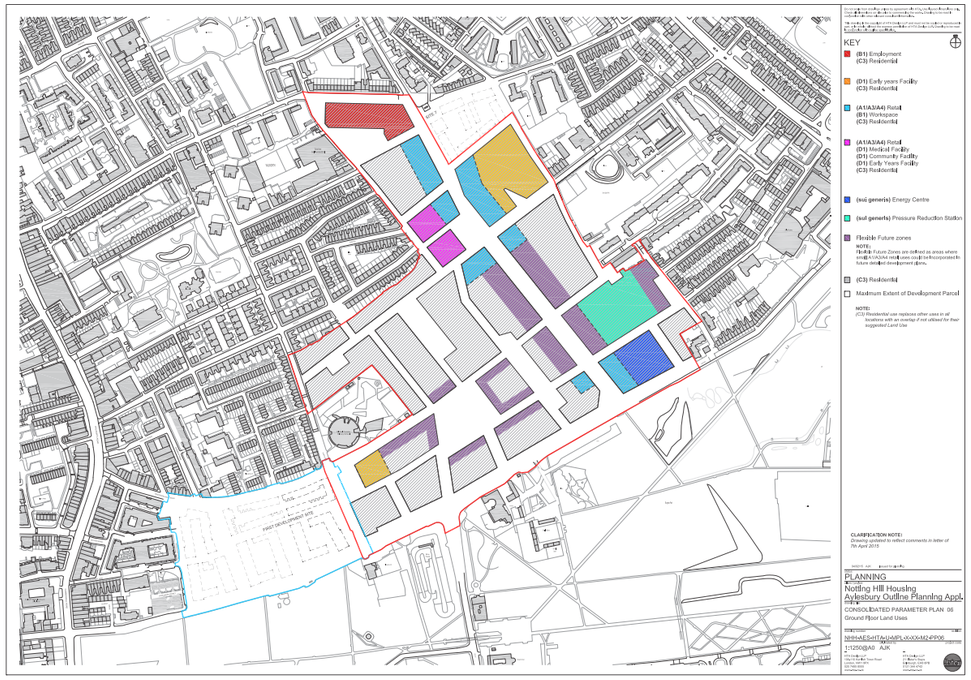
Parameters Plan 04: Plot Extents



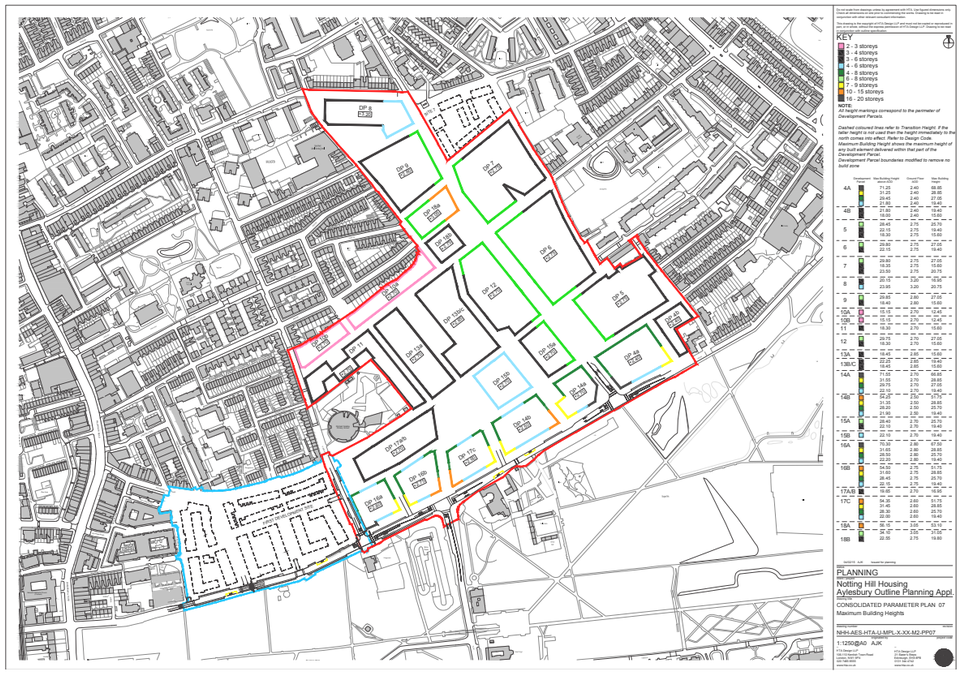
Parameters Plan 03: Circulation



Parameters Plan 05 Open Space



Parameters Plan 06: Land Use



Parameters Plan 07: Building Heights

5.0 Design Proposals

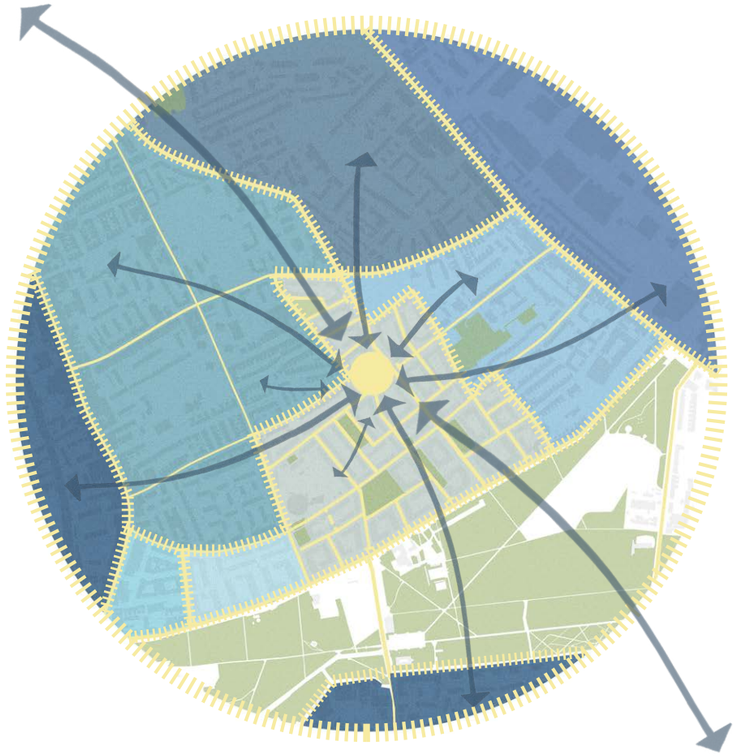
A cohesive group of individual buildings which respond to the context

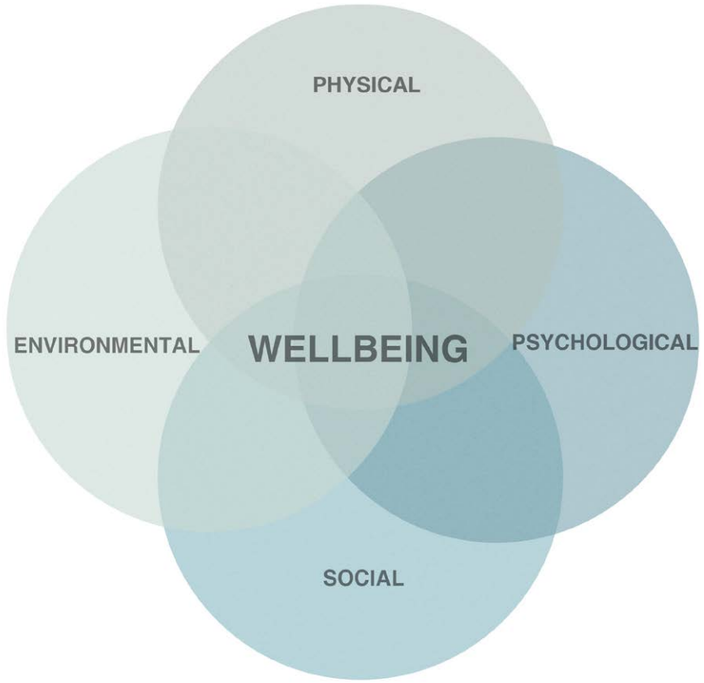
5.1
DESIGN APPROACH

The Plot 18 proposals have been designed to respond to the principles set out in the wider masterplan, the AAP and in response to community engagement throughout the design process.

The architectural design team comprised of HTA and Duggan Morris Architects have worked closely throughout the design period to ensure that the development proposals are robust in their interpretation of the masterplan and the design codes.

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 both architectural practices.





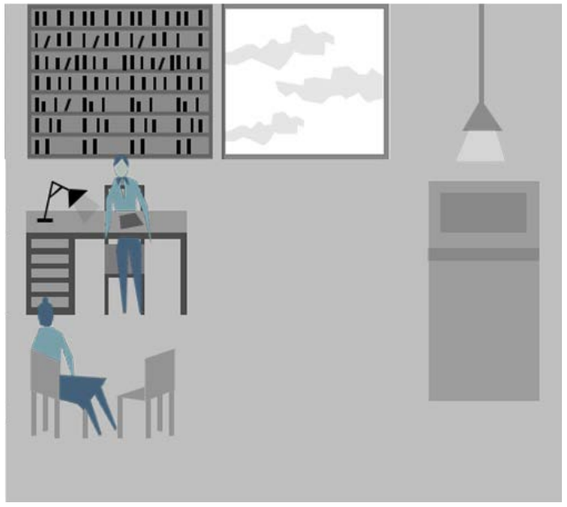
5.1
DESIGN APPROACH

The Plot 18 development comprises of two blocks arranged around a new public square. The North Block is comprised of a series of separate buildings designed by HTA and the South Building has been designed by Duggan Morris Architects. The public realm was designed and coordinated by HTA in close collaboration with DMA's design team.

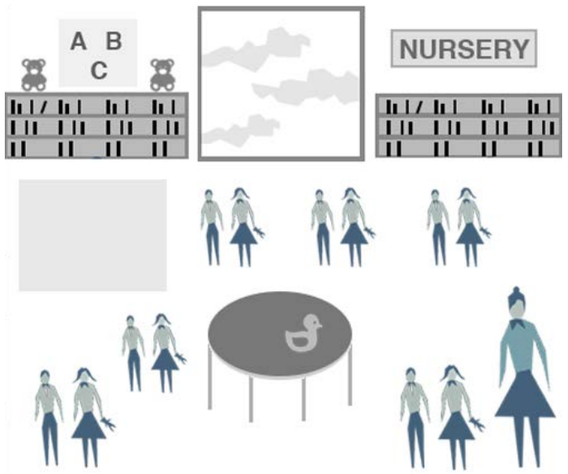
Fig 5.1.1 Aerial View from the South

5.1
DESIGN APPROACH

As one of the first development sites Plot 18 has been designed to provide a synergy of civic functions with a common objective to provide care, information and general wellbeing to the wider community.

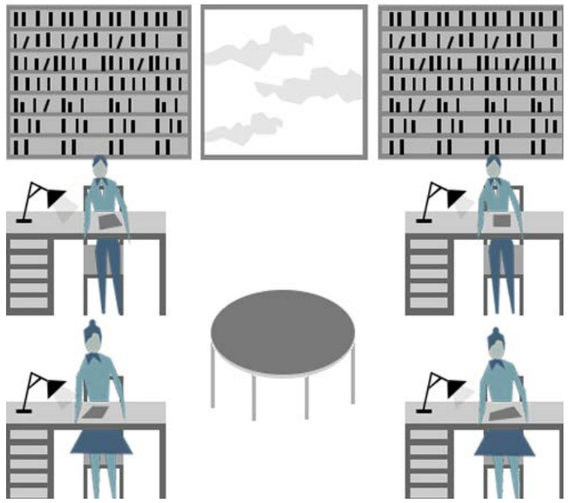


MEDICAL CENTRE



NURSERY / PLAY STAY

RETAIL



LIBRARY

5.2
LAYOUT

The Plot 18 development comprises of two blocks arranged around a new public square.

The North Block is comprised of a series of separate buildings which vary significantly in scale. It addresses the public square to the south and addresses normal London streets on the other three sides. The tallest building, Block 1 addresses the Thurlow Street which is a wide busy street to the East. All three buildings, Blocks 1,2 & 3 address a new street to the North and the smallest building Block 3 addresses Dawes Street and the Liverpool Grove Conservation area and the existing street network to the west.

The South Block is conceived as an independent object of varied height and stepped facade. It sits within Aylesbury Square and faces open public realm on all sides. While its north-western and north-eastern edges look towards the principle civic spaces of the square, the southern facades look onto Dawes Street and Inville Road.

Through creating new routes and responding to the context surrounding the site, the proposed layout follows the principles of the AAP and the Masterplan Design Code by creating a new civic square surrounded by a network of normal streets which will connect through to the streets and squares of future masterplan.

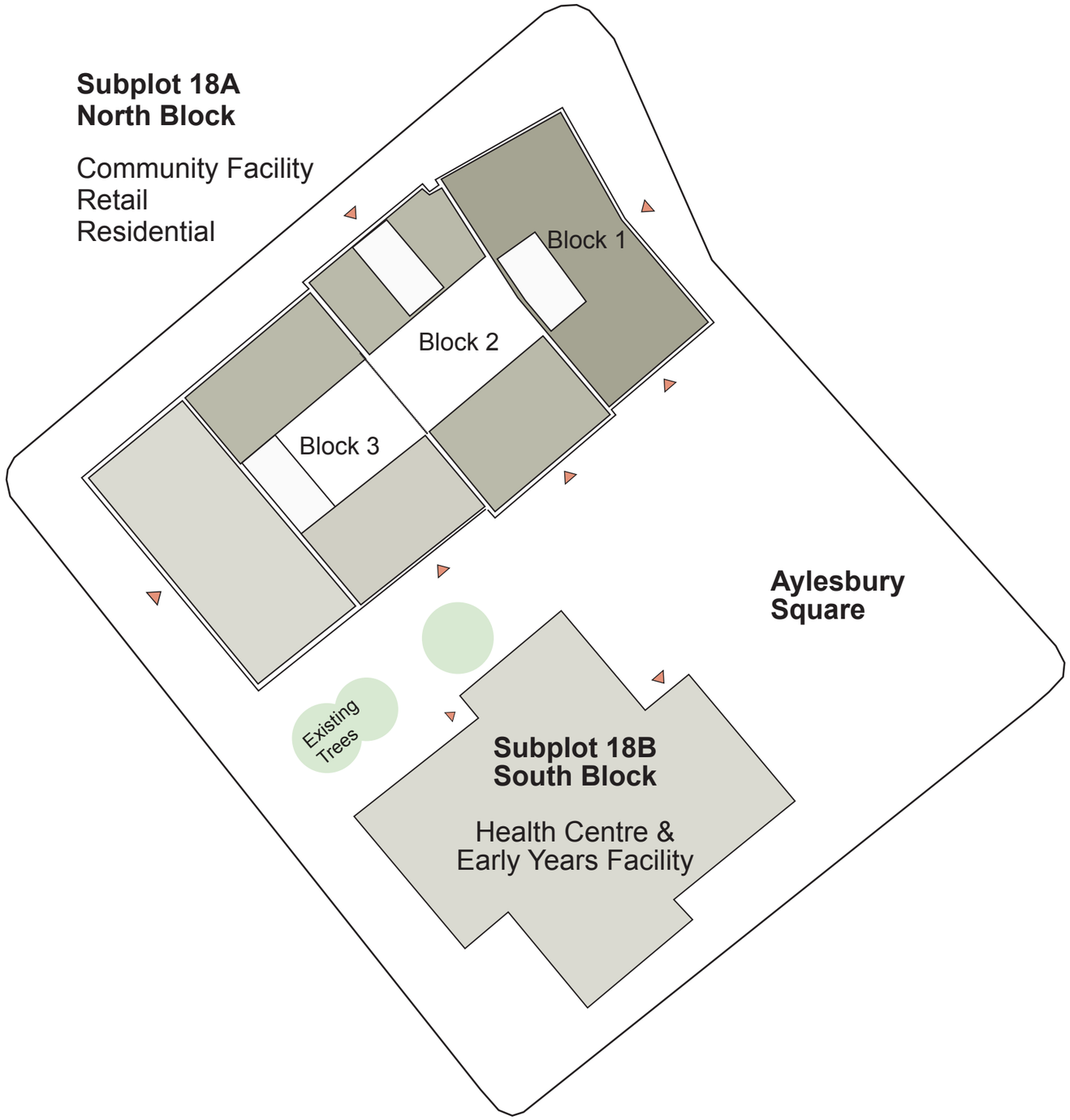


Fig 5.2.1 Building Layout Plan

5.3
LAND USE AND AMOUNT OF DEVELOPMENT

Plot 18 will provide key community and commercial facilities for the future Aylesbury masterplan.

The site will provide a new civic square that will provide amenity space at the heart of the regeneration masterplan.

The four storey South Building will provide a Health Centre of 3343.7 SqM GIA over three storeys and the Early Years Facility of 946.6 SqM GIA on the top level. This building also has basement parking and cycle storage. The total area of the South Block will be 4737.2 SqM GEA excluding the cycle storage and car park.

The North Block will enclose a new Community facility of 889 SqM GEA, Commercial space of 225 SqM GEA and 122 new residential flats. The Community Facility will include a Library, with associated Stay & Play Facilities, public meeting rooms and Community Trust offices.

Fig 5.3.1 Use Plan

North Block

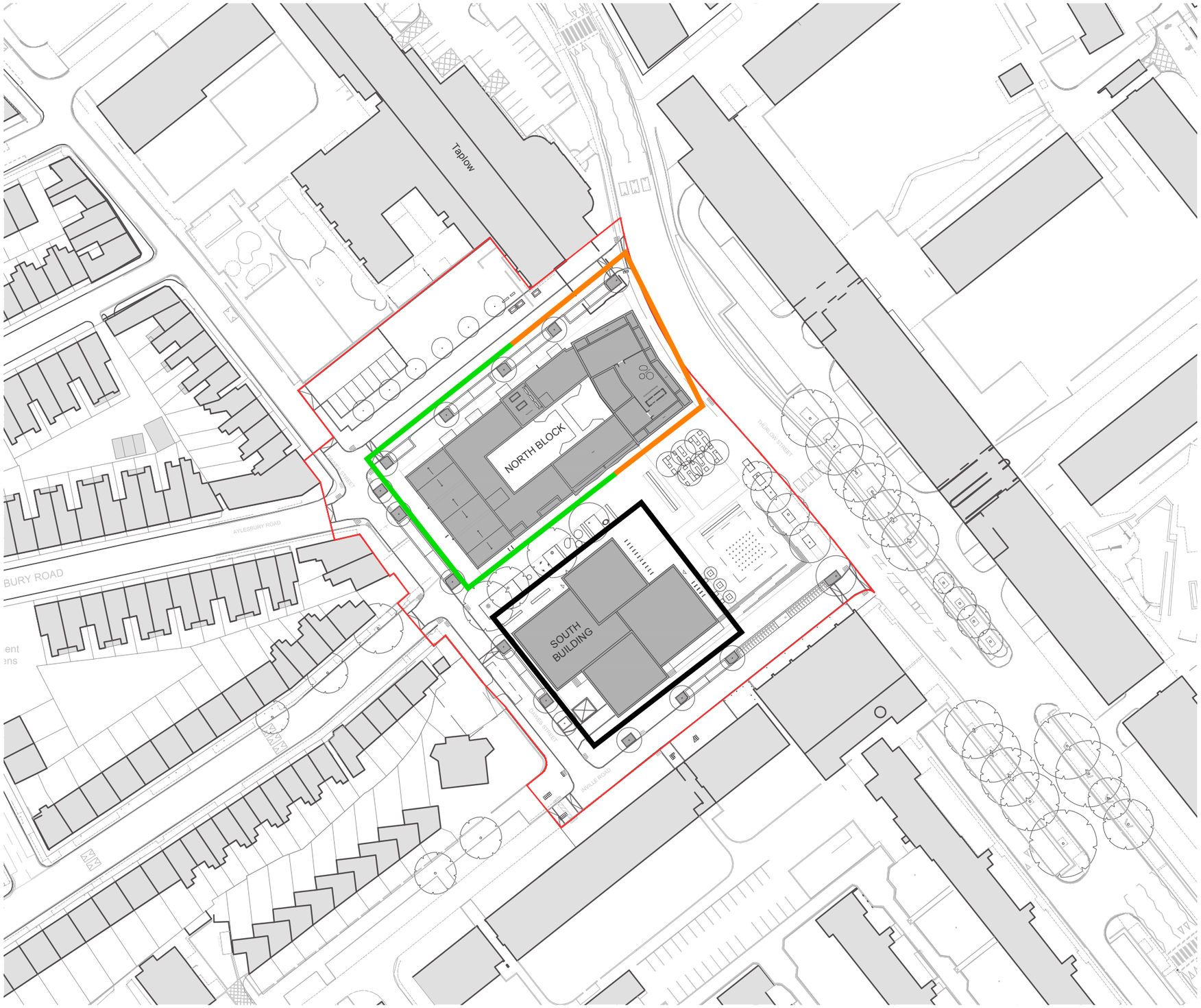
- Library
- Stay & Play
- Meeting Rooms
- Community Trust Offices
- A1/A2/A3 Retail
  B1 Workspace
- A1 Retail
  B1 Workspace
  D1 Community Facility
- Energy Centre/ Potential Future Commercial
- Energy Centre

South Building

- Early Years Facility (Core)
- Health Centre

5.4
BUILDING PARAMETERS

This plan shows the proposal within the permitted development zones defined by ‘Parameter Plan 07, Building Heights’ of the Outline Planning Consent. The North Block and the South Block/Building have been conceived as two distinct yet harmonious building forms of differing scales. Both blocks are expressed as a group of four building forms which respond to different character areas.



Building Extents & Heights key

18A		56.15	3.05
		34.10	3.05
18B		22.55	2.75

Site plan showing the consented maximum building extent and heights from Parameters Plan 07: Building Heights

5.4
BUILDING PARAMETERS

North Block- Sub-plot 18A Building Parameters

The parameters set in the outline planning permission allow for a maximum height of 56.15m AOD on Thurlow Street and a maximum height of 34.10 AOD on Dawes Street. The average ground level around Sub-plot 18A is 3.05m AOD.
The allowed building height is therefore 56.15m above 2.75 AOD on Thurlow Road and 34.10m above 2.75m AOD on Dawes Street.

The indicative volume illustrated indicates the maximum permissible volume that the North Block may be designed within.

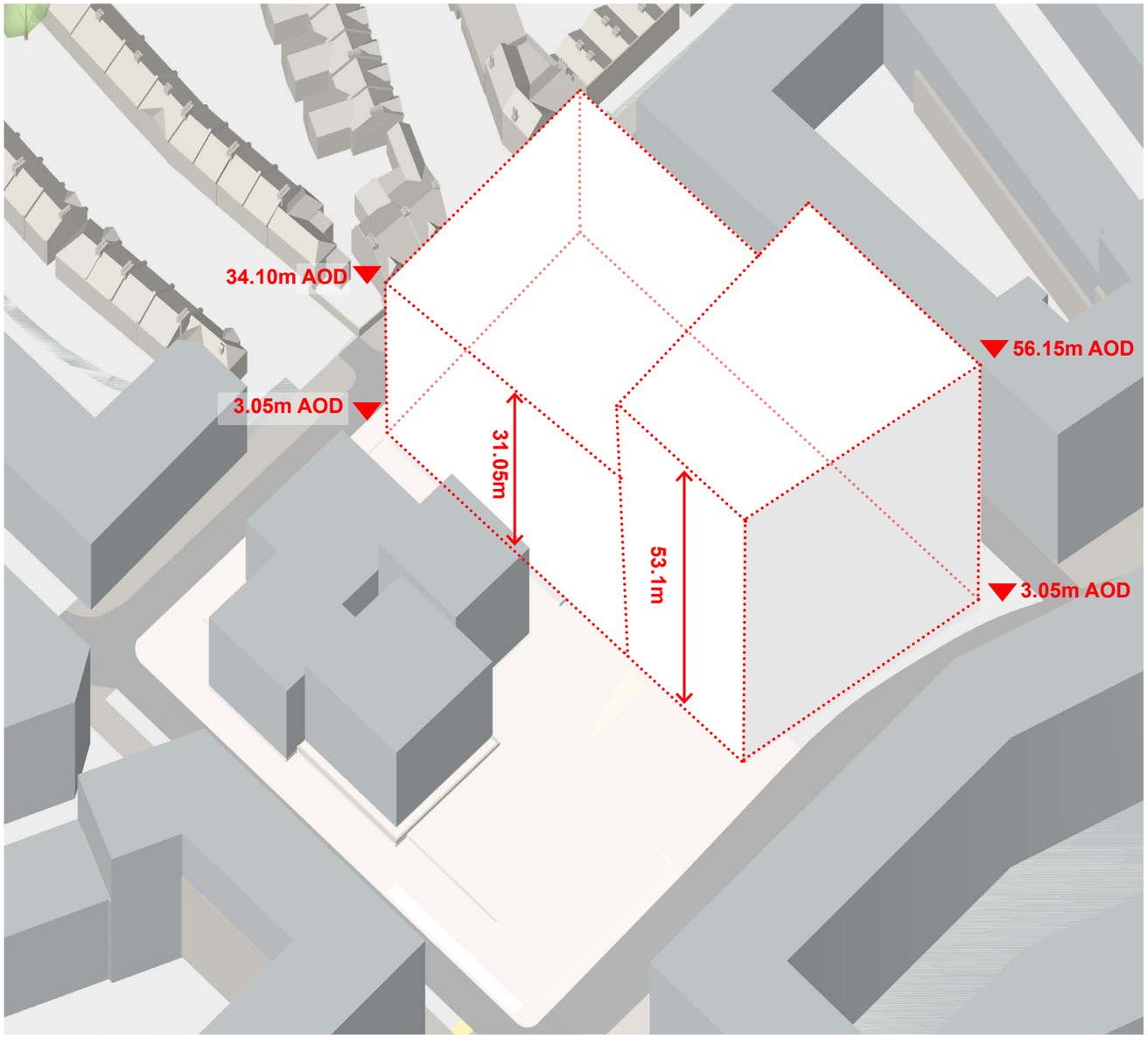


Fig 5.4.2 Isometric view of North Block Maximum Parameter massing

5.4
BUILDING PARAMETERS

South Block- Sub-plot 18B Building Parameters

The parameters set in the outline planning permission allow for a maximum height of 22.55m AOD. The average ground level around the site is typically 2.75m AOD. The allowed building height is therefore 19.80m above 2.75 AOD.

The indicative volume illustrated indicates the maximum permissible volume that the South Block may be designed within.

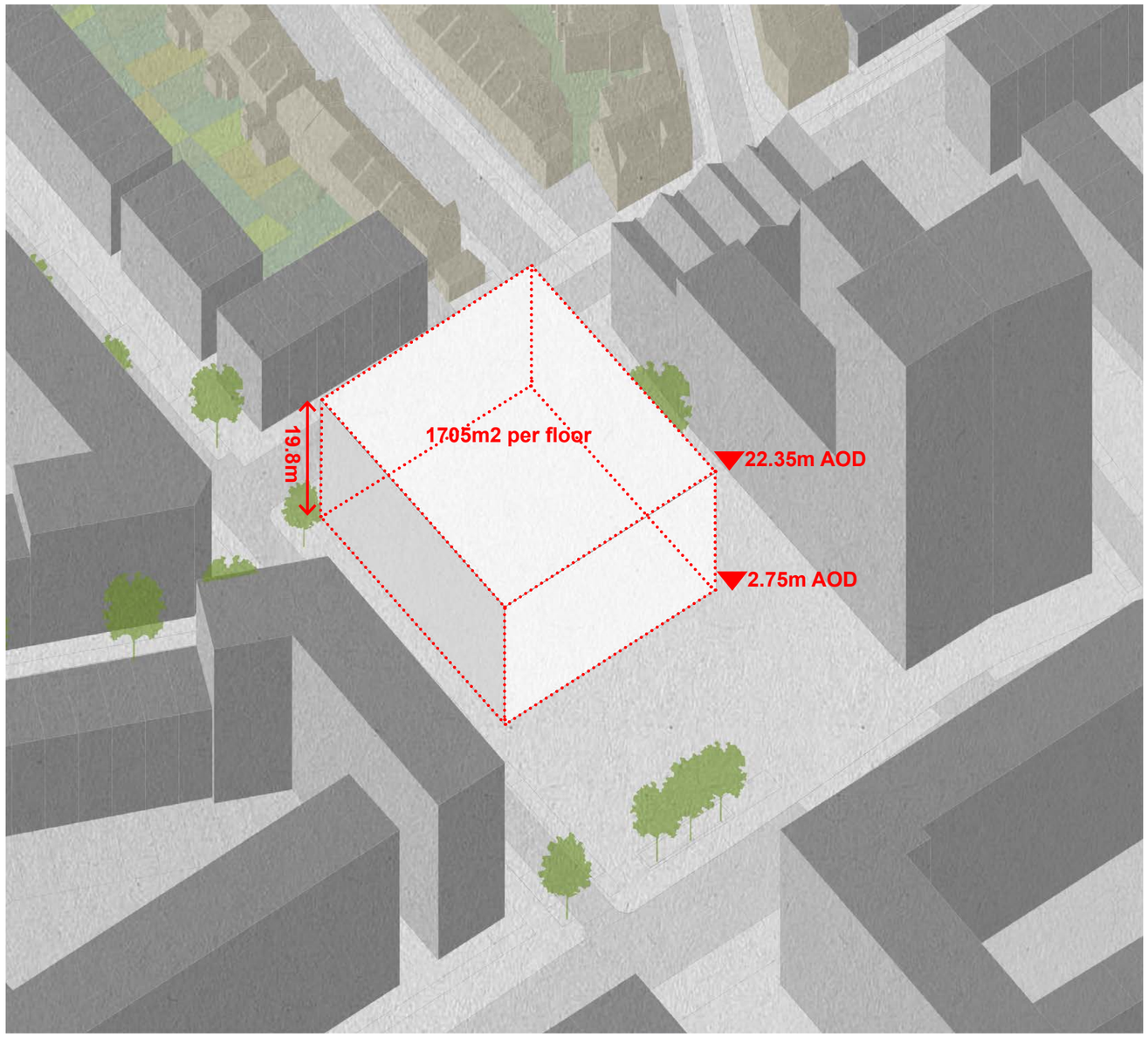


Fig 5.4.1 Isometric view of South Block Maximum Parameter massing

5.5
TOWNSCAPE STUDY

This section shows the basic massing of the proposed development in series of views from the surrounding streets. This first view shows the Plot 18 proposal from Burgess Park looking down Thurlow Street.

Fig 5.5.1 View from Burgess Park

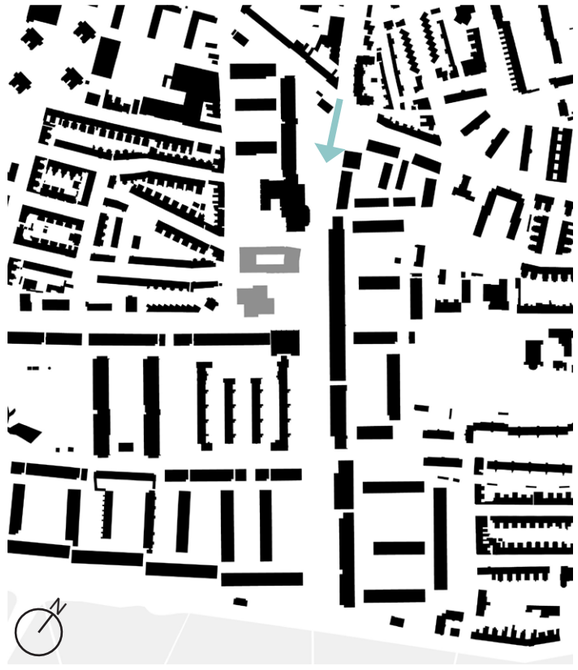
5.5
TOWNSCAPE STUDY

View of Plot 18 proposal from Thurlow Street.

Fig 5.5.2 View from Thurlow Street

5.5
TOWNSCAPE STUDY

View of Plot 18 proposal from East Street.



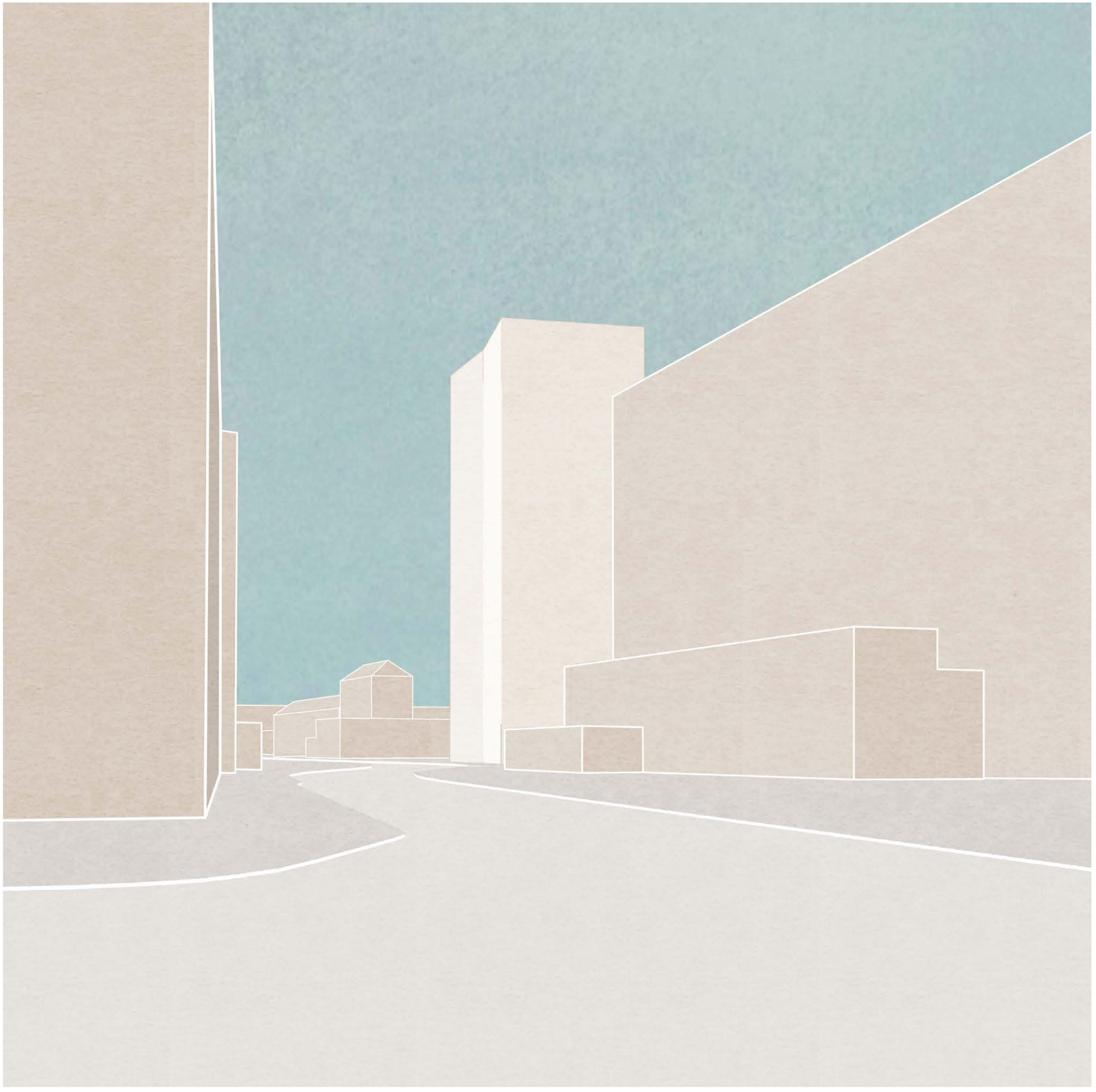


Fig 5.5.3 View from East Street

5.5
TOWNSCAPE STUDY

View of Plot 18 proposal looking north east from Inville Road.

Fig 5.5.4 View from Inville Road

5.5
TOWNSCAPE STUDY

View of Plot 18 proposal looking north-east from Merrow Street.

Fig 5.5.5 View from Merrow Street

5.5
TOWNSCAPE STUDY

View of Plot 18 proposal from Aylesbury Road. See also detailed visualisation of this view in Section 5.6.

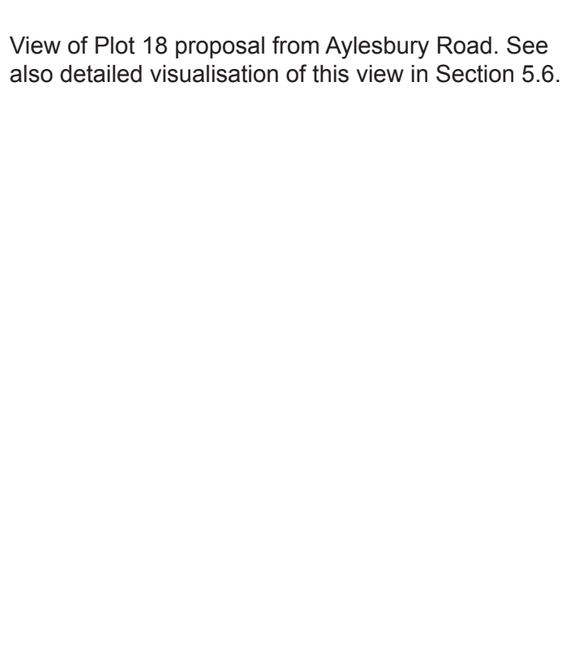


Fig 5.5.6 View from Aylesbury Road

5.6
SCALE & MASSING

The scale and massing proposed on the Plot 18 Site has been designed to conform to the parameters set by the 2015 Outline Consent for the masterplan, which set the maximum height and extent of development. The Outline Consent was designed in line with that proposed in the AAP, which steps up to a ‘local landmark’ tall building at Plot 18 which provides the civic public space for the wider masterplan.

The North Block and the South Block/Building have been conceived as two distinct yet harmonious building forms of differing scales. Both blocks are expressed as a group of four building forms which respond to different character areas.

Fig 5.6.1 Aylesbury Area Action Plan Figure 10 Building Heights Plan

Fig 5.6.2 Aerial View of the massing

5.6
SCALE & MASSING

The South Block comprises four volumes of varying height conjoined to form a single standalone mass. The tallest four-storey volume is positioned adjacent to Aylesbury Square, ensuring a strong civic presence, while the mass reduces to three storeys and roof terrace where it approaches the Liverpool Grove Conservation Area. Further differentiation in the height of the volumes emerges through the varied levels of parapets.

The North Block is split into distinct building forms with clear entrances at street level which transition in scale from the existing tall buildings on Thurlow Street to the lower buildings of the conservation area.

Block 1 is the tall ‘local landmark’ building at 15 storeys. The building has a chevron shape in plan which responds to the change in geometry of Thurlow Street but also creates a more dynamic parapet line to the tall building when viewed from a distance.

Block 2 is seven storeys in height and its street façade is taller than it is wide to reflect a typical London street proportion.

Block 3 is split into two building forms of four and six storeys. The four storey element has three pitched gable roofs which create a more varied roof line when viewed from Aylesbury Road and Merrow Street of the adjacent conservation area. The four storey element has also been designed to be similar scale to the existing four storey mansion blocks in the conservation area.

In summary, the scale and massing responds to the strategy that was set out in the 2010 AAP of providing more height and density on Thurlow Street but also a refined response to the public realm and to neighboring buildings in the conservation area.

This design approach ensures that the scale and massing of buildings creates a sense of place, defining key spaces and routes, creating a key local landmark for the public open space and providing distinct building forms for the various civic functions on the site in terms of wayfinding, orientation and visual interest.

Fig 5.6.3 Areial view of the massing

5.6
SCALE & MASSING

This view shows that the proposal falls within the maximum permitted height and envelope defined by ‘Parameter Plan 07, Building Heights’ of the Outline Planning Consent. This view shows the proposal superimposed on View 17 of the Environmental Impact Assessment for the outline Consent.

Fig 5.6.4 The proposed building superimposed over view 17 of the Masterplan EIA Report

5.6
SCALE & MASSING

The scale of the buildings reduces nearer to the conservation area. This view from Aylesbury Road shows how Block 3 is split into two building forms of four and six storeys. The four storey element has three pitched gable roofs which compliment the gable roofs which are common to the Lisson Grove Conservation Area. Block 3 is also set back 8M from Dawes Street to allow adequate room for three trees.

Fig 5.6.5 View from Aylesbury Road

5.7
APPEARANCE

The residential elements of the development have a mainly brick material palate and non-residential civic functions are distinct in appearance from the residential by being clad in reconstituted stone of differing colours and textures. The two architectural practices have worked collaboratively to assess the right architectural balance to the expression of the civic functions across the site.

On the North Block, Brick will be the base material for the typical residential elements in accordance with the design code prepared for the Outline Consent. 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 with different types of brickwork in a varied a streetscape. Each of the four building forms are expressed in a different brick and elevation treatment. Block 3 in particular makes reference to the local vernacular of the conservation area makes up the local fabric. The tall building has been design to reference the tall buildings in the First Development Site in terms of material and approach to balconies but is distinct in the form of the building and choice of brick.

The library is accommodated below residential in Block 2 but the entire elevation has a civic appearance with white stone columns and fascias to ensure that the library entrance has an appropriate presence on the public square.

Similarly, the appearance of the South Block is distinguished from that of the residential buildings through the selection of material and tone. The formation of a standalone building and coupled use of reconstituted stone endeavour to imbue the Medical Centre and Early Years Facility with a celebrated civic character. See Section 7 for a detailed explanation of the design and appearance.

Fig 5.7.1 Elevated view of the new Aylesbury Square

5.7
APPEARANCE

The physical appearance of the scheme has been designed along a simple ethos that the Plot 18 should have a tangible sense of place, at the heart of the new Aylesbury and as a part of Walworth.

Fig 5.7.2 The new Aylesbury Square from Thurlow Street

5.7
APPEARANCE

The aerial view shows how the two blocks are expressed as distinct building forms arranged around the new Aylesbury Square, which transition in scale from the existing tall buildings on Thurlow Street to the lower buildings of the conservation area.

This view shows the proposals in the context of the future masterplan. The building define key spaces and routes and connections to other neighbourhoods. Block 1 is the tallest building and becomes a key local landmark for the public open space in terms of wayfinding, orientation and visual interest.

Fig 5.7.3 Aerial view showing indicative future masterplan

5.8
MATERIALS

Plot 18 has the highest concentration of civic uses of all of the development parcels at the Aylesbury Estate and the materials of the new Aylesbury Square reflect the civic nature of the space.

Brick is still the principle material for the residential elements of the site and each building has been developed to have individual variety, texture and richness, so that each block has its own identity on the street. A base palette of brick helps to 'stitch in' with the surrounding Liverpool Grove Conservation Area and also references the Georgian and Victorian mansions blocks typical to London streets. 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.

The Civic buildings, the library and health centre are distinct from the typical residential buildings by being clad in cast reconstituted stone with variations and gradients of colour and textures. The library façade onto Aylesbury Square is constructed from precast components with a smooth white appearance. The health centre and Early Years Facility is clad in reconstituted stone components with varying gradations of colour and textured aggregate.

HTA and Duggan Morris Architects have worked together so that the materials at Plot 18 complement each other to provide the right balance of variety to the appearance of the buildings. Materials have been selected 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.

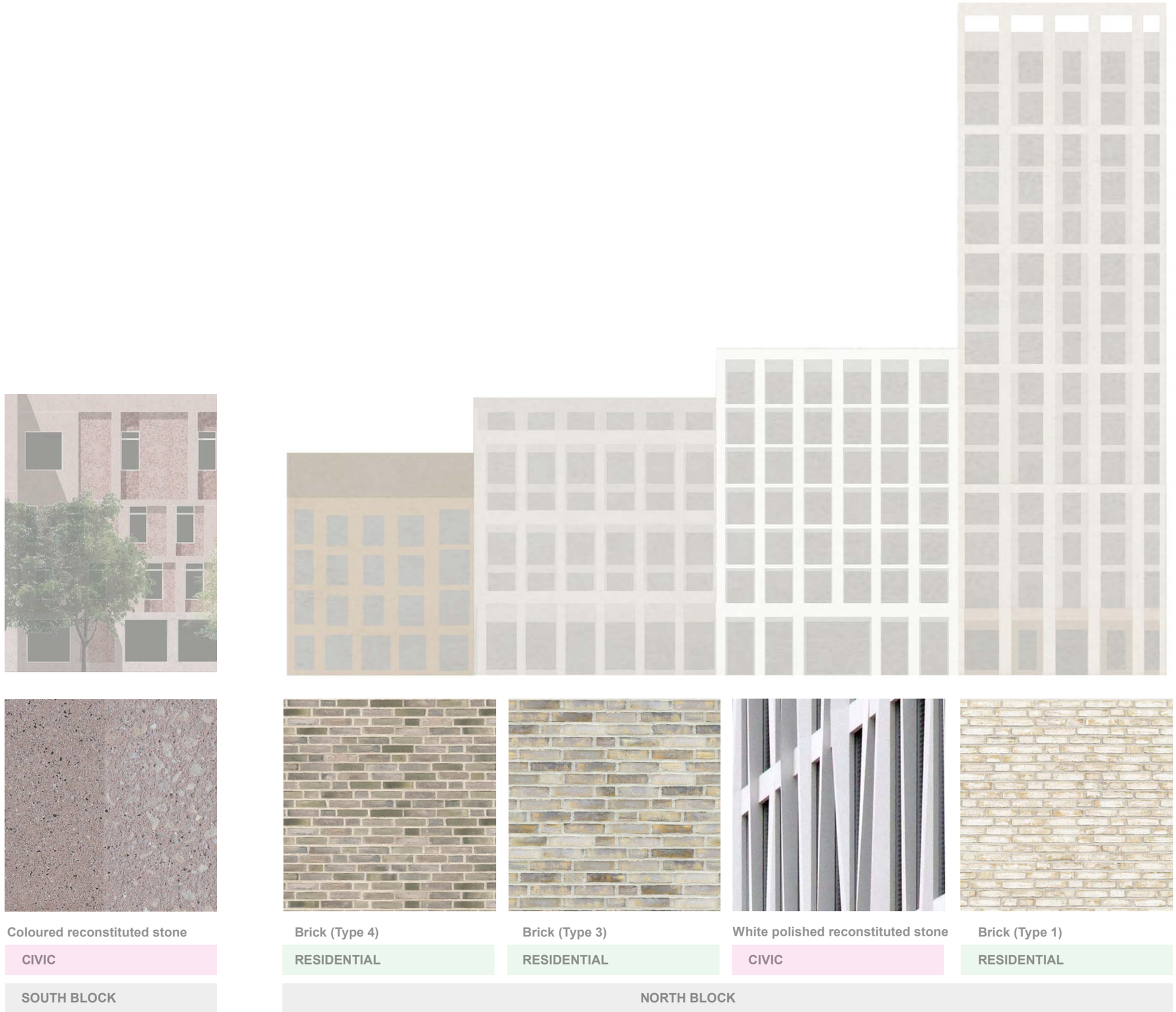


Fig 5.8.1 Materials Concept

5.8
MATERIALS

The library is accommodated below residential in Block 2 of the North Block. To ensure the library entrance has an appropriate presence on the public square the entire elevation including the residential above, has a civic appearance with white polished reconstituted stone columns and fascias which will stand out from the buildings on either side.

See Section 8.3 for more details on the library facade.

Fig 5.8.2 The white reconstituted stone of the library

5.8
MATERIALS

The South Block is identified in the Design Code as a special building, reflecting its civic function as a Medical Centre and Early Years Facility. To create a purposeful distinction between itself and the surrounding residential blocks the building is clad in reconstituted stone panels, the colour of which is carfeully controlled through the specification of coloured pigments and stone aggregates.

The pre-cast panels are to be expressed in three layers with each layer taking on a progressively courser surface finish as one looks deeper into the recesses of the facade. The effect is the creation of a polished outer, or civic, layer with recessed areas apparently increasingly ‘eroded’ before eventually giving way to glazed openings. See Section 7 for full details.

Fig 5.8.3 The varied textured surface of the Health Centre’s reconstituted stone facade.

6.0 Public Open Space

6.1
DESIGN VISION

Aylesbury Square within the Plot 18 site is the largest neighbourhood square within the Aylesbury Estate Regeneration Scheme. It will provide a new legacy for the area and will be the focal point for community activity at the heart of the Aylesbury Masterplan.

Aylesbury Square has been designed to strongly relate to the two new North and South Block buildings that will sit within it: it will act as a unifying element between them; provide an attractive setting to enhance their architectural qualities; and through the configuration of the layout of the space, relate to the various functions that will occur within the new buildings. These include a new civic entrance space relating to the entrances to the library and the health centre; a smaller scale gathering space outside the café; a 'mini square' adjacent to the Liverpool Grove Conservation Area' and the entrance to the early years space; and a main active space containing dynamic fountains in front of the South Block adjacent to Thurlow Stret.

The design of the square will allow flexibility for temporary events to take place, but will be comfortable and inviting for people to spend time in when these are not taking place.

Heritage

Social

Comfortable

Civic

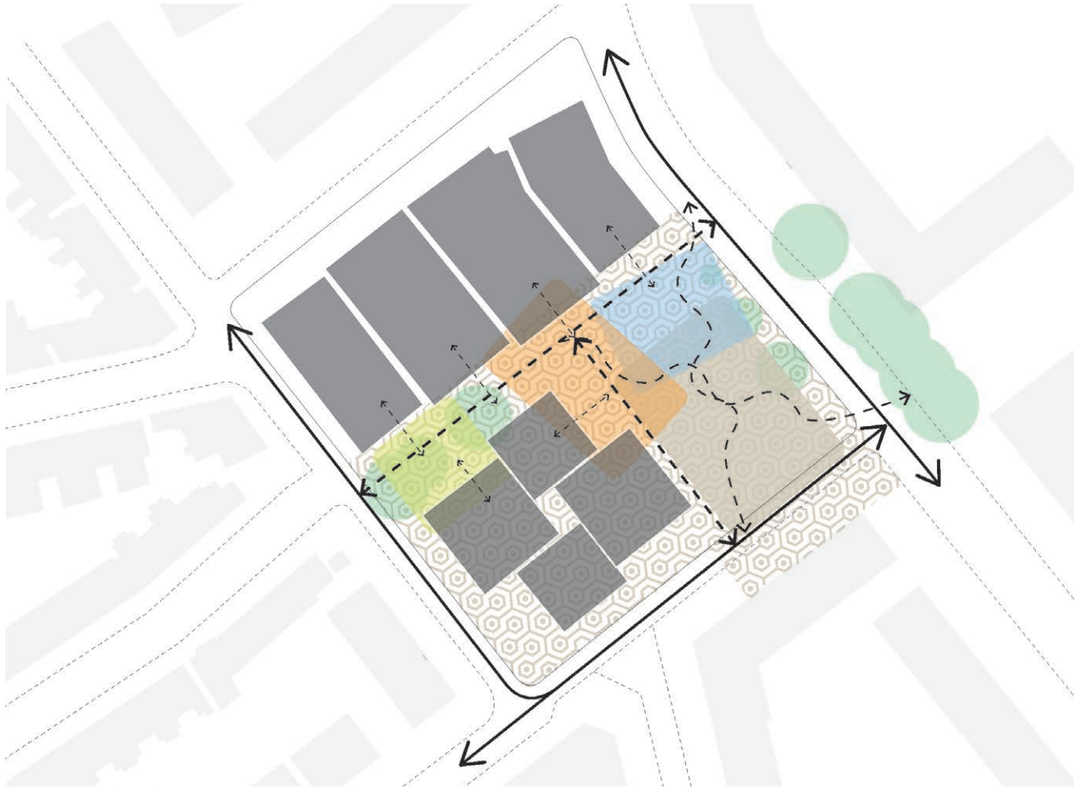


Fig 6.1.1 Design concept

Early years space

Civic entrance space

Gathering space

Active space

Vehicular movement

Pedestrian movement

Healthy

Flexible

Texture

Active

6.1
DESIGN VISION

Aylesbury Square will be formed from high quality materials that will create a durable and attractive setting at the heart of the new Aylesbury Estate.

The square will be mainly surfaced in granite natural stone paving. Changes in the surface material define the various sub-spaces which form the entrances to the buildings. High quality seating will be provided and the centrepiece of the square will be a new water feature.

Fig 6.1.2 The New Aylesbury Square

6.2
PROPOSALS

Proposed Landscape Masterplan

Aylesbury Square will be the largest new neighbourhood square within the Aylesbury Estate Regeneration Scheme.

The square will be surfaced in high quality granite natural stone paving. Changes in the surface material will define the sub-spaces identified within the 'design vision' section of this document. These include the main civic entrance space, gathering spaces and the main activity space within the square.

The south east corner of the square will have a level change of approximately 700mm. This is in order to take up the existing longitudinal fall along Thurlow Street, and create a broadly level public square. The change in level will be accommodated through the introduction of 4 steps at the corner of the square. This will help to contain the edge of the square and provide some modest separation from the busy Thurlow Street. Sloped access to the square is provided within the step configuration. An Accessibility Consultant has been consulted during the design stage in order to ensure that the proposals conform with best practice guidance.

Existing mature London Plane trees are being retained along Thurlow Street and between the North and South Blocks. These are being augmented with new tree planting in key areas such as the gathering space outside the café, and new street tree planting on Inville Road, Dawes Street and the new road to the north. These will also help to integrate new on street parking bays and service / delivery bays.

A temporary area of car parking accessed from Dawes Street is proposed as an interim measure until the on street car parking as part of the Phase 3 works is introduced. This will be managed by NHH, and will provide an equivalent number of spaces to those that will be installed in the future.

The Design Team has undertaken a thorough Pre-Planning design process in consultation with Southwark Highways. The scheme is compliant with the Southwark Streetscape Design Manual (SSDM), and the scheme has already been put forward by Southwark Highways for the Road Safety Audit. Plot 18 has been designated a 'Special Placemaking Opportunity' within the SSDM to reflect the prominence of the project within the context of the Aylesbury Masterplan, and to afford greater flexibility in the design of the space.

Fig 6.2.1 Proposed landscape masterplan

6.2
PROPOSALS

An indicative version of the Plot 18 masterplan illustrating the anticipated layout of the scheme at completion of all phases of the Aylesbury Masterplan has been provided opposite for information purposes only.

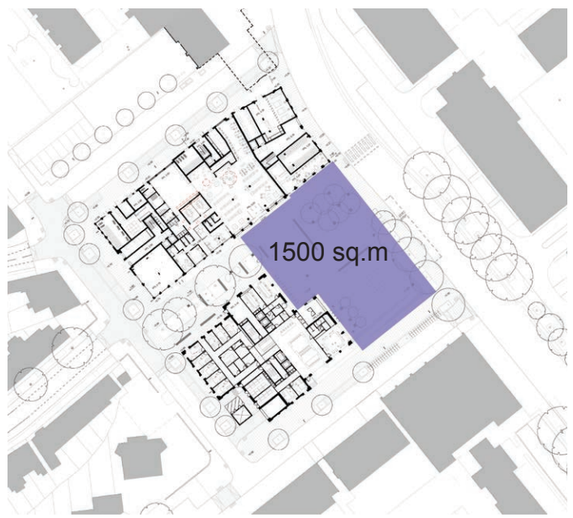


Fig 6.1.5 Open space requirement as outlined in the Aylesbury Regeneration Masterplan & Design Code

Fig 6.2.2 Indicative illustrative masterplan showing future proposals

6.2
PROPOSALS

Key Plan

Fig 6.2.3 Cross-section AA

6.2
PROPOSALS

Fig 6.2.4 Cross-section BB

6.2
PROPOSALS

The Plot 18 site occupies an important central location within the overall Aylesbury Masterplan area. It is located to the east of the Liverpool Grove Conservation Area, and a number of key connections identified within the Aylesbury Masterplan converge at this point. These include Thurlow Street, the main north / south running street within the area, and Merrow Street, one of three 'Community Spines' identified within the masterplan. Other important routes such as Aylesbury Road, Inville Road and Dawes Street also come into close proximity with the site.

