



## **Aylesbury Estate Regeneration**

### **Plot 18**

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### **Section 73 Amendments**

26. 09. 17

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# 1.0 Introduction

## Introduction

This report outlines the Section 73 planning amendments to Plot 18 as part of changes to the distribution of tenures over the first phase of the wider Aylesbury Regeneration.

## Background

The outline masterplan received planning consent in August 2015 and Plot 18 was given Reserved Matters approval in December 2016. We are now submitting Plot 18 and the First Development Site for approval of Section 73 amendments to reflect changes to the distribution of tenures over the first phase of the wider Aylesbury Regeneration. These changes bring forward more affordable homes, including more for social rent, early on in the programme.

## Summary of the proposed changes to Plot 18

The development will remain largely unchanged from the design granted Reserved Matters Approval. The development will still deliver 122 new homes and new community facilities including a new library, health centre and GP surgery and a new early years nursery. The amendments consist of changing the tenures to some of the flats in the North Block which are summarised below:

Block 1: 4 No Intermediate flats become Private tenure to be re-provided in the First Development Site (FDS). The exterior elevations are unchanged

Block 2: Remains unchanged

Block 3: 29 No Social Rented Flats become Private tenure, to be re-provided in the First Development Site (FDS). As a result of reducing the size of the flats block 3 reduces nominally in size and the elevations are adjusted.

These changes are explained in detail in the following pages.