Proposed open space

Existing open space

Liverpool Grove Conservation Village

Thurlow Street

Community Spine

1 East Street Square

2 East Street Park

3. Faraday Gardens

4. Plot 18

5. Surrey Square Park

6. Thurlow Park

7. Burgess Park

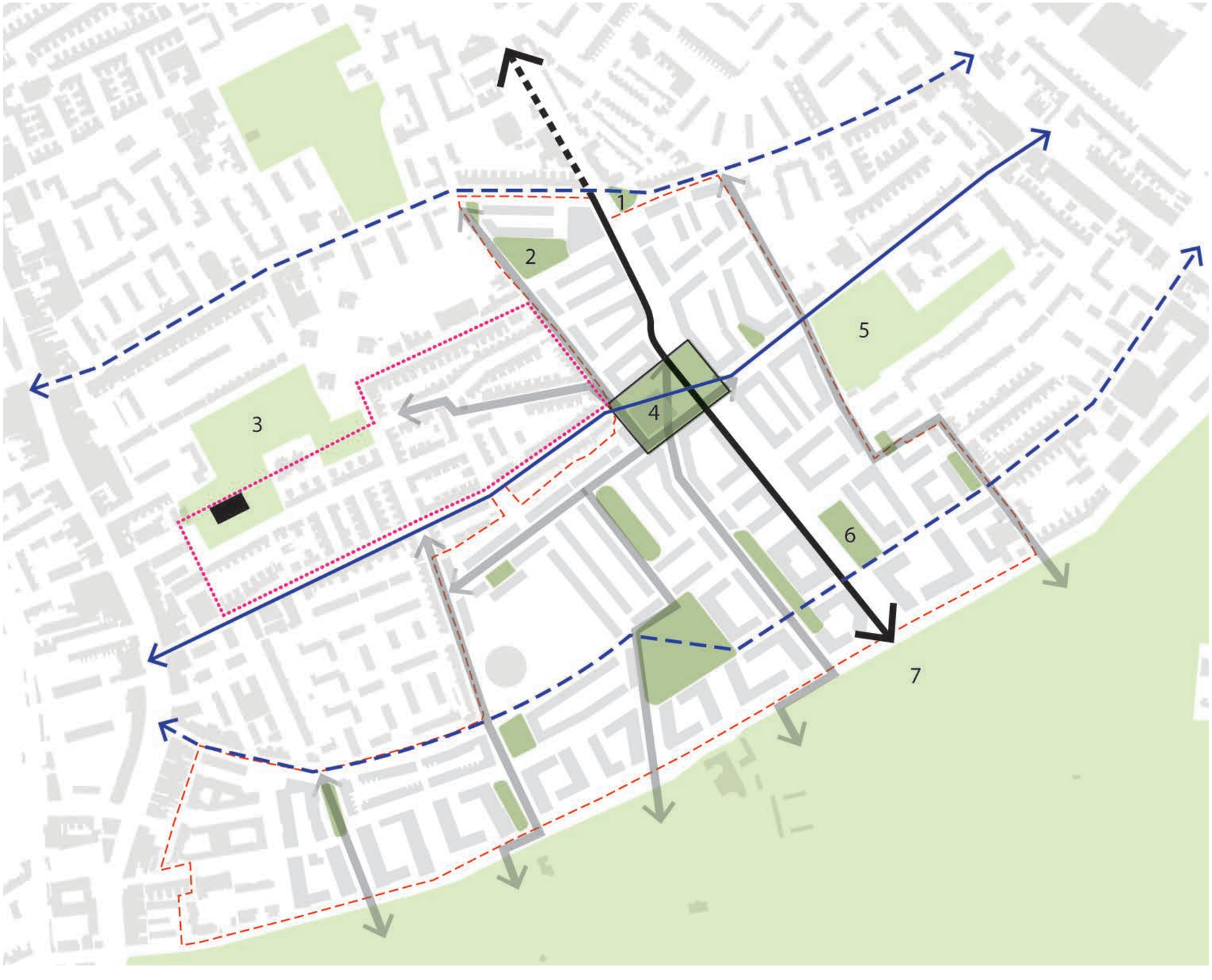
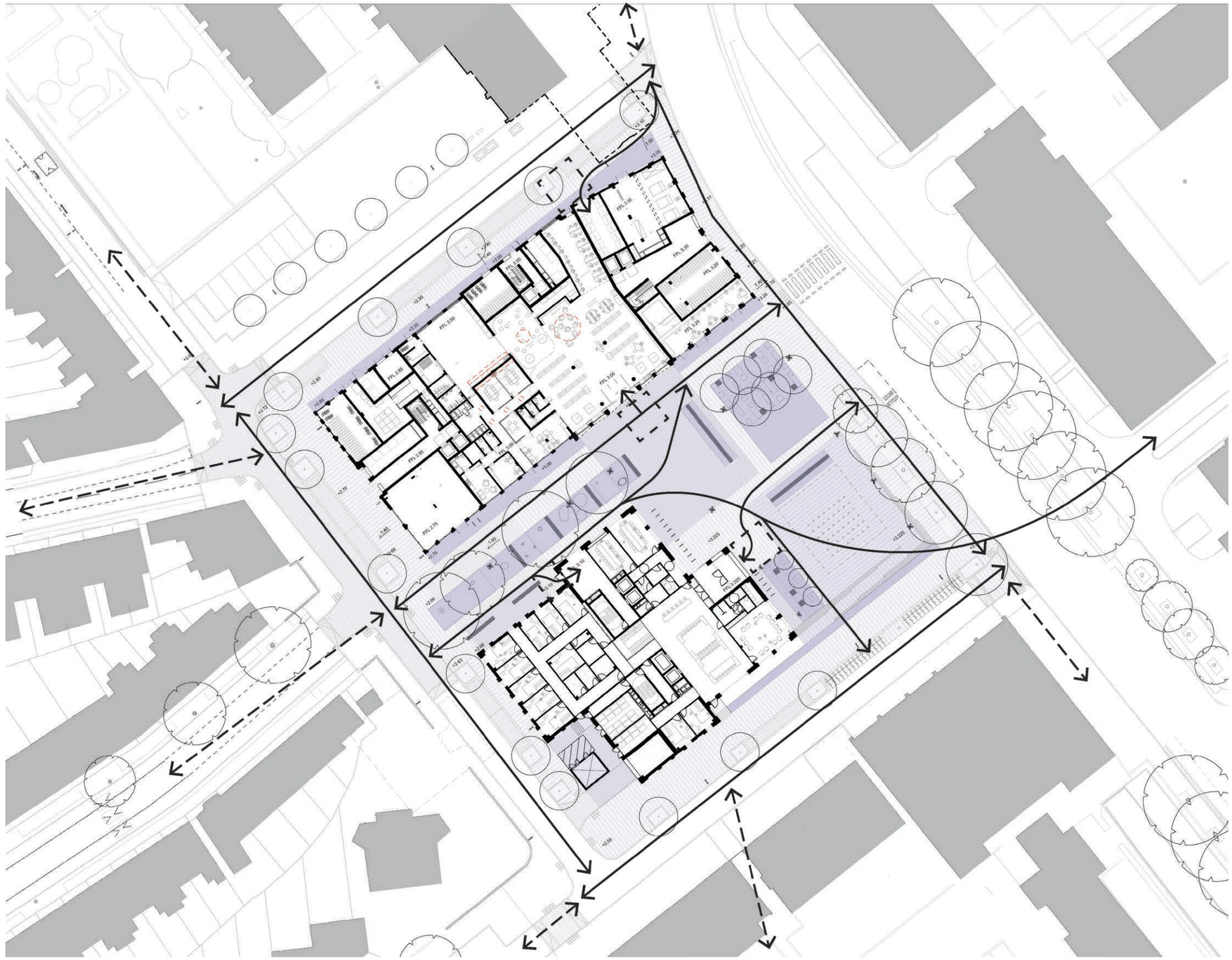


Fig 6.2.5 Wider connectivity within Aylesbury Masterplan

6.2
PROPOSALS

Plot 18 has been designed to facilitate and enhance the wider connections mentioned previously. These include a key east / west pedestrian route through Aylesbury Square, forming part of the Merrow Street Community Spine. Key vehicular routes along Dawes Street and Inville Road are also included within the scheme. Curently there is no through route along Dawes Street between Aylesbury Road and Inville Rd. It is proposed to open this up in order to improve connectivity around the square for vehicles and cyclists. A new road to the north as shown in the Aylesbury Masterplan is proposed to provide an additional east / west connection and to service the North Block.



Key connections

Fig 6.2.6 Key connections within Plot 18

6.3
PLAY STRATEGY

Because the site is within the walking distance thresholds of both existing and proposed playable space catering for older children, the play strategy submitted with the Aylesbury Masterplan outlines that only doorstep play (for under 5s) is provided within Plot 18 (please refer to adjacent diagrams). The walking distance thresholds noted are in accordance with the GLA accessibility to play standards.

Existing play spaces for older children within walking distance thresholds include the play area off Inville Road and the play space behind Wendover off Alvey Street. Future masterplan play spaces for older children include Dawes Park, Planes Park and Thurlow Park.

Fig 6.3.1 Aylesbury Masterplan playable spaces location plan

Key

- Neighbourhood playable space (proposed)
- Neighbourhood playable space (existing)
- Local playable space (proposed)
- Local playable space (existing)
- Youth space / Games court (proposed)
- Youth space / Games court (existing)
- Youth space - outdoor gym
- Youth space - BMX track
- Doorstep play
- Allotments / Community gardens

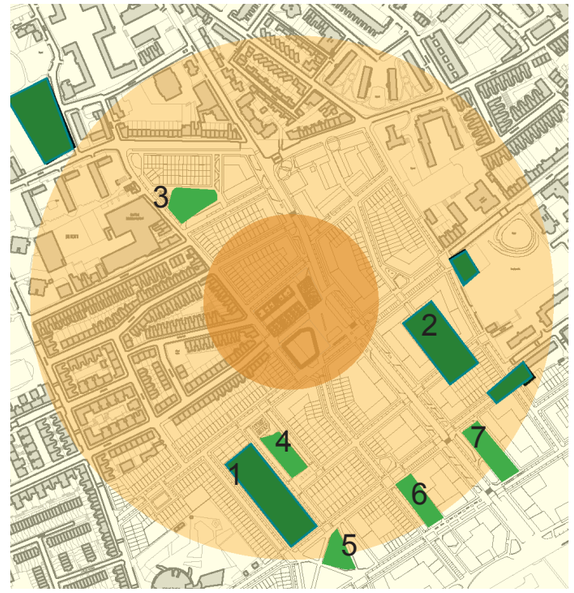


Fig 6.3.2 Play accessibility zones

- Existing open space with playground
- Proposed open space with playground
- 100 metres
- 400 metres
- 800 metres

Child Age	Actual Walking distance from residential unit (taking into account barriers)
Under 5s	100 m
5-11 year olds	400 m
12+	800 m

GLA Accessibility to Play Standards

Adjacent open space with play provision for older children

Existing open space with playground:

1. 2,800 m2
2. 3,775 m2

Proposed open space with playground:

3. Dawes Park 1,375 m2
4. Portland Square 1,450 m2
5. Gaitskell Park 1,015 m2
6. Planes Park 1,070 m2
7. Thurlow Park 1,410 m2

6.3
PLAY STRATEGY

No doorstep playable space is provided within the footprint of the North Block, with the exception of the 20 sq.m of under 5's doorstep playable space that is required for block 1, and which will be located on the block 1 roof terrace.

In order to mitigate this, 120 sq.m of 'incidental' playable space will be provided within the public realm between the North and South Blocks as illustrated adjacent. It will contain high quality, robust sculptural play elements that have good play value and are in keeping with the public realm setting (details of this are provided on the following page). This play is set back from Dawes Street, and is delineated through a change in surface material, the existing mature trees and new seating elements. It is a 30m walk from the entrance to block 3, and is well located at the entrance to the early years facility, thus providing 'play on the way' for the children, and a place for parents to congregate whilst waiting to collect their children. Additional opportunities for play are provided by the water feature within the main body of the square which has a high level of play value.

Playable space for the over 55's accommodation in block 2 is not being provided.

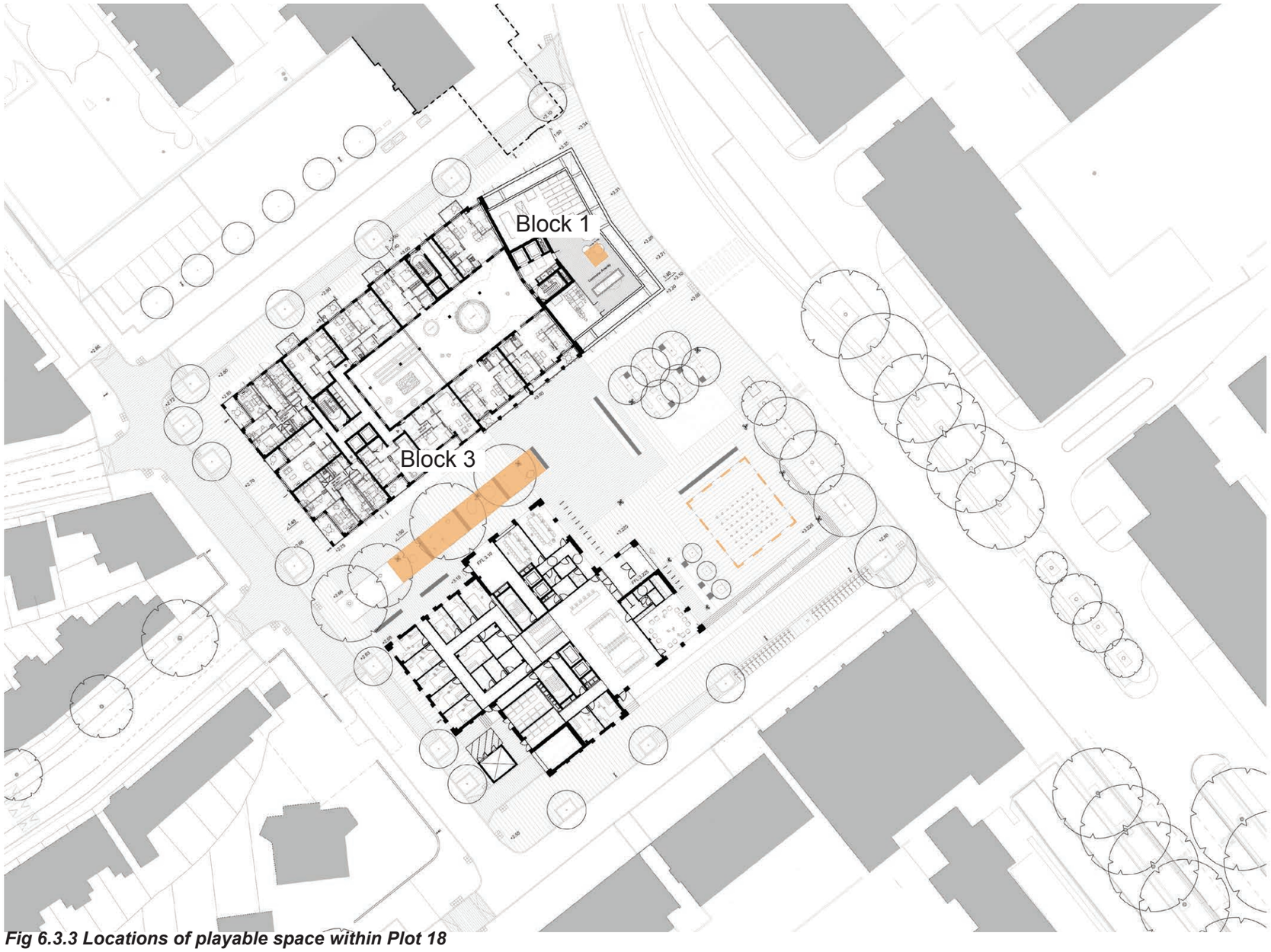


Fig 6.3.3 Locations of playable space within Plot 18

Playable space locations

Water feature: provides additional play value within square

	Number of children			Area of playable space provided (m2)		
Age group	**Block 1**	**Block 2**	**Block 3**	**Block 1**	**Block 2**	**Block 3**
Under 5	2	7	12	20	Not provided (over 55's accom)	120 (Provided as 'incidental' playable space)
5 - 11	0	3	6	Off site provision utilised		
12+	1	1	3			

GLA playable space requirements (Calculated using GLA's Child Yield Calculator and benchmark standard minimum 10m2 playable space per child and HTA's Schedule of Accommodation)

6.3
PLAY STRATEGY

Fig 6.3.4 Key plan

Fig 6.3.5 Cross-section EE

Fig 6.3.6 Early years entrance space

Fig 6.3.7 Pedestrian street detail plan showing doorstep play location

6.3
PLAY STRATEGY

The GLA's 'Shaping Neighbourhoods: Play and Informal Recreation' guidance describes 'incidental' playable space as *'public space where recreational features such as landscaping or high quality public art make it playable.'*

Opposite are examples of the 'incidental' playable space items proposed within the scheme.

Fig 6.3.8 Walkie Talkie

Fig 6.3.9 Wobble Dish

Fig 6.3.10 Bauble

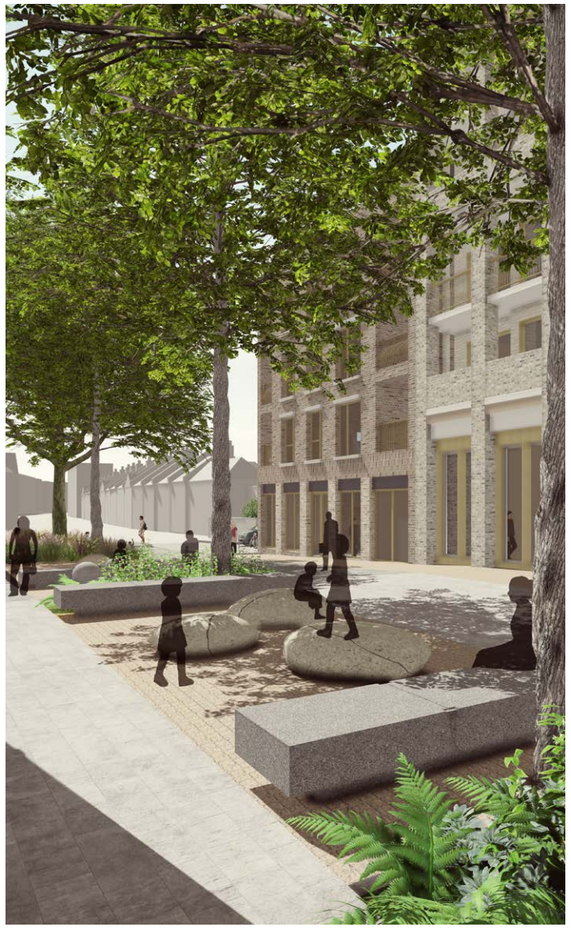


Fig 6.3.11 Illustrative view of 'incidental' playable space

Fig 6.3.12 Large Play Pebbles

Fig 6.3.13 Small Spinner

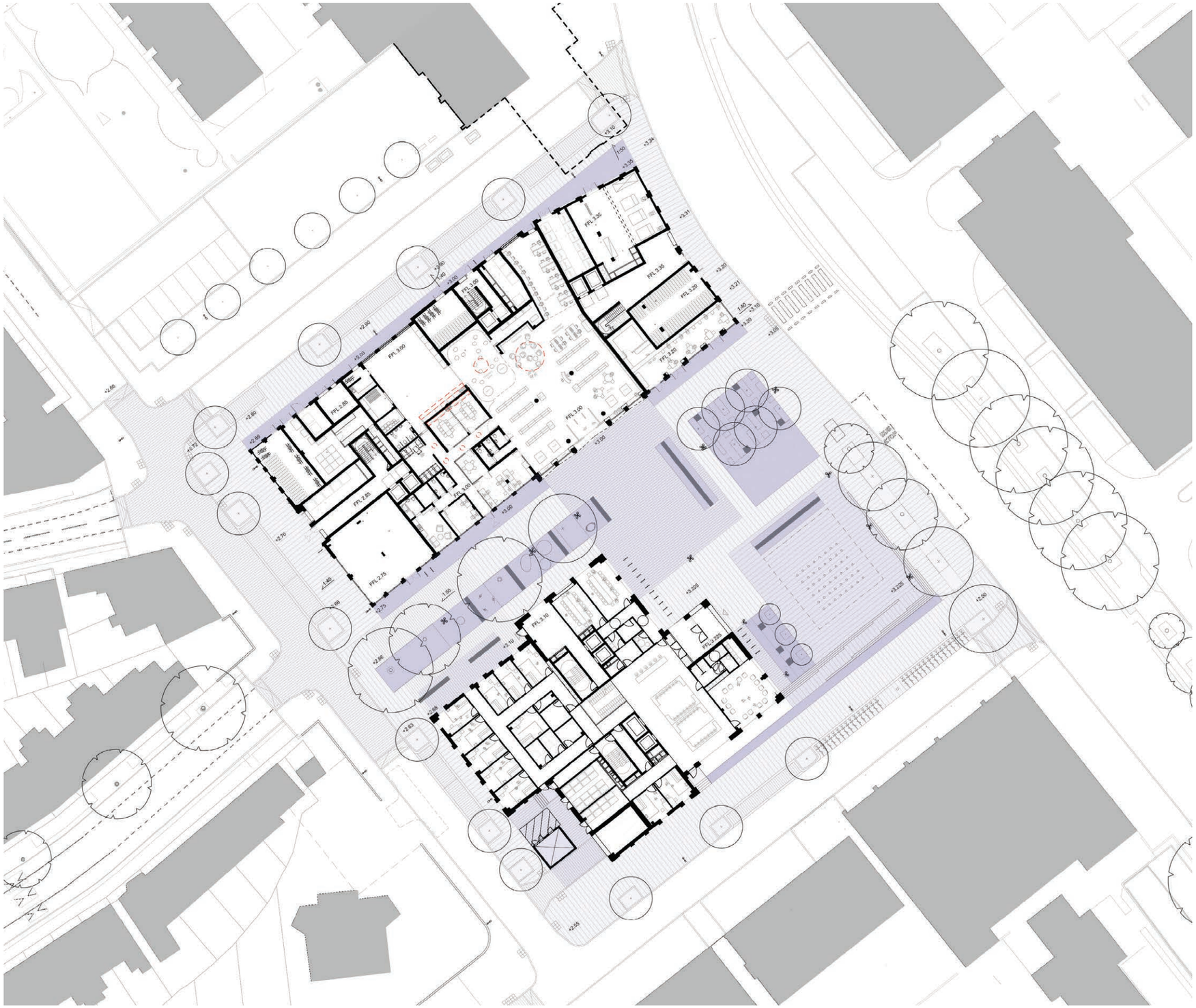
6.4
MATERIALS

Hard Surface Materials

As previously mentioned, it is proposed to surface Aylesbury Square in high quality natural stone paving. Changes in colour and size of paving unit will help to define the various spaces within the scheme.

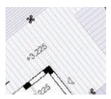
Three shades of granite paving have been selected: dark grey to depict the main civic entrance spaces and the active space; a small unit size sett in pink to depict the smaller scale gathering spaces in front of the café, the south block and between the two buildings; and a mid grey that acts as the predominant uniting element and which forms the 'background' material that is also used for footways around the perimeter of the scheme. Examples of these materials are illustrated on the adjacent page.

Southwark Highways have been fully consulted through the design process on the acceptability of these materials.



Pink granite small unit size paving

Dark grey Granite



Mid grey Granite

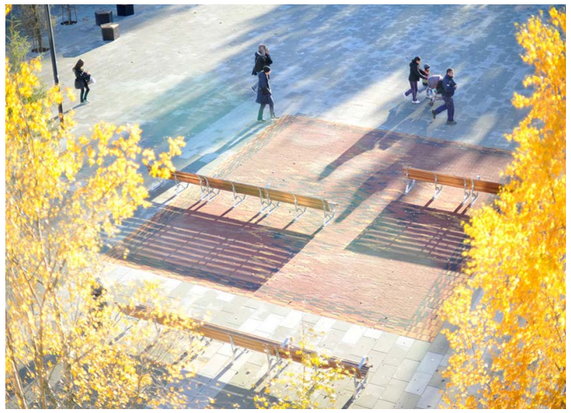
Fig 6.4.1 Hard surface materials strategy

6.4
MATERIALS

Varied unit size paving

Dark grey granite

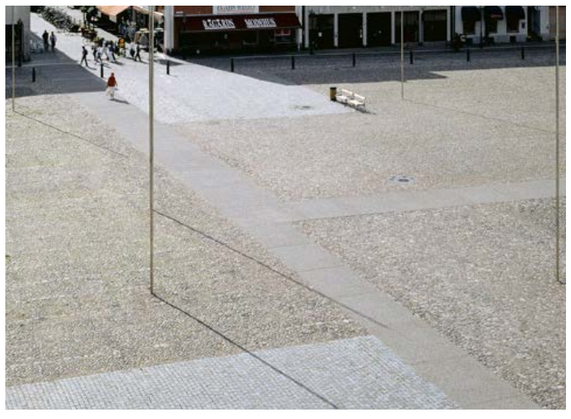
Wide gauge granite paving



Seating space defined through change in material

Mid grey granite

Narrow gauge granite paving



Varied textures / materials

Pink granite

Small unit size cubes laid in ‘Venetian Fan’ pattern

Fig 6.4.2 Example hard surface materials

6.4
MATERIALS

Gathering space

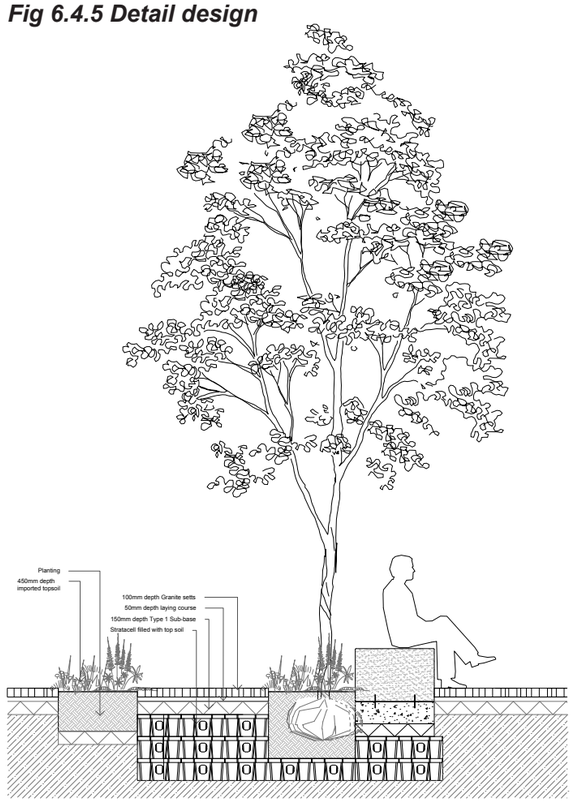
The space outside the café provides an area where people can spend time alone or in small groups. The placement of a grid of six new specimen trees and attractive low level shrub planting creates a comfortable scale space for people to inhabit. It will provide a spill out space from the café and a place from which to observe the activity taking place in the rest of the square.

It is intended that external furniture will be bespoke items formed from the same material as the adjacent paved surfaces. Sizes of seating will range from long linear elements which can accommodate a group of people, to smaller cube units for individuals to sit on. All furniture will be robust and long lasting, and will be designed to accommodate / withstand the various pressures and demands that a key civic space entails. Any venting requirements to the car park in the South Block basement will be accommodated within external furniture.

Fig 6.4.3 Cross-section C-C

Fig 6.4.4 Key plan

Fig 6.4.5 Detail design



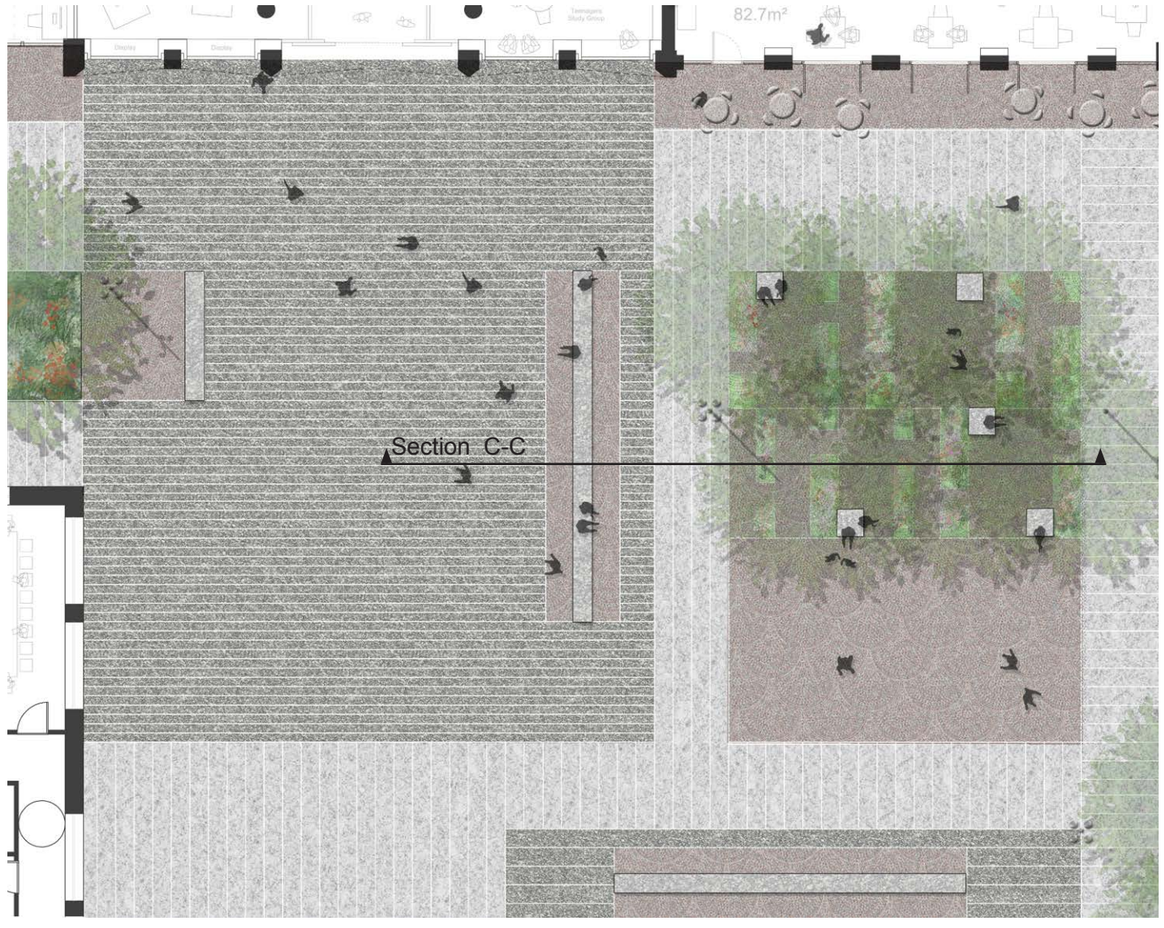


Fig 6.4.6 Civic entrance / gathering space detail plan

Fig 6.4.7 Illustrative view of design options for communal seating cubes

6.4
MATERIALS

The space between the front of the South Block and Thurlow Street is one of the largest parts of the square. A new water feature will provide a focal point in this location. It is proposed that this will provide a range of water conditions including dynamic jets, mist and a mirror pool. When the water feature is inactive it allows temporary events to take place within this area of the square.

Fig 6.4.8 Cross-section D-D

6.4.9 Key plan

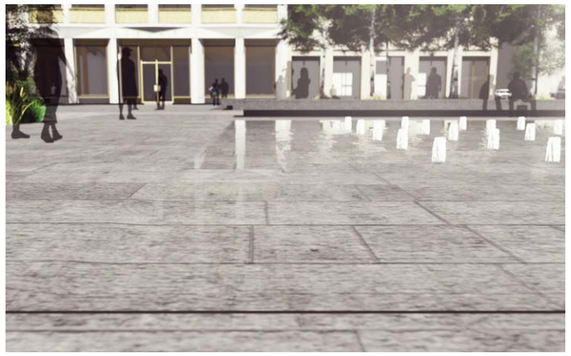


Fig 6.4.10 Illustrative view of long benches within active space

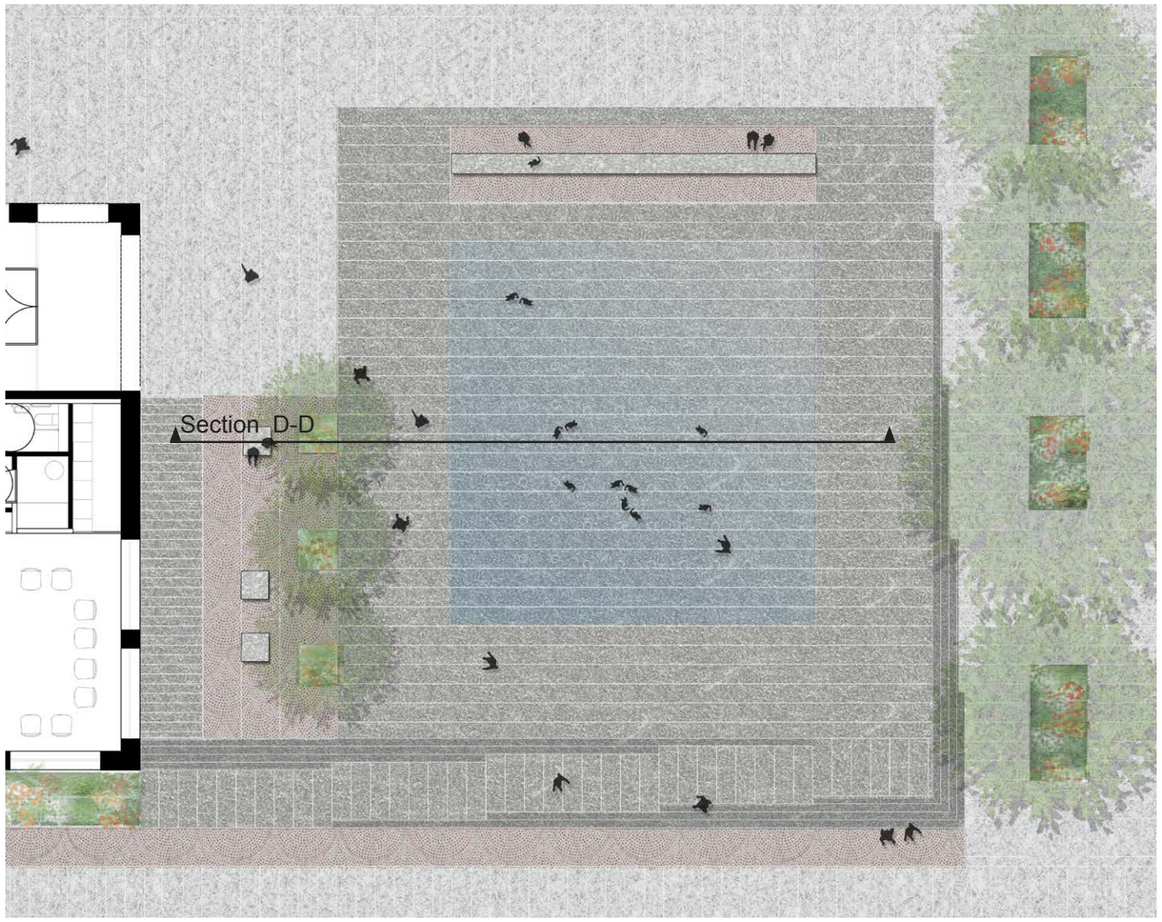


Fig 6.4.11 Active space detail plan

Mirror Pool

Mist

Dynamic jets

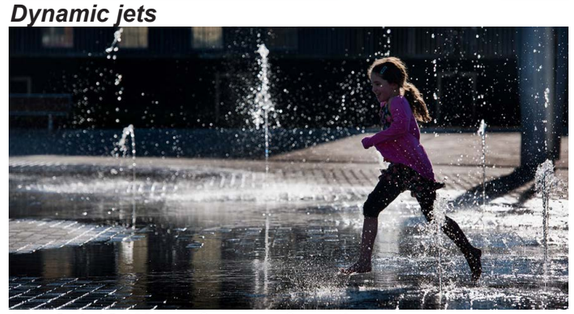


Fig 6.4.12 Water feature functions

6.5
PLANTING STRATEGY

As previously mentioned, existing high quality mature London Plane trees are being retained on Thurlow Street and between the North and South Blocks. These will be augmented by the planting of new London Planes in these locations.

New tree planting will be introduced within the square to create human scale spaces in front of the café and South Block entrance.

New street tree planting will be introduced on Inville Road, Dawes Street and the new road to the north.

New shrub planting will be provided in localised areas, predominantly under trees, in order to further improve the amenity in these areas for pedestrians.

Please refer to the Arboriculturalist's information for detailed information on tree retention / removals.

Existing trees to be retained

Proposed tree planting

Shade tolerant understorey planting

Strips of sculptural shrub planting

Fig 6.5.1 Planting strategy

6.5
PLANTING STRATEGY

Example plant species

New shrub planting will be carefully selected to ensure that it satisfies a number of criteria: it will be robust and low maintenance, and will look attractive all year round through its flowering and foliage, and the presence of a significant number of evergreen species. Shrubs will be planted in groups of single species for simplicity and impact, as has been demonstrated successfully in other local public realm schemes at More London and NEO Bankside.

It is anticipated that the additional mixed species tree planting and the range of new shrub planting will have a positive impact in terms of improving the biodiversity value of the site.

Trillium chloropetalum

Polystichum munitum

Asplenium scolopendrium

Ajuga reptans ‘Atropurpurea’

Heuchera micrantha

Hosta ‘Tall Boy’

Vinca major

Pachysandra terminalis

Taxus baccata

Lavandula ‘Hidcote’

Salix repens (Detail)

Hebe hulkeana ‘Lilac hint’

Hebe ‘Albicans’

Perovskia ‘Blue Spire’

Fig 6.5.2 Example shrub planting

6.5
PLANTING STRATEGY

TREE PLANTING STRATEGY

As previously mentioned, new tree planting is proposed for within the new square and the perimeter streets. The number and type of tree species has been carefully selected to comply with SSDM DS.501 and the Southwark ‘Street Tree Palette’. The street trees are predominantly a mix of native species, with non-native feature trees provided at key locations within the square e.g. the group of Tibetan Cherries at the gathering space in front of the library. Examples of the trees selected and tree sizes are shown on the adjacent page.

Ensuring Successful Establishment and Longevity of Trees

In order to create safe, attractive and green streets at Plot 18 it is essential to ensure that the newly planted trees establish and thrive.

Trees are more likely to grow, be stable and generally healthier if they are planted into favourable soil conditions. This can prove difficult on regeneration schemes where extensive existing utilities and infrastructure can limit the potential for roots to successfully penetrate the surrounding ground and become established.

To provide the appropriate soil conditions for new trees within the public realm, geo-cellular ‘soil vault’ assemblies will be used within the tree pits. These systems create a structural void below ground, supporting the surrounding hard standing areas whilst allowing for an increased volume of uncompacted growing medium to be available to the trees.

Extents of Tree Pits

Where possible trees will be planted into linked pits, sharing the available soil volume. The adjacent details also show that variations on the arrangement of the soil vault units, such as using double layering or width, can affect the volumes of growing medium in each pit and respond to the specific constraints of their location.

Fig 6.5.3 Tree strategy

6.5
PLANTING STRATEGY

PROGRAMME

It is intended that all tree planting will take place during the planting season i.e. between November to March.

Should it not be possible to accommodate this timescale within the overall construction programme, and the trees require to be planted outwith the planting season, containerised planting stock will be procured. This will require to be kept fully watered during Summer months in order to ensure the successful establishment of the trees.

VISION FOR PUBLIC REALM MANAGEMENT & MAINTENANCE

Southwark Council will be responsible for the management and maintenance of all Adopted Public Realm spaces. Notting Hill Housing Trust will be responsible for the management and maintenance of any public realm spaces that are not able to be adopted and maintained by Southwark Council.

All Public Realm areas, whether Adopted or Non-Adopted, will be effectively managed and maintained with The Council and Notting Hill Housing Trust (NHHT) working towards a strategy for a 'Side by Side' approach to ensure no discernable difference in quality of service between the areas managed by the two organisations.

To this end NHHT will use the specification for Tree Maintenance within The Council's existing 'Integrated Parks Grounds Maintenance Contract' to inform future procurement of maintenance operations.

Fig 6.5.4 Proposed tree species

Liquidambar styraciflua

Amelanchier lamarckii

Tilia cordata 'Green Spire'

Acer campestre 'Elsrijk'

Prunus serrula 'Tibetica'

Platanus x hispanica (Detail)

Fig 6.5.5 Plot 18 Tree Planting Schedule

	Common Name	Species	Girth Size at Supply (cm)	Height at Supply (cm)	Form	Root Form	Ultimate Mature Height (m)	Total Number
	Field Maple	*Acer campestre 'Elsrijk'*	20-25	500-550	SM	RB	10-12	6
	Snowy Mespilus	*Amelanchier 'lamarckii'*	-	300-350	Multi-stem	RB	8-10	3
	Upright Hornbeam	*Carpinus betulus 'Frans Fontaine'*	30-35	550-600	SM	RB	10-15	6
	Sweet Gum	*Liquidambar styraciflua*	30-35	550-600	SM	RB	20-25	2
	London Plane	*Platinus x hispanica*	40-45	700-750	SM	RB	20-25	4
	Tibetan Cherry	*Prunus serrula 'Tibetica'*	30-35	550-600	SM	RB	8-10	6
	Small Leaved Lime	*Tilia cordata* 'Green Spire'	30-35	550-600	SM	RB	15-20	6

6.6
LIGHTING DESIGN STRATEGY

A comprehensive external lighting scheme has been developed for Plot 18. The main source of lighting for the square will be provided by multi-directional, high quality feature lighting columns. It is also intended to integrate in ground LED uplighters within areas of tree /shrub planting, and recessed LED strip lighting within key seating elements. Examples of external lighting within the square are provided on the adjacent page.

The perimeter streets will be lit by standard Southwark Highways compliant lighting columns.

For detailed information on the lighting design please refer to the information provided by Aecom M&E Engineers.

Feature column lighting within the square

LED uplighters to trees

LED uplighters to water jets

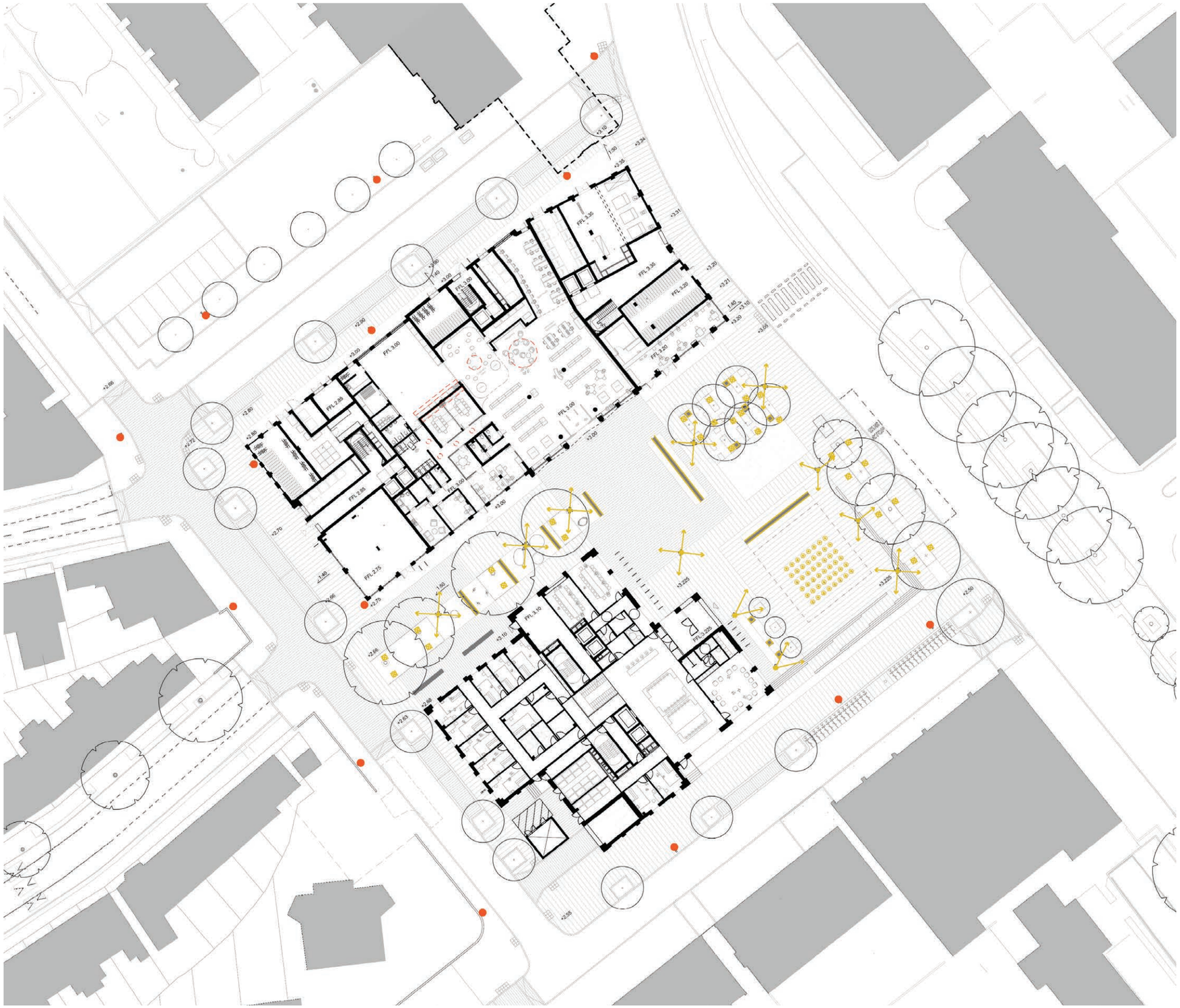
Recessed LED strip lighting to square benches

Recessed LED strip lighting to linear benches

Highways lighting columns

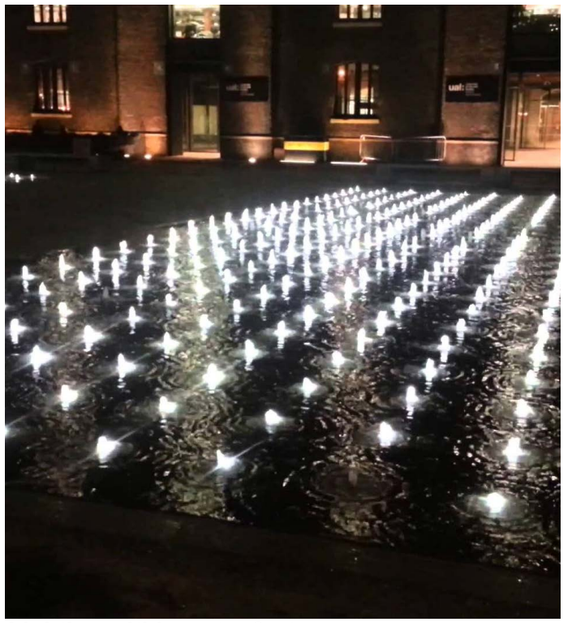
Note: Refer to WSP's information for details of highways lighting

Fig 6.6.1 Lighting strategy



6.6
LIGHTING DESIGN STRATEGY

Uplighters to trees



Lighting within water feature

Feature lighting columns

Lighting incorporated within benches

Fig 6.6.2 Example lighting types

6.7
PARKING & SERVICING STRATEGY

Refuse Collection

The perimeter streets have been designed to provide points for refuse collection between parking bays adjacent to bin stores within the North and South Blocks. Travel distances between bin store and collection points are in accordance with Southwark Council standards.

Refuse collection points

Route to refuse collection points

Fig 6.7.1 Refuse collection strategy

6.7
PARKING & SERVICING STRATEGY

New on-street parking bays will be introduced within the streets at the perimeter of Plot 18: Two blue badge bays are located on Dawes Street at the closest point to the health centre and library entrances; an ambulance drop off bay is provided at the rear of the South Block on Dawes Street, and a shared delivery bay is also provided on Dawes Street; two drop off bays are provided on Inville Road and one is provided next to the library on the new road to the north; six new regular parking bays are also provided on this road.

Bicycle stands for visitors to the North and South Blocks will be provided within the square. Thirty Santander Bikes are also provided at the corner of Inville Road / Thurlow Street.

14	Regular parking spaces
2	Blue badge holder parking space
1	Ambulance drop off (7M)
1	Delivery bay (for both buildings)
3	Drop off
30	Cycle hire
⟷	Entrance to undercroft / underground parking
⟷	Route from disabled / drop off parking bays to key public building entrances

Fig 6.7.2 Parking strategy

6.8
TRANSPORT INFRASTRUCTURE

Pedestrian Connectivity

There is the aspiration to improve pedestrian connectivity and accessibility to Aylesbury Square. In order to achieve this, a new pedestrian crossing point on Thurlow Street is proposed to connect Plot 18 with the Phase 2 area of the masterplan when this comes forward for development.

It is also proposed that the existing bus stops on Thurlow Street adjacent to Plot 18 are re-located to within the Plot 18 site boundary. TFL have been consulted on this proposal and, whilst they have advised that this would not take place as part of the works within this application, they would be favourable to this proposal at the point at which further phases of the masterplan in this area are realised.

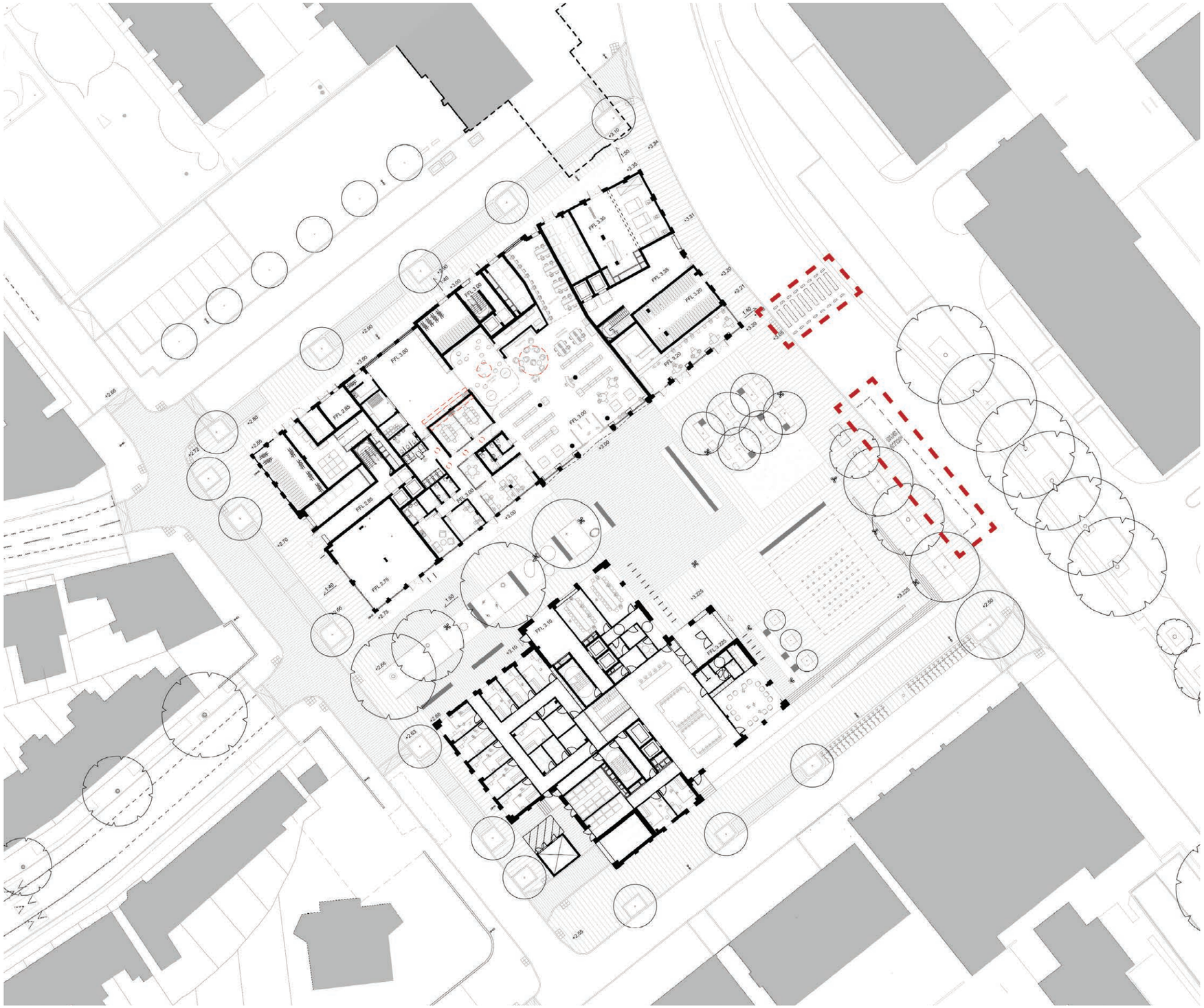


Fig 6.8.1 Bus stop / Crossing point location

6.8
TRANSPORT INFRASTRUCTURE

Southwark Spine

The Southwark Spine is a new cycling route which will link the planned north-south Cycle Superhighway from Elephant and Castle south to Dulwich. The cycling strategy aims to both improve cycling experiences and increase the number of people choosing to cycle in the borough and help hit the target of more than doubling cycling in the next ten years.

Thurlow Street forms part of the Southwark Spine, and so it will run past the eastern edge of Aylesbury Square. Whilst we understand that Southwark Council are currently carrying out a feasibility study on the Southwark Spine, we understand that it will occupy a zone of approximately 12.5m wide as set out from the centre line of Thurlow Street. This zone has been overlaid onto the Plot 18 layout plan which demonstrates that it is compatible with the Plot 18 layout.

Fig 6.8.2 Indicative Southwark Spine overlay at Plot 18

6.9
SIGNAGE STRATEGY

The signage strategy for Aylesbury Square relates to both the building facade signage and the wayfinding to the wider area.

Building Signage

Any signage required to identify the functions within the buildings will be sensitively integrated within the design of the building facades. They will be clealry legible and well located to ensure they are visible from a wide field of vision.

Signage integral to building facades:

- Library
- Health Centre
- Early Years
- Retail signage

Wider orientation / wayfinding:

- Retail signage

Fig 6.9.1 Suggested signage locations

6.9
SIGNAGE STRATEGY

Wayfinding

Signage to assist with orientation and wayfinding in relation to the wider area could be placed at key locations at the perimeter of the square: one at the south western entrance to the square from the Liverpool Grove Conservation Area, and one at each at the north / south approaches to the square from Thurlow Street.

These will locate the square in relation to other key local destinations such as the Liverpool Grove Conservation Area, Elephant & Castle, Burgess Park and Peckham amongst others.