# 2.0 Comparison Plans

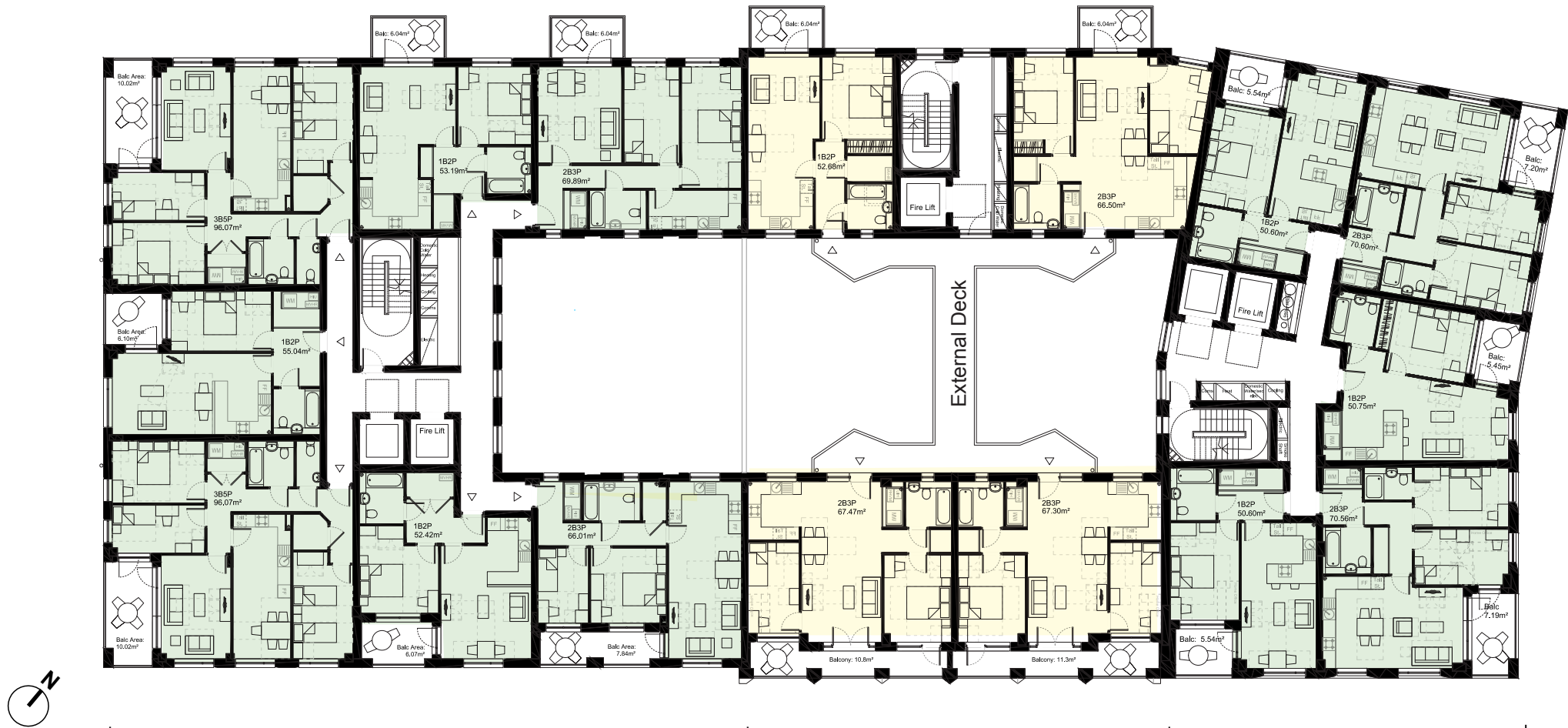
## Planning Consent- Tenure Diagram





2.0 Comparison Plans

S73 Amendment- Tenure Diagram



Block 3			Block 2			Block 1																																																																																			
29 Private Flats			23 Social Rent & Intermediate			70 Private Flats																																																																																			
Unit Type	1B	15	Unit Type	1B	5	Unit Type	1B	48																																																																																	
	2B3P	8		2B3P	18		2B3P	22	2B4P	4	23 Total Units		70 Total Units		3B5P	2	82 Hab Rooms		182 Hab Rooms		29 Total Units								87 Hab Rooms											By Tenure									SR			INT						Total									1B 2P	0	5	5						2B 3P	17	1	18						17	6	23		
	2B3P	18		2B3P	22		2B4P	4	23 Total Units		70 Total Units		3B5P	2	82 Hab Rooms		182 Hab Rooms		29 Total Units								87 Hab Rooms											By Tenure									SR			INT						Total									1B 2P	0	5	5						2B 3P	17	1	18						17	6	23				
	2B3P	22																																																																																							
	2B4P	4	23 Total Units		70 Total Units																																																																																				
3B5P	2	82 Hab Rooms		182 Hab Rooms																																																																																					
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			1B 2P	0	5	5																																																																																			
			2B 3P	17	1	18																																																																																			
			17	6	23																																																																																				

Block 3: 29 Flats changed from Socail Rent to Private

Block 2: Unchanged

Block 1: 4No Intermediate flats changed to Private

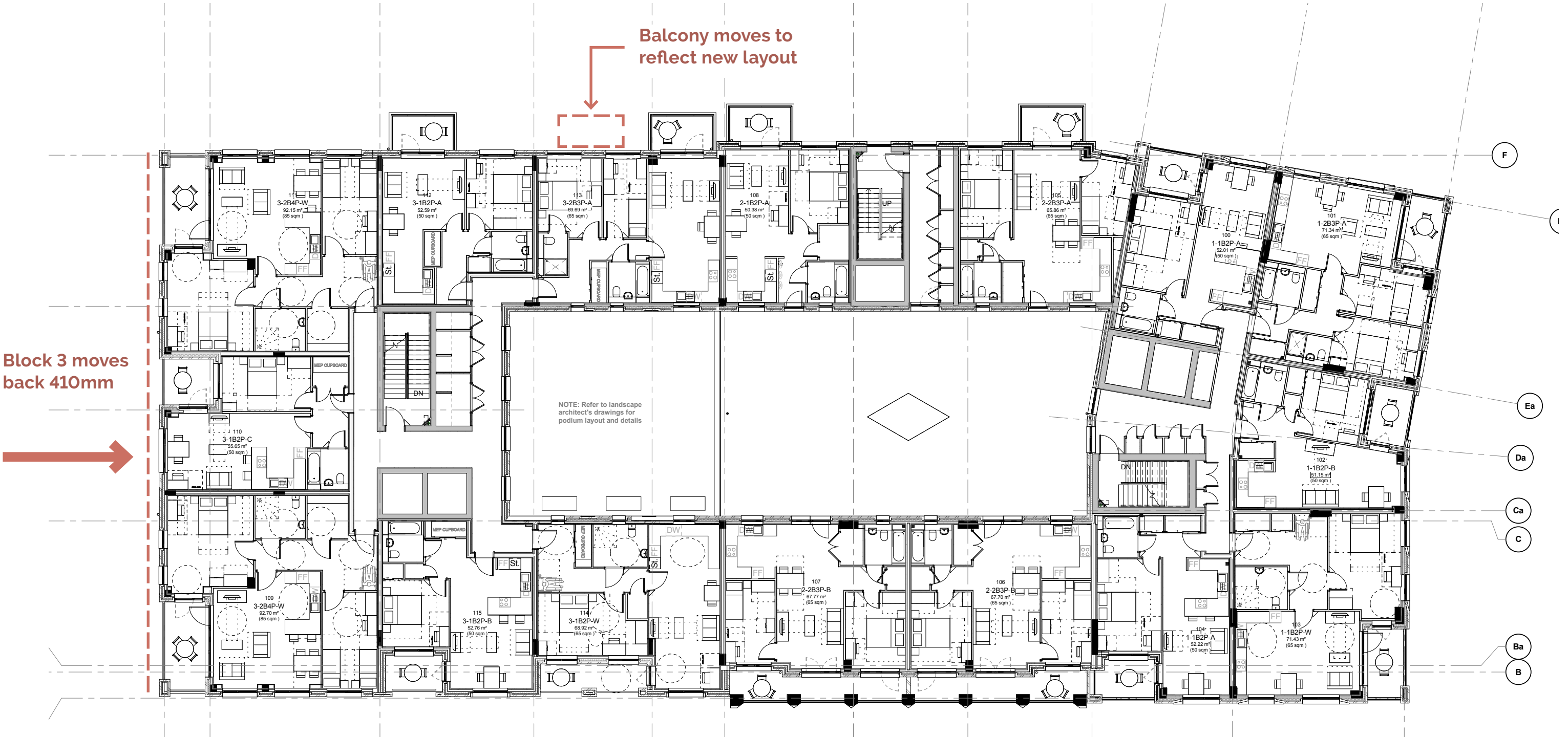
# 2.0 Comparison Plans

## Planning Consent- Typical Plan of North Block



# 2.0 Comparison Plans

## S73 Amendment- Typical Plan of North Block



Block 3- Tenure changes from Social Rent to Private Sale and flats decrease in size. Minor adjustments to window positions to rationalise elevation. Mix remains the same

Block 1- 4 No Intermediate flats change to Private tenure. Does not affect the elevations



## 3.0 Comparison Elevations

### Planning Consent: South East Elevation





## 3.0 Comparison Elevations

### S73 Amendment: South East Elevation





## 3.0 Comparison Elevations

### Planning Consent: South West Elevation





## 3.0 Comparison Elevations

### S73 Amendment: South West Elevation





## 3.0 Comparison Elevations

### Planning Consent: North West Elevation





## 3.0 Comparison Elevations

### S73 Amendment: North West Elevation



# 4.0 Comparison Schedule

## Planning Consent: Accomodation Schedule

### Summary by Block

#### Block 1

Unit Type	1B	48				
	2B3P	22				
		<b>70</b>	Total Units			
		182	Hab Rooms			
		6	Wheelchair Units			
		40	Dual Aspect	57%		

		PR	INT	Total
By Tenure	1B	45	3	48
	2B	21	1	22
		<b>66</b>	<b>4</b>	<b>70</b>

#### Block 2

Unit Type	1B	5				
	2B3P	18				
		<b>23</b>	Total Units			
		82	Hab Rooms			
		0	Wheelchair Units			
		23	Dual Aspect	100%		

		SR	INT	Total
By Tenure	1B 2P	0	5	5
	2B 3P	17	1	18
	2B 4P	0	0	0
	3B5P	0	0	0
		<b>17</b>	<b>6</b>	<b>23</b>