It is likely that this will be part of the 'Legible London' suite of signage, which is a wayfinding project designed to provide better information throughout London for people who want to walk.

Fig 6.9.2 'Legible London' wayfinding

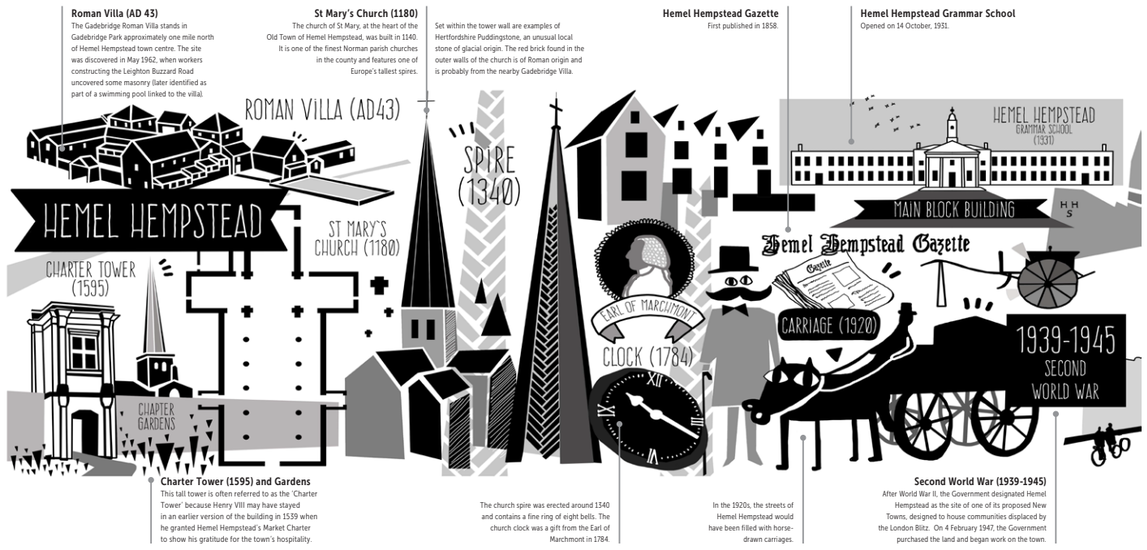
Fig 6.9.3 Bespoke signage examples

Our Aylesbury

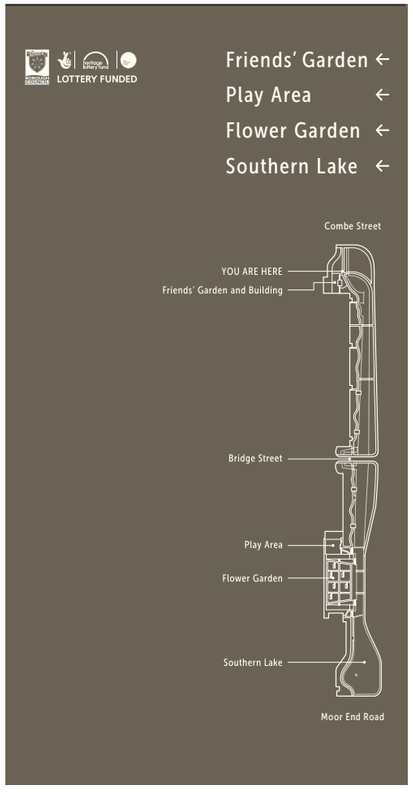
There is also the potential for a bespoke suite of signage elements that is unique to the Aylesbury Estate Regeneration, and which signposts destinations within the regeneration area such as key buildings and open spaces.

Creating a physical identity for the place could be developed in conjunction with the community. One idea, a digital participation project, has already been undertaken. In this project, we asked residents to photograph elements of the existing estate that they love or treasure - from street signs, to graffiti, paving to window patternation.

Residents submitted their images via #youraylesbury to Instagram, where they were collected together and themes identified. Their imagery could be translated into graphic patterns to be used throughout the new masterplan - in building facade patterns, balcony design, landscape elements, sculpture, railings, street signage and front doors to name a few.



Signage developed by HTA for the refurbishment of the Geoffrey Jellicoe Water Gardens in Hemel Hempstead



7.0 South Building
Health Centre & Early Years Facility

7.1
THE BRIEF

Introduction

The brief for Plot 18 has been developed by Southwark Council, led by the department for regeneration, in collaboration with representatives from other departments in the Council, NHS Southwark and stakeholder representatives.

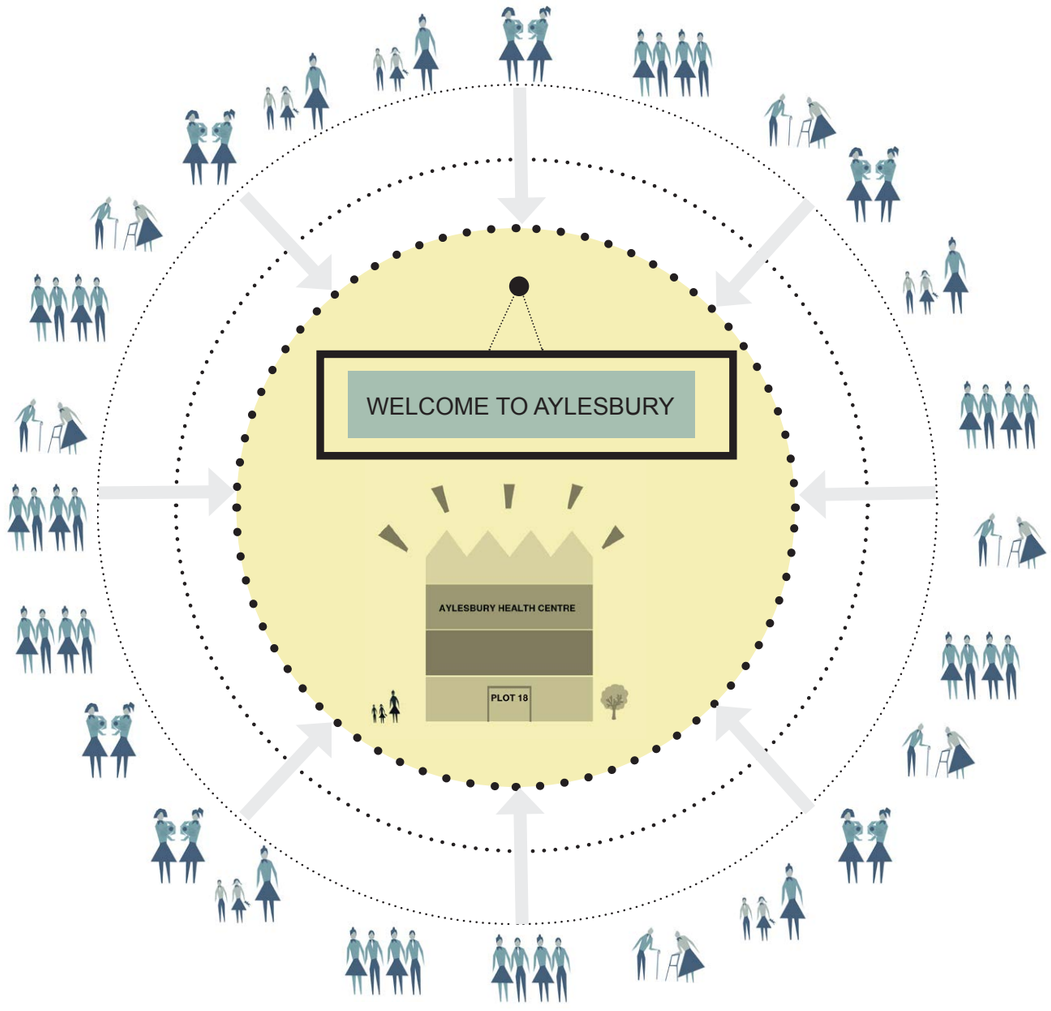
The brief is for a Health Centre with the GP Medical Centre and the Community Healthcare being co-located under one roof. Both the existing facilities are currently located on the estate in Taplow. The Aylesbury Medical Centre is a successful and long-standing GP practice located on Thurlow Street. The community health services currently provided by Guy's and St Thomas' NHS Trust (GSTT) has a wide patient base and is located on an upper floor in Taplow. An Early Years facility will occupy the top floor of the building.

The new early year facility within Plot 18 will replace the existing Aylesbury Early Years Centre, based at the rear of the current Taplow building on the Aylesbury Estate. The new Early Years facility will accommodate 72 childcare places for children from 0-5.

The building programme offers the scope for interesting volumes and external architectural form. The ambition is to provide an original, timeless building which is suitable for both facilities as well as for its wider civic role within the master plan context.

It is the ambition of the brief that these uses will not be isolated but will form relationships with shared areas and facilities; visual connections and reciprocal exchanges; and engagement with the wider context.

1.



Key

1. Diagram
Creating a community - Plot 18 should signal a sense of welcoming and permanence

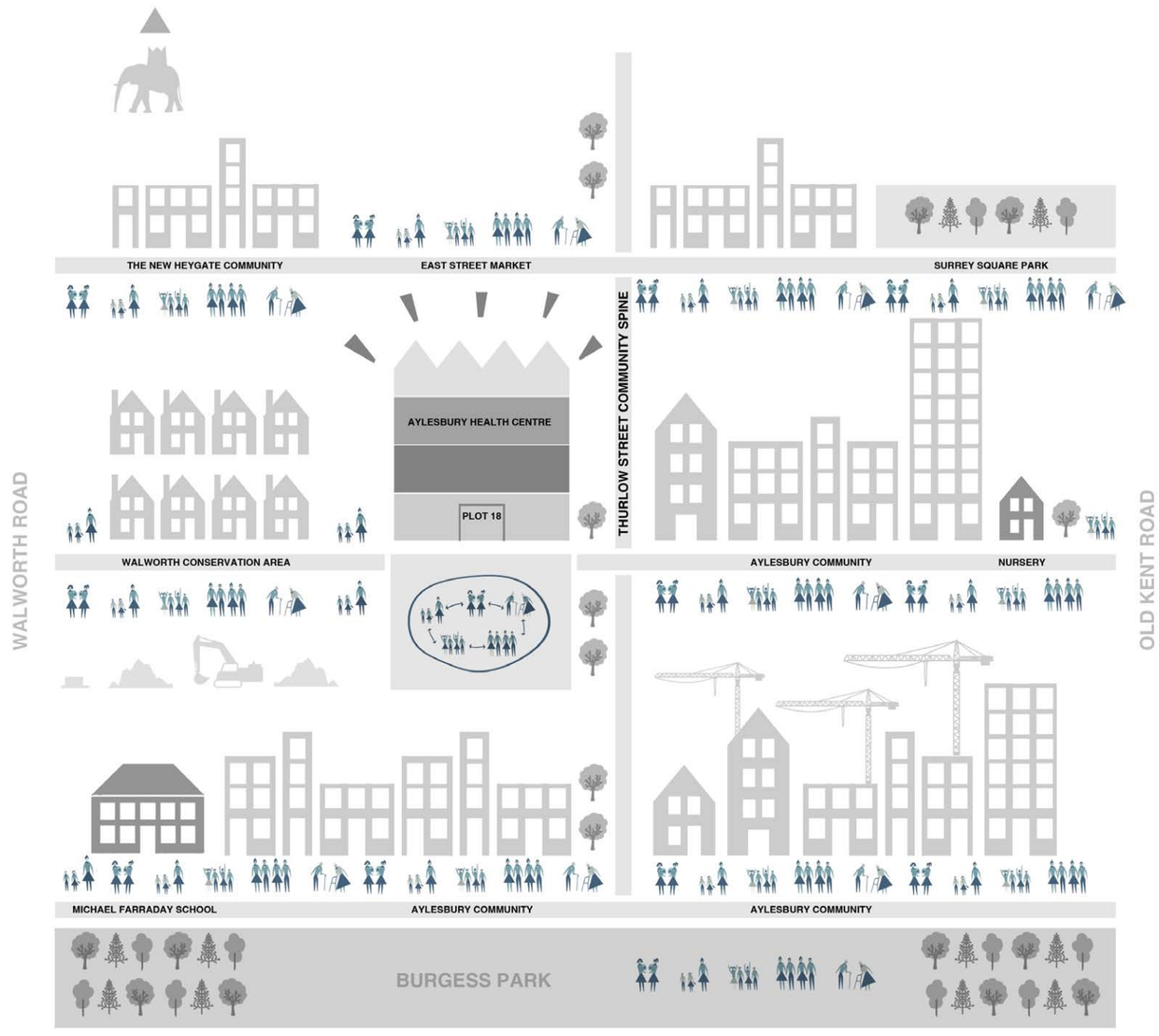
7.1
THE BRIEF

The Vision

Due to the impact of the phasing programme the public open space between the North and the South Block will have to act as an assemble. Plot 18 should signal permanence as well as transparency. It should be:

- Be a destination
- A place of gravity
- A place which creates a sense of identity
- A distinctive place
- An inclusive place
- A place which creates a sense of community and belonging
- A place which is beautifully designed
- Act as a foundation for future growth

1.



Key

1. Diagram
The diagram shows Aylesbury Health Centre as an exemplar building within the new Aylesbury development, acting as a key component in drawing together the existing and emerging communities

7.1
THE BRIEF

Future Healthcare Principles

Integrating Services
Emphasising the importance of greater cohesion and communication between the different health services.

Open and Connected Services
Providing a greater number of health services in one easily accessible permeable space.

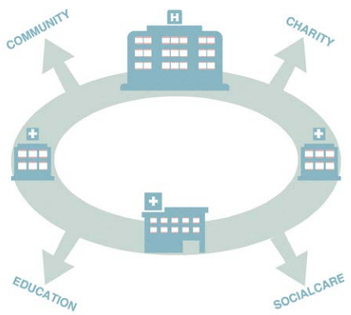
Redefining Healthcare
Redefining healthcare as a notion of ‘wellbeing’ combining the need for both curative and preventative healthcare.

Promoting a Sense of Wellbeing
Healthcare should be considered as notion of creating a sense of well being through physical, psychological, social and environmental factors.

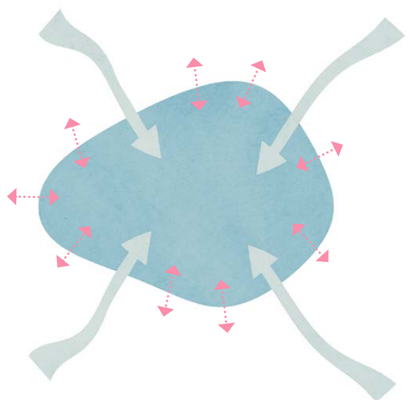
Promoting a Sense of Community
Healthcare environments should be open to everyone, encouraging a sense of community and belonging through community support networks and shared facilities.

Improved Healthcare Environment
Creating a better healthcare environment that is open, easily accessible, with access to natural daylight, ventilation and views, whilst also allowing for privacy, dignity and comfort.

1.



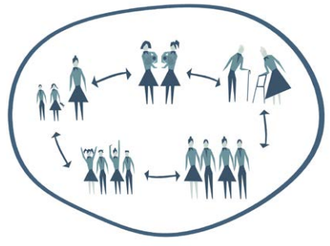
1



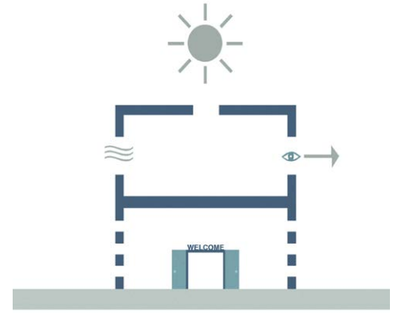
2

3

4



5



6

1. Integrating services
2. Open and connected services
3. Redefining Healthcare
4. Promoting Sense of Wellbeing
5. Promoting Sense of Community
6. Improved Healthcare Environment

Key

1. Diagram
Following research a set of principles for future health care were drawn together acting as a touchstone for the development of the scheme.

7.1
THE BRIEF

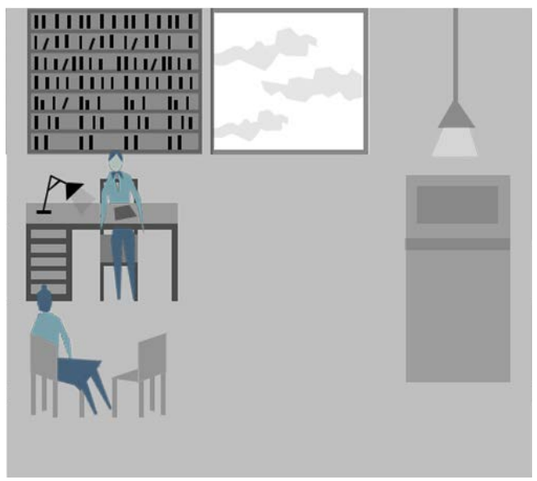
Programmatic Relationship

Within the new Aylesbury Masterplan Plot 18, is outlined as the ‘neighborhood centre’ with the aim to establish an identity that defines this as a local destination and landmark for the new local area. The site will comprise of a set of core community elements, with the ambition to create a Wellbeing Hub where a positive notion of health is supported by a carefully developed brief containing several components which relate to health education.

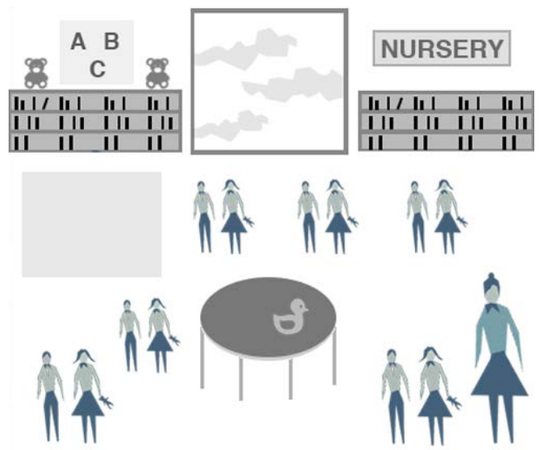
The South Block will accommodate a Health Centre (including GP Medical Centre and Community Healthcare facilities) and an Early Years childcare facility. Whilst the North Block is intended to provide a new pharmacy, cafe and community facility accommodating a new enlarged library, children’s Stay and Play and offices for the local community trust. The North Block will also provide 122 mixed tenure residential units.

Both buildings will provide facilities that can be used by the local community groups outside of their regular programmed use. As such a synergy can be seen to be created between the two building elements, the relationship of which is to be enhanced through careful consideration of the positioning of entrances and their relationship to the new public space.

1.

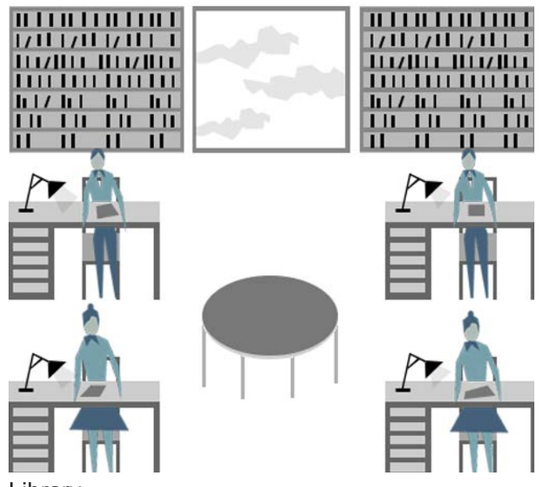


Medical Centre



Nursery/ Play & stay

Pharmacy



Library

Key

1. Diagram
Creating a synergy of health components across Plot 18

7.1
THE BRIEF

The Health Centre - Key Considerations

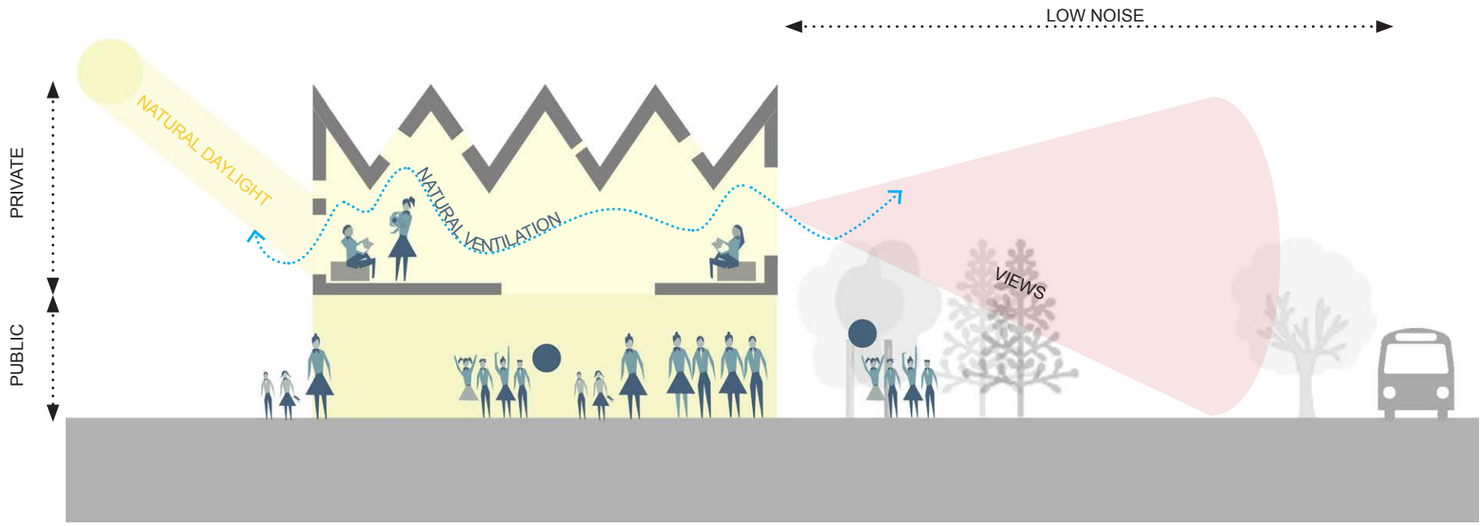
Enhancing Patient Experience
- Sense of arrival/ sense of a place for each area
- Clear way-finding/ signage and easy circulation
- Attractive route to all public, semi public and restricted areas
- Potential to create individual identities to main departments for orientation
- Attention to the design of waiting areas
- Barrier free environment with easy access
- Relaxed environment in consult exam, treatment and counselling rooms

Healing Therapeutic Environment
- Calm, welcoming and secure environment for patients
- Use of natural light/ haptic surfaces
- Natural materials to create a bright, modern environment
- Considerations should be given to the needs of specific patient groups

Privacy and Dignity
- Privacy and dignity must be considered throughout the design
- Layout of spaces should pay attention to patient and professional confidentiality

Staff Wellbeing and Staff Operations
- Positive and inspiring environment for staff in both public and non public areas
- Provide opportunities for social interaction
- Layout should demonstrate a clear understanding of the clinical and non clinical operations
- Particular attention to planning of rooms and departmental relationships

Flexibility/ Adaptability and Future Proofing
- Flexible design to accommodate medium and long term change and diversification in treatment, technologies and management practices
- Rooms should be standardised, in particular the consulting rooms



Key

1. Diagram
Improved building enviroment

7.1
THE BRIEF

The Early Years - Key Considerations

Flexibility and Adaptability
- Accommodate options for the delivery of early years education
- Offer flexibility within teaching zones
- Accommodate changing numbers of children in different age groups

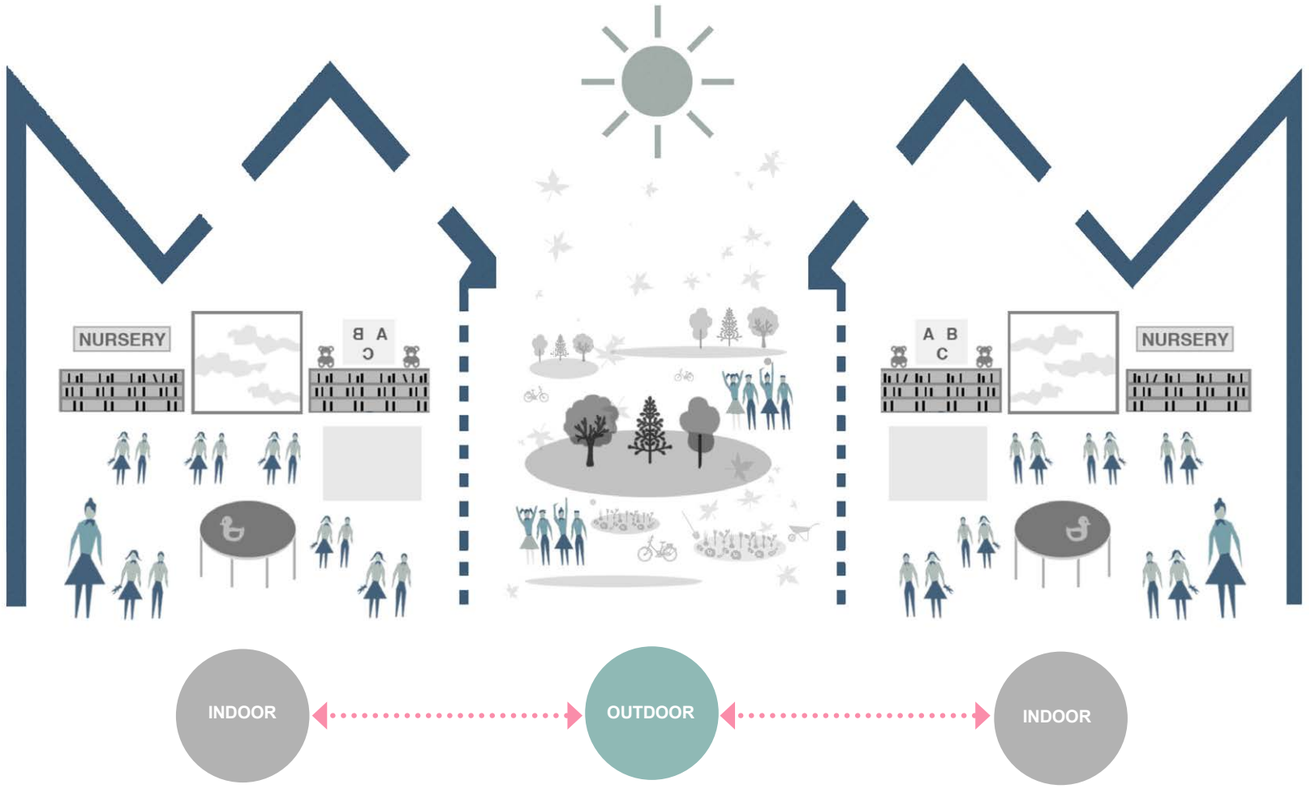
Well-being
- Great potential for an imaginative approach to volumes and spaces
- Opportunity for creative design regarding light and fenestration
- Provision of varied spaces (mezzanine, intimate spaces, open plan areas)

Safety
- Design of a safe internal environment and external outdoor play area

Interior Environment
- Ventilation and heating for children's zones
- Underfloor heating for zone 1 (small children and babies)
- Responsive ventilation strategy flexible enough to respond to changing requirements

Display
- Integration of display as part of Early years curriculum

Clear height
- The main learning spaces should have a floor to ceiling height of a storey and a half to allow for the provision of an inspiring learning environment



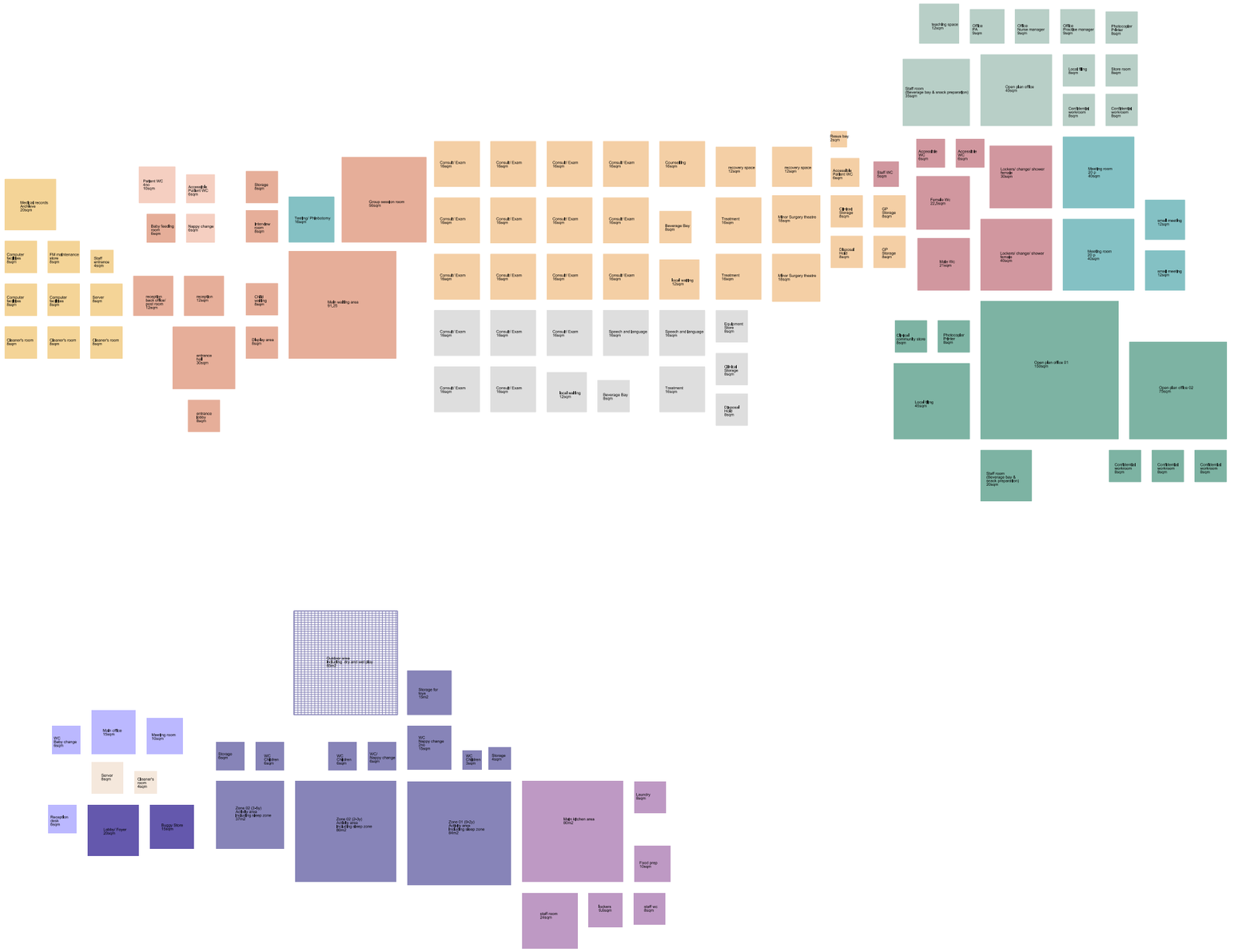
Key

1. Diagram
Early Years principle diagram

7.1
THE BRIEF

Functional Matrix of the Project - Original Brief

The diagram below shows the original brief for the Health Centre and the Early Years facility. It illustrates the relative areas of the individual functions.



- Entrance zone
- General Practitioner Health
- General Practitioner Staff
- Early Years
- Facility Management
- Visitor WC
- Staff WC
- Shared GP/Community
- Community Health
- Community Staff
- Early Years Entrance
- Early Years Reception/Office Admin
- Early Years Main Learning Zones
- Early Years Support & Staff Space
- Early Years FM
- External Terrace Learning Zone

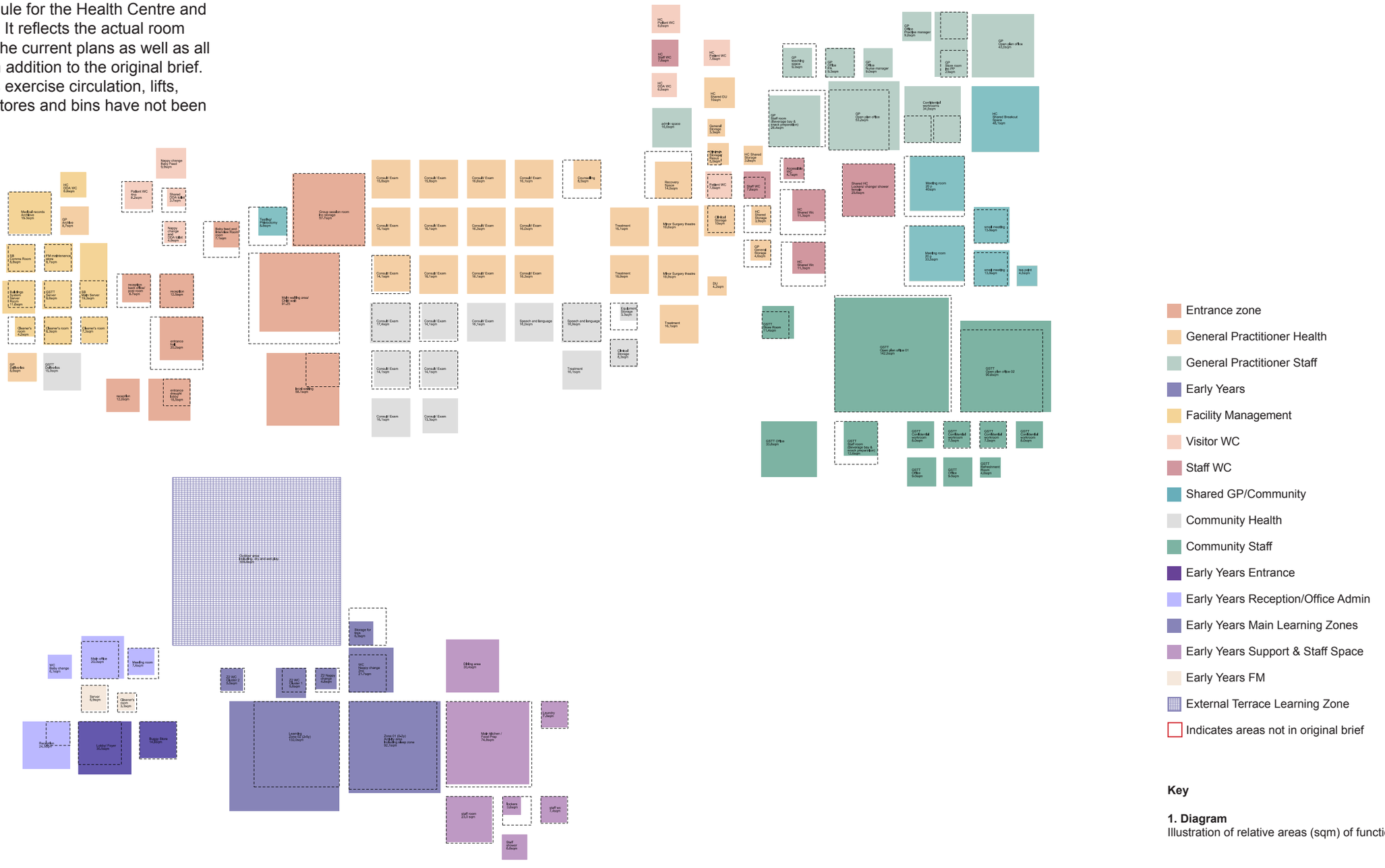
Key

1. Diagram
Illustration of relative areas (sqm) of functions

7.1
THE BRIEF

Functional Matrix of the Project - Current Accommodation Schedule

The diagram below shows the current approved accommodation schedule for the Health Centre and the Early Years facility. It reflects the actual room sizes as presented in the current plans as well as all spaces incorporated in addition to the original brief. For the purpose of this exercise circulation, lifts, plant, car park, cycle stores and bins have not been included.



Key

1. Diagram
Illustration of relative areas (sqm) of functions

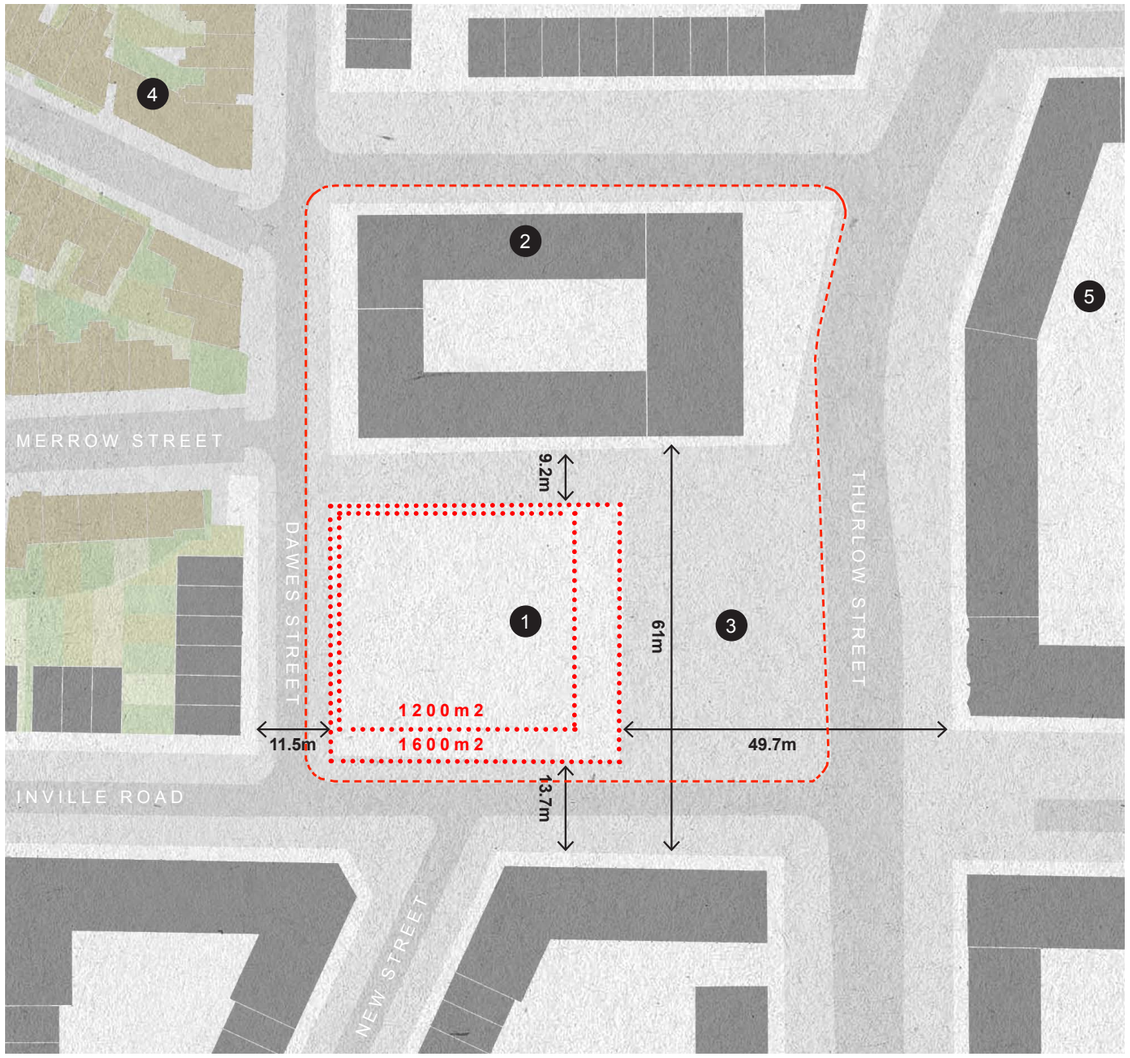
7.2
BUILDING PARAMETERS

Planning Parameters - Footprint

The proposed parameter footprint allows for a building placement in the South West corner of Plot 18. The design brief suggests a footprint of approximately 1200m2.

The regular, compact nature of the site positioned within the new development dictates the placement of the final building volume through the necessity implied by the masterplan to relate to, and enhance the existing streetscape, through aligning building faces in a regular and legible fashion.

1.



1 South Block
2 North Block
3 Public space
4 Liverpool Grove Conservation Area
5 New Aylesbury Masterplan

Key

Plot 18 indicative outline
Parameter outline

1. Site plan
Illustration of relative areas (sqm) of functions

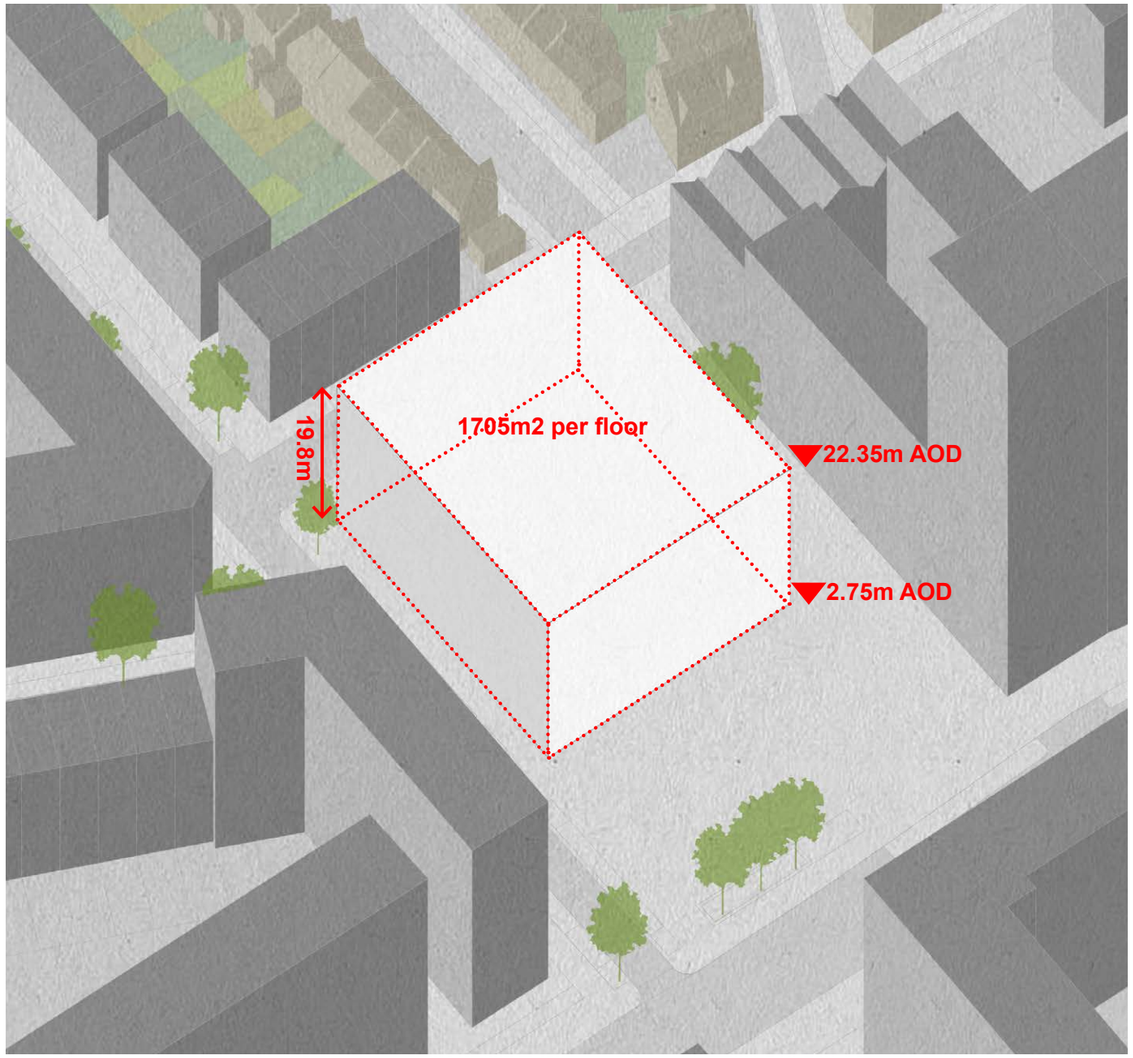
7.2
BUILDING PARAMETERS

Building Parameters - Massing

The parameters set in the outline planning permission allow for a maximum height of 22.55m AOD. The average ground level around the site is typically 2.75m AOD. The allowed building height is therefore 19.80m above 2.75 AOD.

The indicative volume illustrated indicates the maximum permissible volume that the South Block may be designed within. However, the proposed building design could not fill out the entire permissible volume. Instead it is expected that the proposal will work within this volume taking into account many other matters including the contextual relationships, relationship with Plot 18 components, relationship with the public realm, relationship with existing trees, sunlight/daylight issues as well as the building's complex internal programmatic relationships etc.

1.



Key

1. Isometric view
South Block parameter massing
Note: the massing of the North Block is shown indicatively

7.2
BUILDING PARAMETERS

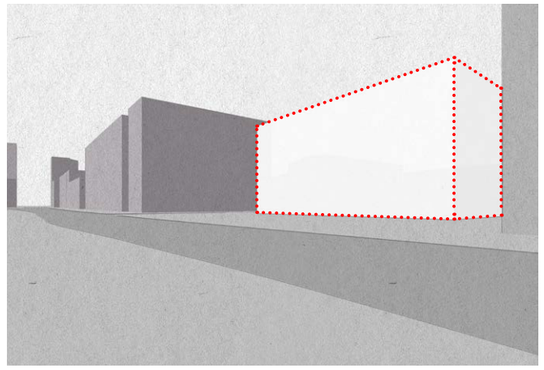
The Building Parameters in Context

The following views present the maximum parameter massing in its surrounding context.

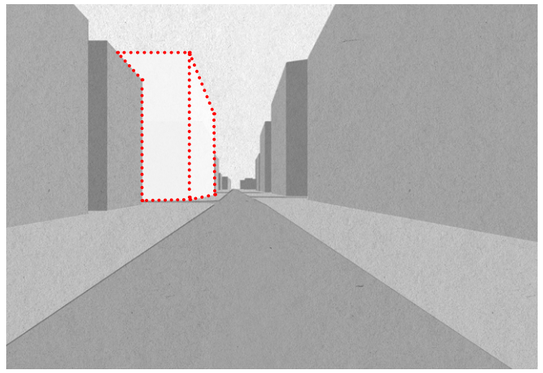
The views illustrate the overall visibility of the massing from the surrounding site. Where the South Block can in effect be seen to have three primary facades when viewed from a distance, those being the East facade (facing on to Thurlow Street), the South facade (facing toward the New Street) and the West facade (facing toward the conservation area). While the North facade condition is subtly different forming a close relationship with the North Block.

Following this the design of the South Block facade will be extremely important to ensure that its position and function as a beacon within the new masterplan is fulfilled.

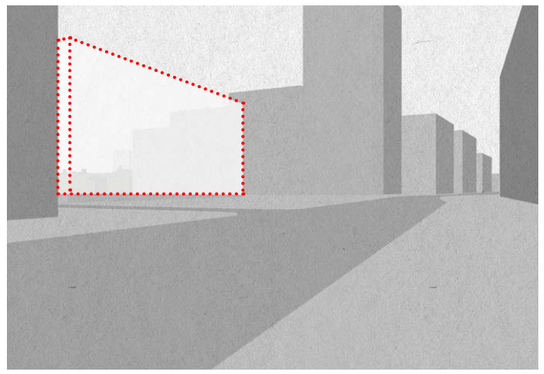
1.



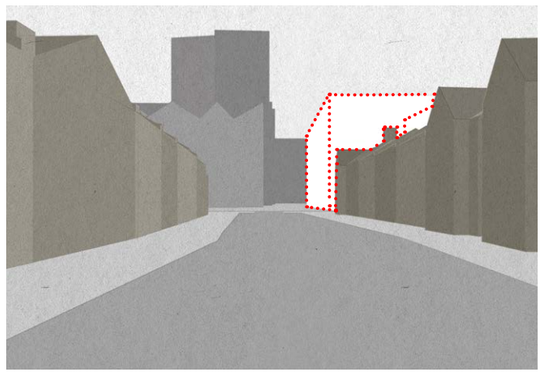
2.



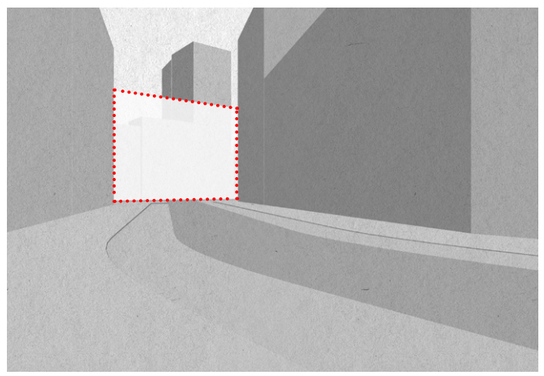
3.



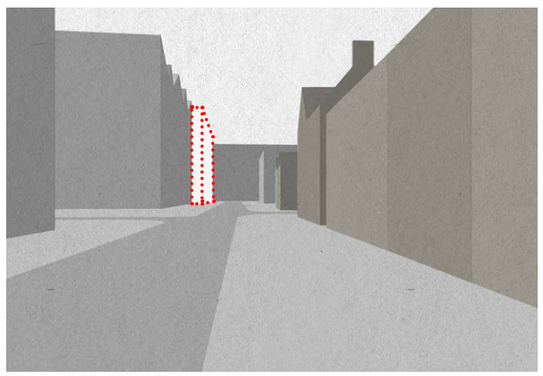
4.

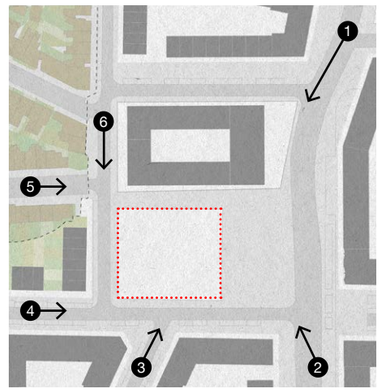


5.



6.





Key

1. View 01
Looking south from Thurlow Street

2. View 02
Looking north from Thurlow Street

3. View 03
Looking north from new street

4. View 04
Looking east from Inville Road

5. View 05
Looking east from Merrow Street

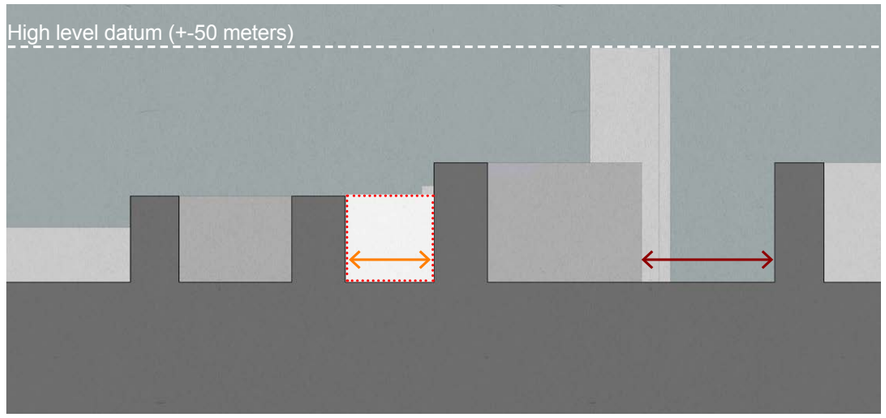
6. View 06
Looking south from Dawes Street

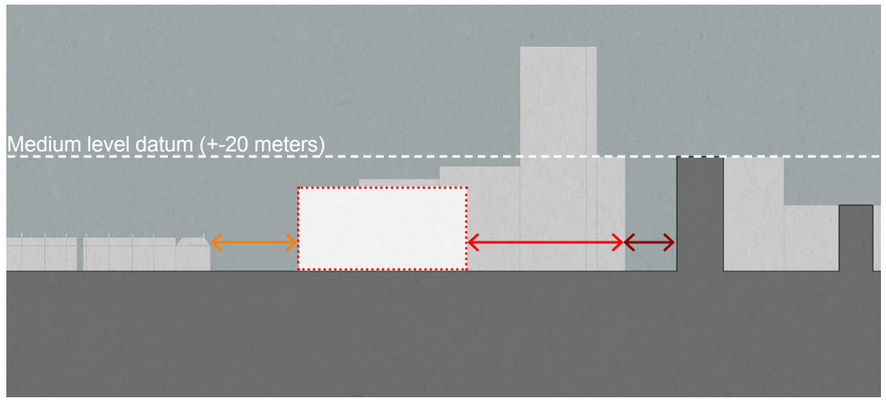
7.2
BUILDING PARAMETERS

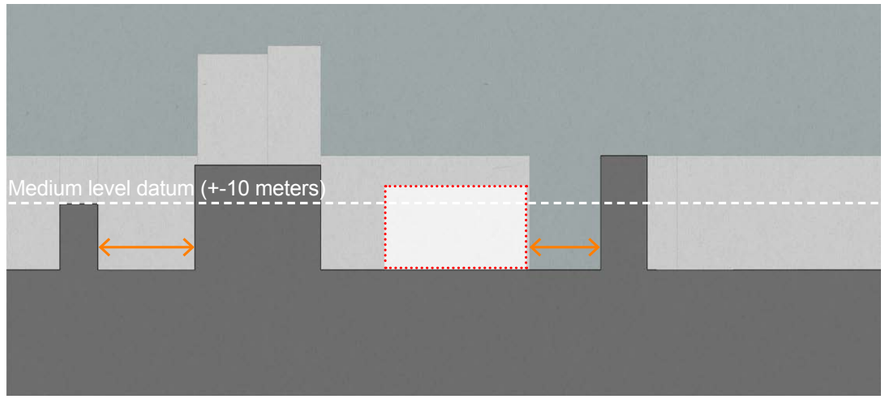
The Building Parameters in Section

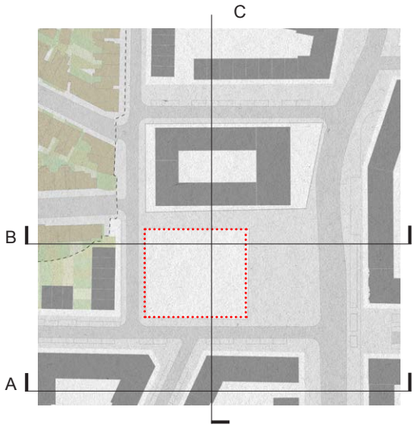
The sections through the site illustrate different datums ranging from a low level (conservation area) to a mid-level (South Block and adjacent residential blocks) to a high level (tower element of North Block). This creates a contrast in scale between the existing Liverpool Grove conservation area and Plot 18 which will need to be considered during the design process.

The sections highlight that due to the maximum permissible height of the South Block plot, and the approved scale of the surrounding buildings within the new masterplan, the South Block is in fact a smaller more compact component than its surrounding neighbours. Thus it is to be considered that its landmark quality is to be expressed through the architectural quality of the building facade.