#### Block 3

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

		All SR Units		
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### 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
					<b>122</b>

#### Summary of Unit by Tenure

Size	SR	INT	PR	Totals
1 B 2P	15	8	45	<b>68</b>
2 B 3P	25	2	21	<b>48</b>
2B 4P	4	0	0	<b>4</b>
3B 5P	2	0	0	<b>2</b>
Total	<b>46</b>	<b>10</b>	<b>66</b>	<b>122</b>

Affordable Units 56

#### Wheelchair Units

Size	SR	INT	PR	Totals
1 B 2P	2	1	4	<b>7</b>
2 B 3P	0	0	1	<b>1</b>
2 B 4P	4	0	1	<b>5</b>
Total Unit	<b>6</b>	<b>1</b>	<b>6</b>	<b>13</b>
				<b>10%</b>

#### 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	<b>122</b>	
	38%	8%	54%		

#### Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total	
Blk 1	-	11	171	182	PR & INT
Blk 2	68	14	-	82	SR & INT
Blk 3	87	-	-	87	SR
Total HR	155	25	171	<b>351</b>	
	44%	7%	49%		

Affordable Hab rooms 180  
Affordable Ratio 51.3% by Hab Room

#### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

# 4.0 Comparison Schedule

## S73 Amendment: Accomodation Schedule

### Summary by Block

#### Block 1

Unit Type	1B	48	All PR Units			
	2B3P	22				
		70	Total Units			
		182	Hab Rooms			
		6	Wheelchair Units			
		40	Dual Aspect	57%		

#### Block 2

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

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	All PR Units			
	2B3P	8				
	2B4P	4				
	3B5P	2				
		29	Total Units			
		87	Hab Rooms			
		6	Wheelchair Units			
		18	Dual Aspect	62%		

### 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	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
Total	17	6	99	122

Affordable Units 23

#### Wheelchair Units

Size	SR	INT	PR	Totals
1 B 2P	0	0	6	6
2 B 3P	0	0	6	6
2 B 4P	0	0	0	0
Total Un	0	0	12	12
				10%

#### Summary Tenure by Block (Units)

	SR	INT	PR	Total
Blk 1	0	0	70	70
Blk 2	17	6	0	23
Blk 3	0	0	29	29
Total Unit	17	6	99	122
	14%	5%	81%	

#### Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total
Blk 1	-	-	182	182
Blk 2	68	14	-	82
Blk 3	0	-	87	87
Total HR	68	14	269	351
	19%	7%	77%	

Affordable Hab rooms 82  
Affordable Ratio 23.4% by Hab Room

#### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

## 5.0 Revised Design & Access Statement

# Aylesbury Estate Regeneration: Plot 18 Reserved Matters Application

## Design & Access Statement

S73 Amendment September 2017

NHH-P18-R001





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Chapter 01: Introduction

01 Introduction







1.1  
PURPOSE OF THE DOCUMENT

Following extensive consultation gaining support of local residents, Southwark Council adopted the Aylesbury Area Action Plan (AAP) in 2010 as part of the Local Development Framework with the 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 designed 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.

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)