South Block Parameter

Primary Circulation Route

Secondary Circulation Route

Public Realm

Key

1. Diagram
Section AA

2. Diagram
Section BB

3. Diagram
Section CC

7.3
SITE CONDITIONS

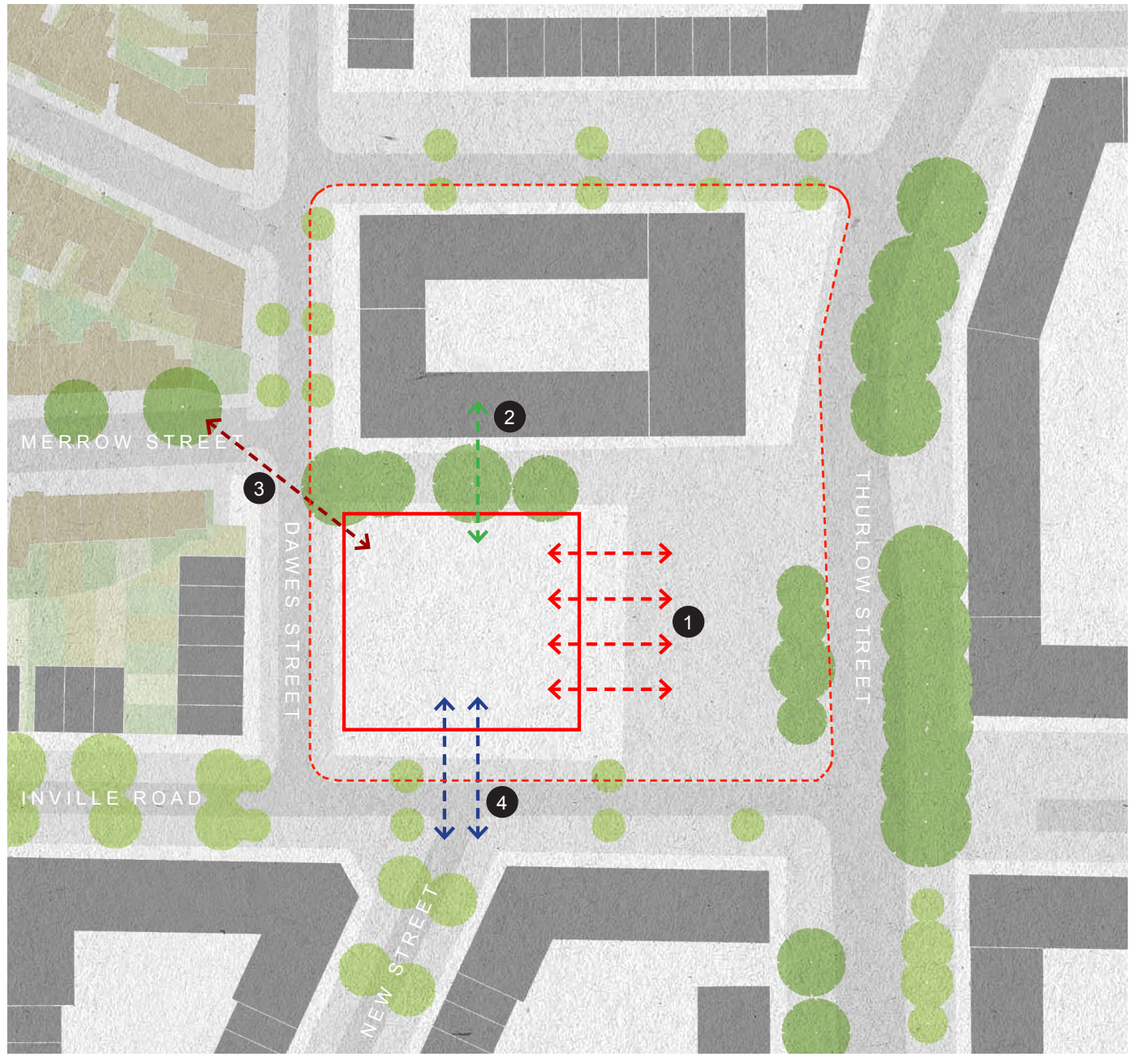
Adjacencies & Relationships

Arriving at Plot 18 from any of its approaches (Thurlow Street, Inville Road, Aylesbury Road, Merrow Street, Dawes Street, New Street and from East Street), provides a visual link that creates a sense of arriving at a centre, with strong site-lines and clear path-finding. As such it is envisaged that the plot will contribute to creating a new clearer lateral E/W emphasis, in contrast to the existing strong N/S linearity of existing routes, particularly Thurlow Street.

Thus the South Block should relate to the Plot 18 North Block and public space components. Which together conceived as a 'Neighbourhood Centre' should relate to both the new development to the south and east, and the existing conservation area to the west, creating a sense of urban unity across old and new elements.

The diagram on this page summarises the key site adjacencies and relationships which will have to be considered during the design development.

1.



1 Relationship with public space
2 Relationship with New street
3 Relationship with North Block
4 Relationship with Conservation area

Key

1. Site Plan
Parameter plan

7.3
SITE CONDITIONS

Sunlight

The plan diagrams illustrate that the axial relationship of the building footprint to the path of the sun, where the compact but near ‘square’ form of the footprint imposes specific constraints upon the plan organisation and massing organisation of the building.

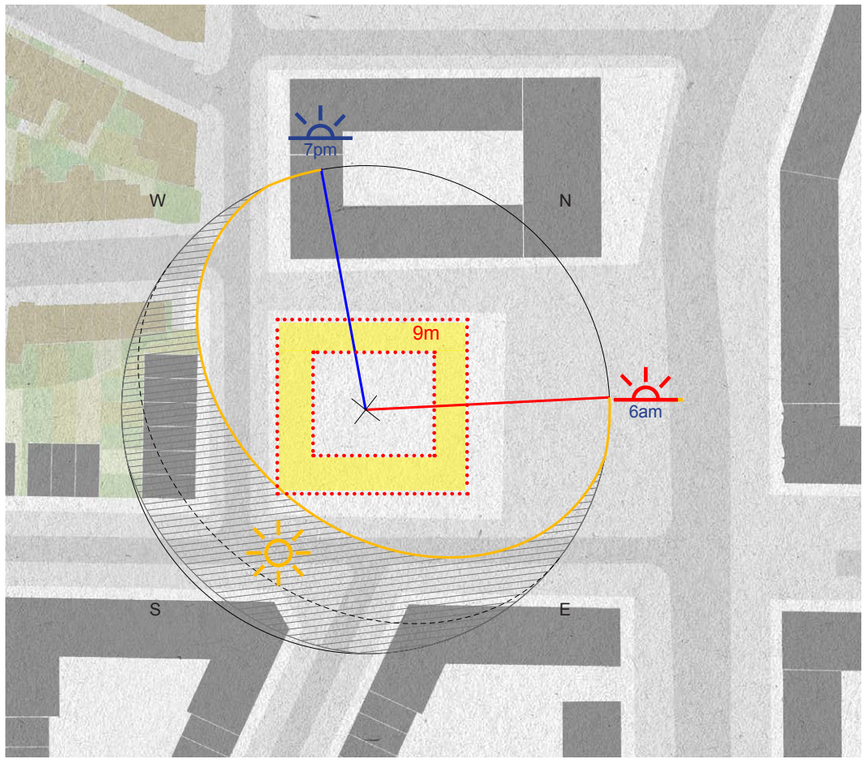
As can be seen, the building does not directly face the polar conditions of north or south, but rather, is rotated off axis. This means that certain facades will perform better or worse than others in respect of the gains (both positive and negative) of direct sunlight into the building.

This issue is further compounded by two additional factors. Firstly there is a clearly defined attitude that the building must adopt in respect of the relationship of itself to the surrounding public realm. In this respect there is clearly a primary or ‘front’ facing facade (that relating to the newly formed public open space on the east side of the plot) and a second/ primary or ‘rear’ facing facade (that relating to the street). This imposes certain responses within the internal organisation of the plan such that the appropriate internal functions face in the direction associated with the external conditions (public to front, and private to the rear).

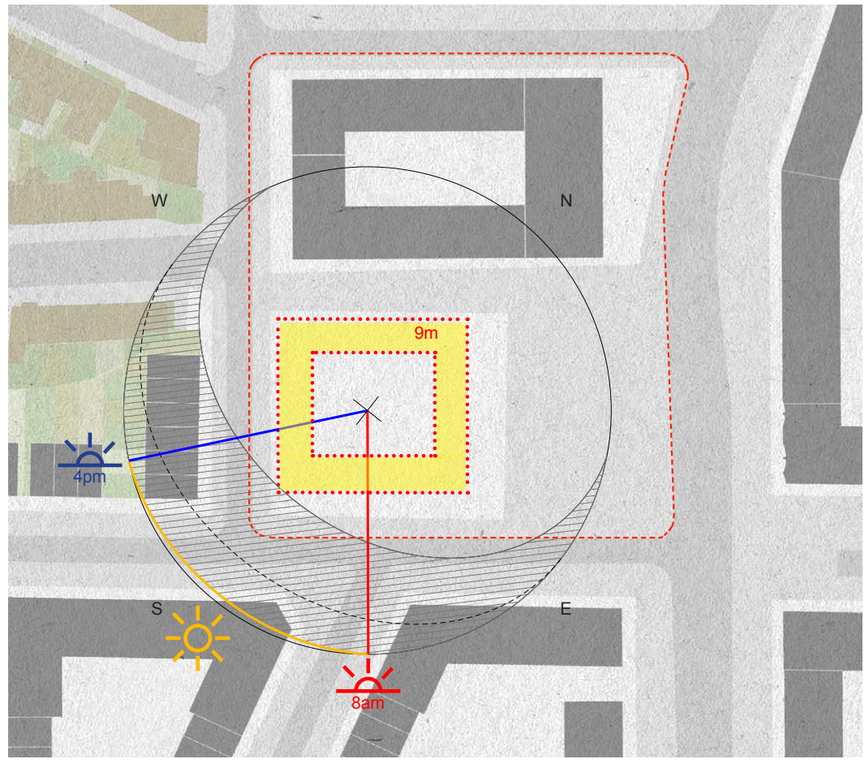
The final point is that for daylight into rooms, certainly single aspect, a 9m plan depth is at or around the maximum threshold of good practice. Note the 9m inset around the plan footprint opposite. This means that of the total footprint of 1200m2 , around 77% of this, based on this technical consideration forms a possible “positive” relationship with the external conditions (daylight /sunlight). While the remaining 23% which is ‘in-board’ of this cannot directly receive daylight.

These facts directly inform how the plans and the organisational logic will be addressed (see later sections).

1.



2.



Proportion of plan which can receive daylight

Morning sun

Midday sun

Evening sun

Key

1. Site Plan
Summer Solstice - June 21st

2. Site Plan
Winter Solstice - December 21st

7.3
SITE CONDITIONS

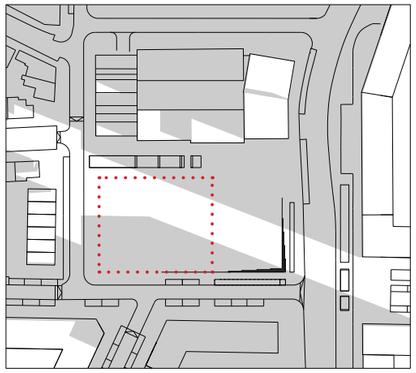
Summer Solstice

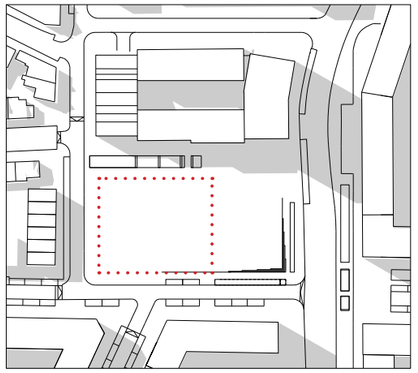
Sunlight analysis of the proposed project site which illustrates the impact of sunlight and shadows during the Summer Solstice for the South Block parameter on Plot 18.

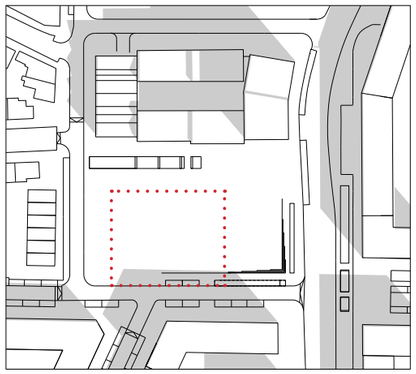
The diagrams illustrate the impact of sunlight and shadows between the hours of sun rise (6am) and sun set (7pm) during the summer solstice and therefore revealing longer hours of daylight in comparison to the winter solstice.

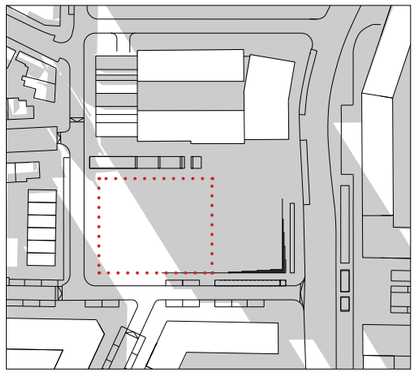
During summer months the South Block receives a good measure of sunlight for a considerable part of the day. This analysis does not factor in daylight/ visible sky component analyses.

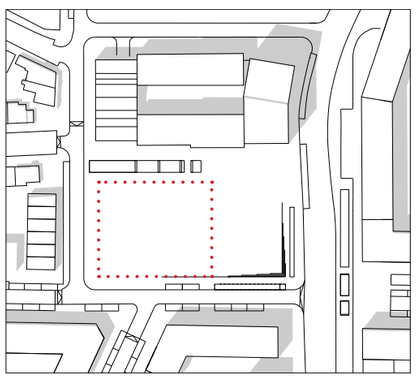
1.











Key

1. Isometric view
Light conditions on Summer Solstice
June 21st

7.3
SITE CONDITIONS

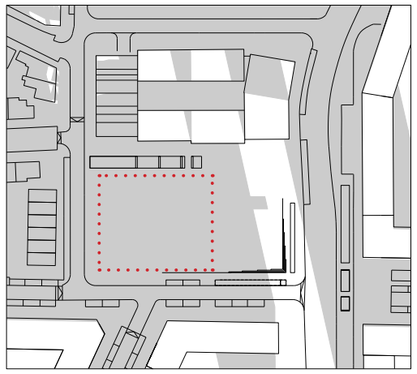
Winter Solstice

Sunlight analysis of the proposed project site which illustrates the impact of sunlight and shadows during the Winter Solstice for the South Block parameter on Plot 18.

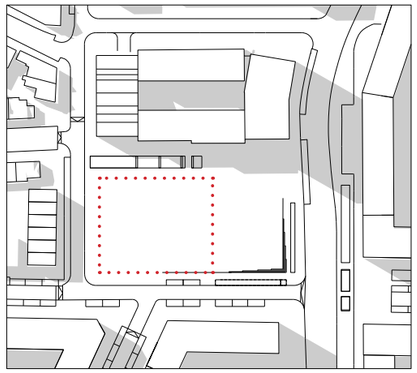
The diagrams illustrate the impact of sunlight and shadows between the hours of sun rise (8am) and sun set (4pm) during the winter solstice and therefore revealing shorter hours of daylight in comparison to the summer solstice.

Basic analysis of the surrounding buildings shows us that during the winter solstice a large proportion of the site is overshadowed by buildings which surround the plot, specifically to the south during Midday and the west from 2pm onwards.

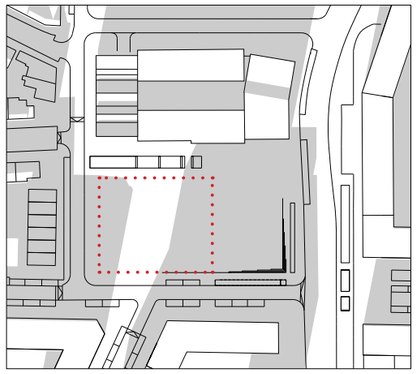
1.



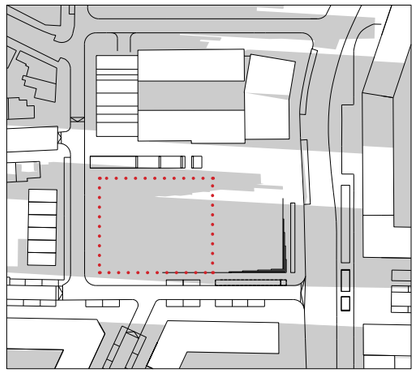
8 am



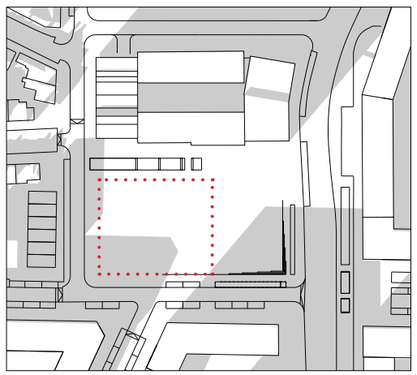
2 pm



10 am



4 pm



12 am

Key

1. Isometric view
Light conditions on Winter Solstice
December 21st

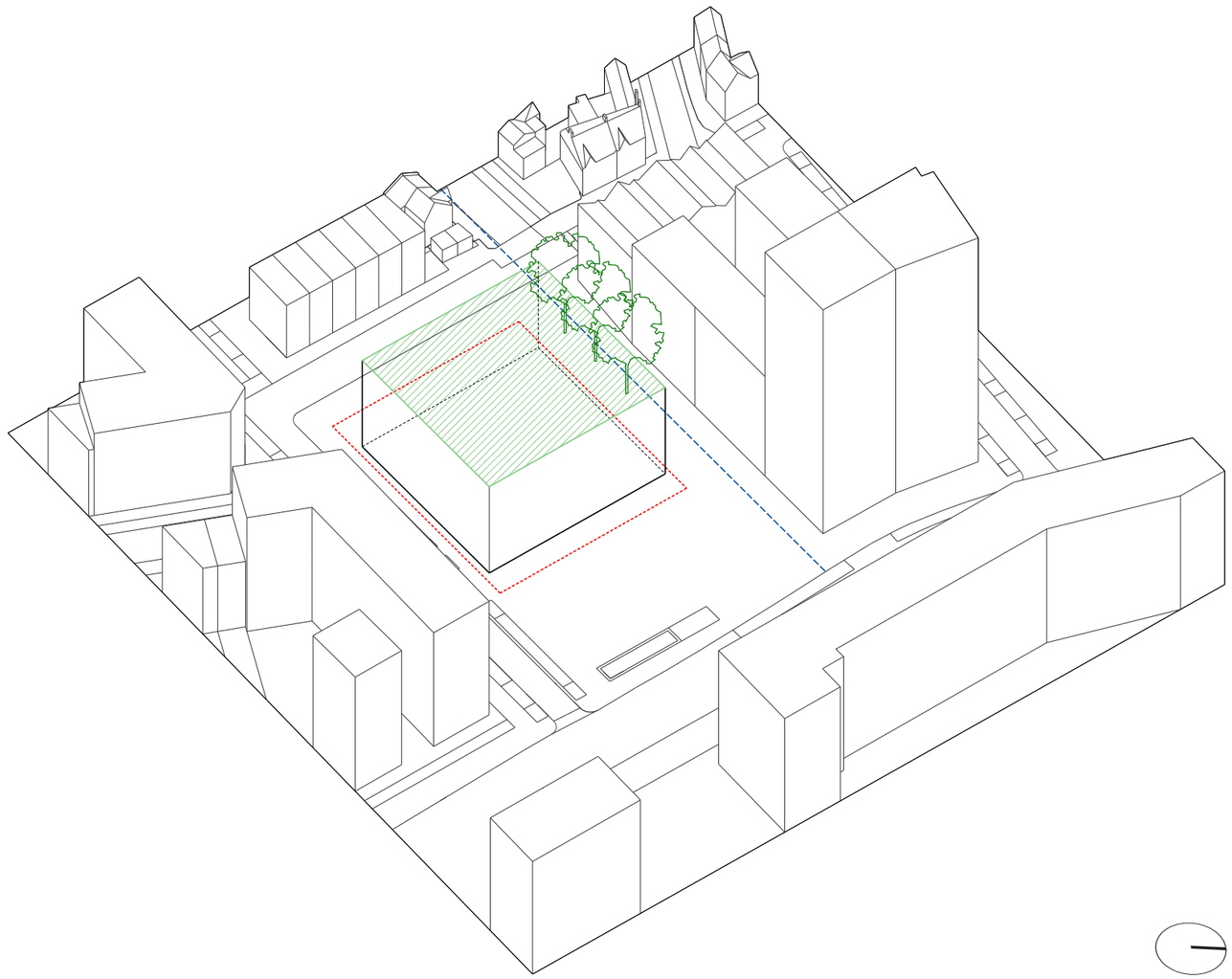
7.4
SCALE & MASSING

Key Constraints

The diagram on this page summarises the key constraints and opportunities which will have to be considered during the design development. (Refer to section 2.1)

- The South Block parameter height
- The relationship with the North Block and the public open space
- The relationship with the New Street
- The adjacency to the conservation area
- The location of the existing trees
- The location of the existing services
- The location of pavements
- Importance of corners and building alignments
- Position as a freestanding object building

1.



Key

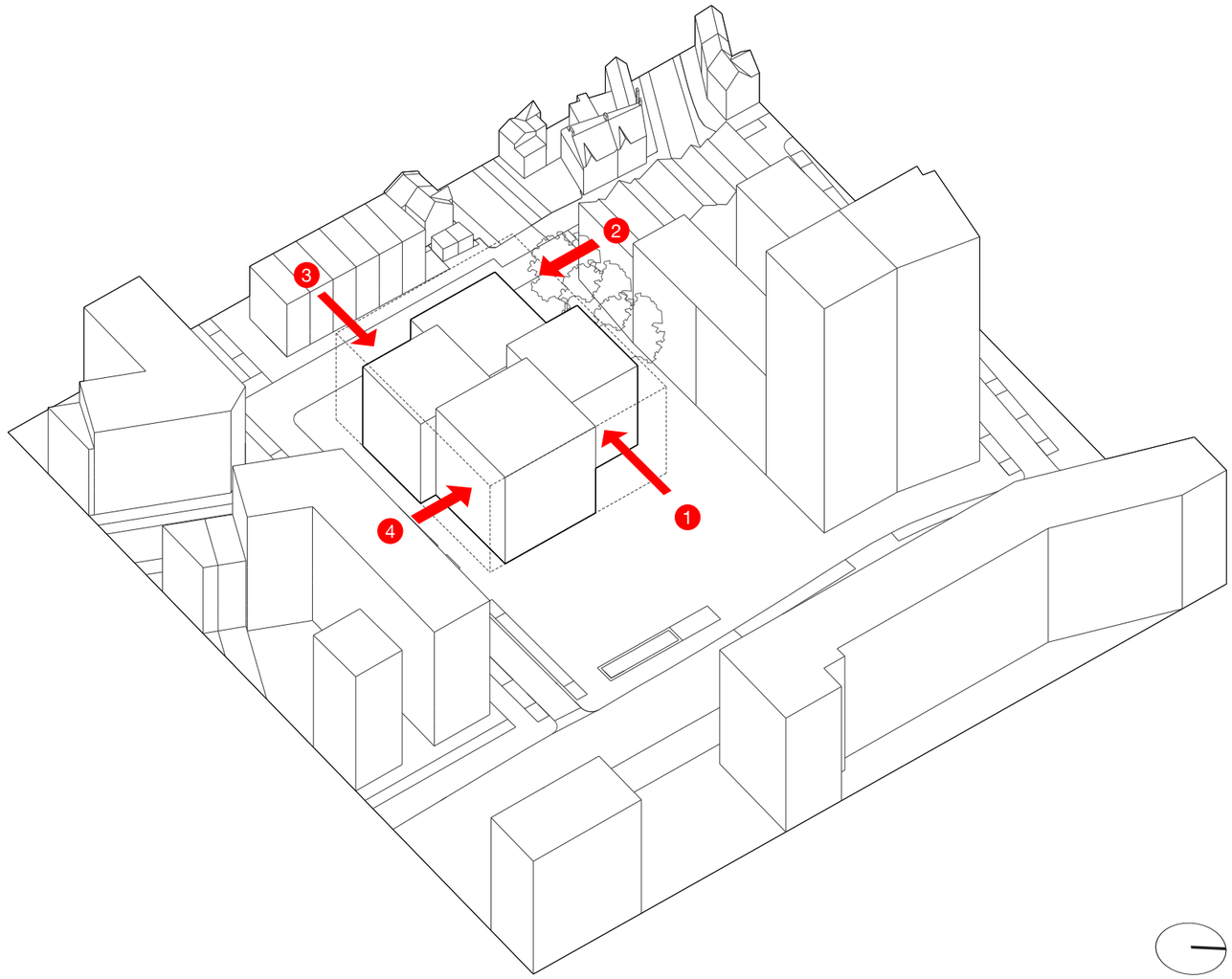
1. Axonometric Diagram
Exploring composition in relation to site context opportunities and constraints. Note: the massing of the North Block is shown indicatively

7.4
SCALE & MASSING

Breaking up the Mass

Extensive model studies were carried out investigating volumetric compositions in correspondence with the shifting scale of the context and the evolving considerations on the relationship of the adjoined programmes. The blocks are stepped in plan creating deep recesses positioned at the corners creating distinctive forecourts whilst in turn breaking up the appearance of the mass. These recesses are seen as transition spaces offering the opportunity to relate to the internal programme of the South Block whilst contributing to the public realm. The folds provide a natural position for the entrances of the building.

1.



1. Health Centre Entrance
2. Recess allowing for space for the trees and Early Years Entrance
3. Back of House and Staff Entrance
4. Recess allowing for Main Wait and Group Session to be set back from street edge. Also providing expression to New Street

Key

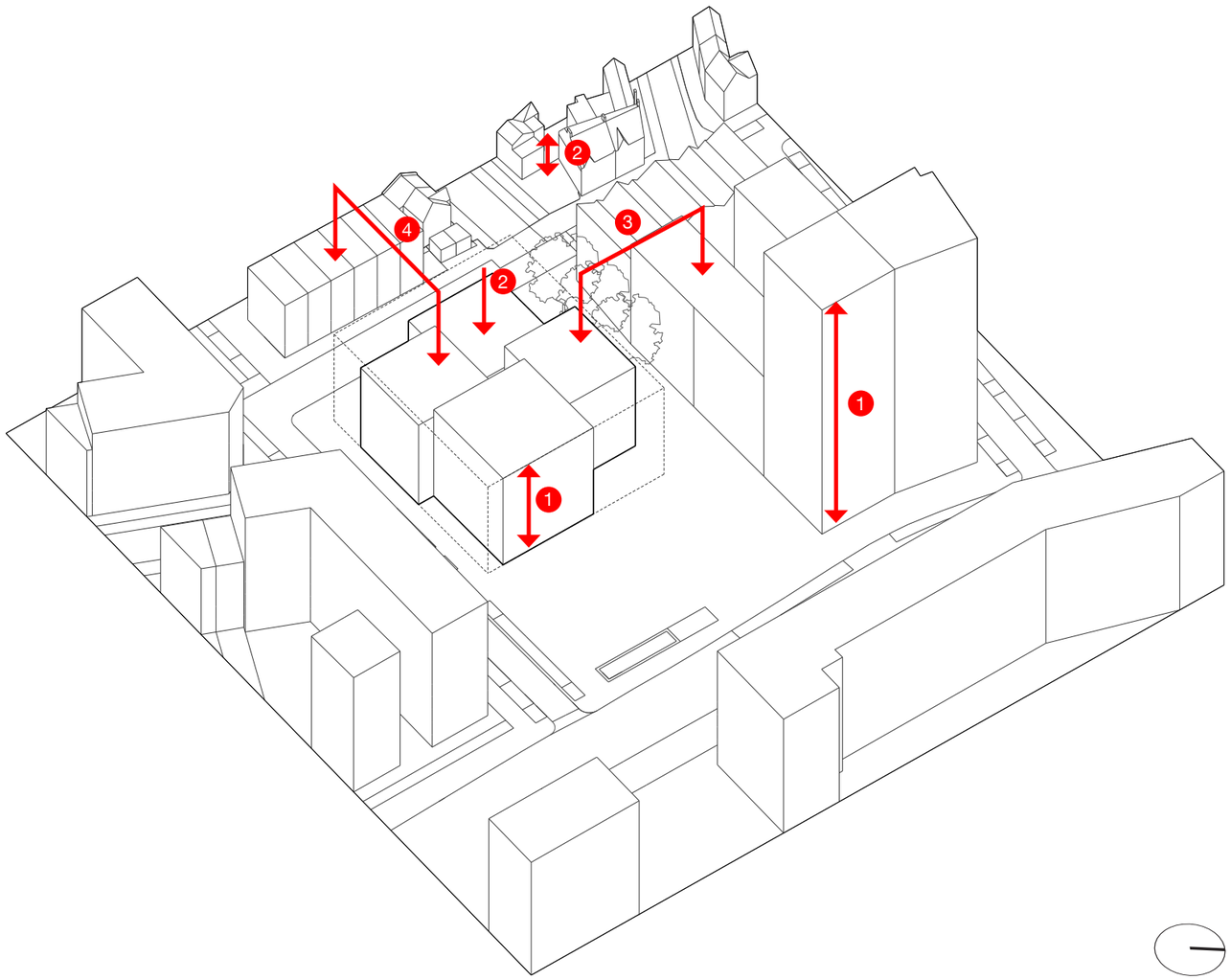
1.Axonometric Diagram
Exploring volumetric composition shifting in plan relating to the surrounding context. Note: the massing of the North Block is shown indicatively

7.4
SCALE & MASSING

Height Development

Further volumetric design studies resulted in a series of stepped volumes composed around a central pivot point. Each volume responds to its immediate context in scale and breaks up the appearance of the mass. Where the lowest volume responds to the domestic character of the conservation area, the highest volume creates a civic presence facing the public open space. The two other volumes mirror the scale of the adjacent buildings.

1.



1. Larger volume projecting towards Thurlow Street reacting to civic condition of the new Public Space
2. Smaller volume shifts in scale relating to the smaller scale domestic condition of the Conservation Area
3. The volume shifts relating to the scale of the adjacent North Block
4. The volume shifts relating to the scale of the smaller parameter massing of the new masterplan development on Dawes Street

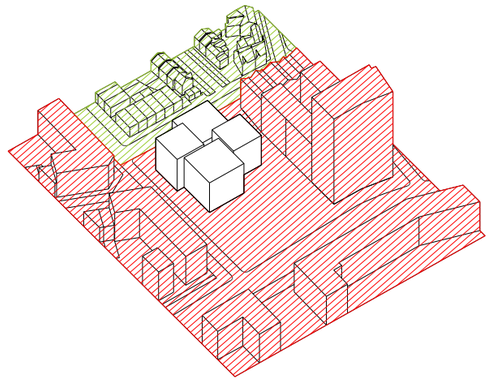
Key

1. Axonometric Diagram
Exploring volumetric composition shifting in height relating to the surrounding context.
Note: the massing of the North Block is shown indicatively

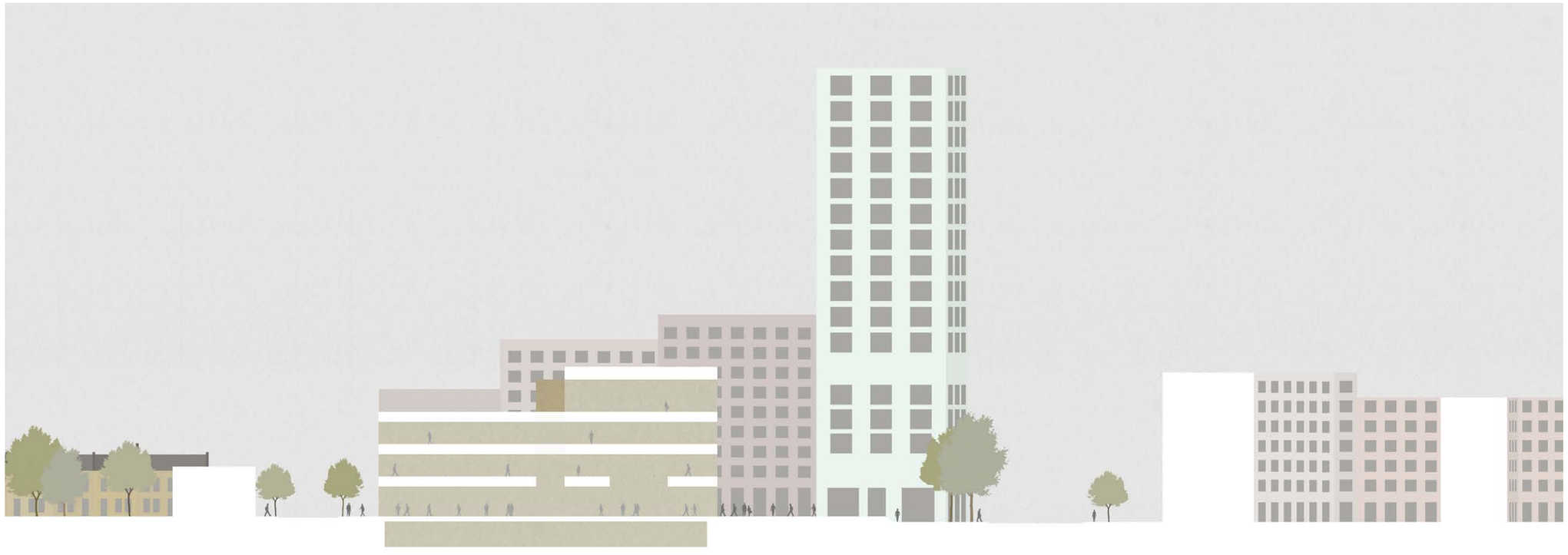
7.4
SCALE & MASSING

Site Section Showing Proposed Massing

The South Block sits at the junction of the Liverpool Grove conservation area and the new masterplan. The site section shows the South Block subtly stepping up to mediate between the different surrounding scales addressing the domestic character of the conservation area and the civic character of the public open space.



1.



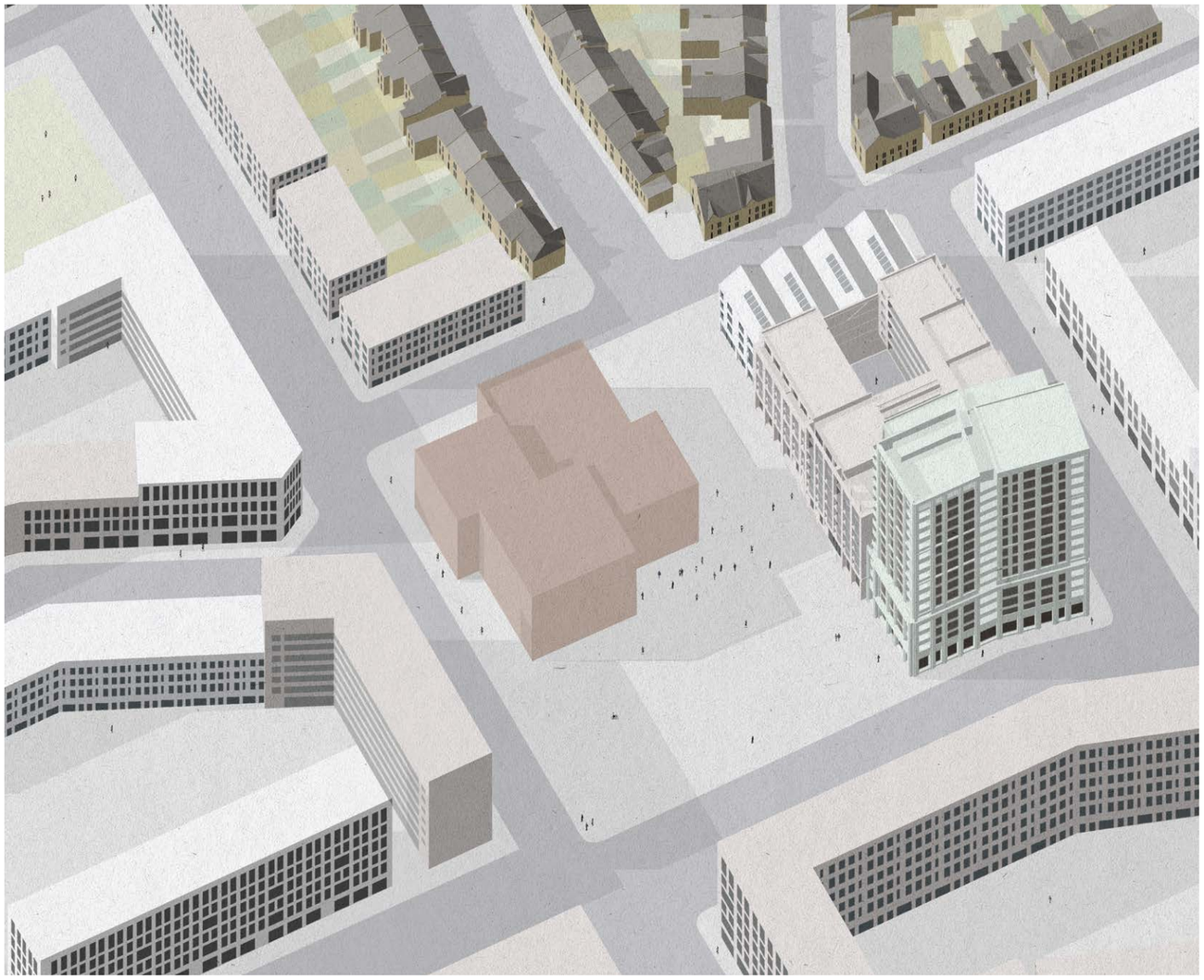
Key

1. Section
Section showing the proposed massing in its context

7.4
SCALE & MASSING

Proposed Massing

1.



Key

1. Isometric view
Isometric birds eye view looking from south - east. Note: the massing of the North Block is shown indicatively

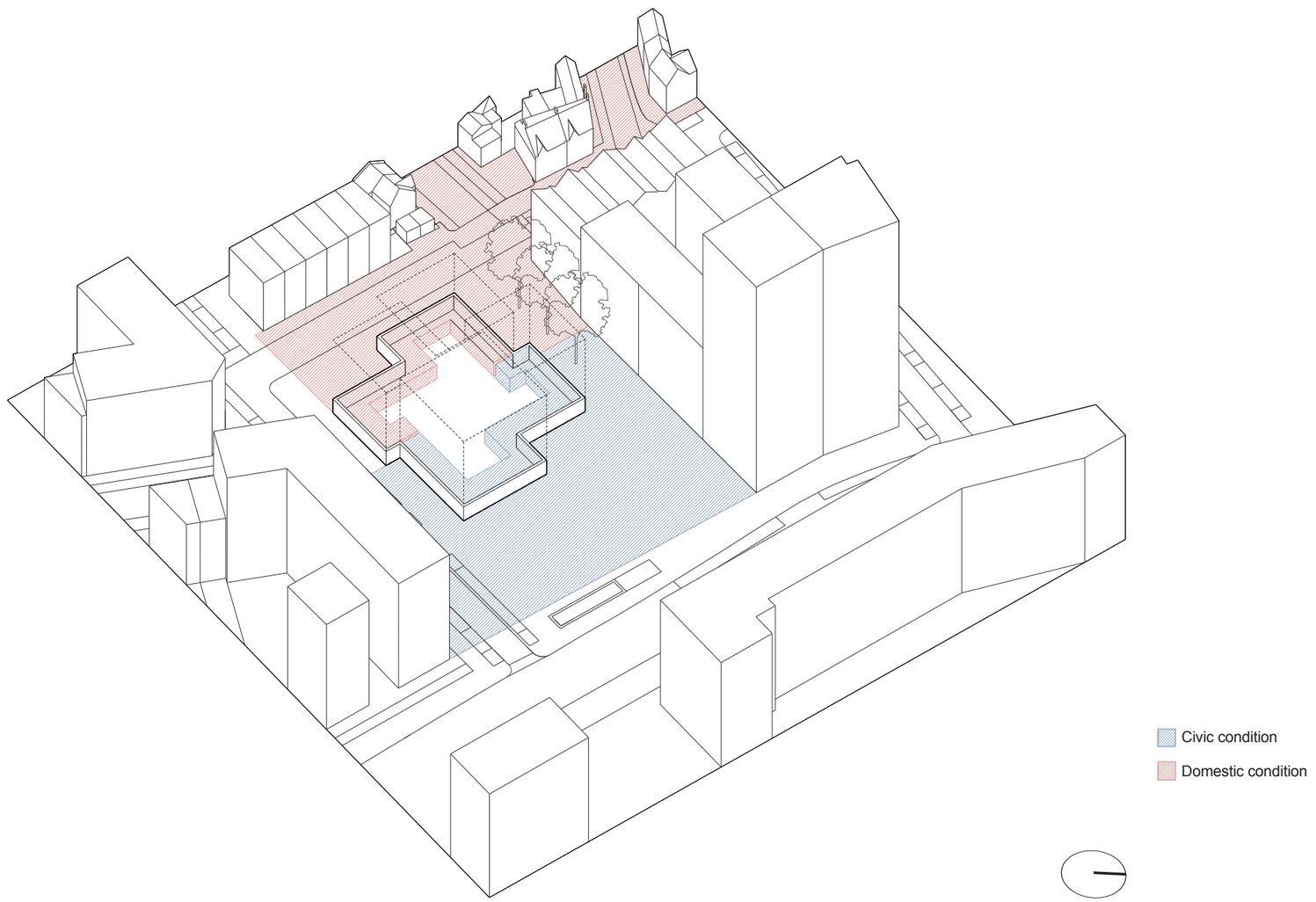
7.5
DESIGN CONSIDERATIONS

Civic Versus Domestic Conditions

As described the more public components of the Health Centre brief such as the Health Centre main entrance, waiting sequence and meeting rooms occupy the civic facing frontage of the building whilst the private clinical spaces predominantly face toward Dawes Street and the domestic condition of the Liverpool Grove Conservation Area.

This approach is logical in many ways, and its organisational strategy a direct response to the intentions implicit within the masterplan by HTA.

1.



Key

1. Isometric views
Ground floor condition showing the relation with the civic and domestic conditions. Note: the massing of the North Block is shown indicatively

7.5
DESIGN CONSIDERATIONS

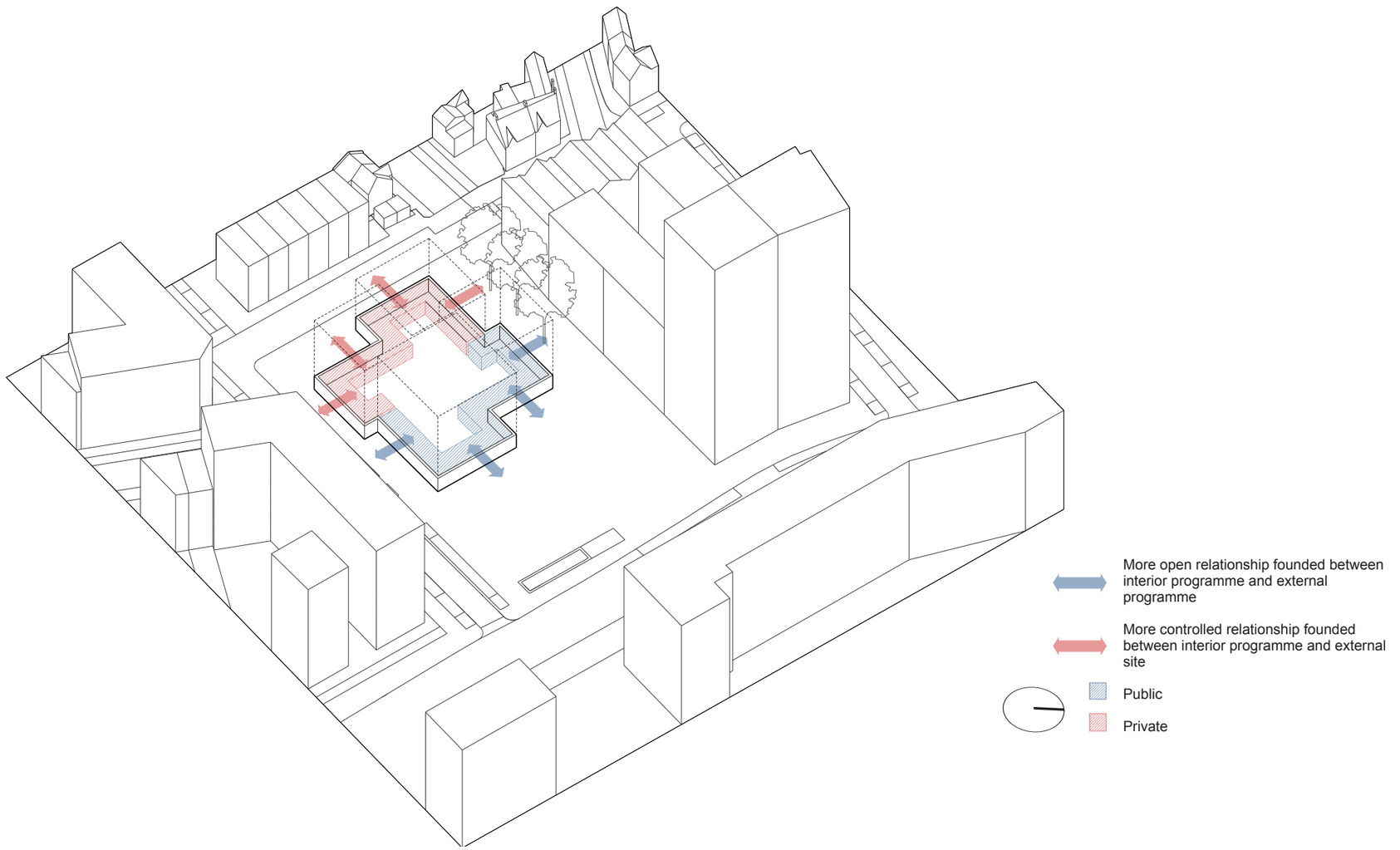
Public Versus Private Conditions

The variety of programmes placed within the South Block Ground Floor require different levels of privacy.

The public elements of programme require views out, whilst also allowing for views in activating the building frontage towards the North Block and public space.

In contrast the private clinical spaces must allow for views out whilst restricting views in to allow for privacy and dignity to the consult exam rooms.

1.



Key

1. Isometric views
Ground floor condition showing the relation with the civic and domestic conditions

7.5
DESIGN CONSIDERATIONS

Daylight

Ground Floor Daylight Analysis

The diagram illustrates the rooms which receive direct sunlight (yellow) and the rooms that do not receive direct sunlight (red) through the course of a day.
Note: This is constantly changing subject to seasonal variations.

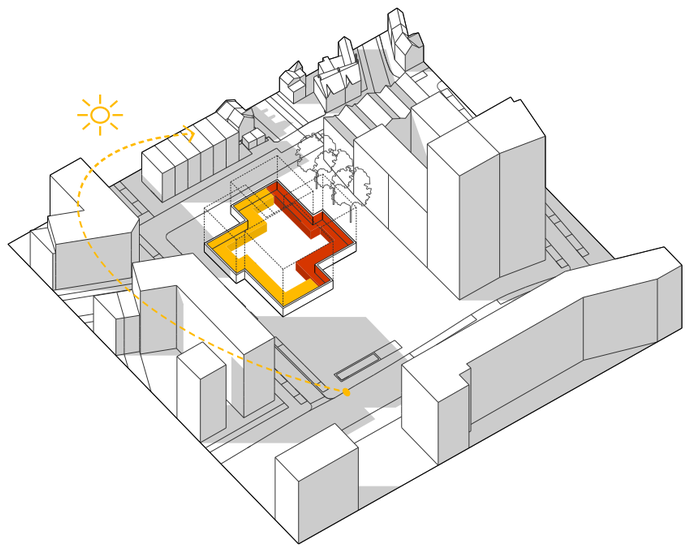
Daylight Requirement

The diagram illustrates the position of the clinical spaces (blue cross hatched) which require a higher percentage of daylight (3%) and the entrance/arrival zones and meeting room suite (hatched) that require a smaller amount of daylight (2%).

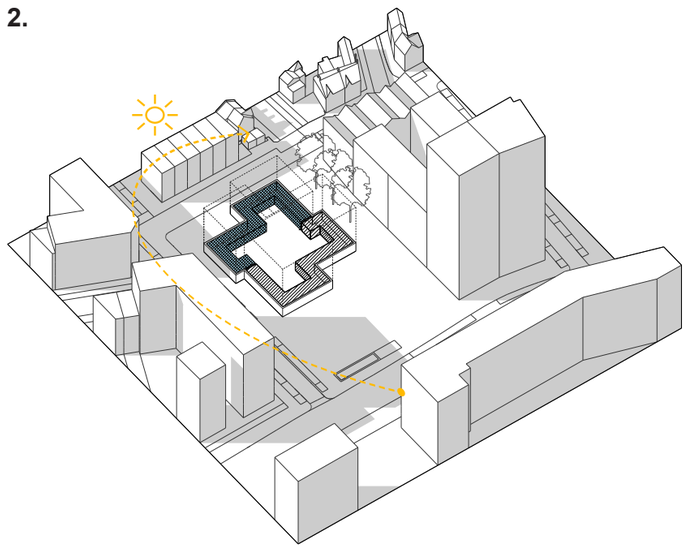
Overlay of Conditions

The diagram illustrates the position of the rooms which require a higher percentage of daylight against the rooms which receive direct sunlight. Highlighting that the daylight requirements of the room positions do not directly relate to the areas of the plan which receive the most daylight due to the building orientation and the surrounding site conditions. Again, this is a constantly changing condition subject to seasonal variations.

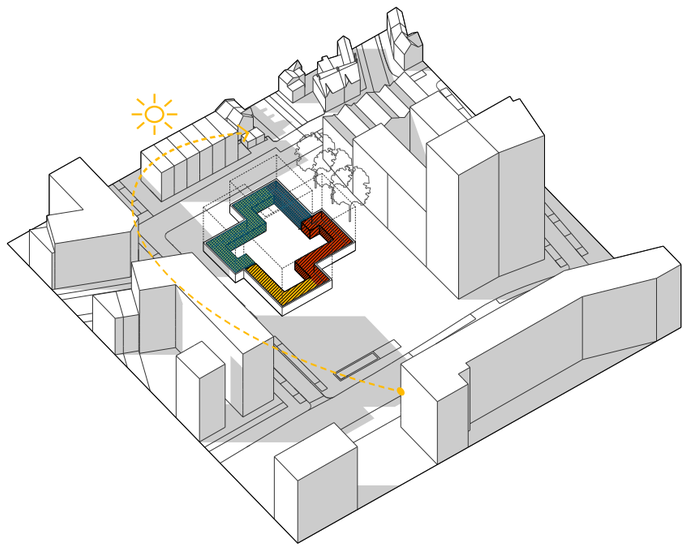
1.



2.



3.



North facing facade

South facing facade

Daylight factor required: 3%

Daylight factor required: 2%

Key

1. Isometric view
Ground floor daylight analysis

2. Isometric view
Ground floor daylight requirement

3. Isometric view
Overlay of Ground floor room daylight analysis and room daylight requirements.

Note: the massing of the North Block is shown indicatively

7.5
DESIGN CONSIDERATIONS

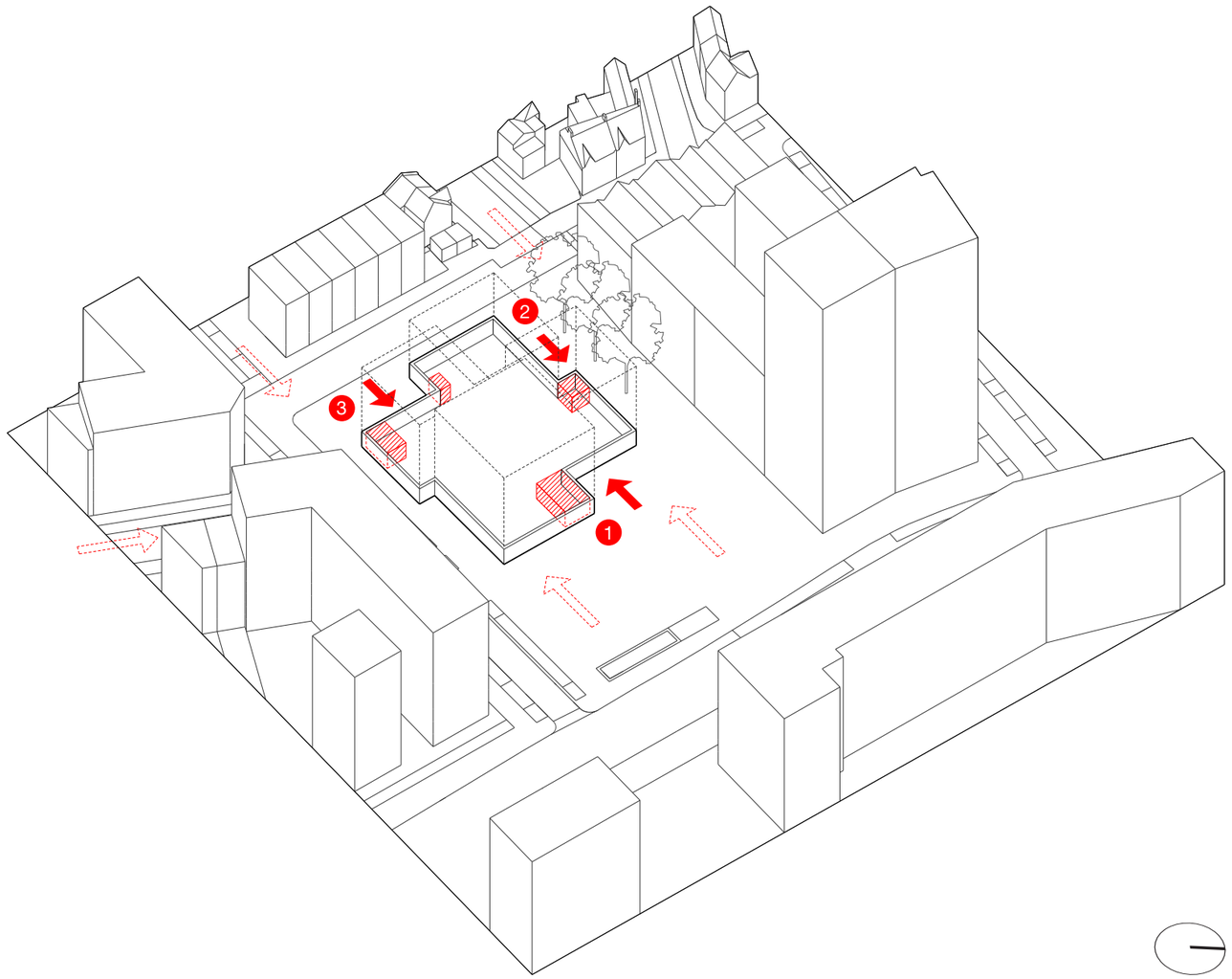
Entrances

The Health Centre Entrance
The Health Centre entrance is located at the civic frontage of the South Block and faces toward the entrance of the North Block library. This enhances the flow between the public programmes, and creates a point of gravity within the public space.

The Early Years Entrance
The Nursery entrance is located in the North East block facing toward the conservation area, picking up on the domestic character and the smaller grain. It is directly located on one of the key routes onto the public space benefiting from three existing trees giving a sense of enclosure.

Delivery/Service/Carpark Entrance
The delivery, staff service and carpark entrances are located on the South West corner of the building. Landscaping may be used to screen these service entrances from direct views. A ramp leads to the basement carpark providing 23 staff parking spaces and staff cycle storage.

1.