## **5.2 Revised Design & Access Statement**

### **Chapter 09: North Block Residential Accomodation**

## **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

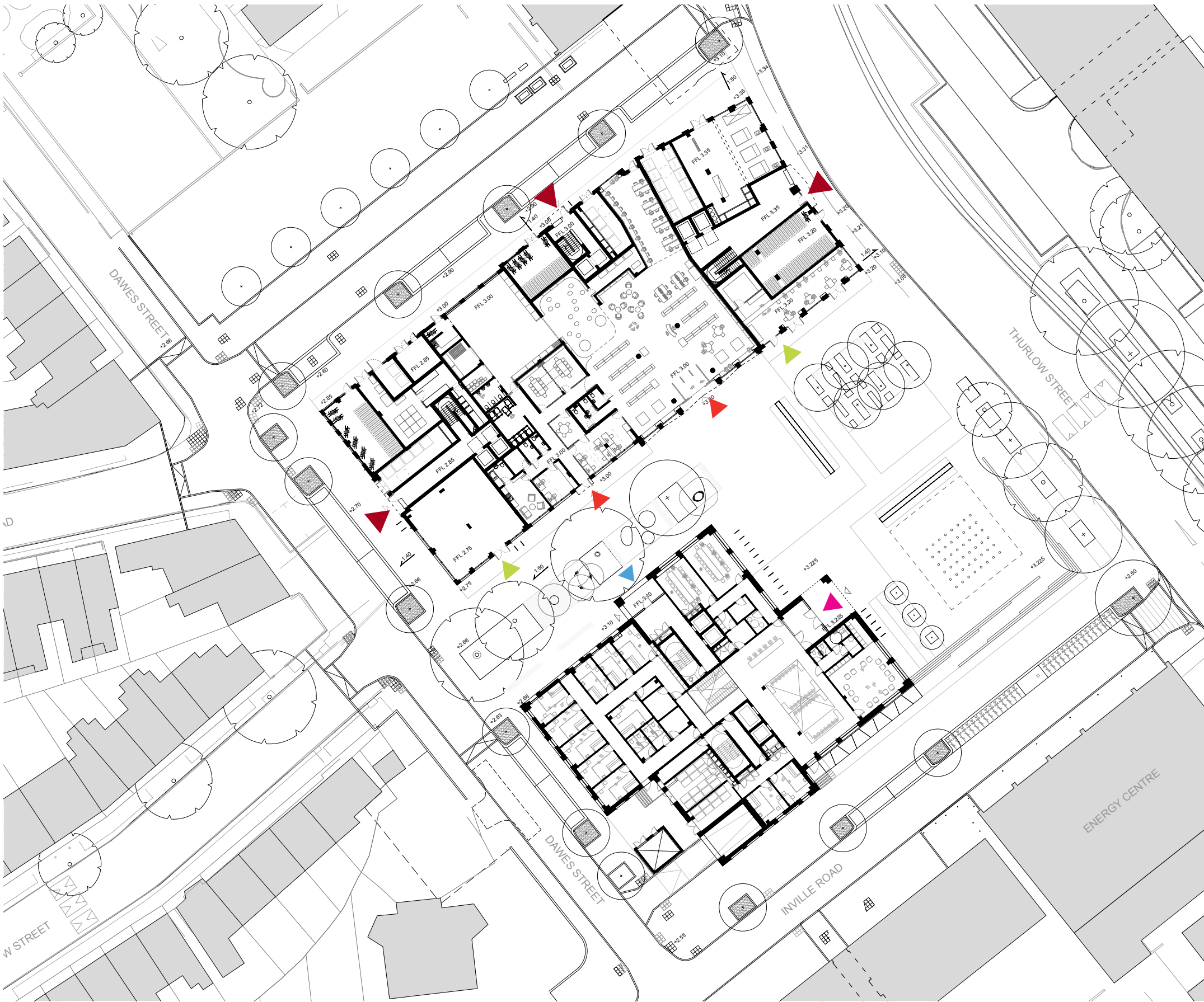


Figure 9.1.1. Entrances



## 9.1

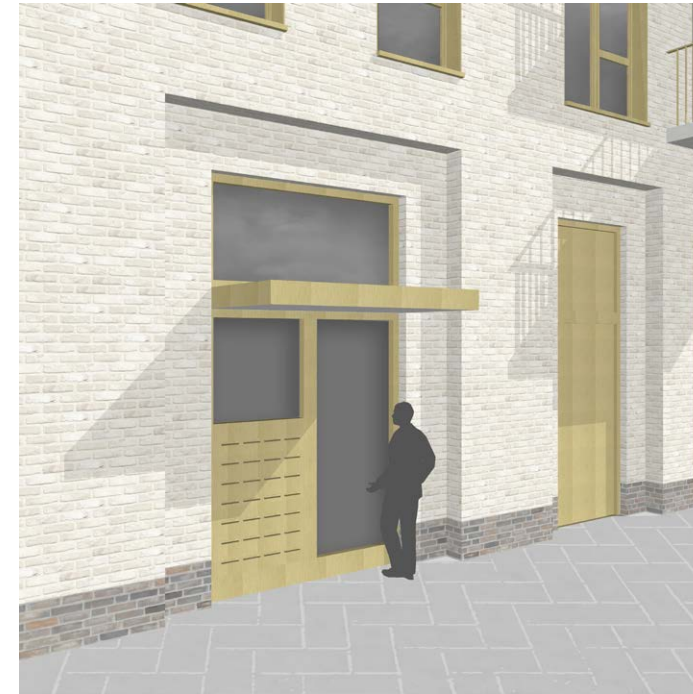
Each Residential Block is provided with an appropriately sized entrance lobby which is clearly identifiable with the accommodation above.