1 Health Centre Entrance
2 Early Years Entrance
3 Service/ Delivery/ Car Park Entrance

Key

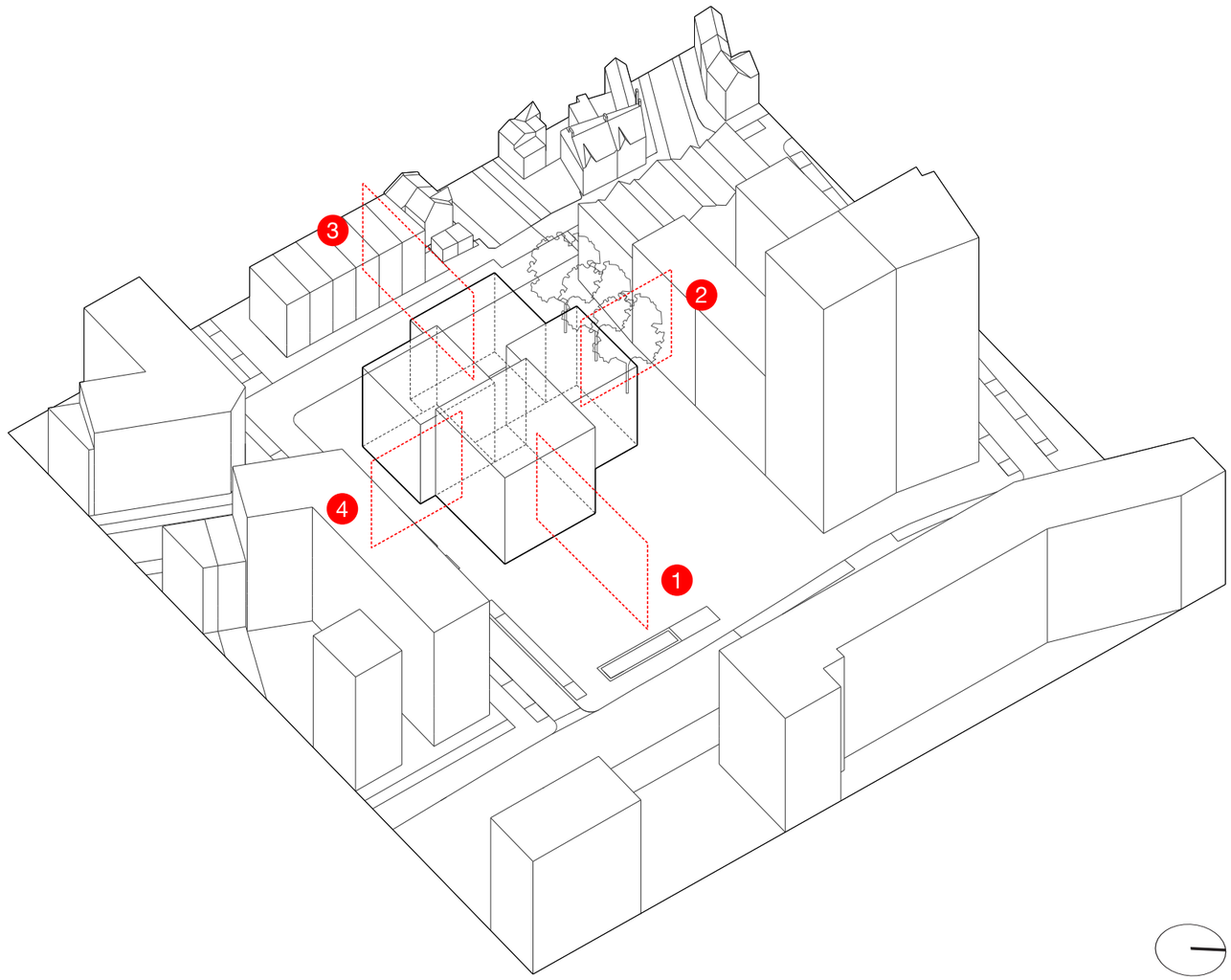
1. Isometric views
Ground floor condition showing the position of entrances in relation to Plot 18 and site movement flows

7.5
DESIGN CONSIDERATIONS

Relationship with Immediate Context

The image below shows an overview of the relationship between the South Block and the Plot 18 components in conjunction with the surrounding context. The diagram highlights a series of site conditions which inform the building design. The section lines (1/2/3/4) are represented by section drawings exploring the local conditions of mass, orientation and adjacencies.

1.



1. Relationship with the Public Space
2. Relationship with the North Block
3. Relationship with the Conservation Area
4. Relationship with the New Street

Key

1. Isometric view
Exploring the relationship with the Plot 18 components and surrounding context

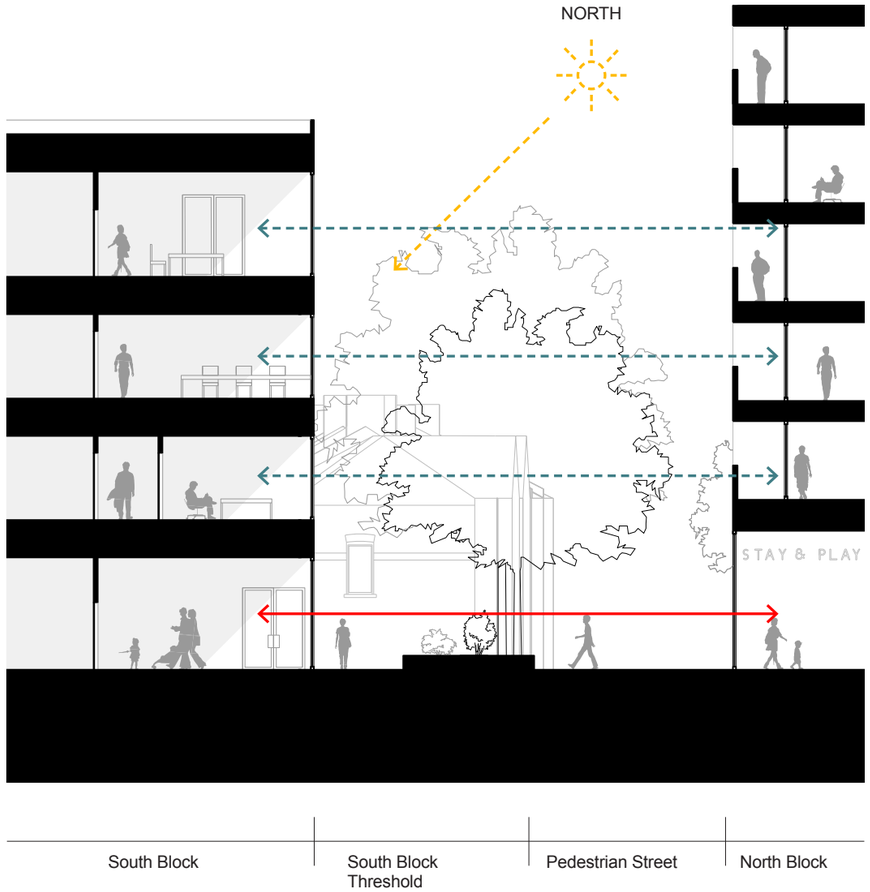
7.5
DESIGN CONSIDERATIONS

Relationship with the North Block and the Conservation Area

The section shows the relationship between the components of the South Block and North Block - in particular the Early Years nursery entrance and the Stay and Play children facilities. Where at ground level a strong sense of programmatic connection is encouraged between the corresponding public functions within the South and North Block. The section illustrates the more intimate pedestrian street condition created between the two buildings, framing views of the existing trees and the Liverpool Grove Conservation area.

Spaces flanking the north elevation facing the North Block have a range of conditions to manage from acute sensitivity (such as clinical rooms on First Floor) to more general needs of the upper floor levels (such as meeting and office rooms).

1.



Visual connection with the North Block

Physical connection with North Block

Key

1. Section
Exploring the relationship between the South Block, North Block and the Liverpool Grove conservation area.

7.5
DESIGN CONSIDERATIONS

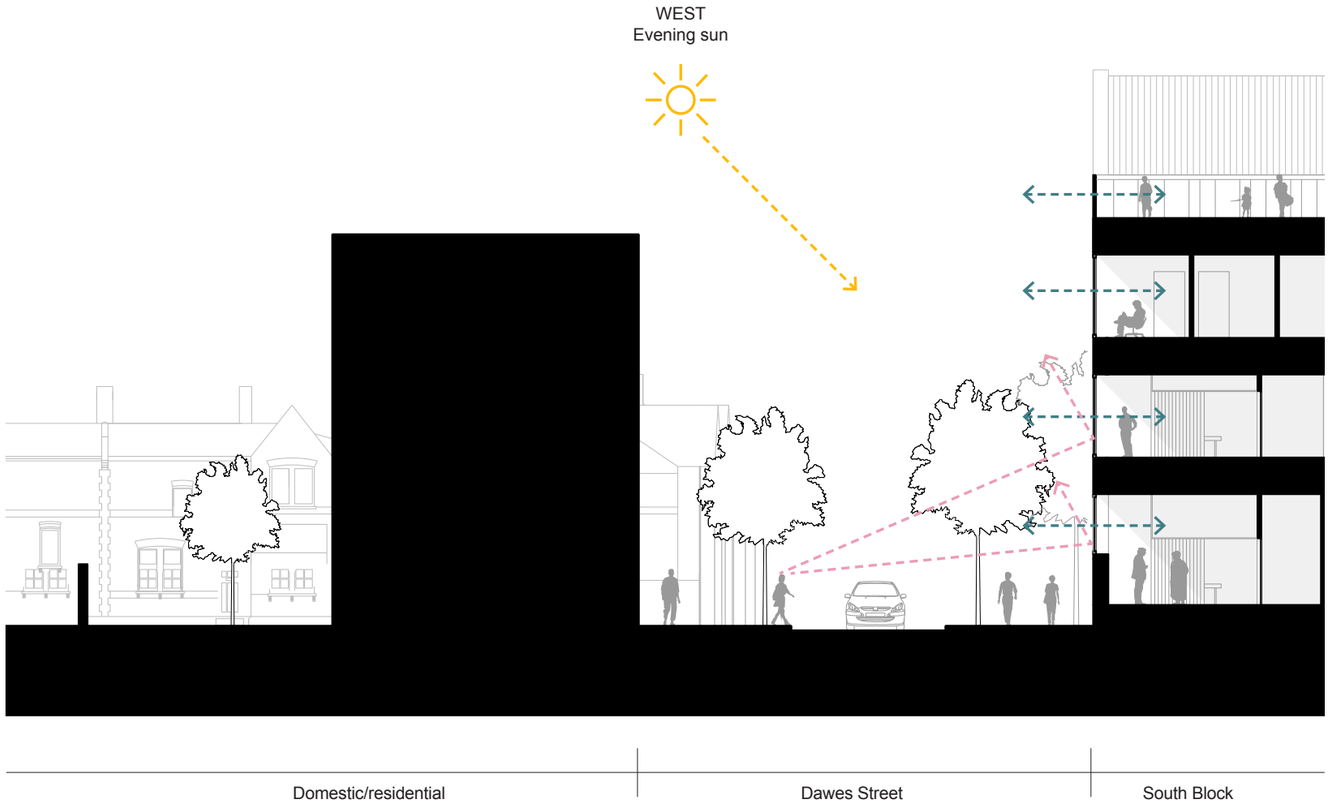
Relationship with Dawes Street the Conservation Area

The section shows the junction of the Health Centre and its relationship to Dawes Street and the Liverpool Grove Conservation Area.

At Ground Floor Level the sensitive clinical spaces requiring a high degree of privacy are arranged towards the more domestic side of the site where the internal floor level sits 675mm above the external ground level obscuring views into the internal space. This level change is a direct result of the falling landscape levels across Dawes Street and the desire to set the key internal ground floor level and Health Centre entrance to align with the higher site level of the civic space.

The drawing reveals how the placement of the Early Years terrace and the massing composition relate back to the smaller grain and height of the conservation area. The west facing terrace further allows for expansive views across the city.

1.



Visual connection with Dawes Street and the Liverpool Grove conservation area

Views into the sensitive internal program within the building discouraged/

Key

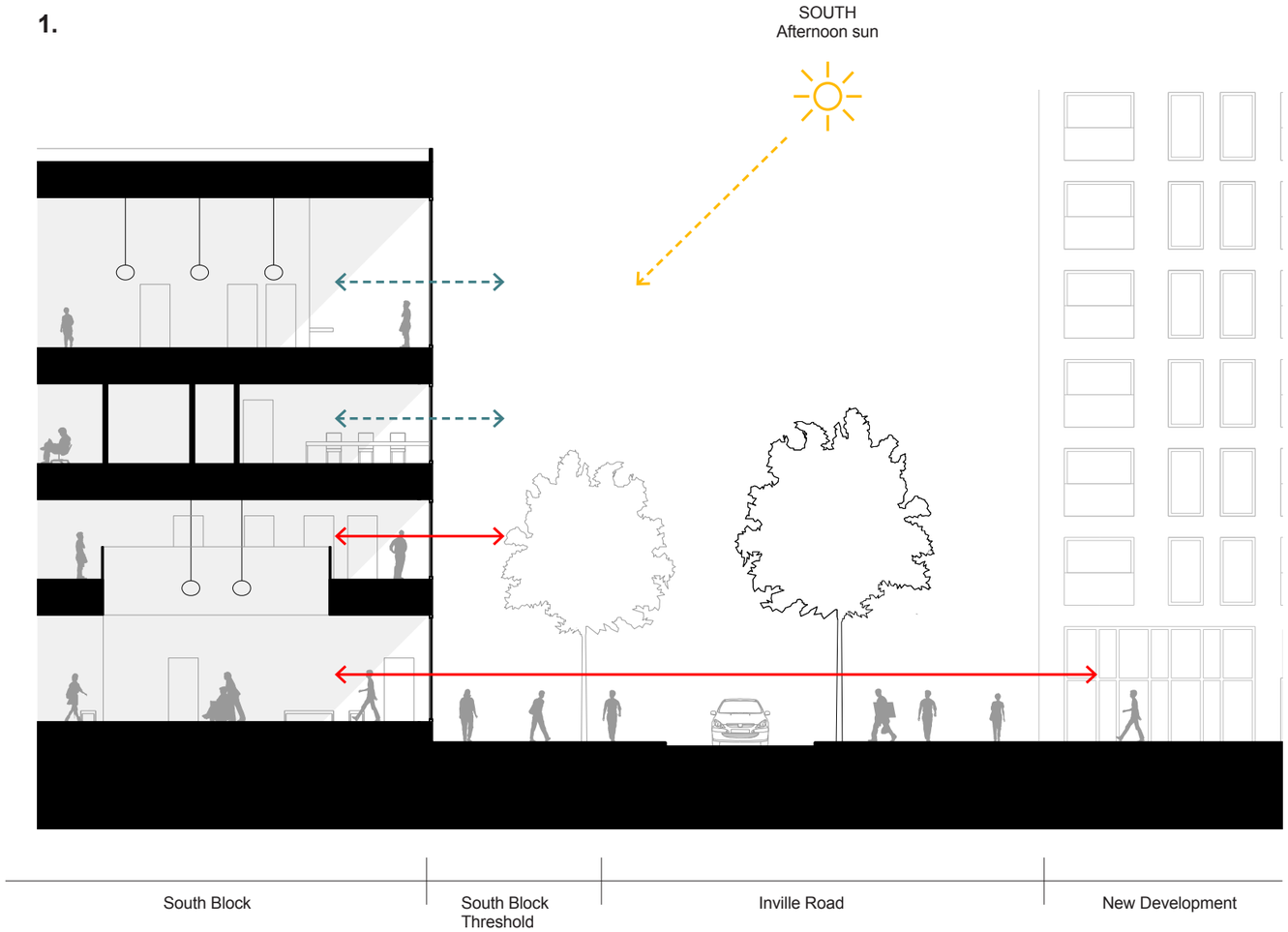
1. Section
Exploring the relationship between the South Block, Dawes Street and the Liverpool Grove conservation Area

7.5
DESIGN CONSIDERATIONS

Relationship with the New Street and the New Masterplan

The section shows the relationship between the South Block and the New Street. The section shows how the Health Centre main waiting space is able to open up to the New Street, framing views of the new emerging Aylesbury Masterplan, whilst also allowing for internal animation to the facade.

1.



Visual connection with the New Street

Physical connection with the New Street

Key

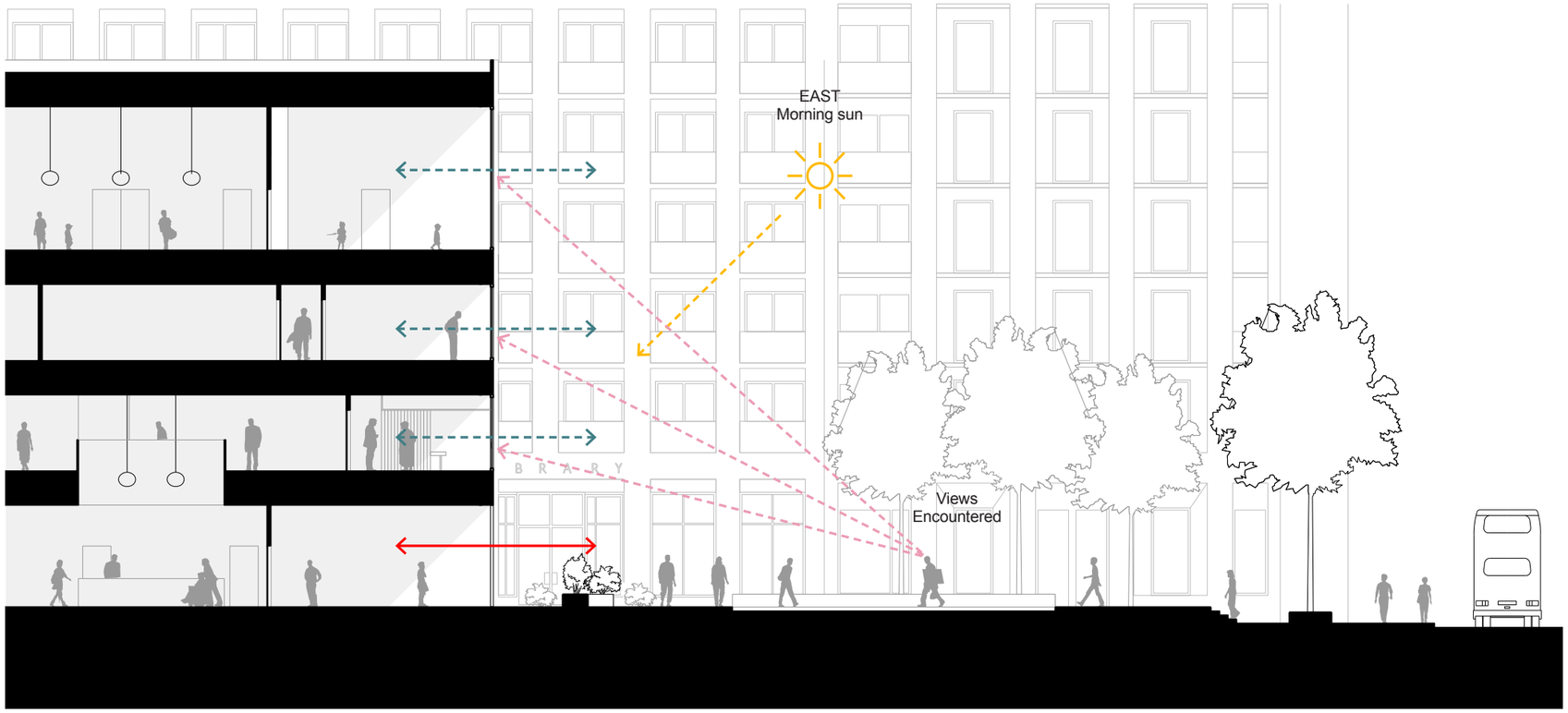
1. Section
Exploring the relationship between the South Block, New Street and the new Aylesbury Masterplan

7.5
DESIGN CONSIDERATIONS

Relationship with the North Block and the Public Space

The section shows the junction of the Health Centre, the public open space and surrounding buildings. The building design creates a permeable and open ground floor condition emphasising a feeling of accessibility, transparency, and free-flow between internal and external uses of the space.

1.



Visual connection with the public space

Physical connection with the public space

Views encountered from the public space

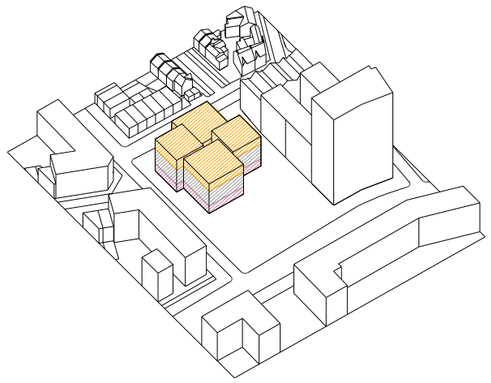
Key

1. Section
Exploring the relationship between the South Block, North Block and the new public space

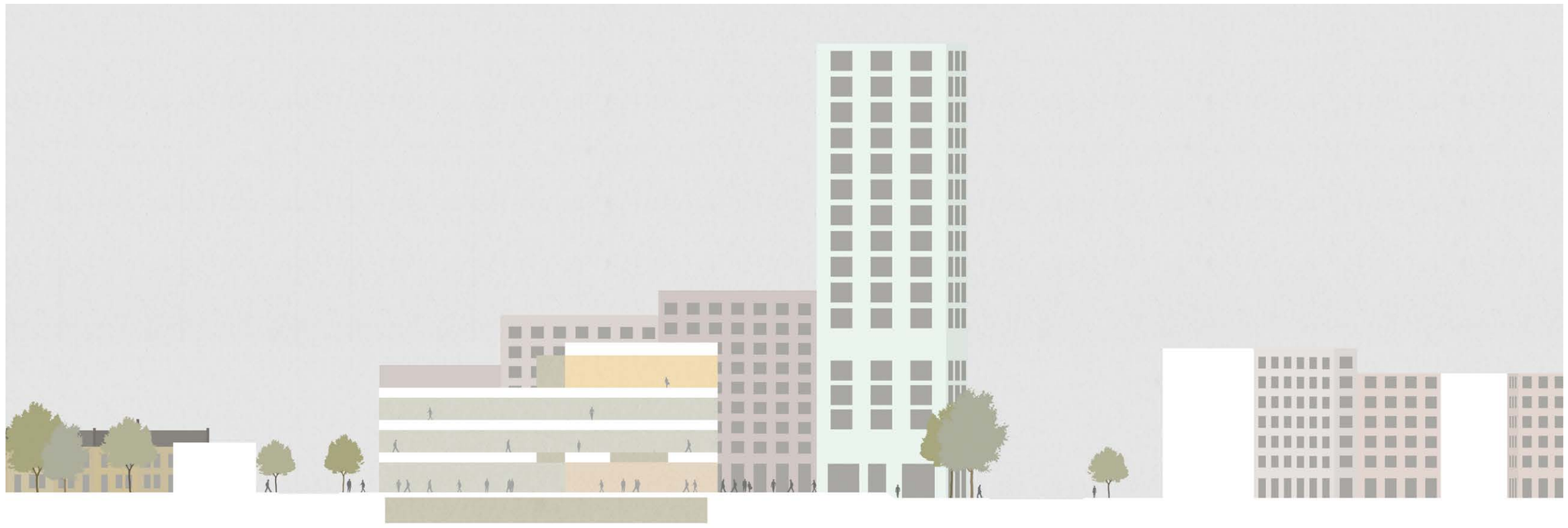
7.5
DESIGN CONSIDERATIONS

Layered Programme in Context

The complex programme is horizontally layered with the Health Centre occupying the ground, first and second floor and the Early Years facility benefiting from a location on the top floor level allowing for the provision of a large external terrace. Careful consideration has been given to the placement of the sensitive clinical space and the public components of the Health Centre. While the clinical spaces are facing the domestic environment of Dawes Street the public components of the programme are used to activate the ground floor and create a dialogue with the public open space.



1.



Key

1. Section
Section showing the layered programme in relation with its surrounding context

7.5
DESIGN CONSIDERATIONS

Layered Programme in Detail

The diagram on this page shows the position of the programme within the building in detail.

The basement comprises a carpark & cycle store, spaces related to facility management and plant.

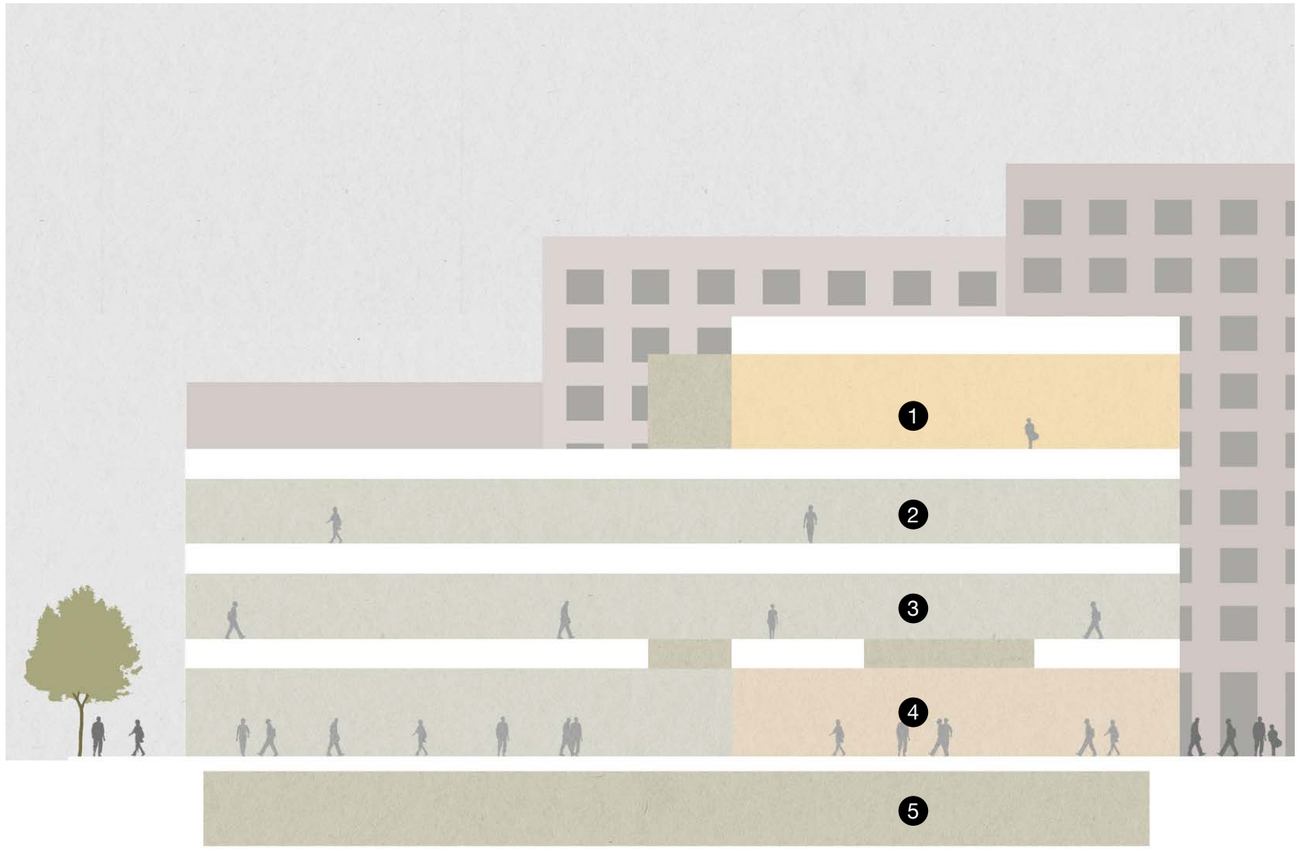
The ground and first floor are accessible by patients and are dedicated to the arrival zone and the clincial spaces of the Health Centre.

The second floor comprises the admin and office spaces of both GP and Community Health.

The Early Years facility occupies the top level of the building with access to an external terrace overlooking the conservation area.

A detailed explanation of the organisation of each floor is given on the next pages.

1.



1 **Third floor:**
Early Years nursery

2 **Second floor:**
GP staff office
Community Health staff office
Shared staff social space

3 **First floor:**
Clinical spaces
GP clinincal spaces
Community Health clinical spaces

4 **Ground floor:**
Health Centre entrance
Arrival zone
GP clinical spaces
Community Health clinical spaces
Group session
Shared meeting rooms
Early Years nursery entrance
Health Centre bins
Early Years nursery bins

5 **Basement:**
Facility management
Carpark
Bikes & Showers
Plant

Key

1. Section
Section showing the South Block layered programme in relation with the surrounding context

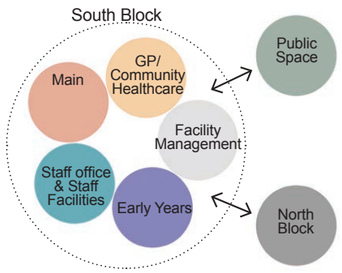
7.6
INTERNAL ORGANISATION

Organisational Logic

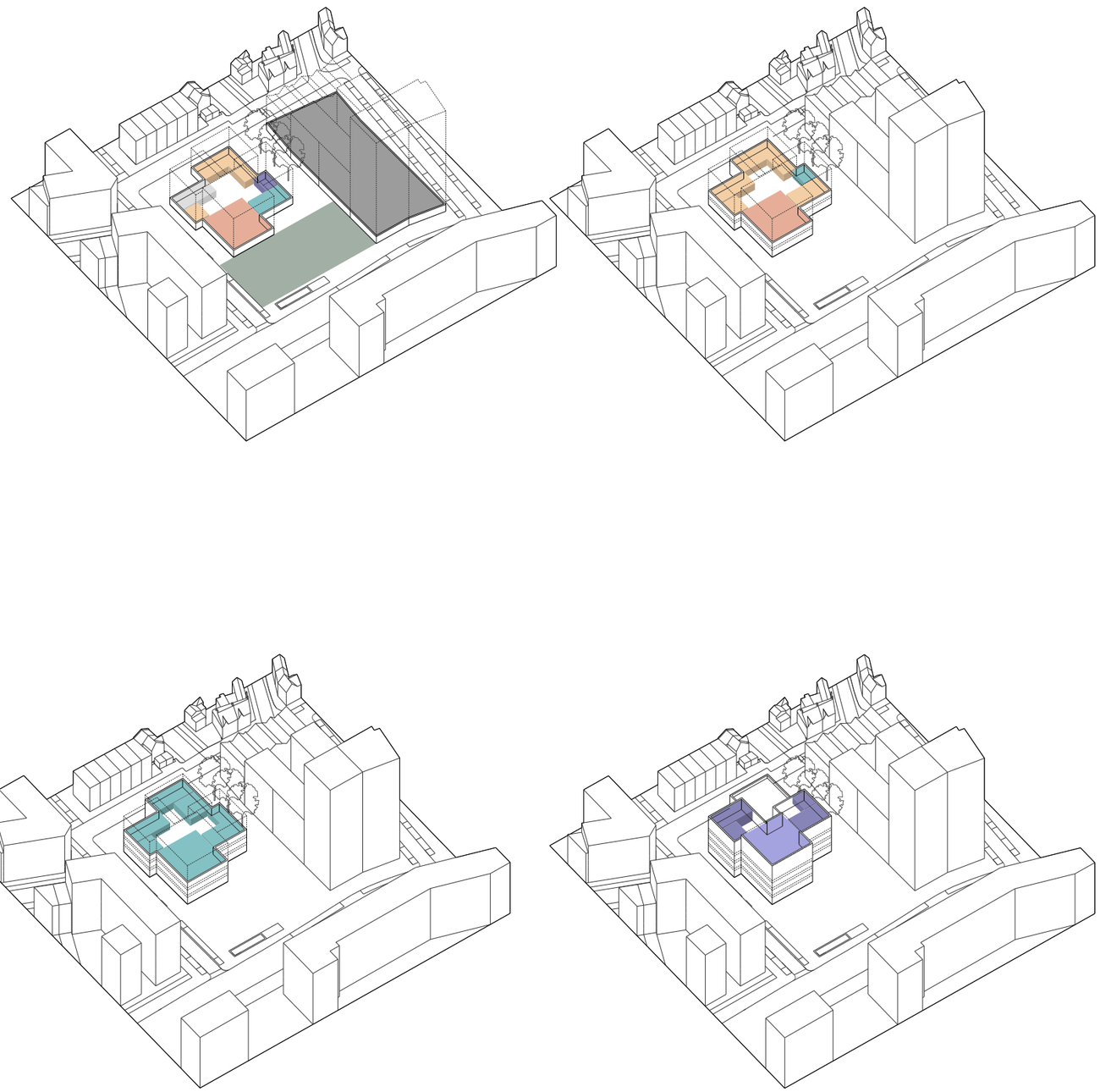
The diagrams on this page summarise the organisational logic regarding the placement of the internal programme.

As explained on the previous pages the programme placement responds directly to the surrounding context. The more public related programme components of the Health Centre have been located towards the public space whilst the clinical spaces which require privacy have been located towards the quieter conservation area.

Generally spaces which require views out and daylight have been placed around the perimeter of the building while supporting facilities have been placed within the internal plan.



1.



Main Entrance & Arrival Zone
More public programme for animation of civic facade

GP Medical Centre & Community Healthcare
More sensitive programme requiring higher levels of privacy and sensitive facade treatment

Staff Offices & Staff Facilities
Less sensitive programme gives opportunity for greater animation to the facade

Facility Management
Requires screening from external view

Early Years (Nursery)
Gives opportunity for animation to the facade and more imaginative facade approach

Key

1. Axonometric Diagram
Programmatic organisation

7.6
INTERNAL ORGANISATION

Basement Floor Plan

The Basement Level can be accessed internally via the Early Years core, the Health Centre core and externally by the Car Park access Ramp on Dawes Street.
The Basement Level includes the Health Centre Car Park (accommodating 23 parking spaces) and Staff Cycle Storage.

Health Centre staff shower, changing and toilet amenities are located on the same level close to the two cores.

Building plant is also located within the basement (including a sprinkler system that covers each floor of the building), as well as Facility Management spaces.

A number of Health Centre admin storage spaces are located in the basement close to the Health Centre core, including delivery storage and Medical Centre Records and Archive.

Key

1. Plan
Basement Level

7.6
INTERNAL ORGANISATION

Ground Floor Plan

The Ground Floor comprises two distinct elements of the Health Centre design brief – the arrival zone and main waiting area along with the majority of the GP clinical spaces.

Visitors enter through the Health Centre main entrance located adjacent to the Plot 18 public space and proceed straight to the main reception which is located opposite the double height main waiting area, creating a clear and simple entrance sequence.

The more public components of the Health Centre brief such as meeting rooms and group session occupy the civic frontage of the building whilst the private clinical spaces are predominantly facing Dawes Street.

The Early Years Entrance and lobby located on Ground Floor provides a distinct threshold adjacent to the North Block Play and Stay and the domestic setting of the existing Liverpool Grove Conservation Area. The lobby leads visitors directly to the Early Years core which arrives at the Early Years nursery reception located on the Third Floor level.

The Health Centre and Early Years Bin storage are both located on Ground Floor accessed externally from Dawes Street close to the Staff Service Entrance.

1. Health Centre Main Entrance
2. Early Years Entrance
3. Health Centre Service Entrance
4. Car Park Entrance

- Entrance zone
- General Practitioner Health
- Community Health
- Shared GP/Community
- Early Years
- Facility Management
- Visitor WC
- Staff WC

Key

1. Plan
Ground Floor Level

7.6
INTERNAL ORGANISATION

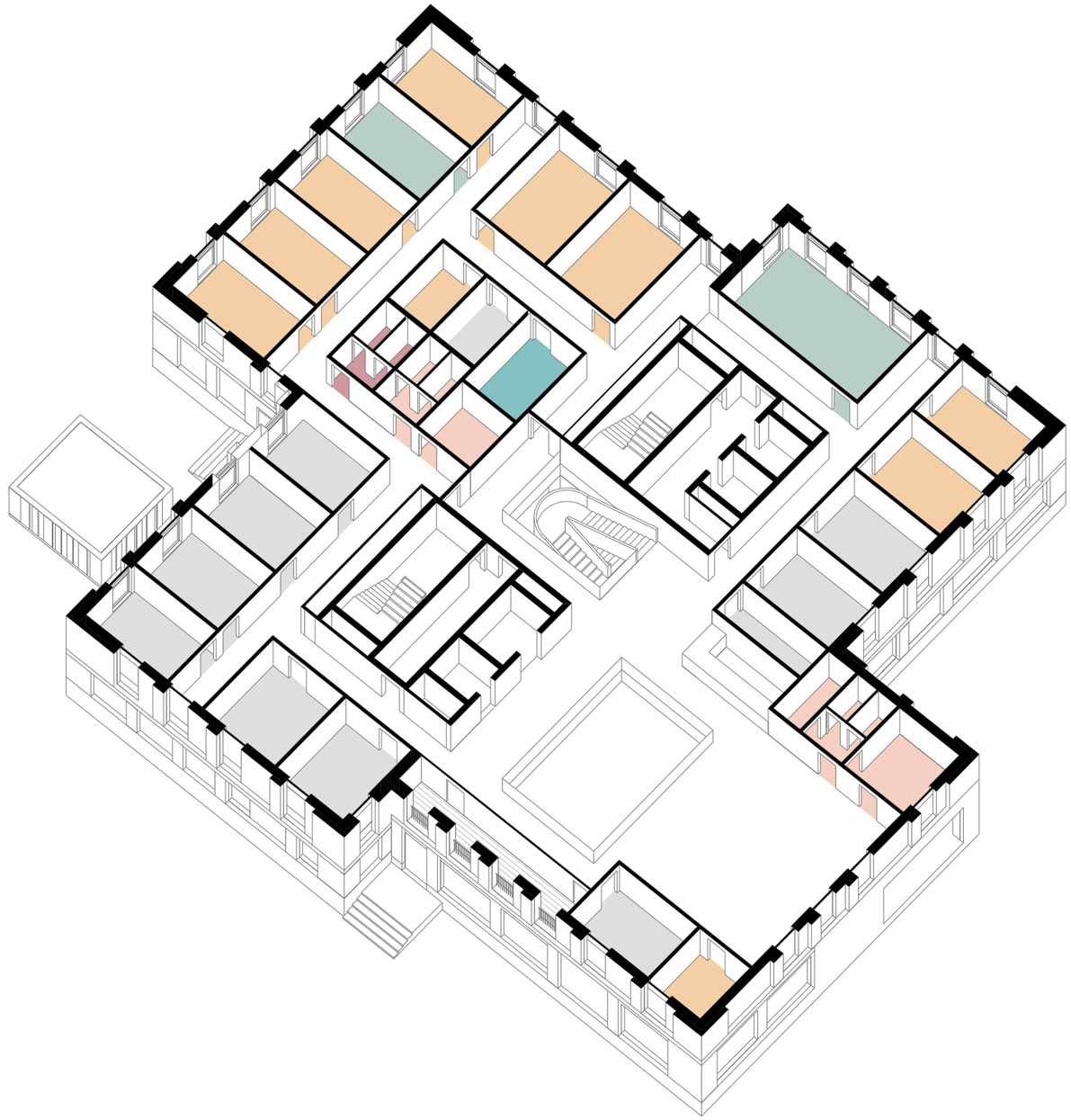
First Floor Plan

The Ground Floor and First floor are connected via two lifts and a feature stair which sits in the centre of the building, allowing for ease of patient flow between the two clinical floors. This is aided by the addition of an atrium that sits above the main waiting space allowing for a clear visual connection.

On arrival at the first floor visitors will be guided by a small reception to the subwaiting area that looks out over the internal atrium and public space.

The First Floor comprises of primarily Health Centre clinical spaces, including both GP and Community Health, which have been grouped by organisation around the perimeter of the building allowing for views out and the most available natural daylight given the site and orientation restrictions highlighted in earlier sections. Health Centre supporting spaces and toilet amenities requiring no daylight have been placed within the internal plan.

Two GP staff office spaces have been located adjacent to the GP clinical spaces allowing for ease of work flow and passive surveillance of the minor ops recovery spaces.



- Entrance zone
- General Practitioner Health
- Community Health
- Shared GP/Community
- Early Years
- Facility Management
- Visitor WC
- Staff WC
- General Practitioner Staff

Key

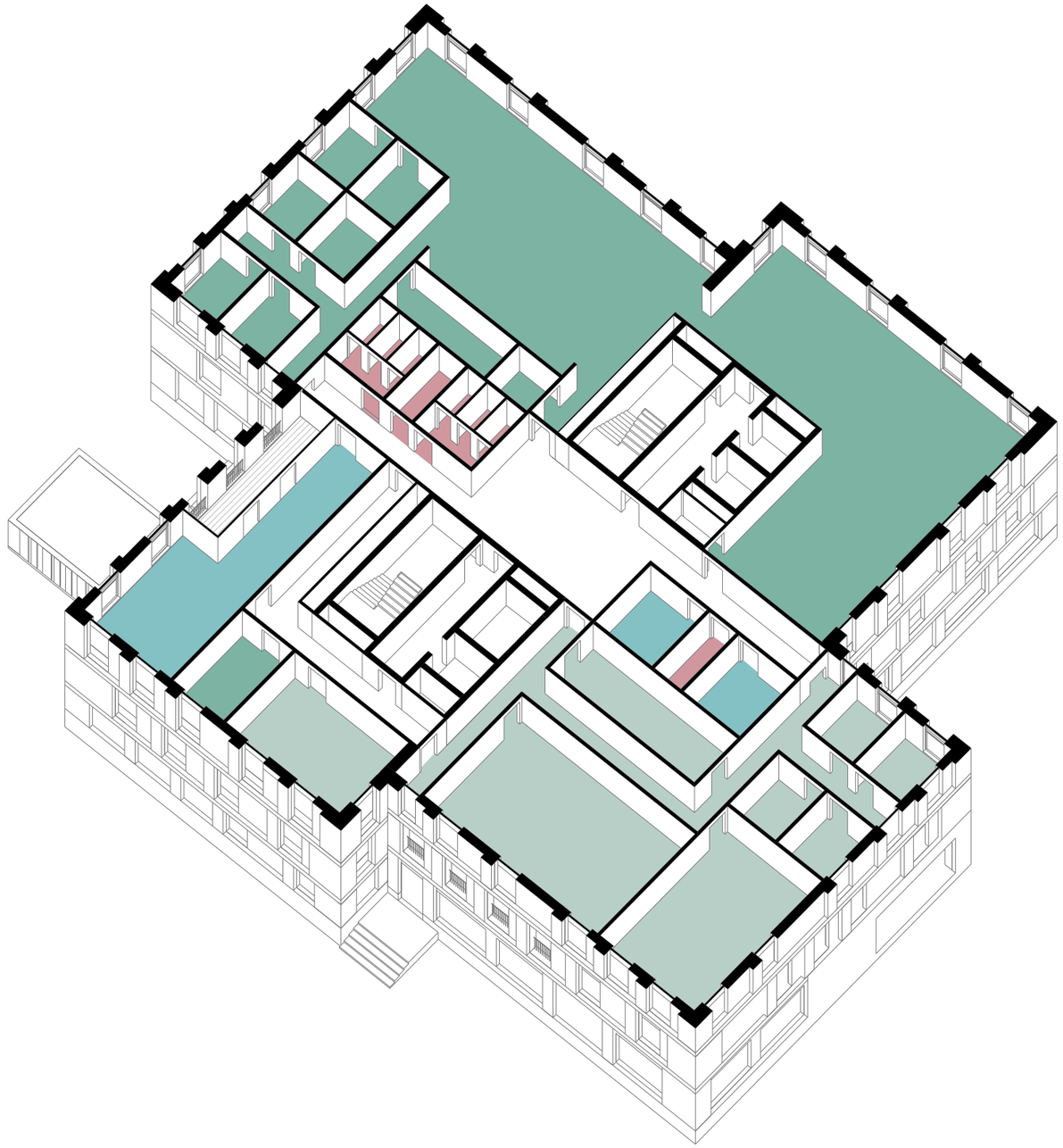
1. Plan
First Floor

7.6
INTERNAL ORGANISATION

Second Floor Plan

The Second Floor comprises of GP and Community Health supporting admin and office spaces. The offices have been zoned by organisation with shared meeting spaces and toilets located towards the centre of the plan.

GP and Community Health staff beverage bays have been placed adjacent to each other, located next to a shared breakout space and terrace allowing for a greater degree of communication and social cohesion between the different health services.



- General Practitioner Staff
- Community Health Staff
- Shared GP/Community
- Staff WC
- External Terrace

Key

1. Plan
Second Floor Level

7.6
INTERNAL ORGANISATION

Third Floor Plan

The Third Floor comprises of the Early Years nursery accessed via the Early Years Entrance and core which brings visitors directly to the Early Years reception situated between nursery staff areas and learning zones.

The principle staff area comprises the main office, a meeting room, staff room, staff shower and toilet provision, as well as supporting facility management. The staff room has been placed to give views out onto the external terrace, allowing for passive surveillance of the children.

The learning spaces Zone 1 (0-2 years) and Zone 2 (2-5 years) are directly connected in order to promote interaction between the different age groups whilst also allowing for future changes in the space subdivision.

Zone 1 has been placed further from reception to allow for a greater degree of privacy and sound attenuation. Both learning zones allow for direct access to the external learning space, forming a key requirement of the brief.

In addition the Early Years kitchen allows for the preparation of food with access to a flexible learning zone that can be used as a dining area, with views out over the new public space.

Early Years Reception Area
Early Years Main Learning Zones
Early Years Staff
Early Years FM
External Terrace

Key

1. Plan
Third Floor

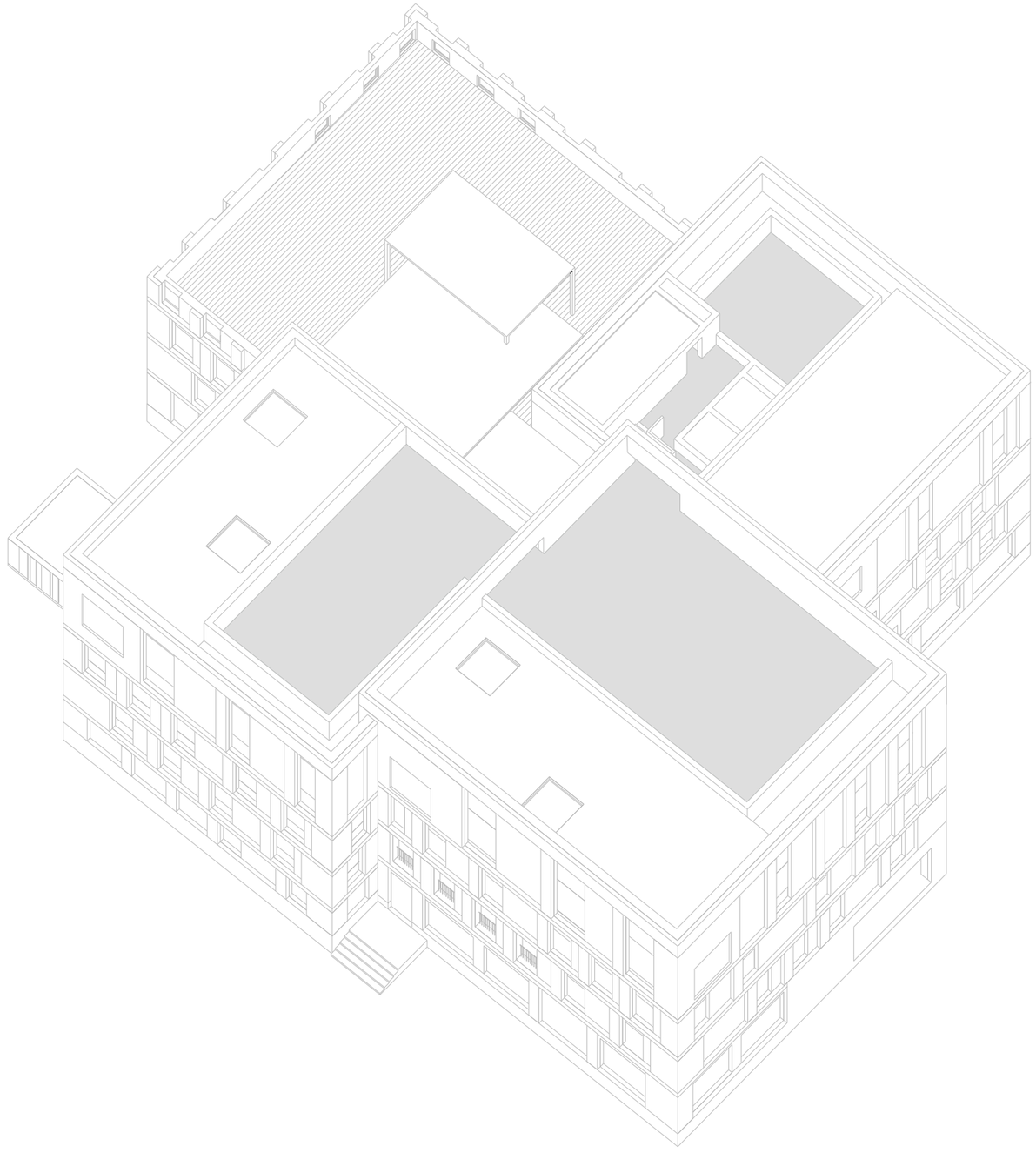
7.6
INTERNAL ORGANISATION

Roof plan

The Roof Level contains the majority of the plant. The plant has been strategically positioned in three different locations in order to maintain a generous floor to ceiling height in the reception and learning space of the Early Years nursery. The height of the different roof plant levels has been set in conjunction with the parapet heights of the different volumes so that the plant equipment can not be seen from any of the key views or from the terrace of the Early Years nursery.

Rooflights have been integrated above the learning spaces allowing for sky views, natural daylight and purge ventilation.

A series of stepped canopies has been designed for the Early Years terrace. They are perceived to not only provide weather protection but also become an object for children to interact with.



Roof Plant

Key

1. Plan
Roof Level

7.7
FACADE COMPOSITION

Design Considerations

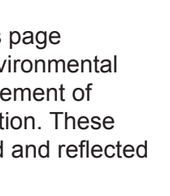
The set of unfolded elevations on this page summarise the programmatic and environmental constraints which result from the placement of the building and the internal organisation. These constraints will need to be considered and reflected in the design of the facades.

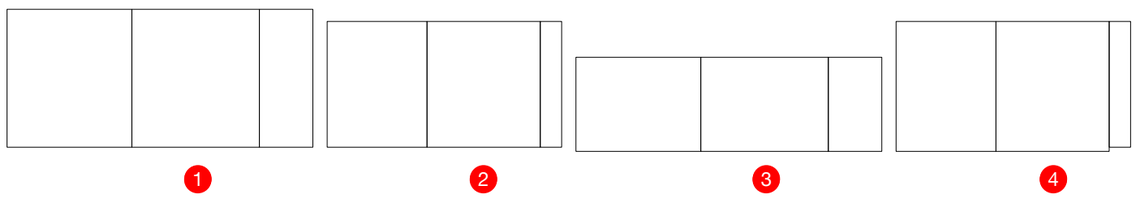
With regards to the varied height of the volumes, an arrangement of the façade will be employed that is capable of accommodating the fluctuating line of building's upper levels. To enable this, each storey is to be indicated externally by horizontal bands that wrap the building's envelope.

These bands step at the junctions of the building volumes forming a language of a rising and falling datum in accordance with the varied parapet line.

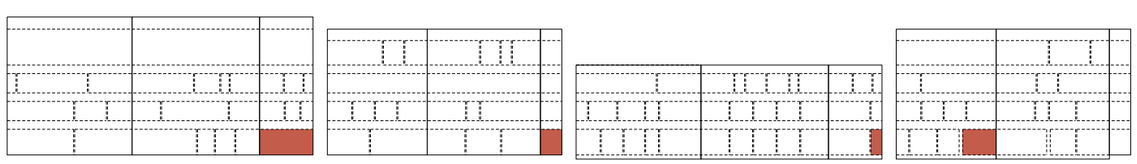
Internal rooms located across the facades will be expressed individually using vertical elements positioned between the horizontal bands of the external facade. The unfolded elevation describing function makes clear the changing nature of use behind the public façade of the building. This variation produces spaces of varying size and height and so it follows that the series of vertical façade panels positioned about the building envelope are spaced with a degree of irregularity.

A further layer of consideration is prompted by the changing requirements for privacy. Public spaces offer a porous, relationship with the public realm while the more private spaces of the GP Medical Centre suggest a carefully mediated exposure.

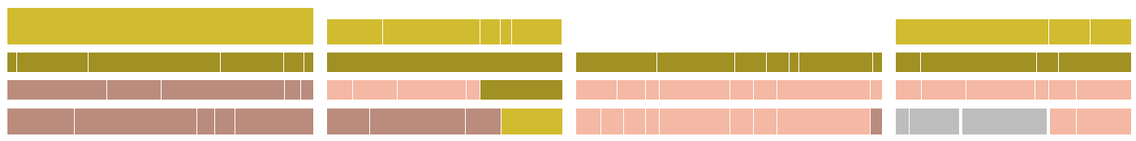




Definition of volumes:

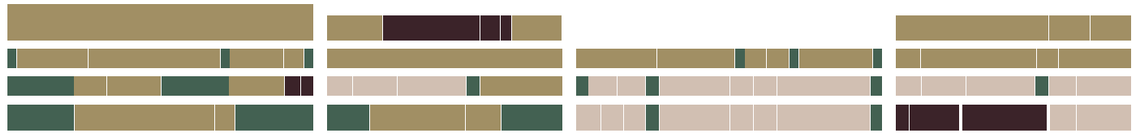


Entrances & Definitions of rooms:



Functions:

- Main entrance & Arrival zone
- GP Medical Centre & Community Healthcare
- Staff offices & Staff Facilities
- Early Years (Nursery)
- Facility Management



Privacy requirement:

- Private spaces
- Public spaces
- Semi public/private spaces
- Enclosed spaces

Key

1. Diagrams
Set of fold-out facades showing various programmatic and environmental constraints

7.7
FACADE COMPOSITION

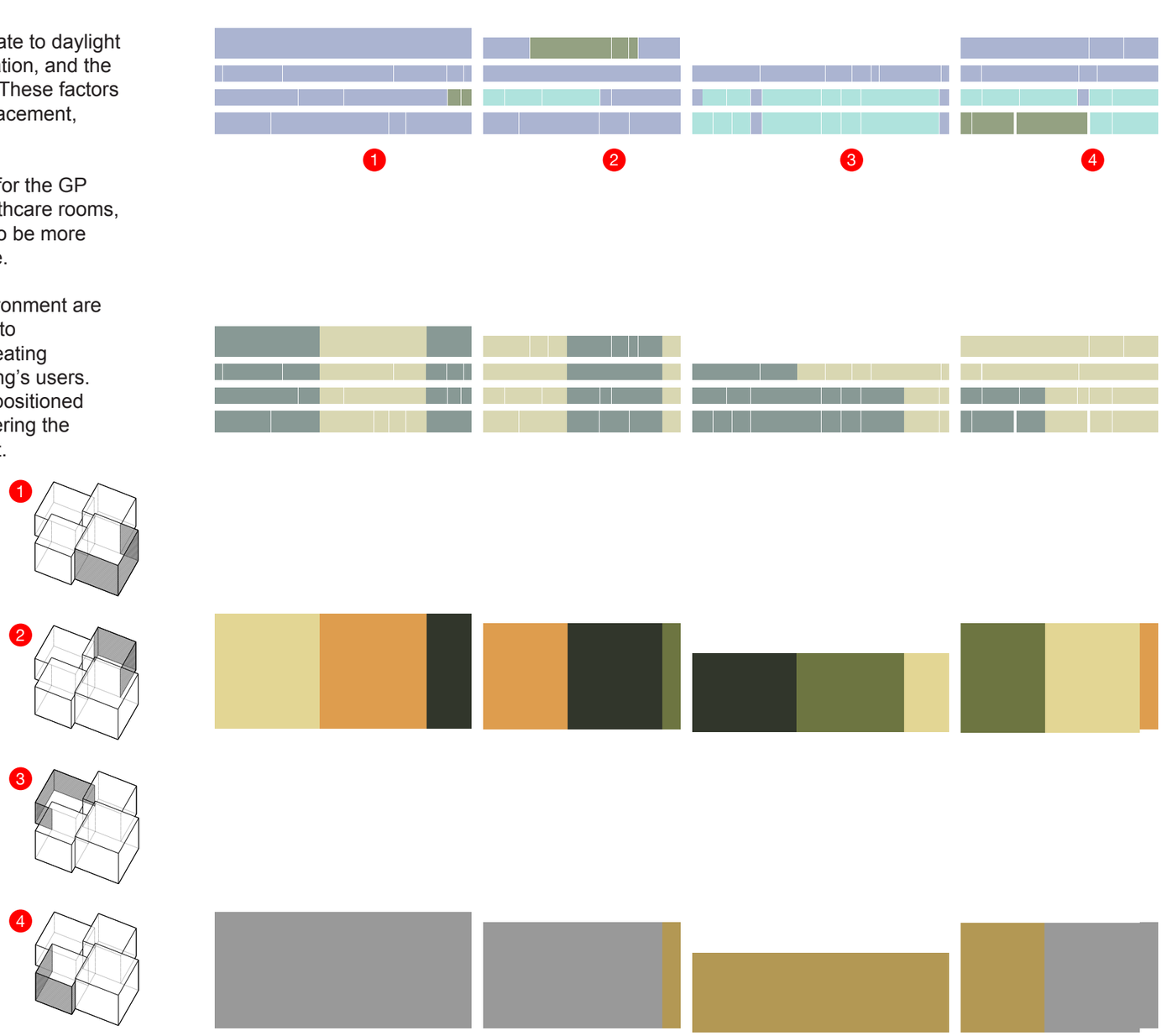
Design Considerations

Further environmental constraints relate to daylight requirements, potential views, orientation, and the character of the adjacent built fabric. These factors have particular implications for the placement, frequency, and sizing of fenestration.

With higher daylight factors required for the GP Medical Centre and Community Healthcare rooms, openings in the facade are required to be more frequent on these areas of the façade.

Where views to the surrounding environment are unrestricted, windows are positioned to take advantage of this opportunity creating uplifting internal spaces for the building's users. A series of large scale openings are positioned across the building's upper levels offering the inhabitants special views to the street.

As described in the massing section above, the formation of the building's mass is tuned considerately to that of the domestically scaled conservation area to the west. Just as the volumes are treated to suit their neighbours so might be the grain of the façade. A finer grain formed by an increased frequency of openings, uses, and impressions will suit the fine grain of the conservation area houses.



Key

1. Isometric views
Set of fold-out facades showing various programmatic and environmental constraints

7.7
FACADE COMPOSITION

Ground Floor Condition

The isometric view below shows the setting of the ground floor in its surrounding context and summarizes the key considerations.

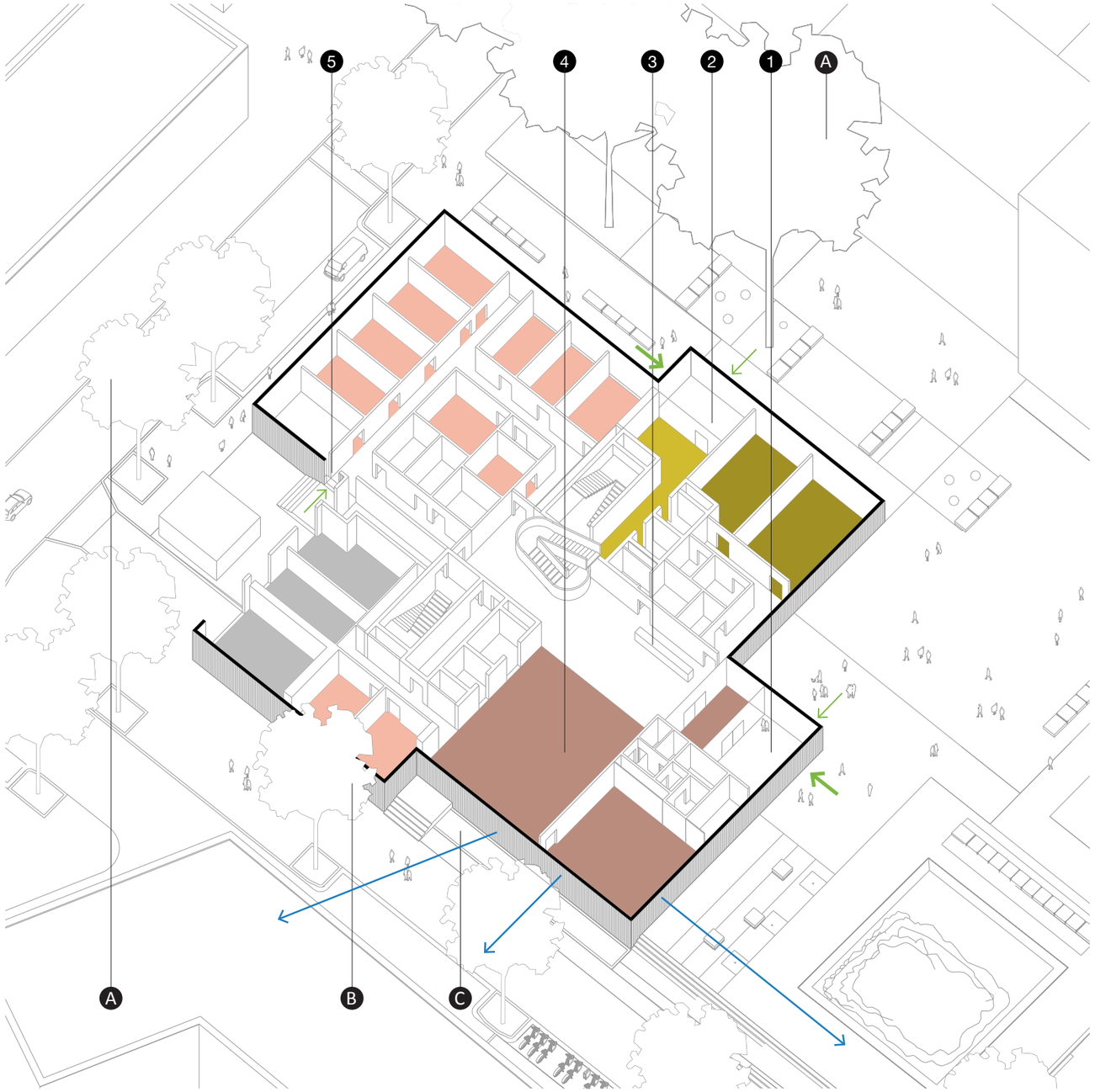
In summary there are two main conditions - where there is an aspiration for an open, activated ground floor facing the civic square, whilst the clinical consultation spaces facing Dawes Street require a more private and intimate setting. These two conditions have been examined on the next pages in more detail.

An undulating plinth grounds the building and helps to create the varied levels of visual porosity required where the public realm adjoins public or more private spaces. The conditions created are outlined in the following pages.

Additionally the main public entrances, to the Health Centre and Early Years facility, need to be welcoming and clearly signaled.

1. Health Centre Entrance
2. Early Years Entrance
3. Health Centre Reception
4. Health Centre Main Wait
5. Health Centre Service Entrance

A. Existing Trees
B. Proposed Trees
C. Planted Buffer



Functions:

- Main entrance & Arrival zone
- GP Medical Centre & Community Healthcare
- Staff offices & Staff Facilities
- Early Years (Nursery)
- Facility Management

- Main Entrances
- Secondary Entrance
- Open Views

Key

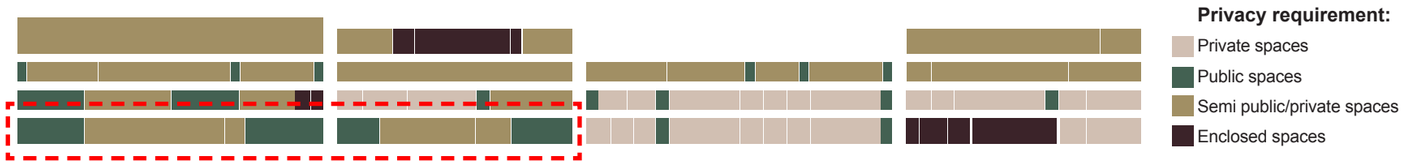
1. Isometric view
Isometric view showing principles of ground floor level

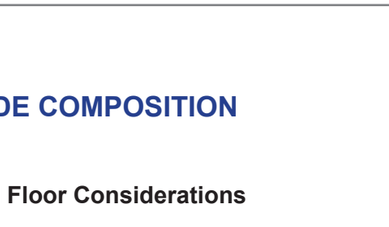
7.7
FACADE COMPOSITION

Ground Floor Considerations

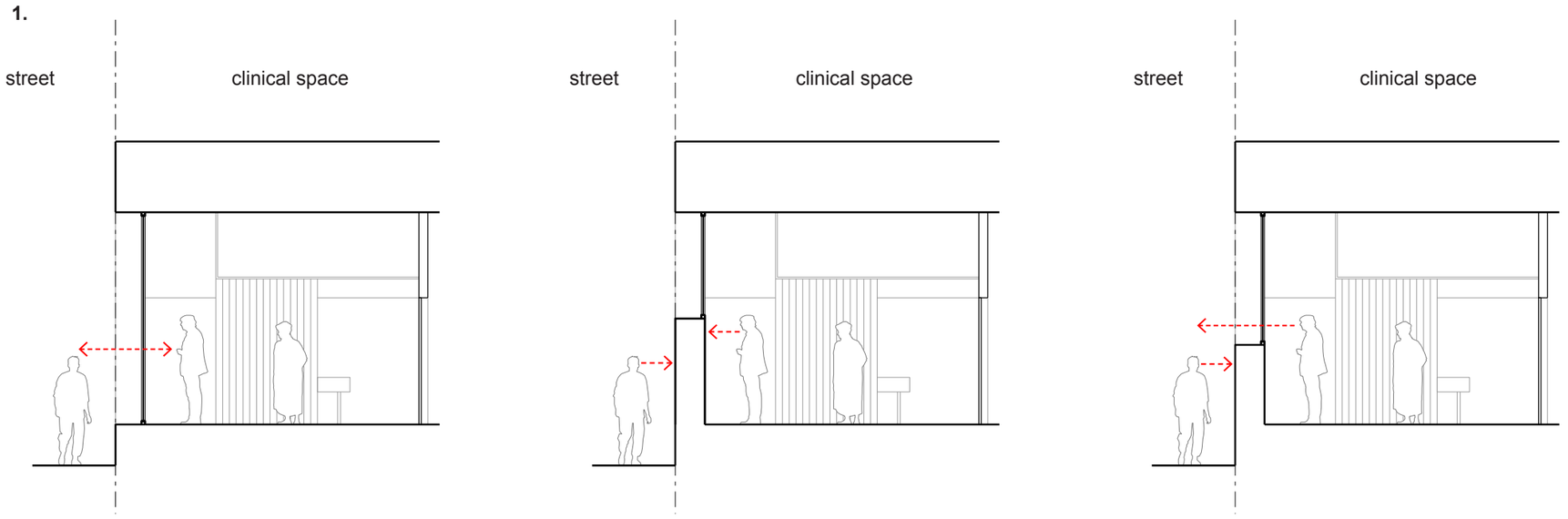
The sections below show the junction of the Health Centre and its relationship to Dawes Street. The sensitive clinical spaces are arranged towards the domestic part of the site requiring a high degree of privacy. Different options have been considered to meet this requirement.

Of the three options outlined here, the third has been selected as representing the desirable balance of privacy and opportunity for views. The gentle slope across the plot results in a difference in levels between the internal ground floor of the South Block and Dawes Street beside it. Where the step in level allows for the creation of openings at ground floor with low walls below them that screen the sightline of an external pedestrian allowing for privacy and dignity to the internal spaces, while still allowing for natural light and views out to the sky, street and trees.





1.



❶ ✗

Pros & Cons - Full Height glazing
- Views Out
- Natural Light
- Views in
- Lack of privacy and dignity to clinical space

❷ ✗

Pros & Cons - High wall
- No view out
- Natural Light
- No views in
- Privacy and dignity to clinical space

❸ ✓

Pros & Cons - Low wall
- Views out
- Natural Light
- No views in
- Privacy and dignity to clinical spaces

Key

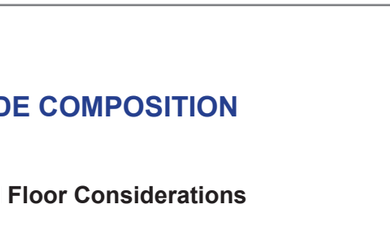
1. Diagrammatic sections
Sections testing different configurations to provide privacy to clinical spaces

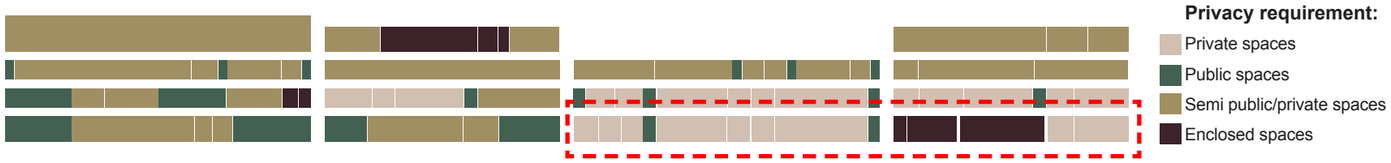
7.7
FACADE COMPOSITION

Ground Floor Considerations

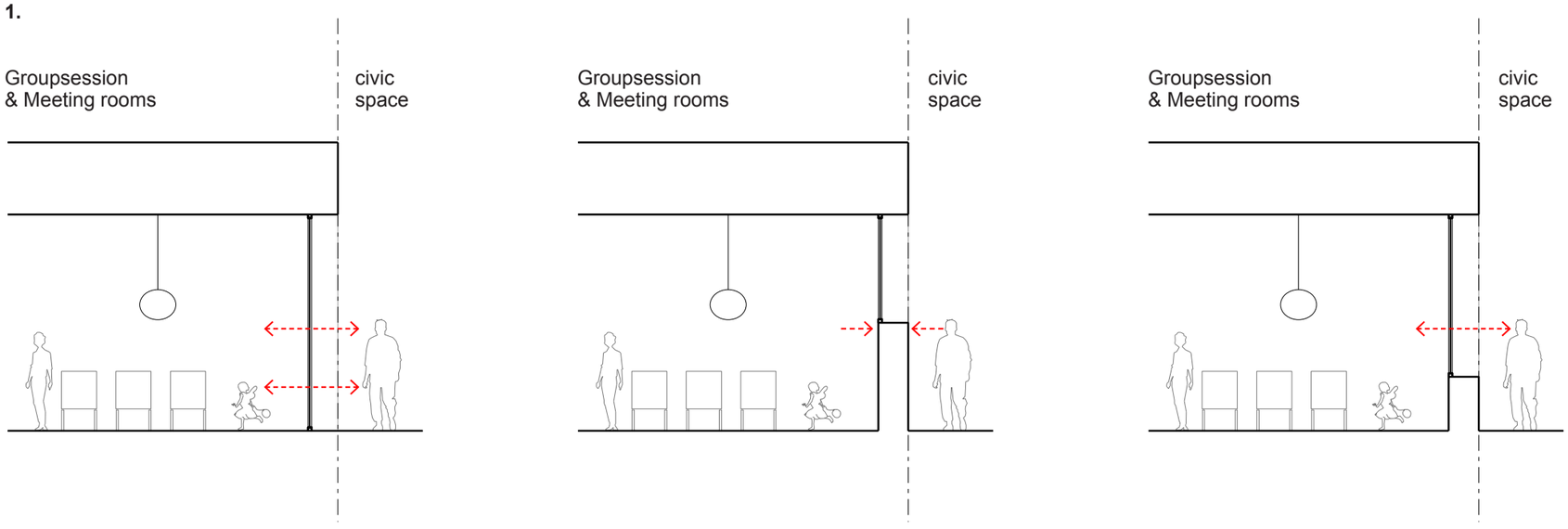
The section study on this page shows the junction of the Health Centre and its relationship to the civic square. The public components of the programme have been located towards the civic edge of the building. Different options have been considered to meet the requirement of an open, welcoming ground floor.

Of the three described below, the third has been selected for its measured creation of porosity between the internal communal spaces and Aylesbury Square. With the internal and external floor levels matching, the use of a low upstand across the façade allows for views both in to and out of the space while preventing a complete exposure of the internal environment. When coupled with a provision of curtains for optional use the envelope provides the opportunity for activities requiring varying levels of privacy.





1.



1 ✗

Pros & Cons - Full height glazing
- Views Out
- Natural Light
- Views in
- Lack of privacy for sensitive activities

2 ✗

Pros & Cons - High wall
- No view out
- Natural Light
- No views in
- Privacy to space
- No ground floor activation

3 ✓

Pros & Cons - Low wall
- Views out
- Natural Light
- Views in
- Sense of confinement
- Allowance for curtains as an additional means to control privacy

Key

1.Diagramatic sections
Sections testing different configurations to provide openness to the civic space

7.7
FACADE COMPOSITION

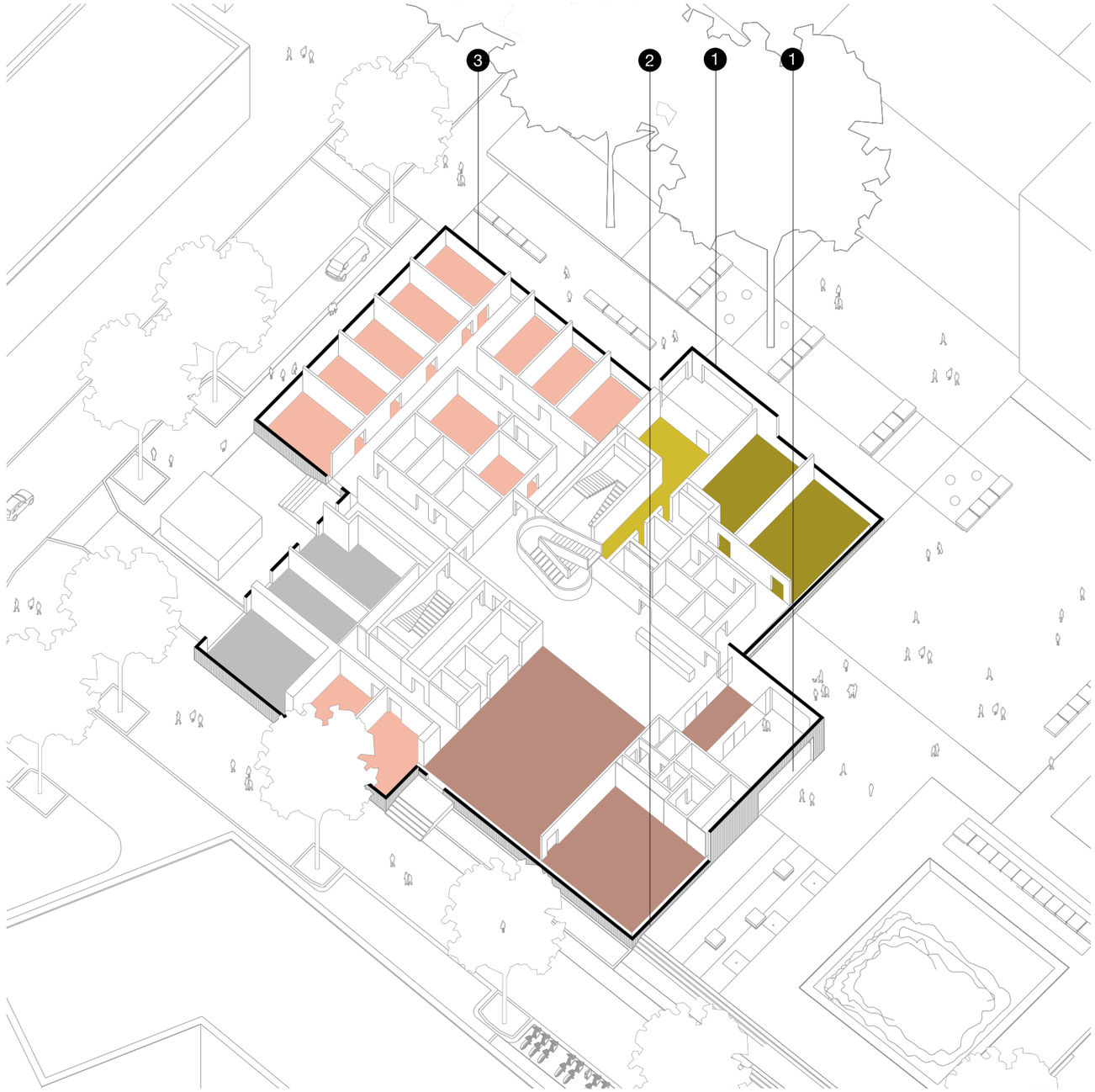
Ground Floor Condition

The isometric view on this page summarises how the height of the base has been driven by the different site conditions. Three different treatments have been introduced:

1) The base frames the entrances of the Health Centre and the Early Years facility leaving generous space for signage. The main public entrances are recessed providing shelter for waiting visitors and a reading of the entrances from various views.

2) A low cill level has been introduced to the two volumes facing the civic square, the North Block and the New Street, giving the opportunity for large glazing units to achieve the required openness and ground floor activation.

3) A high cill level has been introduced to the volumes facing Dawes Street. In conjunction with the changing levels on site this achieves the required level of privacy for the clinical consultation rooms whilst allowing views out for staff and patients.



Functions:

- Main entrance & Arrival zone
- GP Medical Centre & Community Healthcare
- Staff offices & Staff Facilities
- Early Years (Nursery)
- Facility Management

Key

1. Isometric view
Isometric view showing principles of ground floor level

7.7
FACADE COMPOSITION

Early Ideas on Privacy and Openness

Following the examination of the ground floor treatment a series of models were produced to test how the varying requirement for privacy and openness can be effortlessly integrated into the facade design.

The models below investigate the potential of utilising the space between two glazing panes to insert an additional layer that could be used to control the privacy of each individual space.

Various interlayers were tested ranging from meshes, fabrics, profiles and frits of different colours.

These layers were both tested as single layers and multiple layers which began to give the impression of a weave with changing densities and depths.

1.

Key

1. Concept Model
Early conceptual exploring ideas on privacy

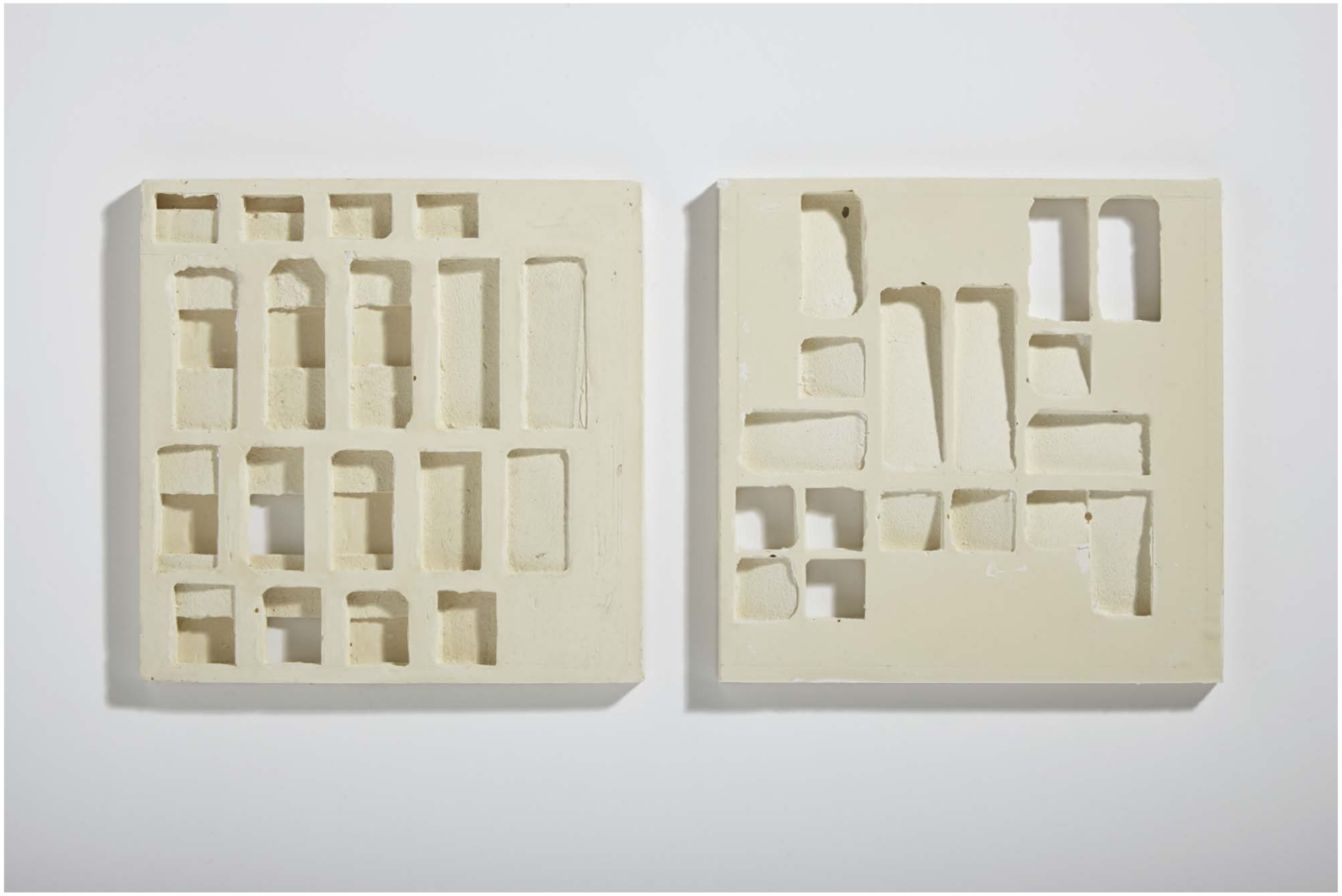
7.7
FACADE COMPOSITION

Erosion and Layers

The conceptual plaster models on this page were produced during the early stages of the facade design development to test how a volume can be articulated by introducing a language of erosion.

This method remains a key driver of the façade concept with the idea that smooth polished surfaces will form the outer layer of the building while the progressively recessed elements take on a courser cast surface the deeper that they are positioned.

In essence, the deeper the façade panel the more eroded it will appear. This aims to imbue the South Block with an impression of mass and solidity that will suit its civic presence on the streetscape.



Key

1. Model
Concept model testing compositional ideas

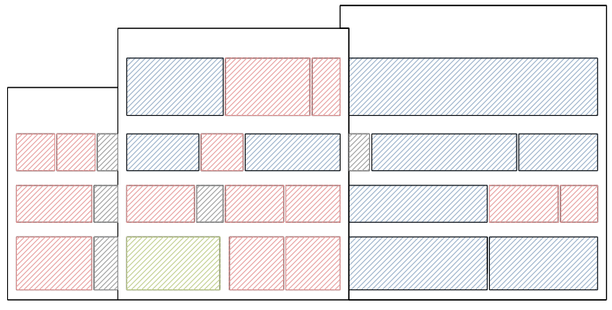
7.7
FACADE COMPOSITION

Internal Order

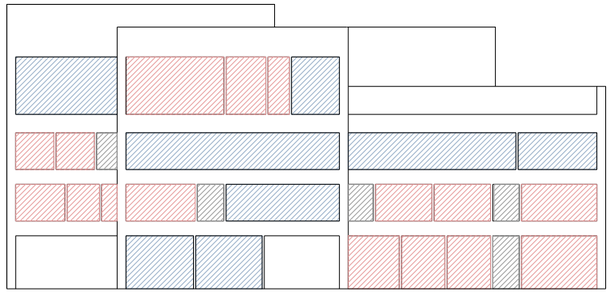
The layouts of the Health Centre and of the Early Years nursery facility have been carefully developed in collaboration with the individual stakeholders in terms of area requirements, their position within the building as well as their relationship with each other.

The internal elevations show the position and extent of each room within the building. They demonstrate the wide variation in spaces ranging from cellular to open areas. The arrangement as given by the internal organisation is irregular and does not present obvious clues for elevation treatment.

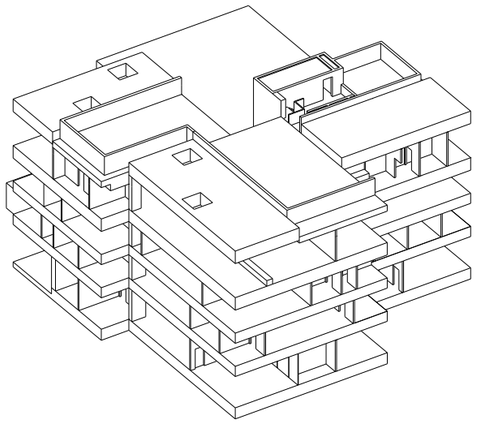
As described above, this inherited irregularity prompts the formation of a façade logic capable of housing the fluid occupation of space behind. By utilising a series of shifting planes which run between undulating bands the envelope is able to adjust as required to suit the spaces behind, and stepped parapets, while forming a coherent whole.

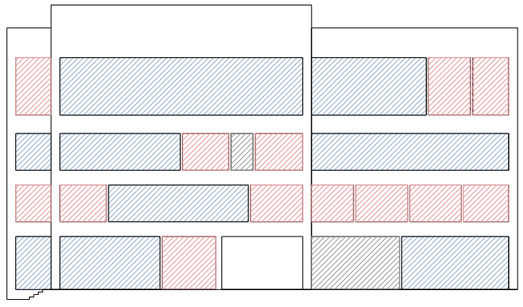


1

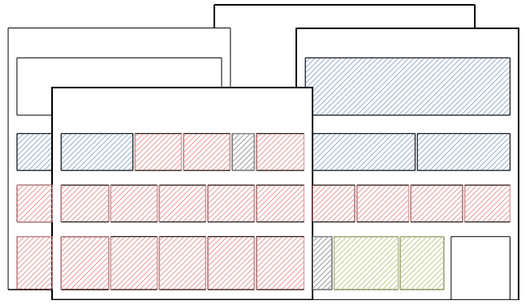


2





3



4

Internal Spaces Area

- Spaces under 20sqm
- Spaces over 20sqm
- Circulation spaces
- Service spaces

Key

1. Internal Elevation Diagram
South Elevation

1. Internal Elevation Diagram
North Elevation

1. Internal Elevation Diagram
East Elevation

1. Internal Elevation Diagram
West Elevation

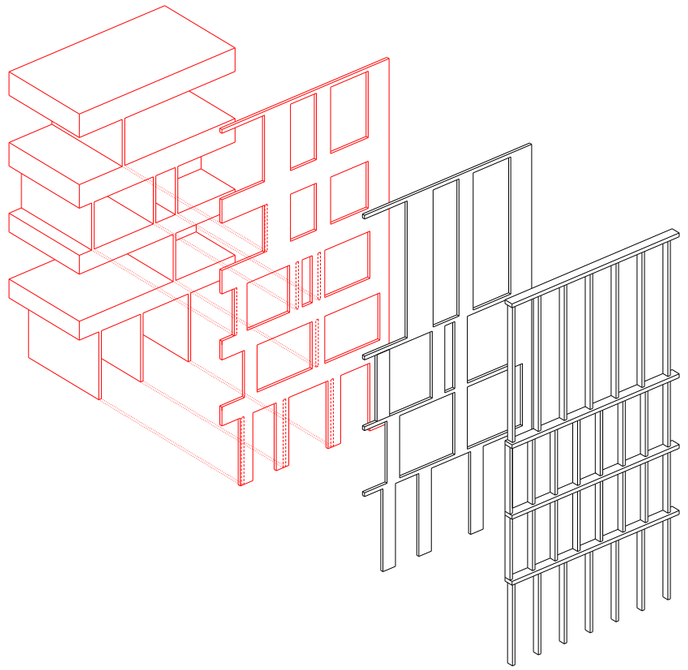
7.7
FACADE COMPOSITION

Grid Expression and Relationship with Internal Programme

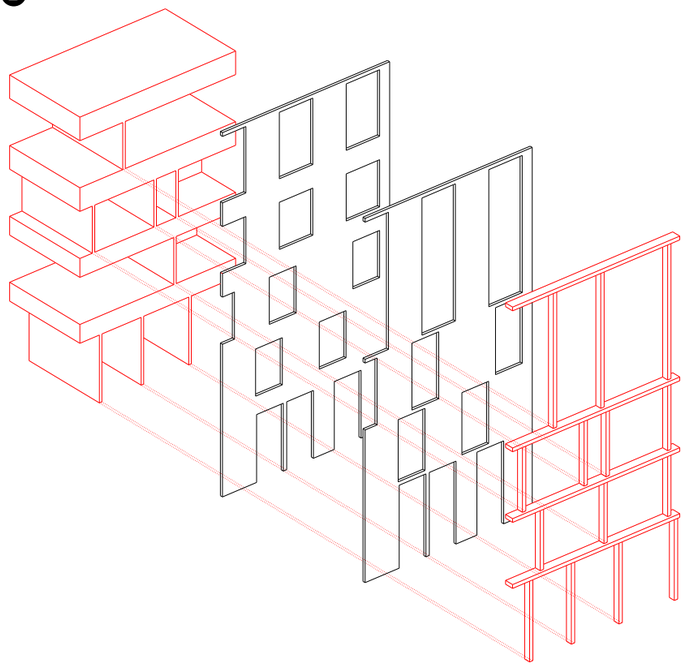
Three different options were explored, outlined in the following pages, testing the outer expression of the building in relationship with the internal programme and the specific location of spaces.

The tested options promote a layered facade with a simple identifiable order, scale and composition of the building elements repeated across the four blocks with subtle adaptions for each block and each face in tune with the specific conditions.

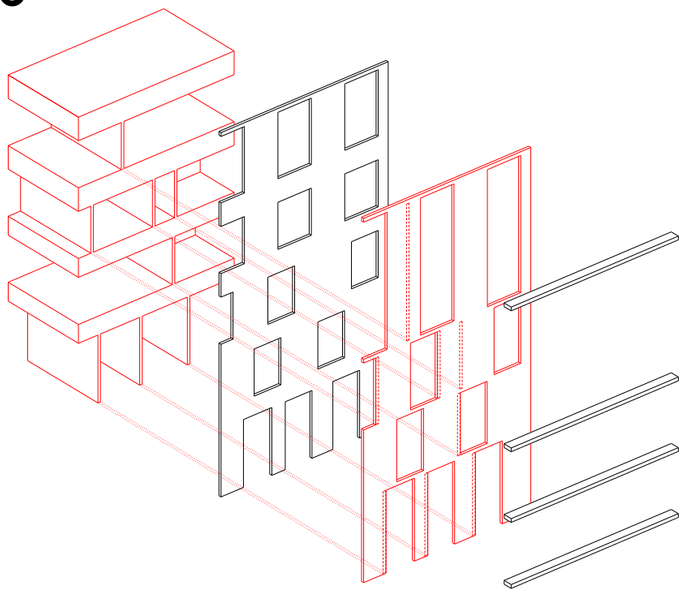
1



2



3



Key

1. Diagram
Rationalising the facade with a regular external grid

2. Diagram
Internal programme expressed in external facade with distinctive ‘framed’ grid

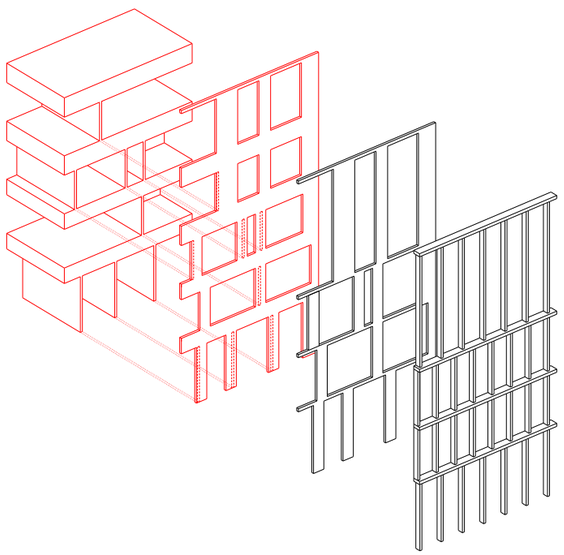
3. Diagram
Translation of the internal spaces onto the external envelope with emphasis on the horizontal layering of the programme

7.7
FACADE COMPOSITION

A Regular External Grid

The primary independent regular grid gives the building a civic expression. In this approach a secondary layer is introduced to relate to the internal programme placement.

This approach was not explored further as the regular grid is only of a decorative nature and does not respond to the internal programme.



1.

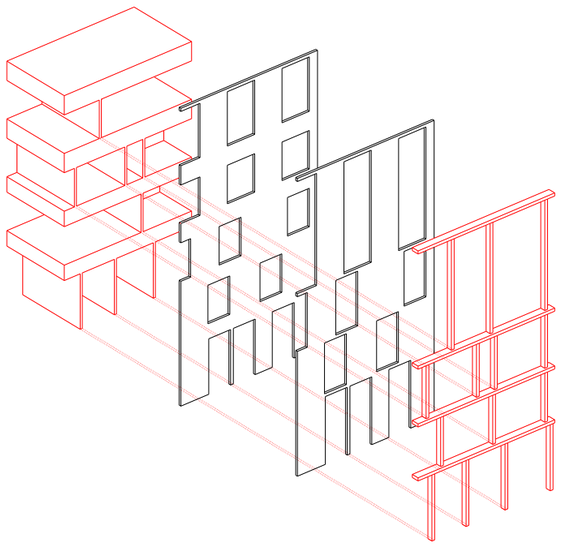
Key

1. Paper model
Paper model exploring a regular external grid

7.7
FACADE COMPOSITION

A Reactive Grid

This approach uses a grid which directly relates to the internal programme placement. Each space if expressed as its own framed entity giving each space its own identity. Solid recessed panels provide further articulation and give a sense of depth.



1.

Key

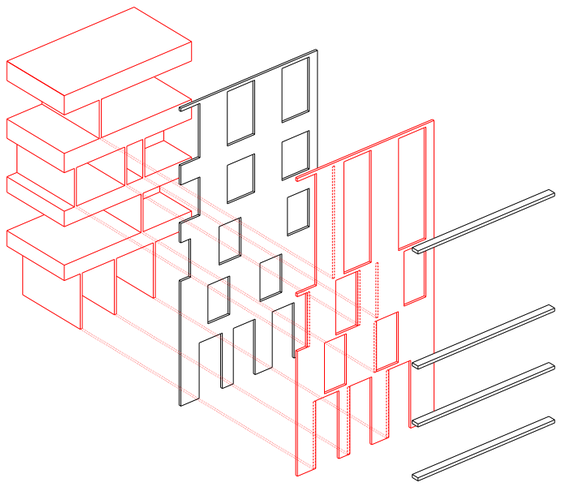
1. Paper Model
Paper model testing a responsive grid

7.7
FACADE COMPOSITION

Horizontal Layering

This option explores an emphasis on the horizontal layering of the programme by suggesting projecting bands. The vertical panels have been widened and are loosely positioned in accordance to the internal programme.

This approach has been chosen as a base for further compositional studies.



1.

Key

1. Paper model
Paper model testing an emphasis on the horizontal layering of programme with no clear grid articulated

7.7
FACADE COMPOSITION

Window Placement Strategy

The position and sizes of windows has been carefully considered in conjunction with the internal programme. Five different room types have been explored in detail:

1) Meeting rooms/Group session room - Ground floor

The cill height has been set at 900mm to provide a degree of privacy while allowing views out. Curtains will be installed to provide additional privacy for sensitive activities.

2) Clinical spaces - Ground floor

The cill height has been set at 1100mm. The window has been placed away from the consultation area to give privacy to both patient and GP.

3) Clinical spaces - First floor

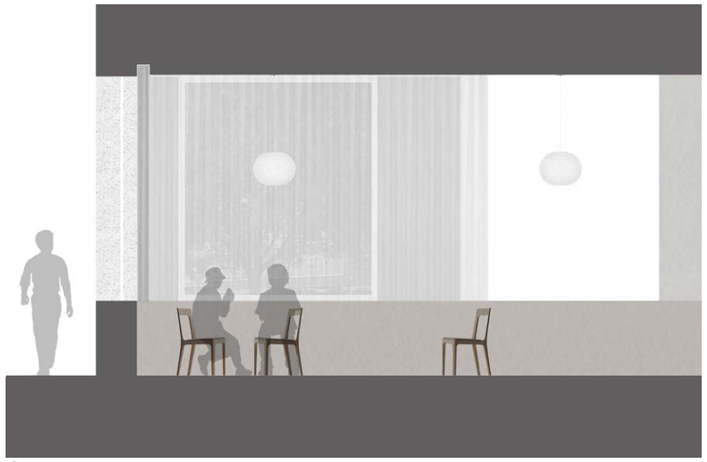
Full height windows have been incorporated on the first floor. Similarly to the treatment on the ground floor the window has been placed away from the consultation area. A skirting detail has been incorporated for cleaning purposes.

4) Admin space - Second floor

The windows to the admin spaces are full height and have been placed between seating arrangements to avoid the projection of tables and chairs into the glazing line.

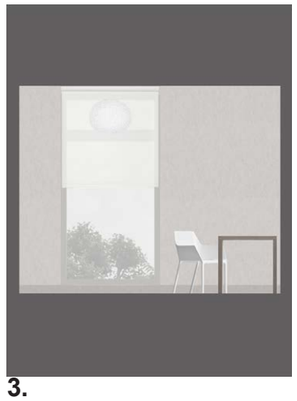
5) Learning space - Third floor

In the learning zones of the Nursery the cill has been lowered to 300mm to allow children to sit in the window reveals.



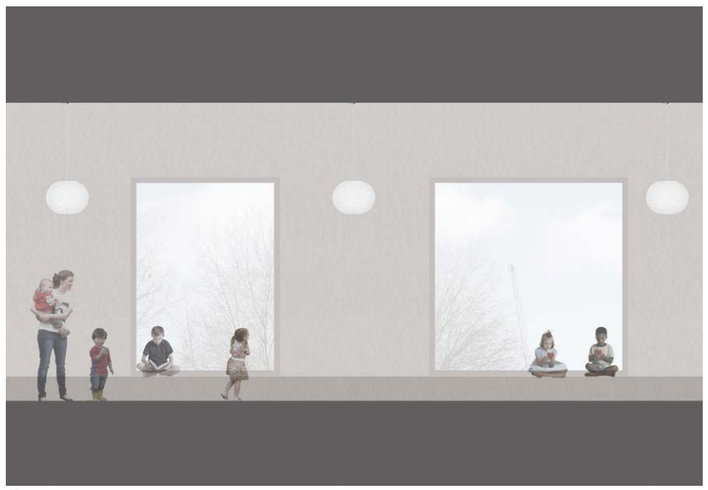
1.

2.



3.

4.



5.

Key

1. Internal Elevation
Window placement strategy Ground Floor meeting rooms

2. Internal Elevation
Window placement strategy Ground floor clinical examination rooms

3. Internal Elevation
Window placement strategy First Floor clinical examination rooms

4. **Internal Elevation**
Window placement strategy 2nd Floor Health Centre office space

5. Internal Elevation
Window placement strategy Third Floor Early Years nursery learning zone

7.7
FACADE COMPOSITION

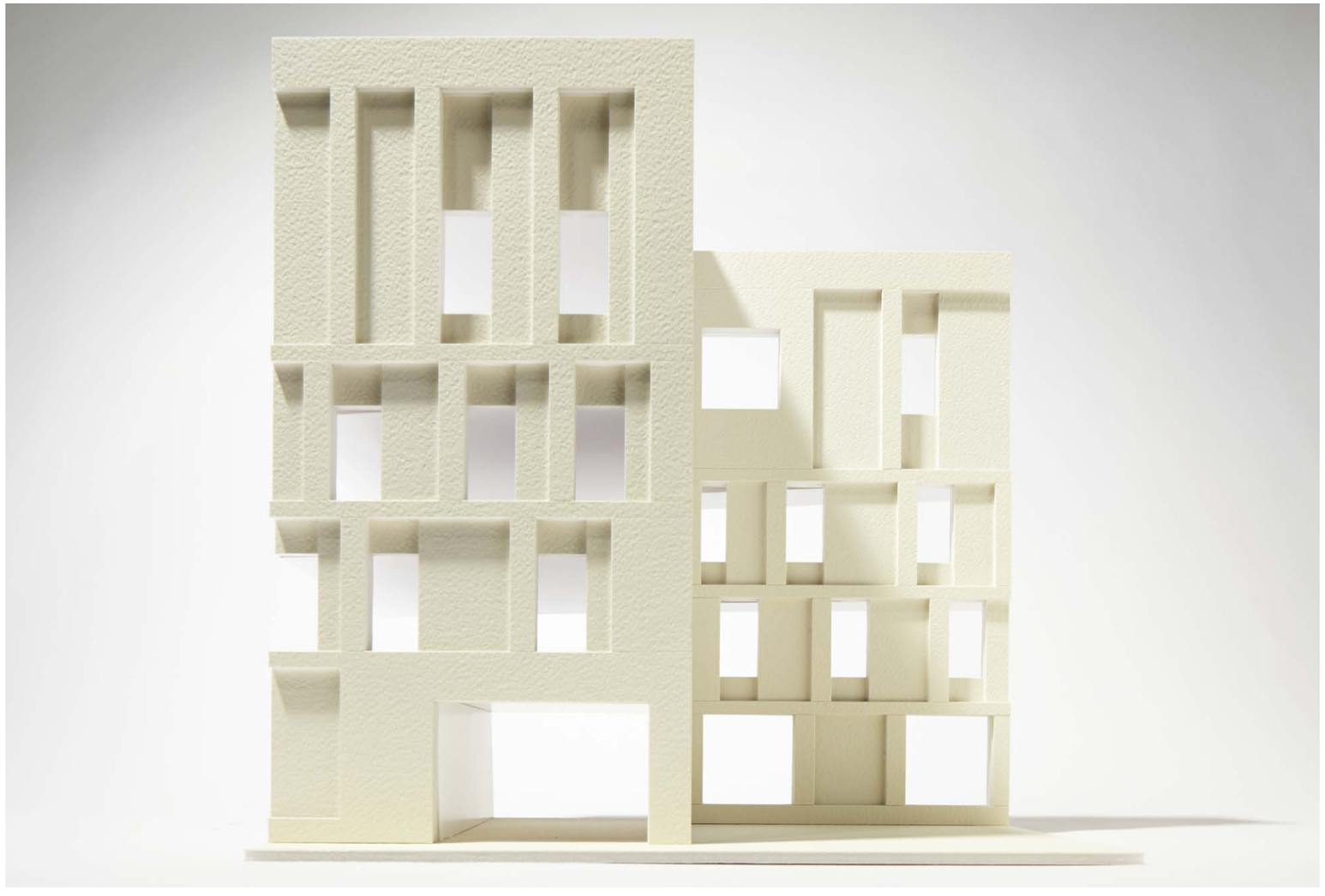
Eroded Relief

The result of the compositional studies shows an erosion in three steps. Different from the early studies, the banding and slender piers form the outer layer of the facade. This primary layer gives a uniformity and clear reading of the four volumes.

By pushing areas of facade between the bands back into the building recesses are created around windows, and across some of the solid expanses allowing for a measured reduction in the apparent mass of the building.

The window placement follows the principles described on the previous page leading to a programme specific facade approach. The individual ingredients of the facade are described in detail on the following pages.

1.



Key

1. Paper model
Paper model showing final compositional strategy showing a programme specific approach to window placement. The facade appears to erode back, allowing for a measured reduction in the apparent building mass

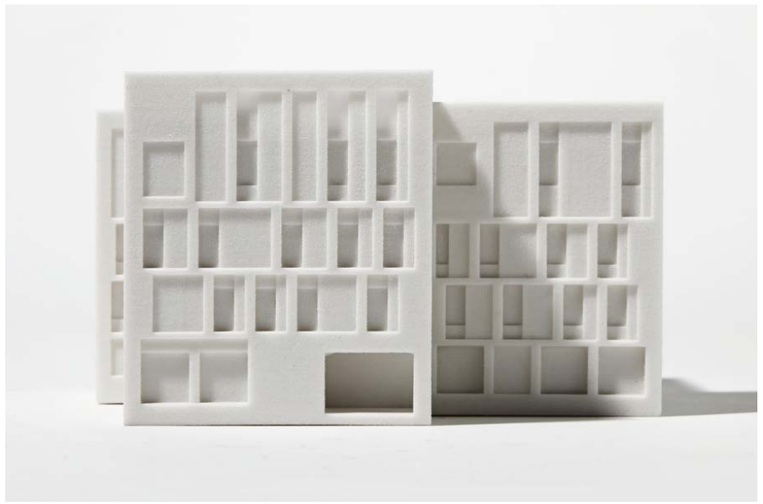
7.7
FACADE COMPOSITION

Elevation Treatment - Summary

1.

2.

3.



4.

Key

1. Physical model
South Elevation

1. Physical model
North Elevation

1. Physical model
East Elevation

1. Physical model
West Elevation

7.7
FACADE COMPOSITION

Facade - Summary of Key Ingredients

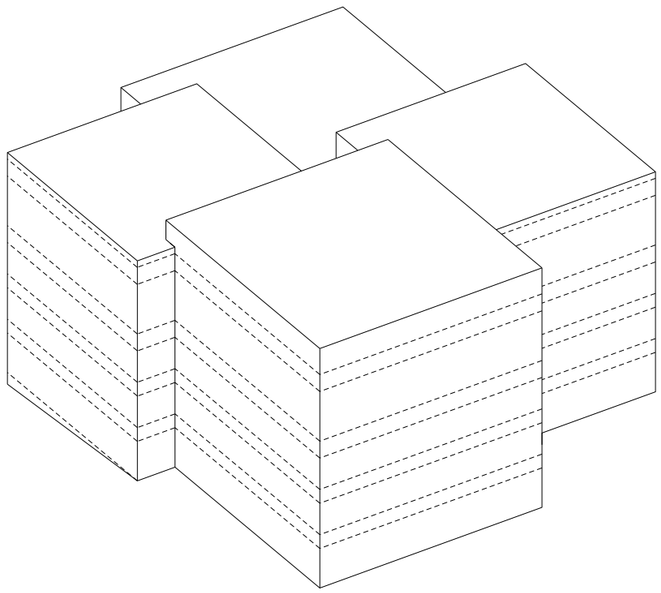
The diagrams on this page summarises the main components of the facade.

1. The building mass comprises four interlocking volumes that react in height and scale to the surrounding context.

2. The datum introduces an idea of scale in dialogue with the surrounding context. The datum is set independently from the floor level, its position is defined by the programme behind and varies from block to block.

3. A base of varying heights is introduced to respond to the diverse ground floor conditions. The main entrances are deeply recessed into the base enabling their visibility from various views.

4. The slender vertical panels sit flush with the horizontal bands and form openings of different sizes dependent upon the internal organisation. The horizontal bands and the slim vertical panels form the outer layer of the facade.



Key

1. Compositional diagrams
Diagrams summarising the facade composition and its components

7.7
FACADE COMPOSITION

Facade - Summary of Key Ingredients Continued

The diagrams on this page summarises the main components of the facade.

1. The recessed side and (depending on the relationship with the banding) top/bottom panels are used to break up the mass and form the opening of the windows.

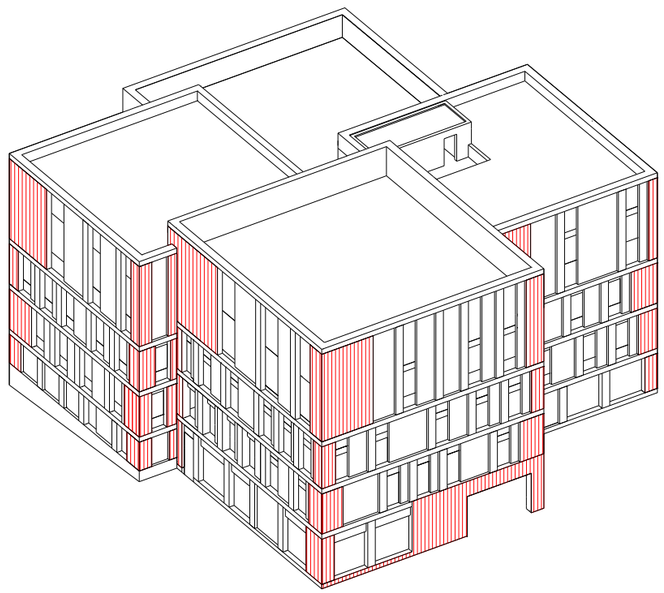
2. The corners of the volumes are held by staggered panels of various sizes which, while maintaining a clear reading of the volume, appear to give a subtle dynamic expression.

3. A series of larger, carefully choreographed, punched flush bonded windows break down the form, highlighting the key functional spaces and directing views out into the context. They are usually located on the top floor at corner positions.

4. The top is treated consistently with a slightly wider continous banding finishing the building. The only exception is the terrace to the Early Year facility where the top seems to have been chopped off reavealing the make up of the facade.

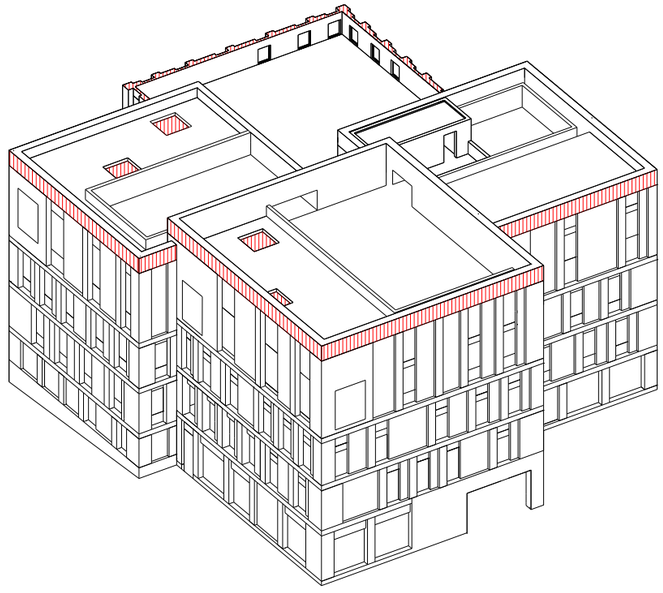
1.

1



2

3



4

Key

1. Compositional diagrams
Diagrams summarising the facade composition and its components

7.7
FACADE COMPOSITION

Compositional Model Study

Compositional model studies were carried out testing proportion, window placement and layering.

1.

2.

Key

1. Physical model
East Elevation Scale 1:100

2. Physical model
West Elevation Scale 1:100

7.7
FACADE COMPOSITION

Compositional Study

1.

Key

1. Physical model
Scale 1:100

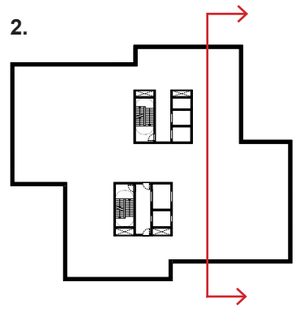
7.7
FACADE COMPOSITION

Atmospheric Section

Facade composition and relationship with internal programme and surrounding context.

This sectional cut demonstrates how the South Block's massing and internal spaces relate to the larger scale buildings set to flank Aylesbury Square. The drawing represents the civic attitude of the building.

2.



1.

Key

1. Animated section
Section showing building in context

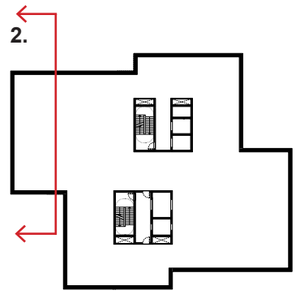
7.7
FACADE COMPOSITION

Atmospheric Section

Facade composition and relationship with internal programme and surrounding context.

This sectional drawing captures the more domestic scale and grain of the building's western volume.

2.



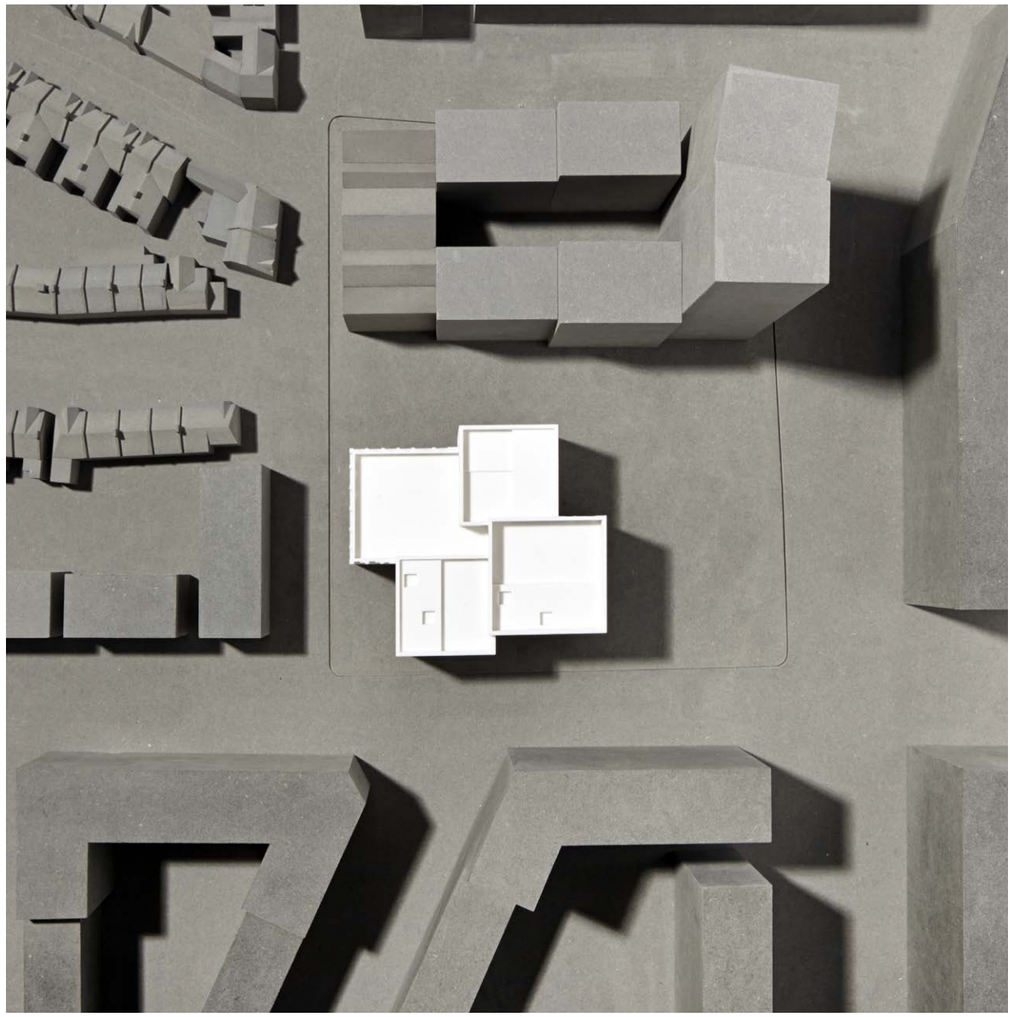
1.

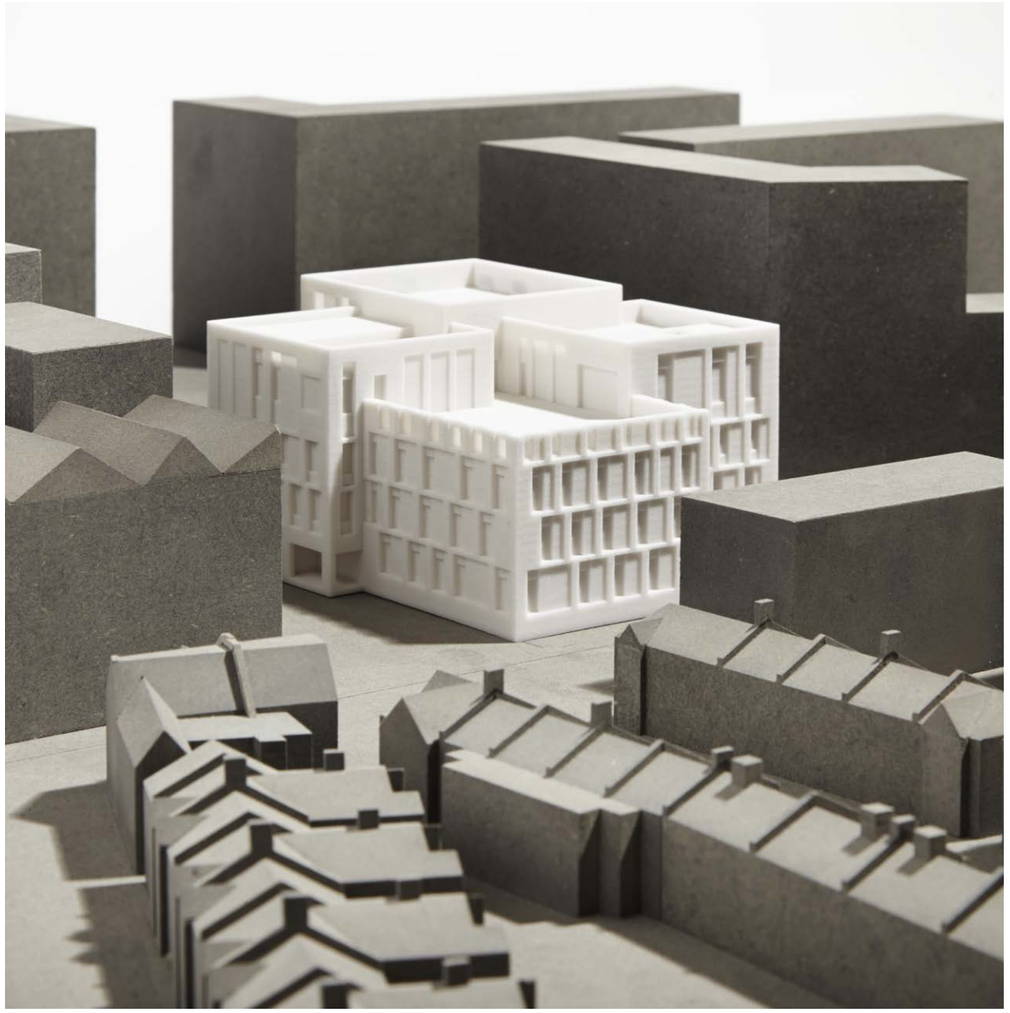
Key

1. Animated section
Section showing building in context

7.7
FACADE COMPOSITION

Model in Context





Key

1. Physical model- Scale 1:250
Plan View

2. Physical model- Scale 1:250
View from conservation area

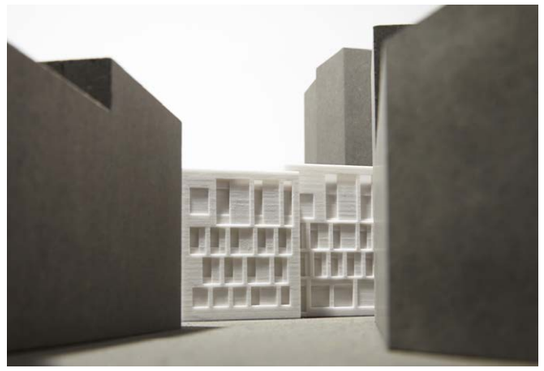
7.7
FACADE COMPOSITION

Key Views

1.

2.

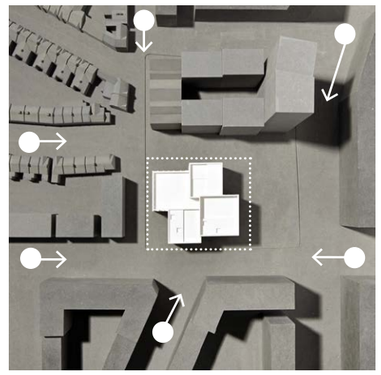
3.



4.

5.

6.



Key

1. Physical model- Scale 1:250
View looking south from Thurlow Street

2. Physical model- Scale 1:250

3. Physical model- Scale 1:250
View looking north from new street

4. Physical model- Scale 1:250
View looking east from Inville Road

5. Physical model- Scale 1:250
View looking east from Merrow Street

6. Physical model- Scale 1:250
View looking south from Dawes Street

7.8
MATERIALITY

Material and Colour Palette

The photography on this page shows a selection of the different materials and colour compositions which have been considered throughout the design process.

In collaboration with the planners and stakeholders it was agreed that a well balanced solidity would strengthen the civic presence of the building.

The choice to use precast reconstituted stone was informed by an idea to use the versatility of the material in terms of texture, treatment and colour information in contrast to the homogeneous treatment found on site.

It was decided to use the same methodology for the surface treatment of the reconstituted stone as we have used for the facade composition. Where the material is slowly eroded to reveal aggregate, texture and colour adding further articulation and depth to the facade.

1.

Key

1. Material palette
Collection of suggested materials

7.8
MATERIALITY

Study Models

The early study models below explore the use of texture, different datums and glazing frits in relationship with the individual facade layers.

1.

Key

1. Model
Concept models testing textural treatment and layering

7.8
MATERIALITY

Relationship of Materiality and Facade Layer

A specific surface treatment has been applied to each layer of the facade as summarized below:

1. Polished precast base & entrances (Layer 01) revealing larger sized aggregates

2. Acid etched precast primary frame (Layer 01) revealing no aggregate

3. Grit blasted recessed side panel (Layer 02) starting to reveal aggregate

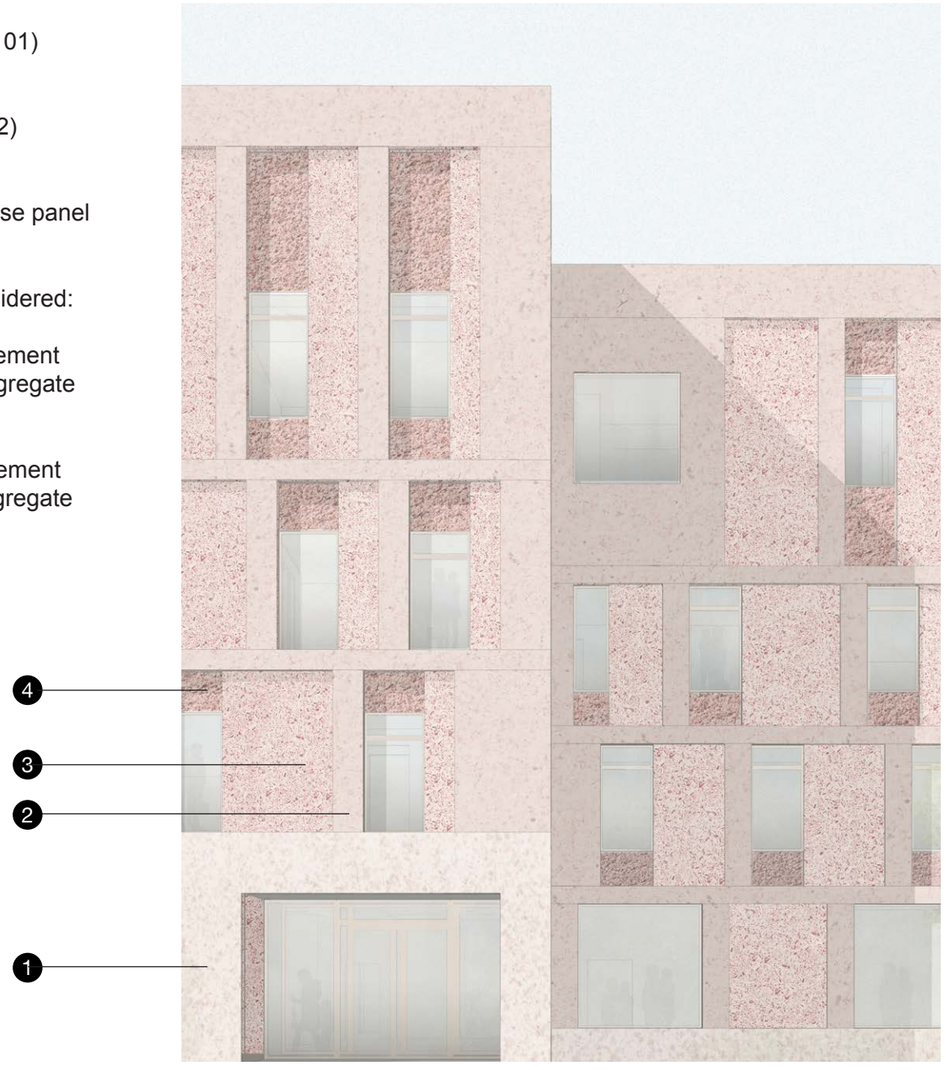
4. Heavily etched/ textured recessed top/ base panel (Layer 03) revealing a lot more aggregate

Two different colour options have been considered:

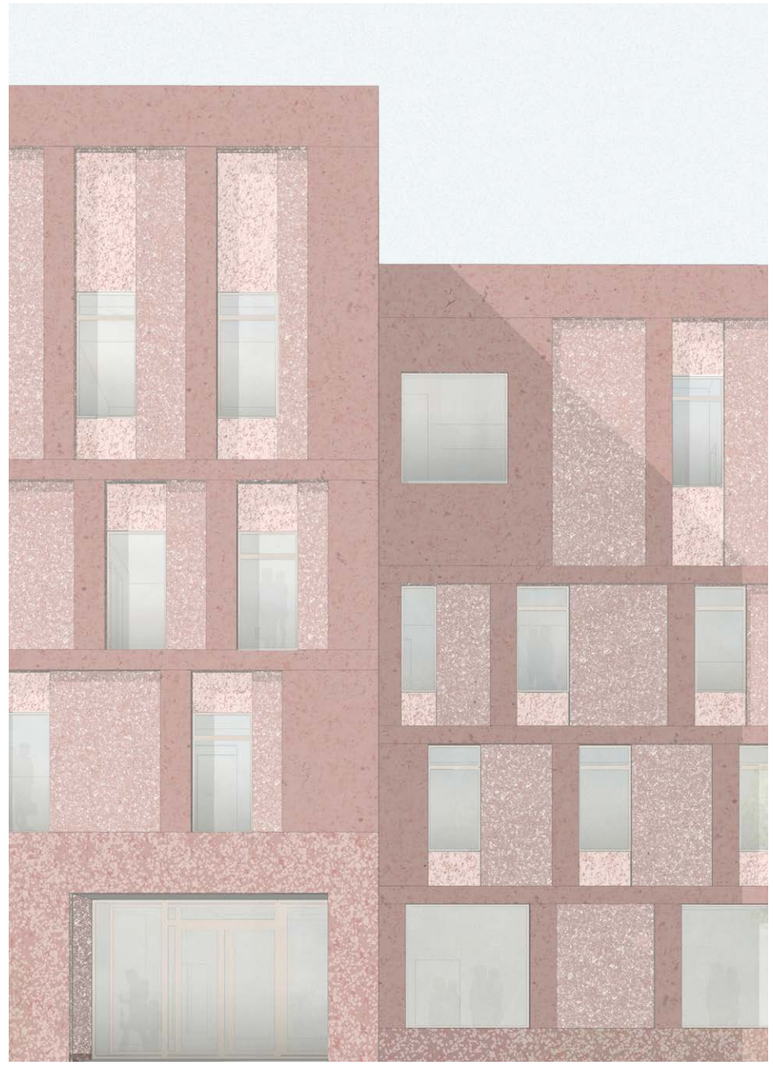
Option 01 explores a pale pink pigmented cement on the outer layer with dark red coloured aggregate revealed on the inner layer.

Option 02 explores a dark pink pigmented cement on the outer layer with light red coloured aggregate revealed on the inner layer.

1.



2.



Key

1. Materiality Collage
Testing different colours & textural treatment

7.8
MATERIALITY

Material and Colour Palette

The following represents the chosen precast colour palette for the South Block, which shows a pale pink pigmented cement on the outer layer with dark red coloured aggregate revealed on the inner layer.

1. Polished precast base & entrances (Layer 01) revealing larger sized aggregates

2. Acid etched precast primary frame (Layer 01) revealing no aggregate

3. Grit blasted recessed side panel (Layer 02) starting to reveal aggregate

4. Heavily etched/ textured recessed top/ base panel (Layer 03) revealing a lot more aggregate

1.

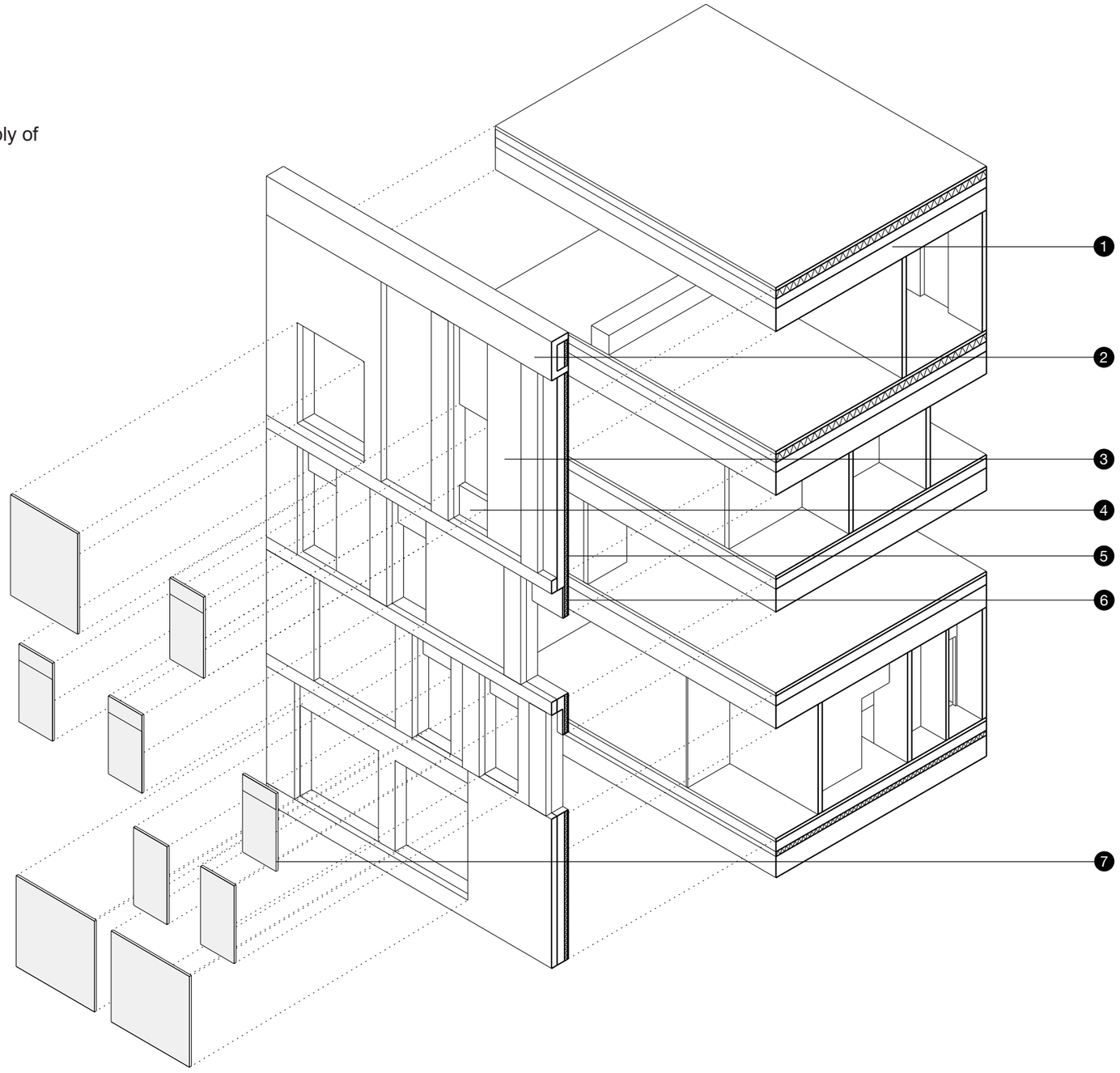
Key

1. Material palette
Collection of samples suggestive of chosen South Block precast samples

7.8
MATERIALITY

Facade Arrangement

The exploded isometric view shows the assembly of the facade components.



1. RC floor slab (300mm)
2. Precast reconstituted stone frame
3. Precast reconstituted stone side panel
4. Precast reconstituted stone base panel
5. Internal lining
6. Rigid insulation
7. Window unit

Key

1. Isometric view
Showing relationship of facade components

7.8
MATERIALITY

Detail Bay Study

In the selected colour option the reconstituted stone used for the different facade components is composed of a pale pink cement base with a mixture of red/pink stone aggregates.

The use of different textures in similar shades creates a vibrant facade that changes subtly throughout the building layers.

A pale pink anodized aluminium is used for the internal window frames and balustrades, creating a recessive appearance.

1.

Key

1. Materiality Collage
Bay study

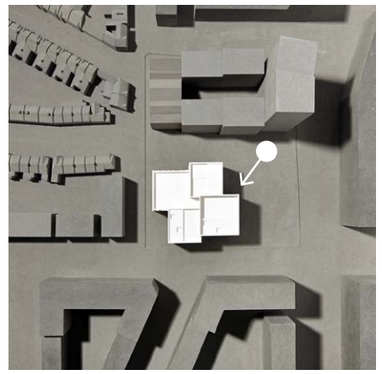
7.8
MATERIALITY

Health Centre Entrance

The detail for the entrance has been studied using a series of rendered perspective elevations.
It was the desire to distinguish and signal the Health Centre entrance by creating a door surround that worked with the language of the overall façade.

The Health Centre main entrance is deeply recessed into the base enabling visibility from various views and providing shelter for waiting patients.
In line with the plinth treatment the framed entrance is polished revealing large sized aggregates giving it a prominent appearance.

The internal and external floor surfaces of the Health Centre share particular qualities to allow for the bleeding of internal and external activities into one another. This is further supported by the clear views into and out of the Health Centre into the civic space enabled by the large format glazing.



1.

Key

1. Collage
View of Health Centre entrance

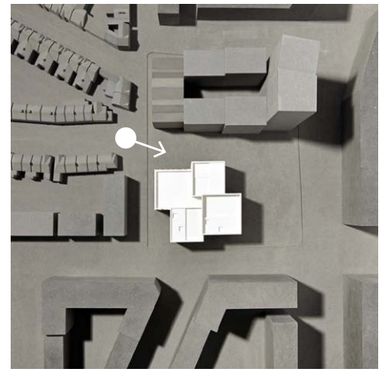
7.8
MATERIALITY

Early Years Nursery Entrance

The Early Years entrance uses the same language and materiality as the main entrance of the Health Centre.

Existing trees are retained and flank the approach, creating a forecourt of dappled light sheltering pedestrians before they pass beneath the soffit of the recessed entrance.

The choice to recess the entrance maximises the open space around the building, allowing the retained trees and the pedestrian movement around them to breathe.



1.

Key

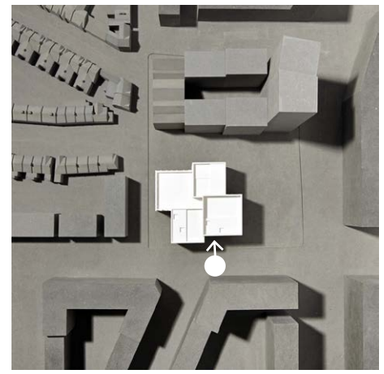
1. Collage
View of Early Years entrance

7.8
MATERIALITY

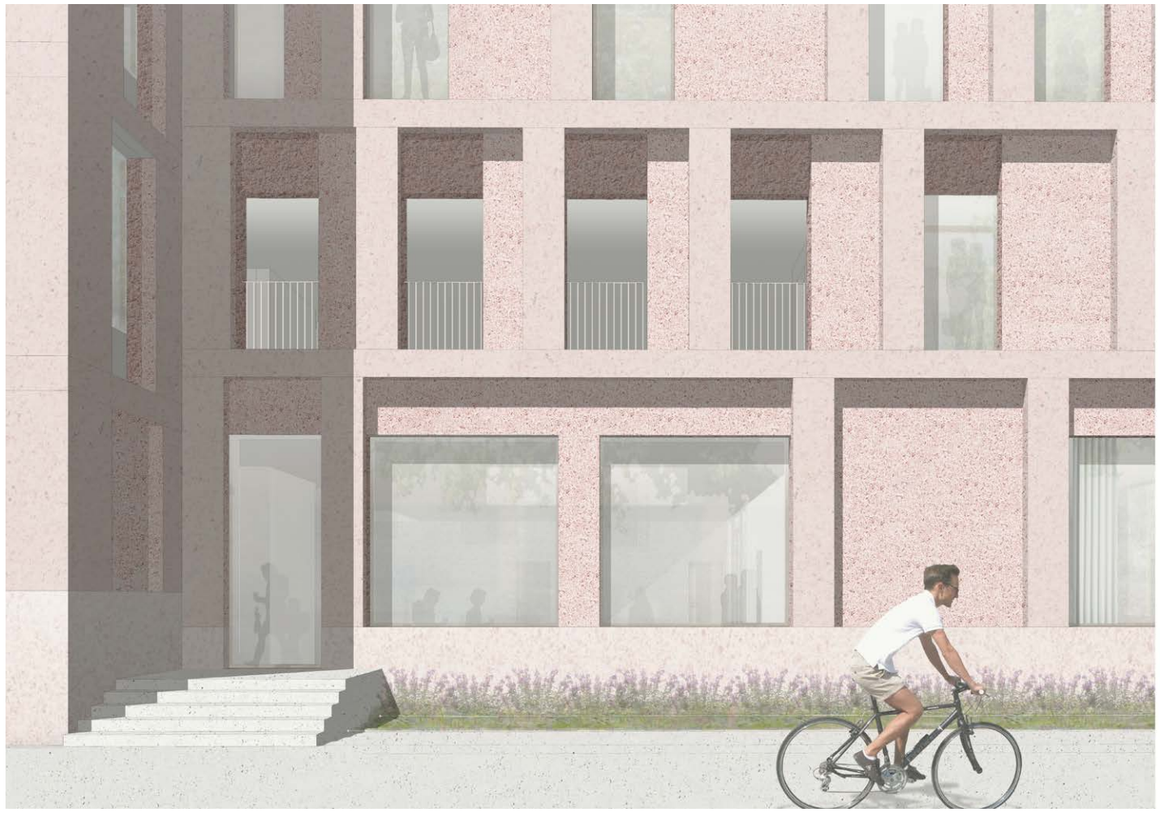
Main waiting area

The external view of the south-eastern edge of the South Block from Inville Road illustrates the large picture windows framing views to the reception, main waiting area and the internal double height atrium space above.

By placing the main waiting space away from the main public space allows for a greater degree of privacy and dignity to Health Centre visitors while still allowing for natural daylighting and views out.



1.



Key

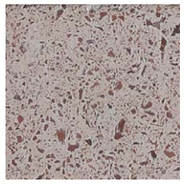
1. Collage
External view of Health Centre main wait from Inville Road

7.8
MATERIALITY

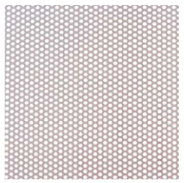
Substation & Service Entrances

The substation will be treated as a light-weight, profiled, perforated aluminium jacket, resting upon a reconstituted stone plinth and is to be expressed as a separate element.

The substation and the metal service doors are to be colour matched and articulated to blend in with the overall colour strategy. Trees have been strategically placed to mitigate the visual impact of the substation and to integrate it into the streetscape.

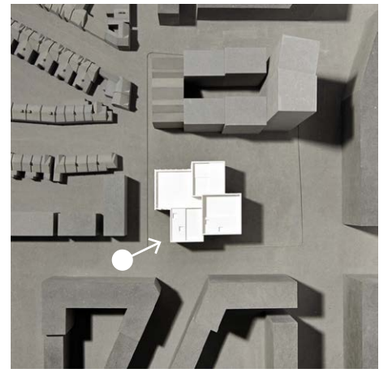


1 Precast reconstituted stone (acid etched)



2 Perforated aluminium

3 Perforated profiled aluminium



1.

Key

1. Collage
View of service area from the corner of Dawes Street and Inville Road.

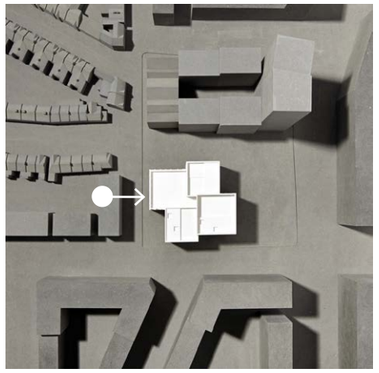
7.8
MATERIALITY

Canopy & Balustrade

The importance of outdoor learning environment was highlighted by the Early Years stakeholders, allowing for a strong connection with clear access and views between the internal and external learning environment.

As such a series of light weight stepped canopies has been designed for the Early Years terrace. They are perceived to not only provide weather protection but also become an object for children to interact with.

1.



2.

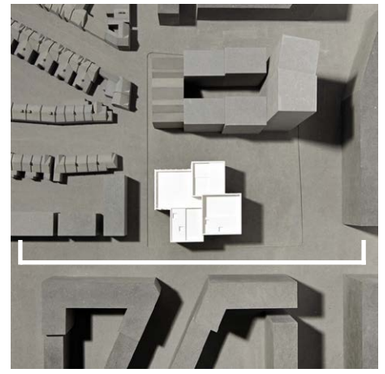
Key

1. Materiality Collage
Canopy Study

2, **Materiality Collage**
Top condition Early Years terrace

7.8
MATERIALITY

Site south elevation

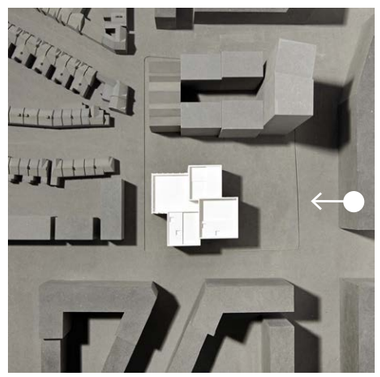


1.

Key

1. Collage
South elevation

7.9
KEY VIEWS



Key

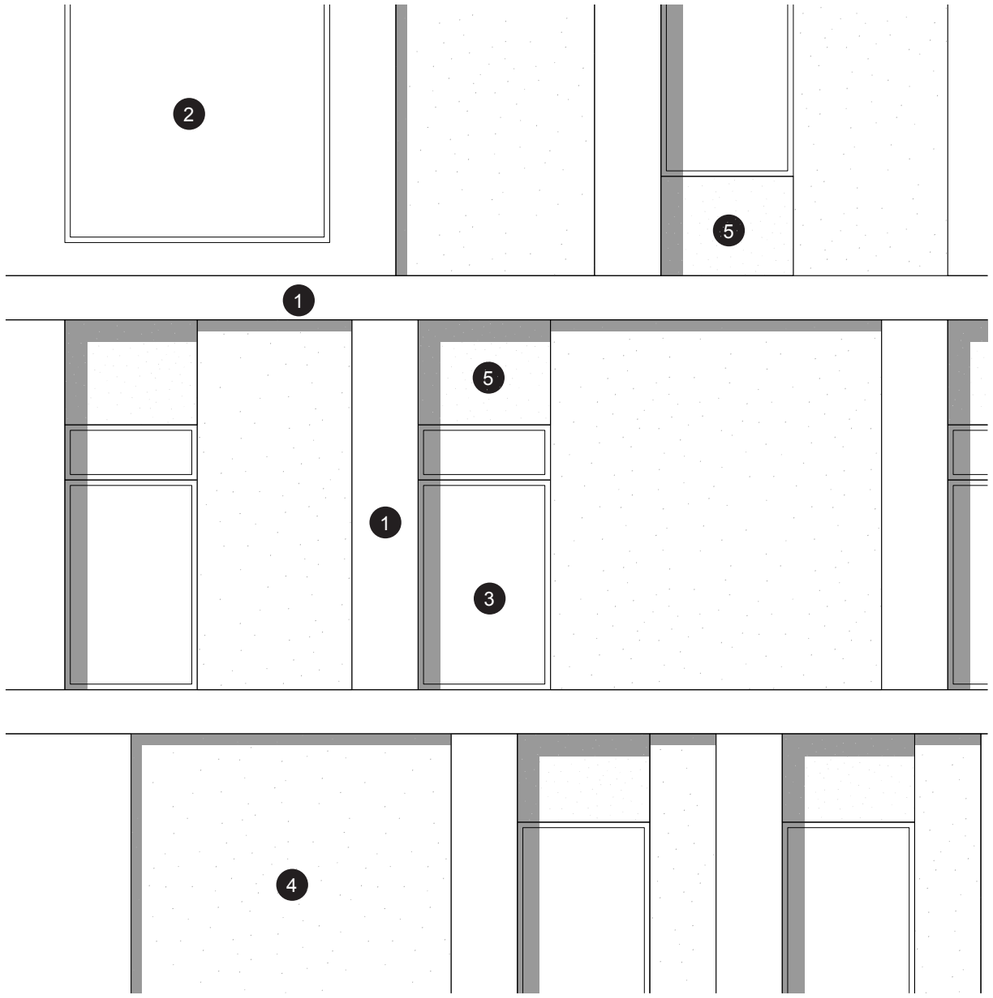
1. View
View looking west from Thurlow Street

7.8
MATERIALITY

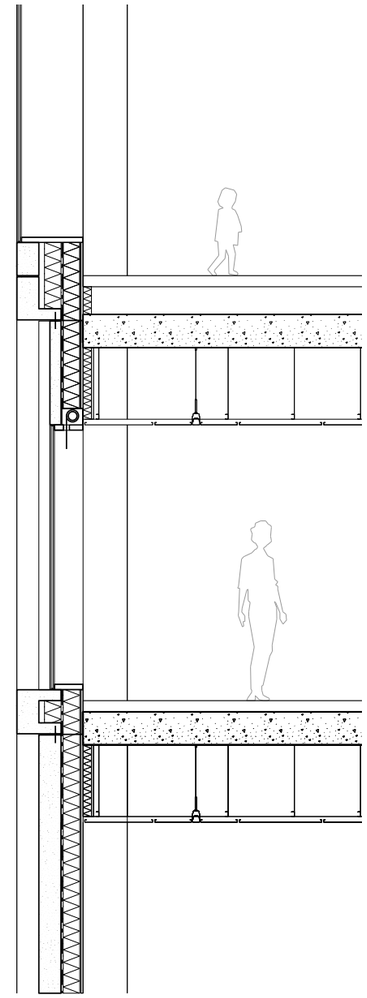
Detail Study

Outlined here in plan, section, and elevation, are the principle elements of the building envelope. To be developed in future work, these diagrams outline the principles of support, insulation, and linings.

1.

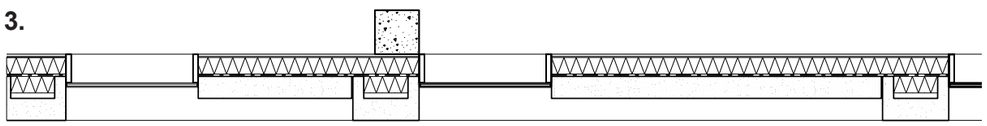


2.



1. Precast reconstituted stone frame
2. Flush large scale glazing units
3. Recessed window units
4. Precast reconstituted stone side panel
5. Precast reconstituted stone top/ base

3.



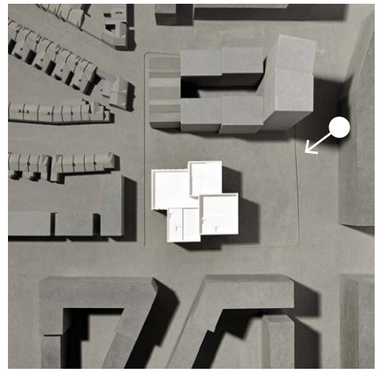
Key

1.
Cropped elevation

2.
Cropped section

3.
Cropped plan

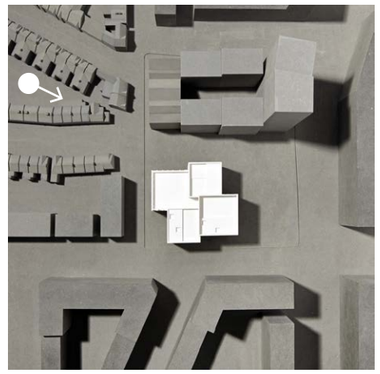
7.9
KEY VIEWS



Key

1. View
View looking south from Thurlow Street

7.9
KEY VIEWS



Key

1. View
View looking east from the conservation area

8.0 The North Block

The Community Facility & Commercial

8.1
THE COMMUNITY FACILITY

The Community Facility comprises a Community library, a Stay-and-Play facility, and office space for a local community trust. All three functions offer compatible and mutually supportive services for the local community, and it is expected therefore that additional benefits will be realised by co-locating them.

PUBLIC LIBRARY

STAY & PLAY

MEETING ROOMS

COMMUNITY TRUST

Fig 8.1.1 Site Plan showing the Community Facility

8.1
THE COMMUNITY FACILITY

The new library will promote literacy and lifelong learning. It will play a key role in enabling proficiency in using IT and promoting access to online services and increase opportunities to access employment and training. The new Library will also deliver a range of services which provide promote health and wellbeing through a range of information promotions and services.

Fig 8.1.1 Plan of the Community Facility

1. Information desk
2. Young people's study
3. Computer zone
4. Quiet study
5. Children's zone
6. Toilets
7. Skylight
8. Meeting
9. Creation Trust offices
10. Stay and Play zone
11. Refuse Store

8.2
THE LIBRARY

The public library is accommodated on a single floor in a large volume with minimal structure to provide a flexible and adaptable space to provide for changing requirements in library services. The residential accommodation above has been designed around a courtyard to allow for a central skylight to provide natural light into the centre of the plan.

8.2.2 Precedent for the suspended acoustic timber ceiling soffite

8.2.3 Precedent for the central skylight, Alvaro Siza municipal library

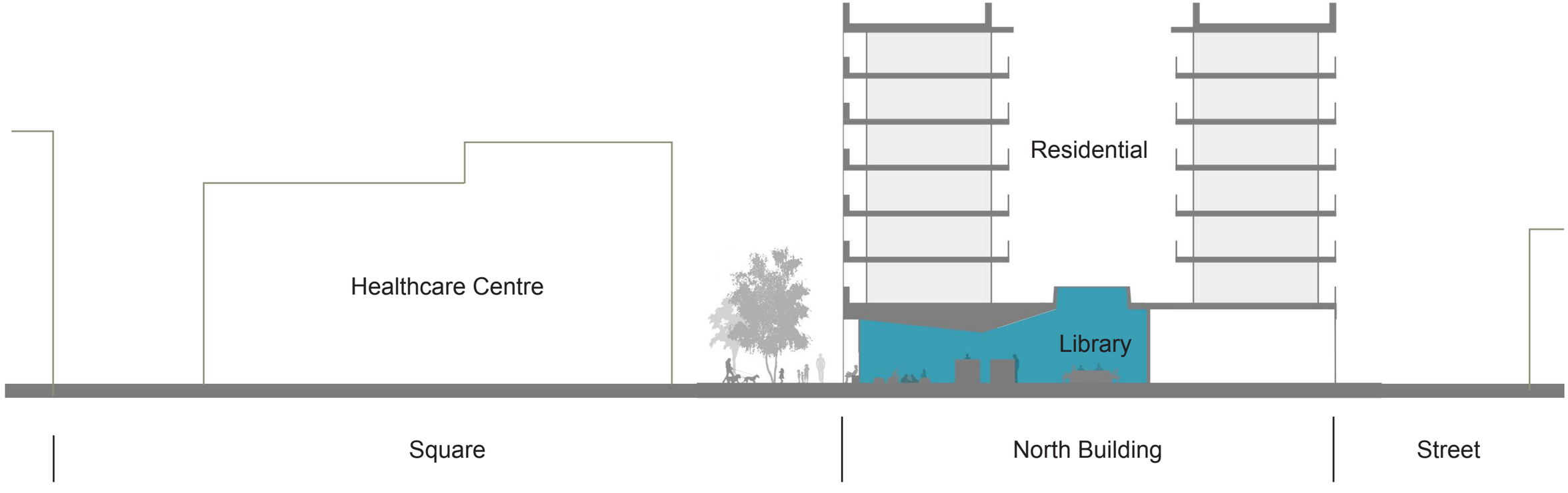


Fig 8.2.1 Section through Aylesbury Square and the New library

8.2
THE LIBRARY

Southwark council regards libraries and culture as being an integral part of regeneration in the borough. It recognises that libraries are at the heart of communities and have the potential to give easy local access to a wide range of council and community services under one roof. Libraries support the wider cultural sector in the borough and the council's Cultural Strategy aspires to create a vibrant cultural sector. The new library within the Aylesbury Plot 18 development will replace the existing East Street Library which is located in a council owned small ground floor unit on the Old Kent Road. The new library will be fit for purpose for the delivery of a modern public service, offering a wider range of service in an accessible and flexible space.

The library is located under the Over 55s accommodation and has a clear entrance onto the public square adjacent to the entrance to the Health center.

Fig 8.2.1 The white precast reconstituted stone facade of the Library from Aylesbury

8.3
THE LIBRARY FACADE

The library façade of Block 2 is an important component in the architectural expression of the North Block onto the public square. The design intent for the library facade is to create a classically proportioned colonnade of columns and beams with the library entrance centered below. The solid balustrades to the residential balconies fit between the columns, which are described in more detail in Section 9.

Fig 8.3.1 Detailed Elevation & Section

8.3
THE LIBRARY FACADE

Material Specification

The architectural intent for the library facade is to create a colonnade of columns and beams with the appearance of smooth white stone.

This will be achieved through careful specification of high quality reconstituted stone manufactured under factory conditions and assembled on site.

Durability of Cast Stone
Reconstituted stone has a long-term durability and requires little or no maintenance. Reconstituted cast stone has a design life of over 60 years and is highly resistant to impact, corrosion, weathering, abrasion and other deterioration due to time, reducing maintenance and operating costs.

Permeability is a key factor for making a durable reconstituted stone. Therefore, a low water-cement ratio combined with good compaction and curing in a controlled factory environment ensures a dense, highly durable material. Chemicals added to the traditional mixture lower the water/cement (w/c) ratio to improve the durability.

Finish
The architectural intent is to produce a white stone like effect. This will be achieved through the use of white cement with a White Dolomite aggregate. The cast stone may be sand-blasted prior to polishing to achieve a smooth durable finish.

Surface protection
Applying a sealer will enable to protect the cast stone and reduce maintenance as well as provide graffiti protection. When the surface of the precast is modified or abrased (sandblasting, acid washing, exposing aggregate), the surface becomes more exposed to external conditions and less resistant to fluids penetration. As a result, a surface treatment, such as a sealer should be employed to seal the surface, let water and dirt run off more easily. Another driving factor is graffiti protection.

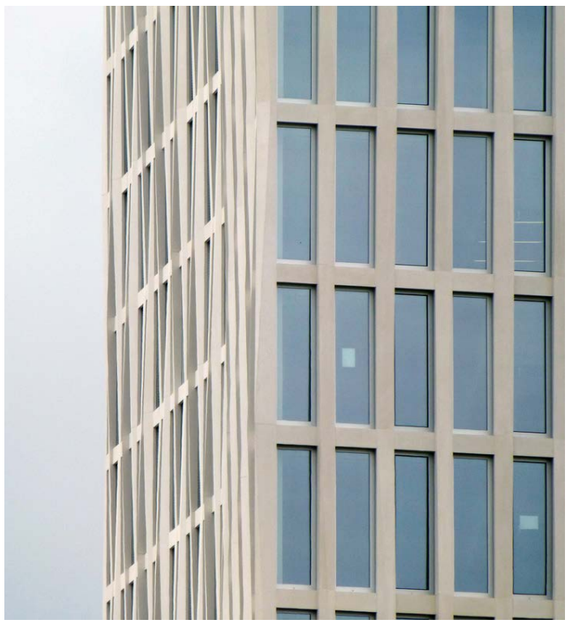


Fig 8.3.2 Example of a precast reconstituted stone faceted column, Tour Total Office Building, Berlin, Architect: Barkow Leibinger

8.4
THE EXTENDED HOURS FACILITIES

As well as the public library the Community Facility will provide other community functions. The Stay & Play facility, Offices for the Community Trust and public meeting rooms will all be co-located so as to offer compatible and mutually supportive services for the community.
These functions, which are described in more detail below, will be accessible to the library during normal working hours but also in the evening after the library has closed for public meetings and events.

The Stay & Play Provision

This facility is the legacy of Tykes Corner, the stay and play provision currently on the development site which will close at the end of 2015. The Stay & Play function will offer a provision on a similar model, however it will operate from the new facility in the weekday mornings only. Other times of day/ evening the space will be used for library activities i.e. homework club.

The Stay & Play model of stay and play provision is to offer activity, play and social space for parents/ guardians with their 0-5s children; the provision includes qualified staff members who supervise and lead activities, but the responsibility for the children rests with the parents/ guardians. The sessions are free. Fruit and milk is offered to every child attending the facility.

The Stay and Play facility is a self-contained facility within the overall community facility, which can be locked down during set times. Therefore, the main multi-use space of the Stay & Play facility is visible from the Library and can be access via the children's library.

The main multi-use space can be adapted for a range of uses when not used as a stay and play function for children 0-5 years. It can be used by the Library for reading, workshops and homework club for children and adults and a range of other community events and adequate storage has been provided to accommodate a range of furniture and equipment.

The main multi-use space can be adapted for a range of uses when not used as a stay and play function for children 0-5 years. It can be used by the Library for reading, workshops and homework club for children and adults and a range of other community events and adequate storage has been provide to accommodate a range of furniture and equipment.

The Community Trust Offices

The Community Trust offices will be run by a board of local volunteers,
The Trust has developed projects that ensure residents benefit socially and economically from the regeneration and directly deliver projects that tackle unemployment.

The Trust currently has 8 staff working from the office and, in the case of the resident support officers, also goes out to resident's homes. In addition to the staff team, the Trust funds the Citizens Advice Bureau to provide free and confidential advice to residents once a week. The new facility will re-provide accommodation for the Creation Trust, currently located on the Aylesbury Estate.

Meeting Rooms

Two meeting rooms are provided which can accommodate 10 people in each room or 20 people through combining the rooms. The meeting room can be used by any of the functions within the Community Facility, or by other outside organisations. They are accessed directly off the circulation space that links the S&P with the Library.

Fig 8.3.1 Plan of the Community Facility

8 Meeting Rooms
9 Creation Trust offices
10 Stay and Play zone

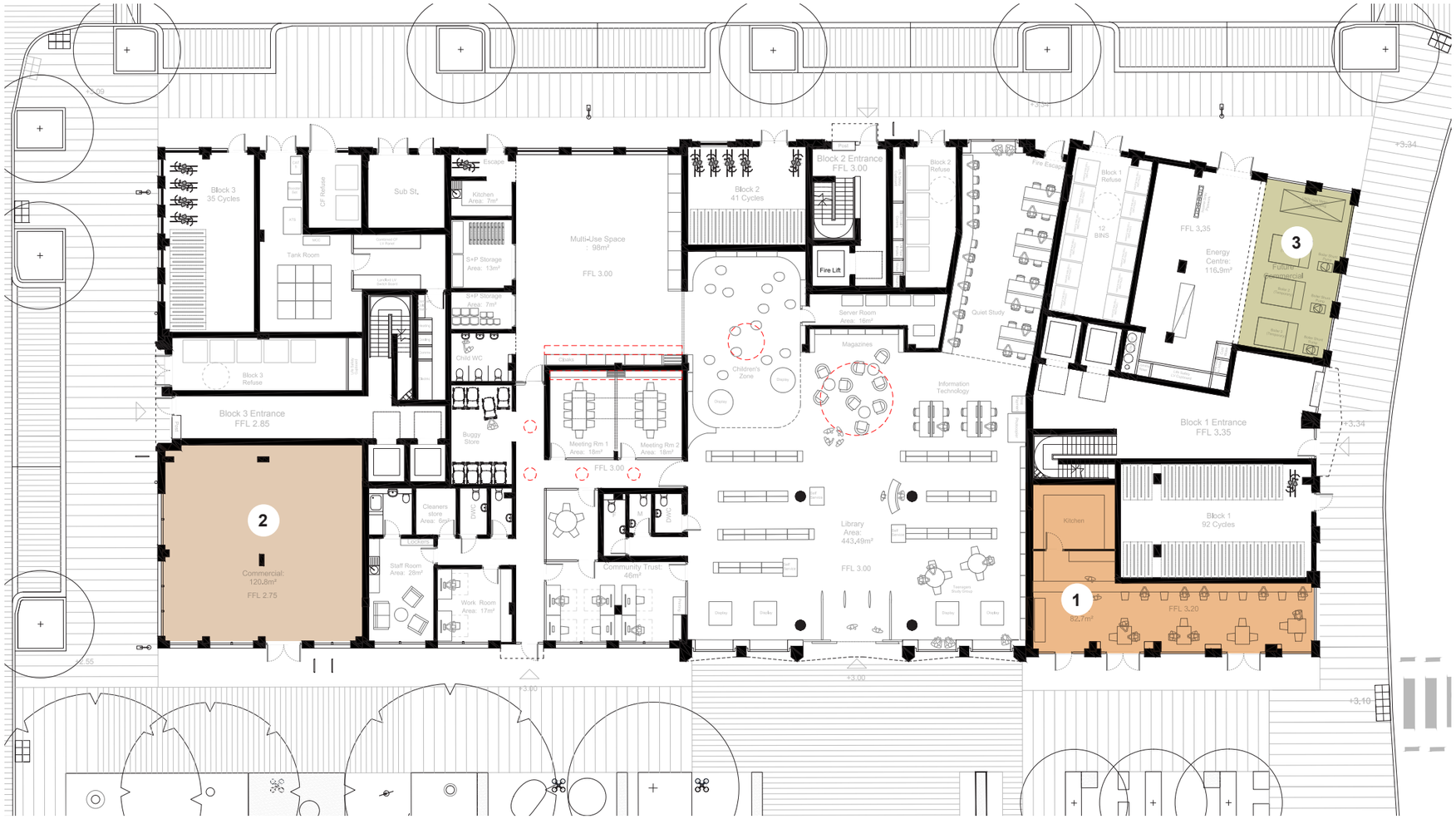
8.5
COMMERCIAL USES

This section describes the commercial uses:

Commercial Use 1:
This is intended to be a café and a centre for activity onto Aylesbury Square.

Commercial Use 2:
This commercial use provides active frontage on the corner of Block 3. The entrance faces the landscaped space under the existing retained trees which is also shared with the entrance to the Early Years Facility. This commercial space could provide new premises for the existing pharmacy 'Medipharmacy Ltd', currently located within the Taplow residential block.

Energy Centre/ Commercial Use 3:
This space on the corner of Block 1 is identified as a future commercial use. Initially it will house the communal boilers for the development until the district heat network is connected. See the energy Statement for details.



1	Area:	83 SqM
	Use:	A1/A2/A3 Retail (Cafe) B1 Workspace
2	Area:	120 SqM
	Use:	A1 Retail B1 Workspace D1 Community Facility
3	43SqM Energy Centre/ Potential Future Commercial	

Fig 8.4.1 Plan showing the Commercial Uses

9.0 North Block
Residential Accomodation

9.1
ADDRESS AND ENTRANCE

Entrance design and location ensure that addresses are legible and help to animate street frontages. The design of entrances responds to the scale of the building and function.

At Plot 18 no residential accommodation is located at street level to maximize frontage for the Community Facility and Commercial.

KEY

- ***Residential Communal Entrance***
- ***Community Facility Entrance***
- ***Health Centre Entrance***
- ***Early Years Facility Entrance***
- ***Commercial Entrance***

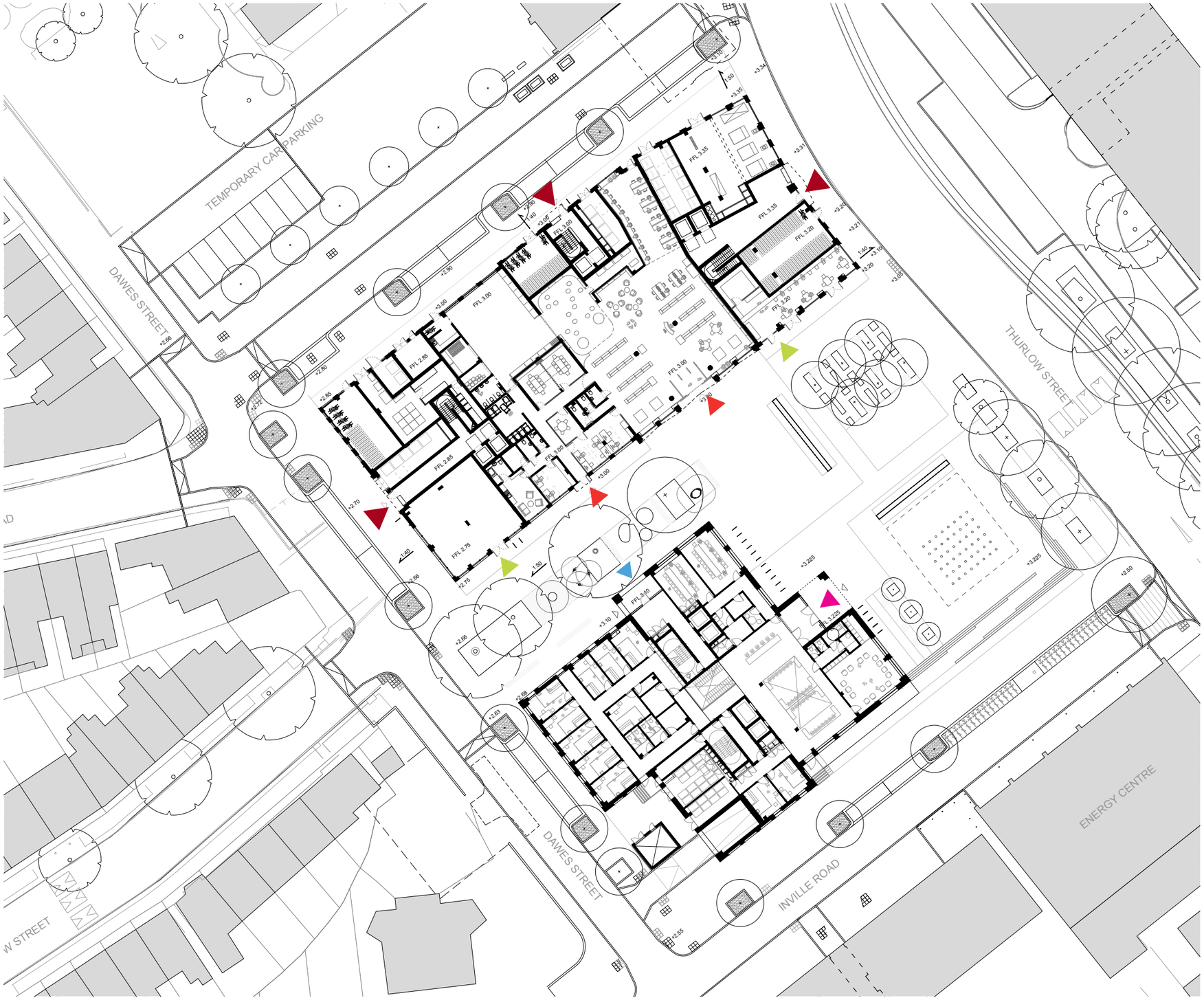


Figure 9.1.1. Entrances

9.1
RESIDENTIAL ENTRANCES

Each Residential Block is provided with an appropriately sized entrance lobby which is clearly identifiable with the accommodation above.

Each residential block is provided with an appropriately sized entrance lobby which is clearly identifiable with the accommodation above. The taller building Block 1 is provided with a generous double height foyer space, entrances doors and post boxes are recessed into the main massing of the building to create a welcoming, covered area. Refuse and recycling areas are carefully considered to ensure that the approach to the front doors is as uncluttered and legible as possible.

Fig 9.1.3 Residential Entrances with recessed brick and reconstituted stone surrounds

Block 1 Entrance

Block 2 Entrance

Block 3 Entrance

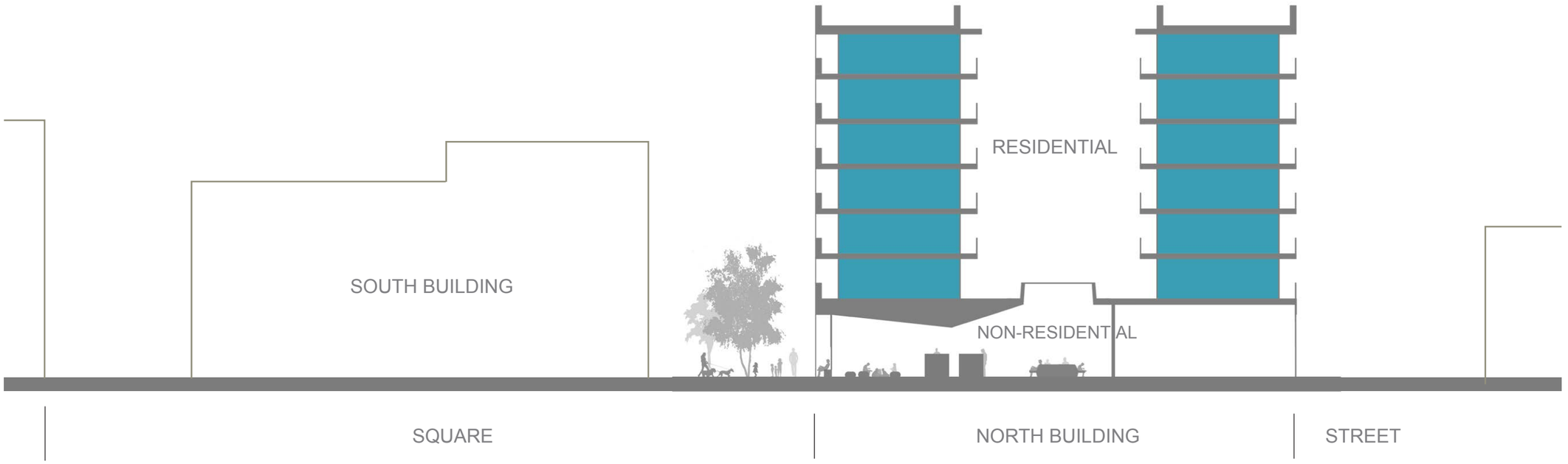


Fig 9.1.2 Diagramatic section through the North Block

9.2
MIX & TENURE

Plot 18 has been designed to provide an appropriate mix of tenures for a balanced community. 50% of the housing will be affordable (calculated by habitable rooms).

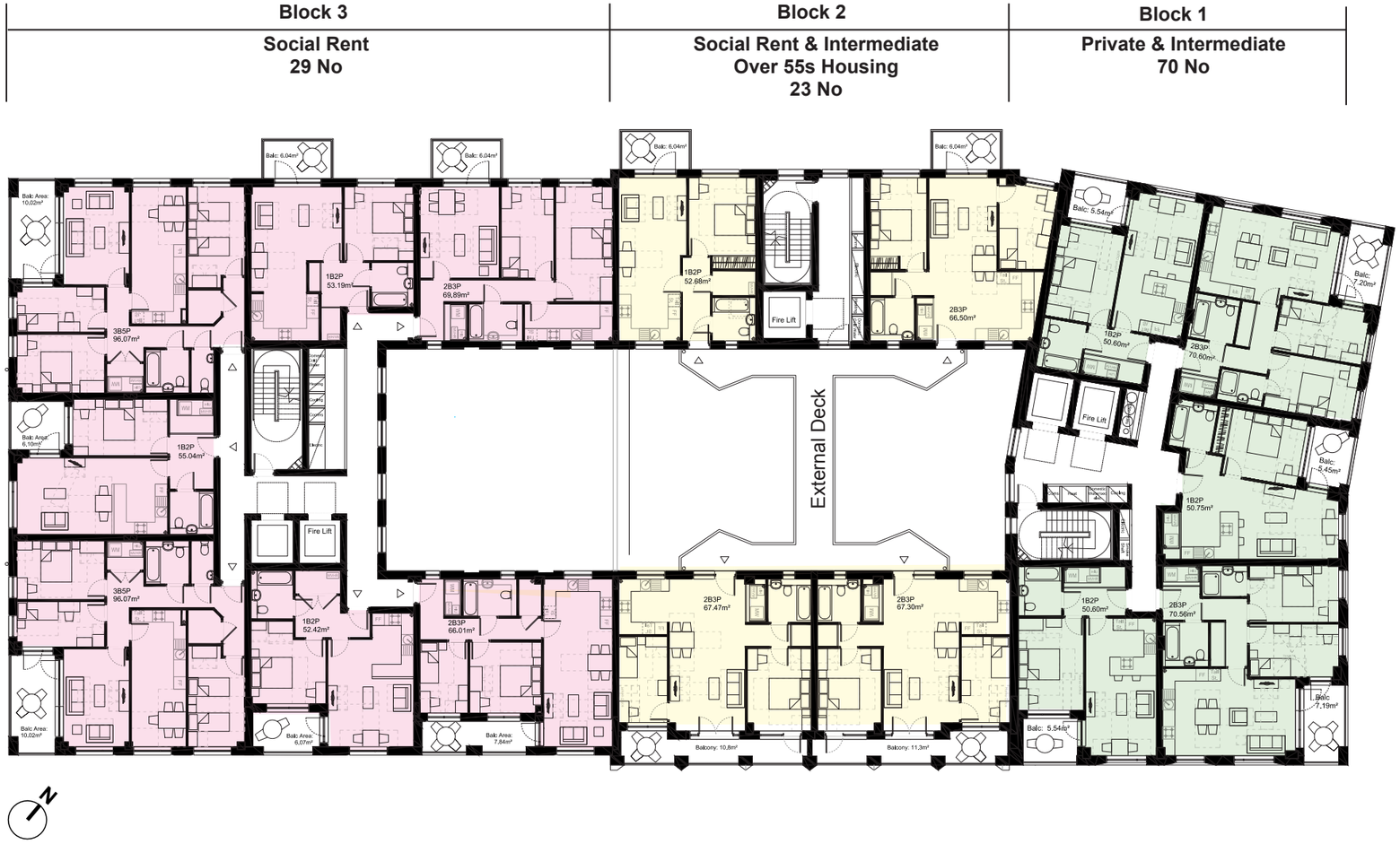


Fig 9.2.1 Tenure Diagram

Summary of Unit by Tenure

Size	SR	INT	PR	Totals
1 B 2P	15	7	46	**68**
2 B 3P	25	3	20	**48**
2B 4P	4	0	0	**4**
3B 5P	2	0	0	**2**
Total Units	**46**	**10**	**66**	**122**

Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total	
Blk 1	-	10	152	162	PR & INT
Blk 2	51	13	-	64	SR & INT
Blk 3	80	-	-	80	SR
Total HR	131	23	152	**306**	
	43%	7%	50%		
Affordable Hab rooms				**154**	
Affordable Ratio				**50.3%**	by Hab Room

Table 9.2.2 Tenure Mix & Affordable Calculation

9.2
MIX & TENURE

Plot 18 will provide a housing mix to meet the demand in the community and meet the housing targets set out for the Aylesburty Masterplan.

Table 9.2.2 Accomodation Schedule

Summary by Block

Block 1

Unit Type		
1B	48	
2B3P	22	
	70	Total Units
	157	Hab Rooms
	6	Wheelchair Units
	38	Dual Aspect 54%

By Tenure	PR	INT	Total
1B	46	2	48
2B	20	2	22
	66	**4**	**70**

Block 2

Unit Type		
1B	5	
2B3P	18	
	23	Total Units
	64	Hab Rooms
	0	Wheelchair Units
	23	Dual Aspect 100%

By Tenure	SR	INT	Total
1B 2P	0	5	5
2B 3P	17	1	18
2B 4P	0	0	0
3B5P	0	0	0
	17	**6**	**23**

Block 3

Unit Type		
1B	15	
2B3P	8	
2B4P	4	
3B5P	2	
	29	Total Units
	80	Hab Rooms
	6	Wheelchair Units
	18	Dual Aspect 62%

All SR Units

Overall Summaries

Summary of Units by Block

	1B	2B3P	2B4P	3B	Total
Blk 1	48	22	0	0	70
Blk 2	5	18	0	0	23
Blk 3	15	8	4	2	29
					122

Summary of Unit by Tenure

Size	SR	INT	PR	Totals
1 B 2P	15	7	46	**68**
2 B 3P	25	3	20	**48**
2B 4P	4	0	0	**4**
3B 5P	2	0	0	**2**
Total Units	**46**	**10**	**66**	**122**

Affordable Units **56**

Wheelchair Units

Size	SR	INT	PR	Totals	
1 B 2P	2	1	5	**8**	
2 B 3P	0	0	0	**0**	
2 B 4P	4	0	0	**4**	
Total Units	**6**	**1**	**5**	**12**	**10%**

Summary Tenure by Block (Units)

	SR	INT	PR	Total	
Blk 1	0	4	66	70	PR & INT
Blk 2	17	6	0	23	SR & INT
Blk 3	29	0	0	29	SR
Total Units	46	10	66	**122**	
	38%	8%	54%		

Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total	
Blk 1	-	10	152	162	PR & INT
Blk 2	51	13	-	64	SR & INT
Blk 3	80	-	-	80	SR
Total HR	131	23	152	**306**	
	43%	7%	50%		
Affordable Hab rooms				**154**	
Affordable Ratio				**50.3%**	by Hab Room

9.3
SPACE STANDARDS

This section of the report shows the Aylesbury Regeneration space standards and explains the amount of flats which are dual aspect.

The AAP 2010 set out minimum floor area standards for the Aylesbury Masterplan.
The standards are Parker Morris plus 10% for social rented housing, Parker Morris plus 5% for intermediate housing and the basic Parker Morris standard for private housing. The table in Fig 9.3.2 sets out the minimum net internal floor areas (sqm) for each of the three types of tenures.

See also Section 10.2 for further details on residential layouts and Lifetime Homes.

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

Table 9.3.2 Aylesbury Space Standards 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

Table 9.3.3 Southwark Standards Minimum Room Areas in SqM

9.4
FLAT DESIGN & DUAL ASPECT

The residential accommodation has been designed to maximize the number of flats with dual aspect and there are no north facing single aspect flats.

Block 1 has four out of every five flats on each floor (80%) with dual aspect flats on the upper floors but is restricted to two out of every five flats on the lower floors where the block adjoins Block 2.

Block 2 achieves 100% dual aspect through the use of open plan flats and deck access to all flats.

Block 3 has seven flats around a core on the 1st-4th floor and four flats per core on the 5th-6th floors; achieving 62% dual aspect flats.

In summary the design achieves 66.4% dual aspect flats overall. Achieving a higher percentage of dual aspect would not be possible without compromising other aspects of the living environment or the design of the other non-residential uses, due to the constraints on the block width and arrangement to meet all of the requirements of the brief.

The scheme has been also been thoroughly assessed to ensure that the new residential accommodation will achieve good levels of daylight and sunlight. See separate Daylight and Sunlight Assessment Report.

Fig 9.4.1 Typical Floor Dual Aspect Diagram

9.5
CYCLE STORAGE

Cycle storage for the residential accommodation is provided on a basis of 1 to 1 for all 1 bedroom dwellings and 2:1 for all 2 Bedroom dwellings and larger. The cycle storage strategy responds to guidance issued by LBS, Code for Sustainable Homes and TFL Guidance.

Flats are provided with secure cycle storage that is either accessed via a fobbed external door adjacent to entrances or is accessed via a fobbed door from the entrance lobby.
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.

Cycle storage is as follows:

Block 1 (70 Flats)	92 Cycle spaces
Block 2 (23 Flats)	41 Cycle spaces
Block 3 (29 Flats)	35 Cycle spaces
Total Residential	168 Cycle spaces

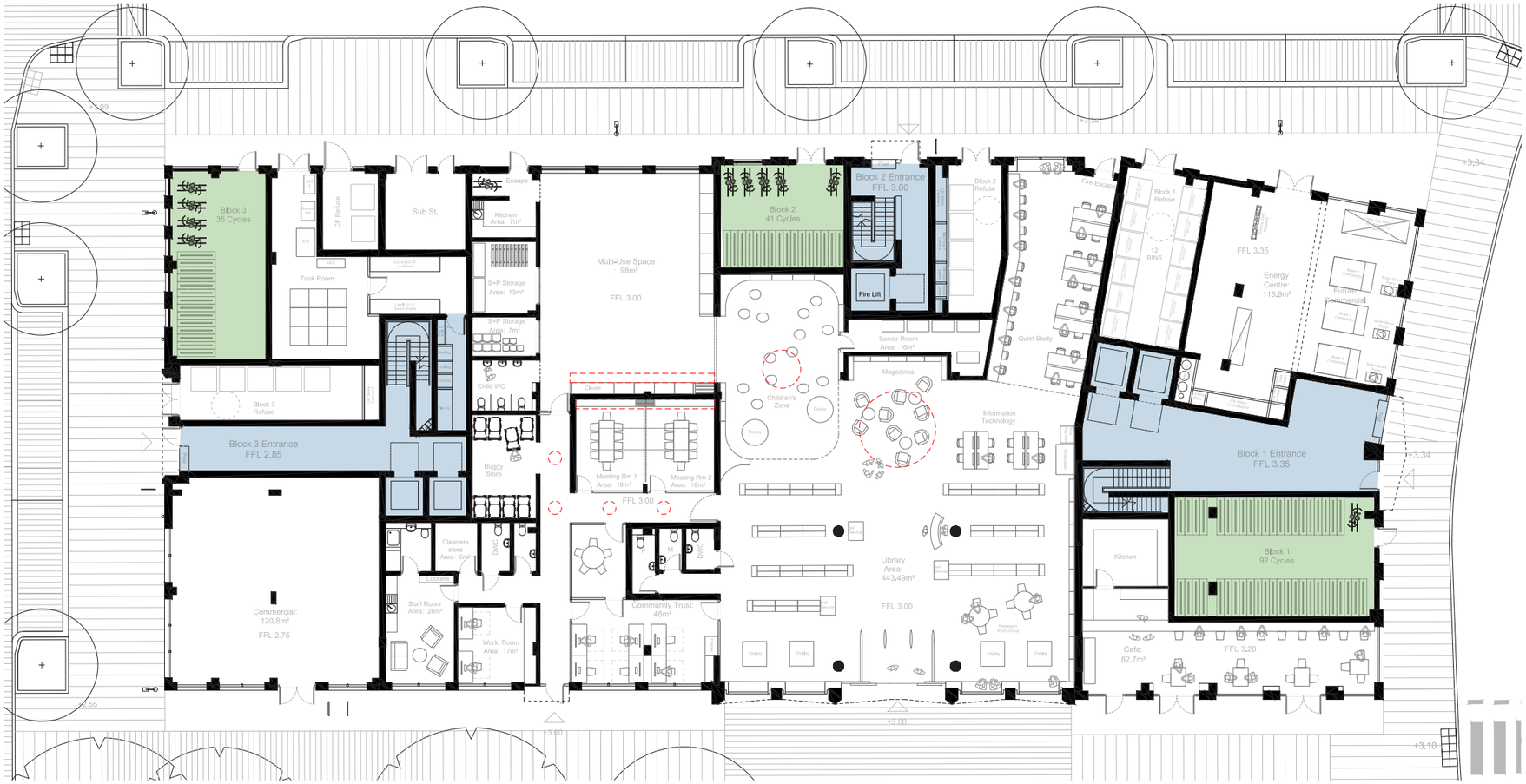


Fig 8..1 Cycle Storage Locations

9.6
REFUSE AND RECYCLING

The communal residential entrances are each provided with an adjacent secure bin store. These bin stores are designed to accommodate bins in accordance with LBS's standards. See calculation below.

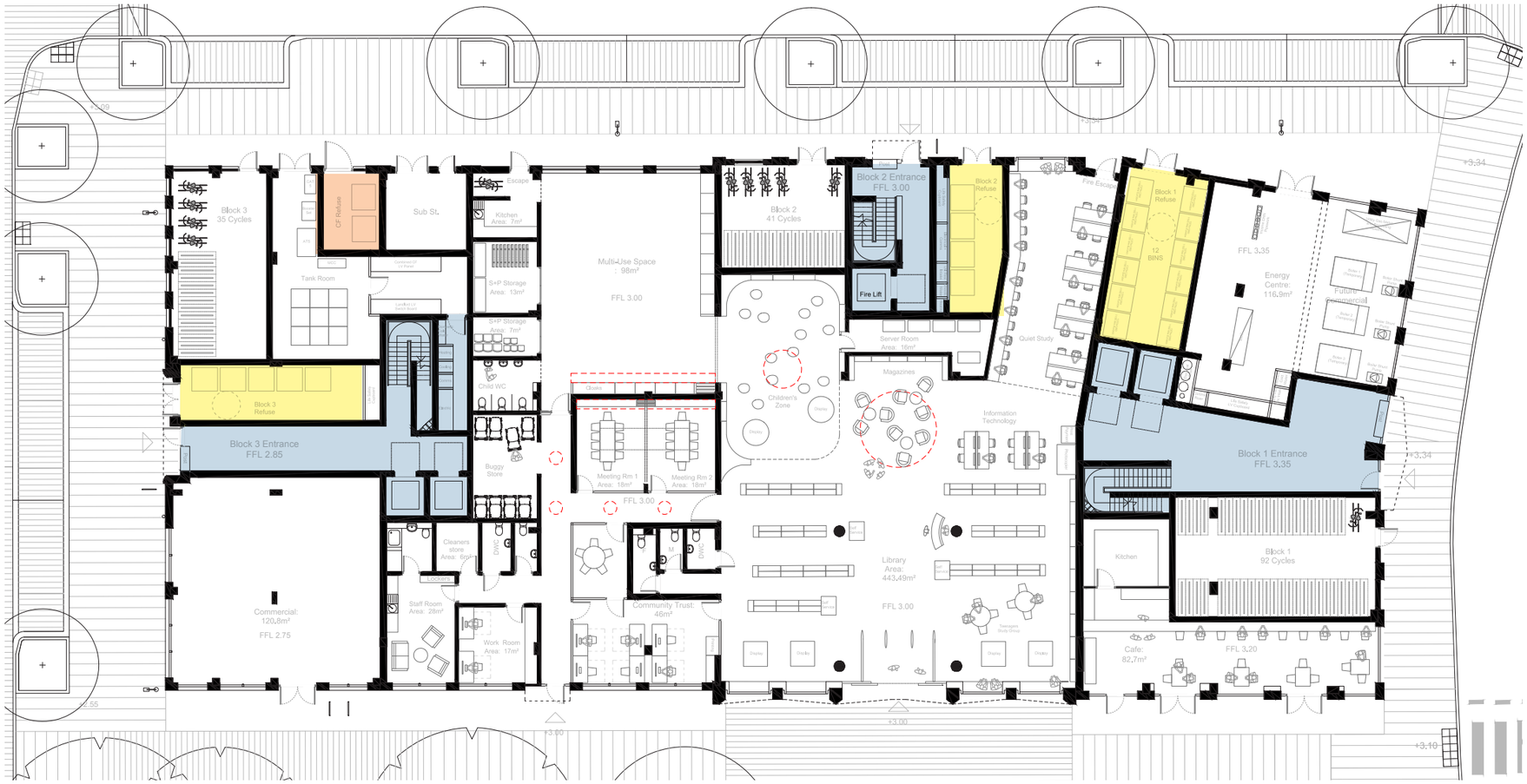


Fig 8.6.1 Refuse Storage Locations

Table 8.6.2 Refuse Storage Calculation

	Units		30L	Bedroo	70L	L	50% Recycling		1100L Bins	75% General		1100L Bins	Total Bins
Blk 1	70	30	2100	92	6440	8540	4270	3.9	**4**	6405	5.8	**6**	**10**
Blk 2	23	30	690	41	2870	3560	1780	1.6	**2**	2670	2.4	**2**	**4**
Blk 3	29	30	870	45	3150	4020	2010	1.8	**2**	3015	2.7	**3**	**5**

9.7
RESIDENTIAL AMENITY & PLAY

As described in **Public Open Space- Section 6.6**

Under 5 Play Space
With the exception of the 20 sq.m of under 5's doorstep playable space that is required for block 1, and which will be located on the block one roof terrace, no doorstep playable space is provided within the footprint of the North Block.

In order to mitigate this, 120 sq.m of incidental play space will be provided in the space between the North and South Blocks as illustrated adjacent. It will contain high quality, robust sculptural play elements that have good play value and are in keeping with the public realm setting (details of this are provided on the following page). This play is set back from Dawes Street, and is delineated through a change in surface material, the existing mature trees and new seating elements. It is less than 30m walk from the entrance to block 3, and is well located at the entrance to the early years facility, thus providing 'play on the way' for the children, and a place for parents to congregate whilst waiting to collect their children. Additional opportunities for play are provided by the water feature within the main body of the square which has a high level of play value.

Playable space for the over 55's accommodation in Block 2 is not being provided.

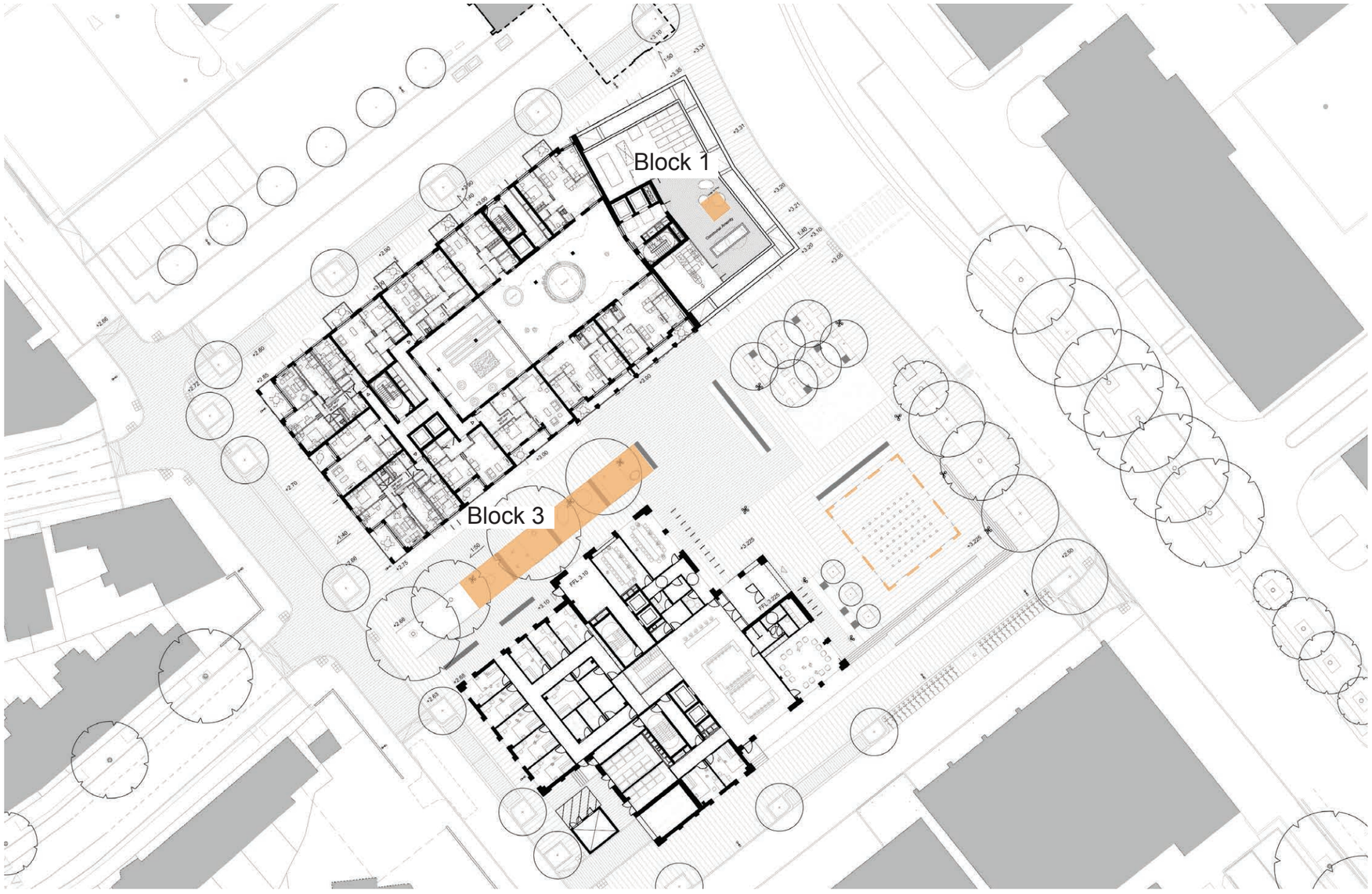


Fig 9.6.1 Play Locations

Playable space locations for under 5s

Water feature: provides additional play value within square

	Number of children			Area of playable space provided (m2)		
Age group	**Block 1**	**Block 2**	**Block 3**	**Block 1**	**Block 2**	**Block 3**
Under 5	2	7	12	20	Not provided (over 55's accom)	120
5 - 11	0	3	6	Off site provision utilised		
12+	1	1	3			

GLA playable space requirements (Calculated using GLA's Child Yield Calculator and benchmark standard minimum 10m2 playable space per child and HTA's Schedule of Accommodation)

Table 9.7.1 Under Fives Play Calculation

9.7
RESIDENTIAL AMENITY & PLAY

Private Amenity
All flats will be provided with private balconies to meet Southwark standards and to meet the Aylesbury Estate Development Specification 2015 and the LB of Southwark Standards.

The Aylesbury Estate Development Specification 2015 minimum areas of private amenity:

1 Bed Flat 6 Sqm
2 Bed Flat 6 Sqm
3 Bed Flat 10 Sqm

Actual Private amenity provision as follows:

Block 1- Private sale Flats:
1 Bed 2 Person Flats 5.4 SqM *See below
2 Bed 3 Person Flats 7.0 SqM

Block 2- Affordable Over 55s Flats:
1 Bed 2 Person Flats 6 SqM
2 Bed 3 Person Flats 6-10 SqM

Block 3- Affordable Flats
1 Bed 2 Person Flats 6 SqM
2 Bed 3 Person Flats 6 SqM
3 Bed 5 Person Flats 10 SqM

***Shortfall in Private amenity for Block 1 One Bed flat balconies:**
The design of Block 1 is such that some of the flats in Block 1 do not comply with the Development Specification requirement of 6sqm. The design of the chevron shaped plan constrains the width of some balconies particularly on the 1st-8th floor and increasing the balcony depth considerably reduces the daylight to the bedrooms. The private residential amenity space within 30 of the one bedroom units is 5.4sqm and the total identified private residential shortfall is calculated as 16.8 sqm.

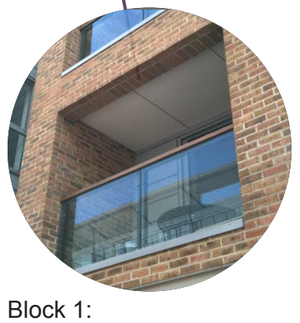
The residential design standards SPD, para 3.2, states that all new flat developments must provide, 50sqm communal amenity space as a minimum per development. It is therefore considered that if the identified shortfall in private residential amenity space of 16.8 sqm is to be sufficiently re-provided as part of the communal amenity space, a total of 68.8sqm communal amenity space would be required. The GLA play strategy also requires 20SqM of under 5's play which would mean Block 1 should have a minimum of 88.8 SqM of communal amenity.

The actual area of communal roof terrace to be provided is a minimum of 100 SqM i**n area.**

Block 3:
Decorative vertical-bar balustrade

Block 3:
Typical vertical-bar balustrade

Block 2:
Painted pressed metal panels over Library



Block 1:
Glass Balustrade to PR & INT

Fig 9.7.2 Balcony Design

9.8
RESIDENTIAL COURTYARD

The North Block has been designed with the flats arranged around two separate courtyards which provide light and ventilation to both sides of the living accommodation and light to the community uses on the ground floor.

The Block 2 and Block 3 courtyards are at different levels to respond to the different scale and surroundings of each block. The courtyards have light coloured brick walls and light coloured roofing materials to maximize reflection of light into the living accommodation.

Materials Key

2.2 Brick- Type 2
2.5 Entrance Door with vision panel and clear storey window
2.6 Balustrade- Painted metal vertical railings
2.7 Metal fascia- Powder coated finish
2.8 Lightwells and Planters
2.9 Courtyard seating

4.1 Windows- Aluminium composite, Colour RAL 1012

Fig 9.8.1 Section through the first floor residential courtyards & ground floor community facility

9.8
RESIDENTIAL COURTYARD

The Block 2 Courtyard provides access to the flats on the 1st floor but is accessible to all of the Over 55s residents in the block. The finish is a light coloured linear paving and there will be occasional seating for residents.

The Block 3 Courtyard will not be accessible to residents as amenity space and its primary function will be to provide light to the residential accommodation and the community uses on the ground floor. It roof finish will be primarily white coloured pebbles to maximize light reflectance.

Fig 9.8.2 First Floor Courtyards

Fig 9.8.3 Block 3 White Pebbles

Fig 9.8.4 Block 2 Linear paving

Fig 9.8.5 Block 2 Feature seating

10.0 Access & Specialist Housing

10.1
ACCESSIBILITY

See Separate **Accessibility Statement** by People Friendly Design- Access Consultants, for full details of the approach to inclusive design of the public open space.

This section of the Design & 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 flats in the North Block.

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, 2013

• 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,

• The London Housing Design Guide SPG, November 2012

• The South East London Housing Partnership (SELHP)Wheelchair Homes Design Guidelines, 2011

• CABE Principles of Inclusive Design

• BS5588-8: 2004, Fire precautions in the design, construction and use of buildings

• DfT Inclusive Mobility, 2002

• Accessible London, 2014

• Lifetime Neighbourhoods, Communities and Local Government, 2011

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 has been achieved throughout.

Topography and Level Changes
There is a fall across the site from north to south which has influenced the development of the Plot. The square itself has been designed with minimal gradients, which results in the corner at Inville Rd / Thurlow St being slightly elevated above street level (approx. 700mm). The FFL of the south block (3.225) has been set out to tie in with the north block / the north east corner of the square (3.10), thus allowing level access to the library and the health centre. The other factor dictating the FFL of south block is the headroom requirements for vehicle access to the underground car park from Dawes St. Please see the Level plans for further information.

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. However, 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
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. The Square will be virtually level with the exception of the inclined approach route from Inville Road to the south described above. The level of the entrance thresholds to the buildings has been integrated with those of the Square to ensure level access.

The paving surfaces will be smooth and non-slip. There will be changes in the colour and tone of the paving materials used across the Square. However, the difference in tone between the materials will be subtle to avoid creating problems for people with vision impairments. People with vision impairments can, for example can confuse a dark coloured strip in an area of light coloured paving as a step or a hole.

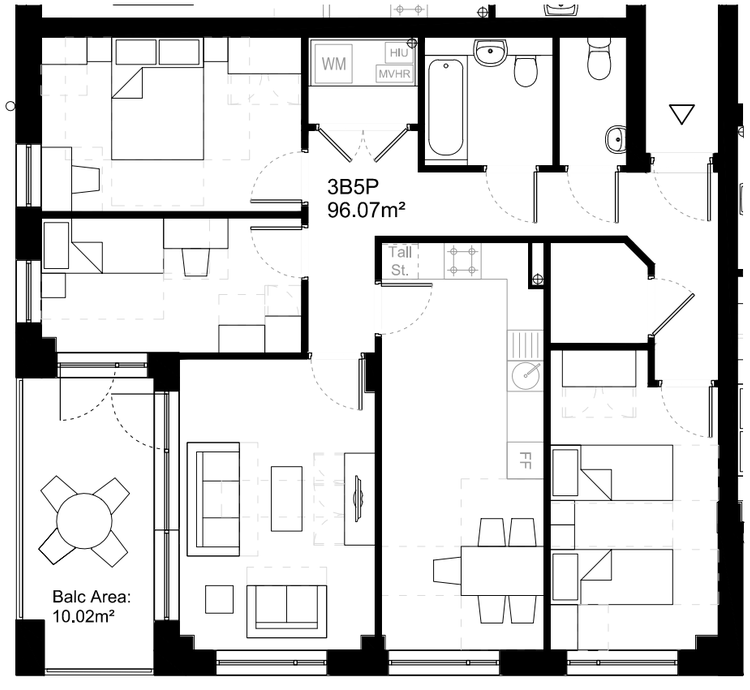
In general street furniture and planting will be grouped together to minimise clutter and avoid creating an obstacle for people with a vision impairment. Various forms of seating will be provided around the Square, formal and informal and a proportion of the seats will have back and armrests to assist disabled and older people.

Fig 10.1.1 View of the internal courtyard

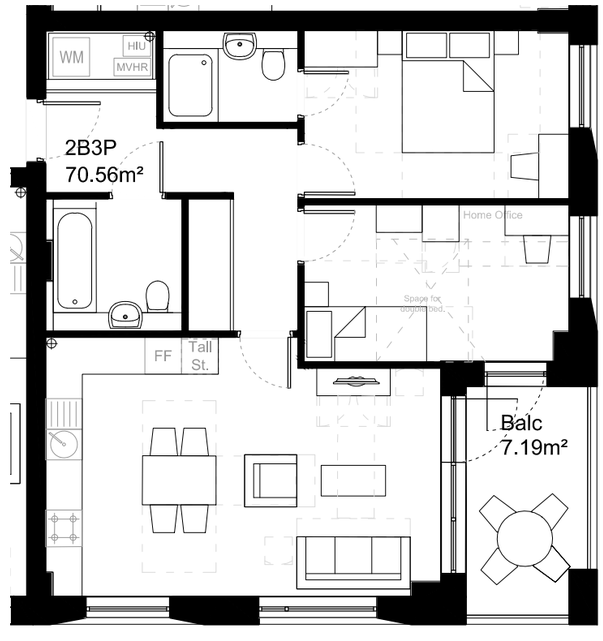
10.2
RESIDENTIAL LAYOUTS-
LIFETIME HOMES HOUSING

Lifetime Homes standards have now been incorporated into the Building Regulations Approved Document M. The 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) and the Building Regulations Part M.



3B5P Flat
Block 3 (Social Rented)



2B4P Flat
Block 3 (Private Sale/ Intermediate)

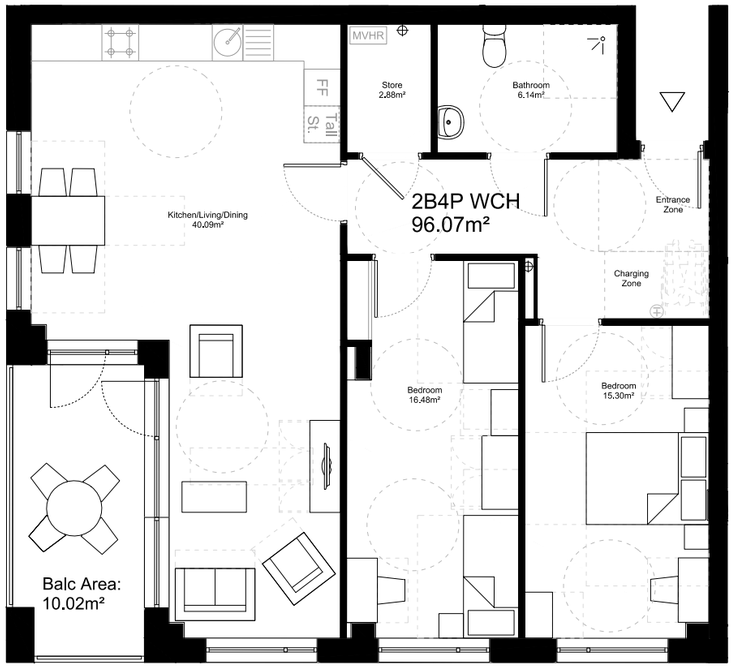
10.2
RESIDENTIAL LAYOUTS-
WHEELCHAIR ACCESSIBLE HOUSING

Wheelchair accommodation is provided across the site, across tenure and across home type. Within the North Block, 12 dwellings will be wheelchair units (10%). Of the homes designated as wheelchair units half will be adaptable.

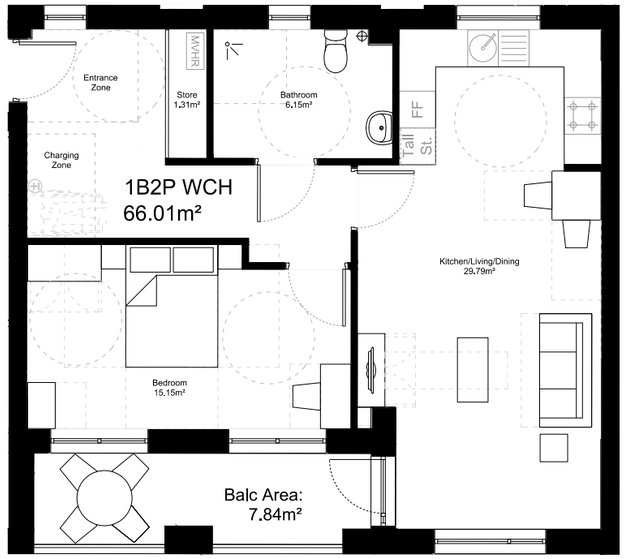
Floor plans of some of these units are shown on the following page.

Table 10.2.1 Wheelchair Accommodation

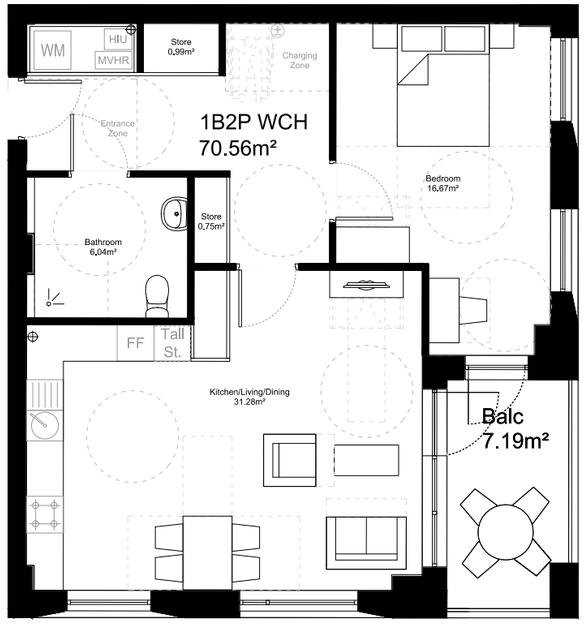
Wheelchair Units					
Size	**SR**	**INT**	**PR**	**Totals**	
1 B 2P	2	1	5	**8**	
2 B 3P	0	0	0	**0**	
2 B 4P	4	0	0	**4**	
Total Units	**6**	**1**	**5**	**12**	**10%**



2B4P Wheelchair Flat
Block 3 (Social Rented)



1B2P Wheelchair Flat
Block 3 (Social Rented)



1B2P Wheelchair Flat
Block 1 (Private Sale/ Intermediate)

10.3
INDEPENDENT LIVING AT AYLESBURY FOR OVER 55S

The Independent Living for the Aylesbury (ILA) housing is located in block 2 above the public library. This housing is designed specifically for residents over 55 years in age and follows best practice guidance to create a happy and healthy environment for the residents. The building provides 23 independent 1 and 2 bedroom dwellings in a small courtyard community.

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 all. Internal layout and finishes are designed to aid wayfinding and support residents and be safe and welcoming to all residents.

General Principles
The model for the Independent Living for the Aylesbury (ILA) was defined in the council brief as follows:

• A mixed-tenure of similarly aged people, likely to be over 55 in age, whose children are no longer living at home, and who are seeking a housing solution which fosters social relationships, thus improving health and wellbeing and reducing long-term need for external care services.

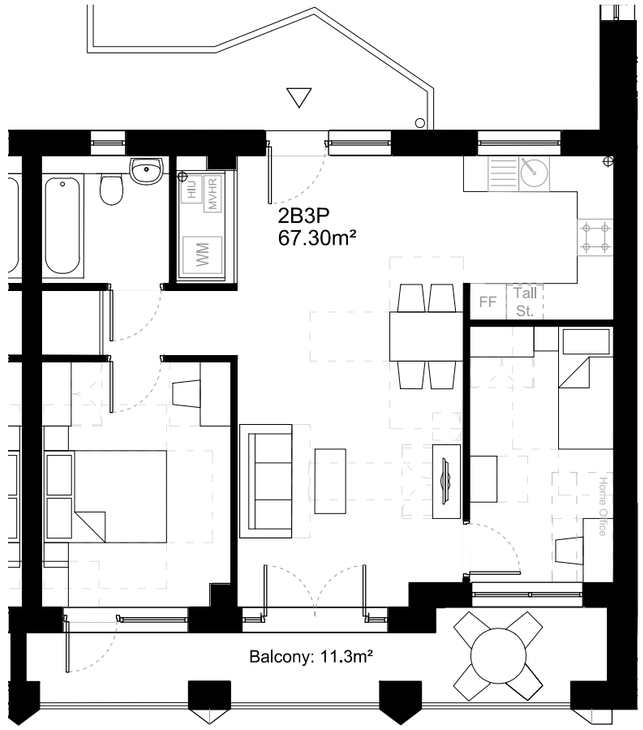
• A strong community ethos; residents will engage in activities together, such as gardening and other social activities (primarily led by the community itself, rather than an outside service led model).

• A number of units that facilitates quality relationships.

• Separate independent dwelling units, which would be adaptable for changing needs. The high quality of these homes shall be such as to encourage existing residents to elect to down-size.

• Design features which are proven to facilitate social interaction (as promoted in co-housing type developments in Denmark and USA).

• The ILA model lettings policy will be in line with the Council's Adult Social Care nominations criteria. It should be noted that this model is not supported living and there is no requirement for any support care. However, the housing development process would ideally be managed alongside a 'successful aging in place' process with the prospective residents, to ensure that the social relationships are fostered from the outset.



2B3P ILA Flat
Block 2 (Social Rented & Intermediate)

Designing for Independent Living

• Size: 67 SqM (Parker Morris space standard +10%)

• Dual aspect

• Open Plan living

• Large full width balcony (South Side)

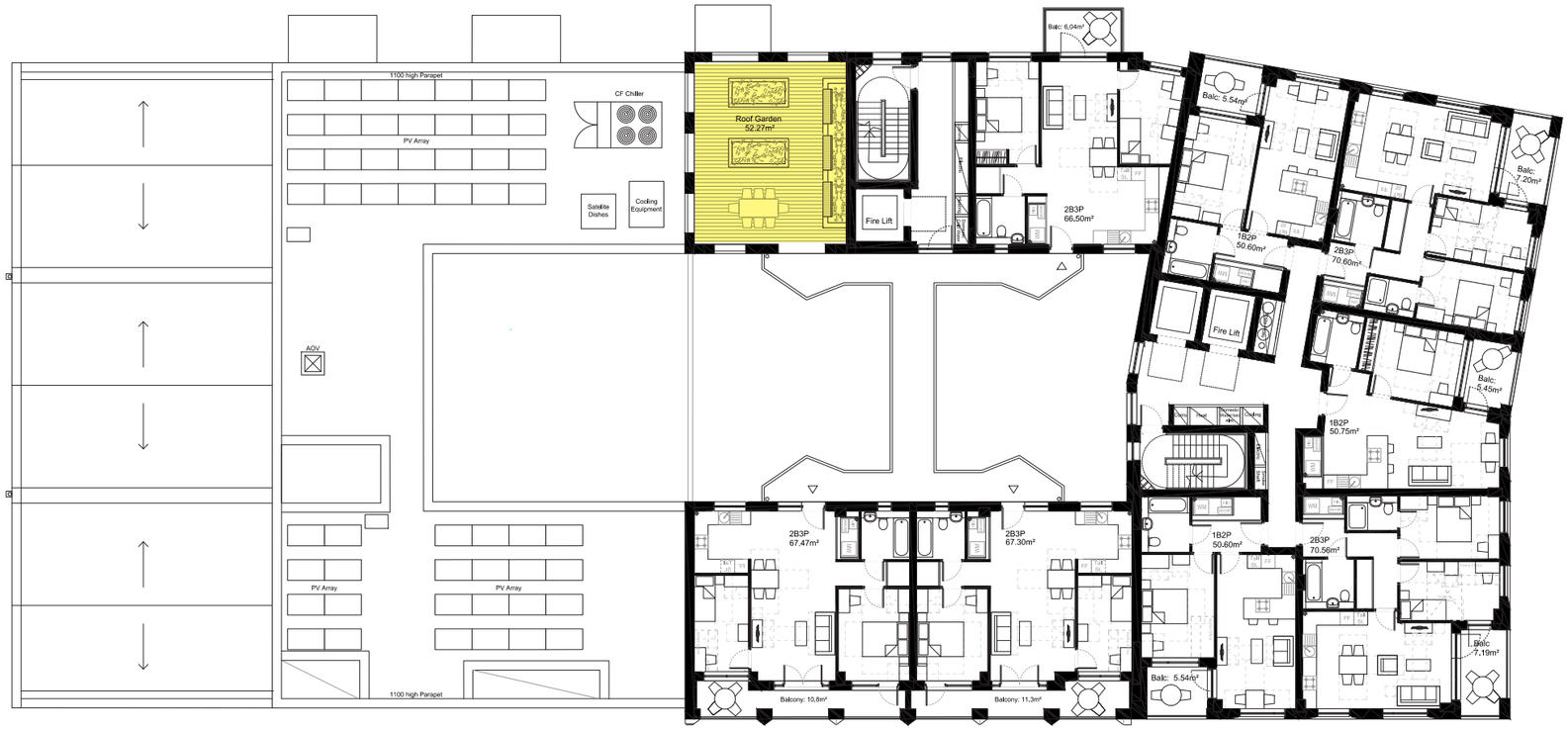
• Room for external dining

• Flexible second bedroom/ study

• All bedrooms fit a double bed

10.3
INDEPENDENT LIVING AT AYLESBURY FOR OVER 55S

A communal garden is provided on the 6th floor for the over 55s residents. The garden will be hard landscaped with raised beds for growing vegetables and flowers.



10.3.2 Sixth Floor Plan showing the communal roof garden

10.3.3 Photograph of raised garden beds

11.0 Performance Indicators

11.1
ENERGY & SUSTAINABILITY

Our sustainability strategy for the Plot 18 is to create a place which meets or exceeds the highest quality standards for new development in London.
We are delivering a London Plan policy compliant sustainability strategy that relies on highly energy efficient buildings that meet Building Regulations 2016 and exceed them by 35% of CO2 emissions and meet the requirements of the Aylesbury AAP and the Southwark Sustainability Checklist.

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 PV panels above Block 1 & 3 to provide renewable energy. Please refer to the separate Energy & Sustainability Statement for further detail.

A double height energy centre is provided at the base of Block 1 of the North Building. 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 streets. This has been designed to ensure that there is no negative impact on air quality to the surrounding properties.

11.2
BREEAM COMMUNITIES

The Aylesbury Masterplan used BREEAM Communities as the supporting standard at Outline Planning stage to meet current best practice in sustainable design and Masterplanning.

The Building Research Establishment Environmental Assessment Method (BREEAM) UK 2014 New Construction Scheme has been used to guide and inform the design and construction of the Health Centre and Community Facility which are targeting BREEAM ‘Very Good’ standards. A BREEAM Pre-Assessment document outlining this process and the individual measures targeted for the Health Centre and Community Facility has been submitted with the Reserved Matters Application.

BREEAM is the world’s first sustainability rating scheme for the built environment and through its application and use BREEAM helps measure and reduce the environmental impacts of buildings. The BREEAM UK New Construction scheme is a performance based assessment method and certification scheme for new buildings. The primary aim of BREEAM UK New Construction is to mitigate the life cycle impacts of new buildings on the environment and this is achieved through integration and use of the scheme by clients and their project teams at key stages in the design and construction process. This enables the client, through the BREEAM assessor and the BRE Global certification process, to measure, evaluate and reflect the performance of their new building against best practice in an independent and robust manner.

11.3
CYLING STRATEGY AND REDUCING CAR DEPENDENCY

In line with the wide objectives of the Aylesbury Estate Regeneration scheme Plot 18 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 secure, shared cycle storage. See section 9.5 for details.

The cycle storage uses a number of different types of storage rack including double stackers and 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.

A low level of car parking is proposed which is all on street. A bicycle hire scheme will also be delivered within Aylesbury Square that complements and extends the successful and extensive network of TFL Bike Hire across London.

11.4
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 sunlight in the surrounding properties. The impact on daylight levels will be positive for most of the windows. The remainder is mainly located in buildings which are part of Aylesbury Estate Regeneration Scheme. Only 8 failing windows are located within the Liverpool Grove Conservation Area, but they are mostly part of commercial units and therefore the impact can be considered as negligible.

Daylight and sunlight provision within Plot 18 has been also assessed. The study has been undertaken for the kitchens, living rooms and bedrooms of all the residential units across the scheme. The analysis follows the methodology outlined in the BRE guide. 92% of the rooms assessed comply with the BRE daylight standards whereas 90% of the units have a clear view of the sky. Overshadowing due to balconies of the upper floors and the neighbouring blocks are among the main reasons for failure.

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 117 living rooms that have at least a window facing due south were assessed and all of them pass the BRE sunlight criterion.

11.5
SECURE BY DESIGN

A meeting was held with Design Out Crime Officer PC Lyn Poole on 14th September 2015, when the proposals for Plot 18 were presented in full.

The location and design of bike stores and bin stores was felt to be well considered being close to communal entrances. PC Poole recommended that CCTV be considered for entrances to public buildings and also that entrances to residential cores would require access controls compliant with building Regulations.

PC Poole confirmed her general support for the proposals in particular noting the high levels natural surveillance onto Aylesbury Square from the public buildings and retail spaces.

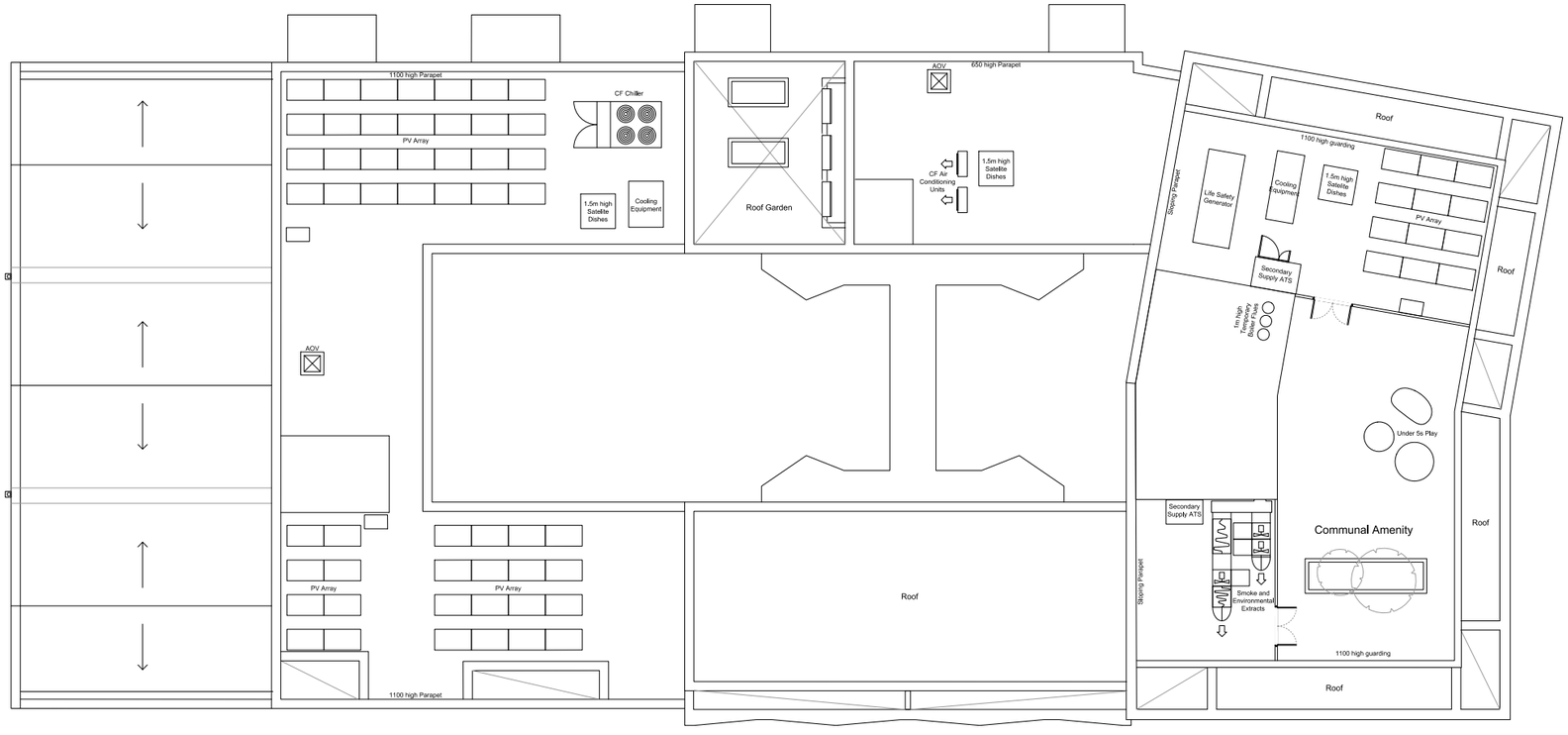


Fig 11.2.1 PV Locations on the North Block

HTA Design LLP
London
106-110 Kentish Town Road
London, NW1 9PX
t: 020 7485 8555

Notting Hill Housing

hta

DUGGAN MORRIS ARCHITECTS