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**



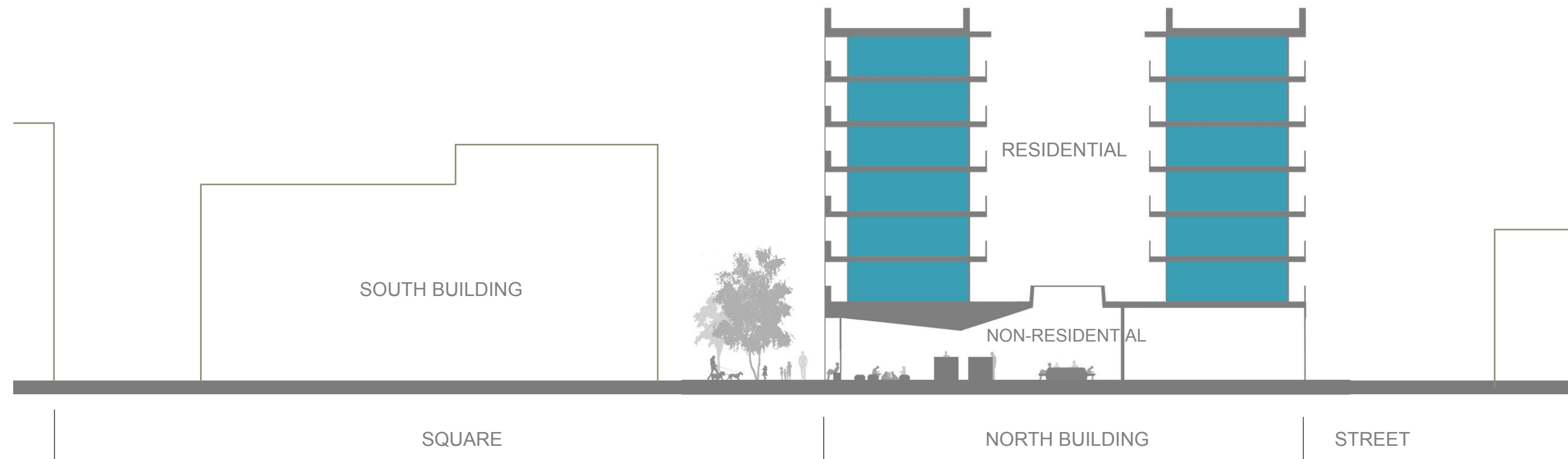
**Block 1 Entrance**



**Block 2 Entrance**



**Block 3 Entrance**



**Fig 9.1.2 Diagrammatic 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.

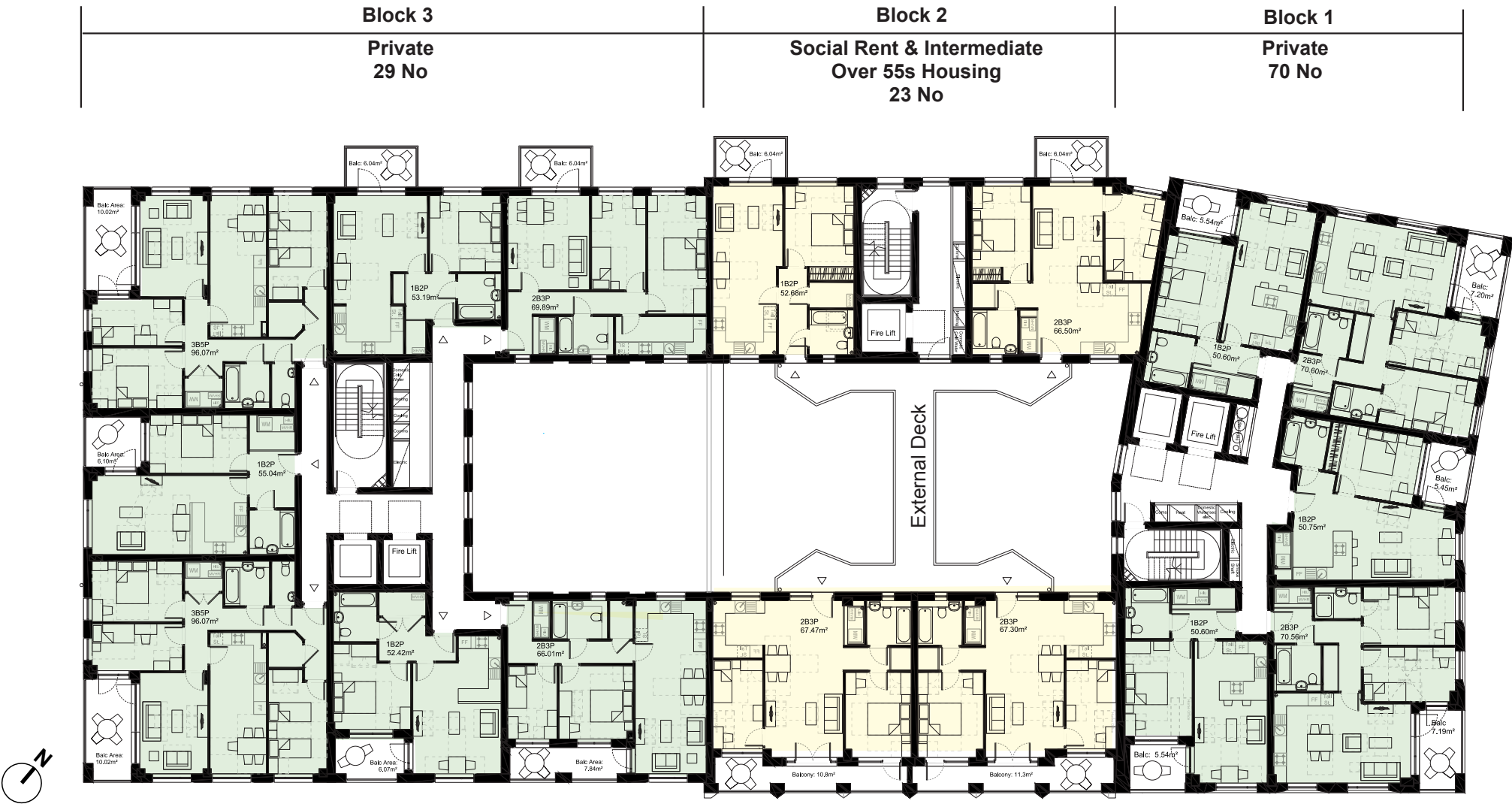


Fig 9.2.1 Tenure Diagram

Summary of Unit by Tenure				
Size	SR	INT	PR	Totals
1 B 2P	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
Total	17	6	99	122

Affordable Calculation (Hab Rooms)				
	SR	INT	PR	Total
Blk 1	-	-	182	182
Blk 2	68	14	-	82
Blk 3	0	-	87	87
Total HR	68	14	269	351
	19%	7%	77%	
Affordable Hab rooms	82			
Affordable Ratio	23.4% by Hab Room			

Table 9.2.2 Tenure Mix & Affordable Calculation





### 9.3 SPACE STANDARDS

This section of the report shows the Aylesbury Re-generation 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)	42 Cycle spaces
Block 3 (29 Flats)	46 Cycle spaces
Total Residential	180 Cycle spaces





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.

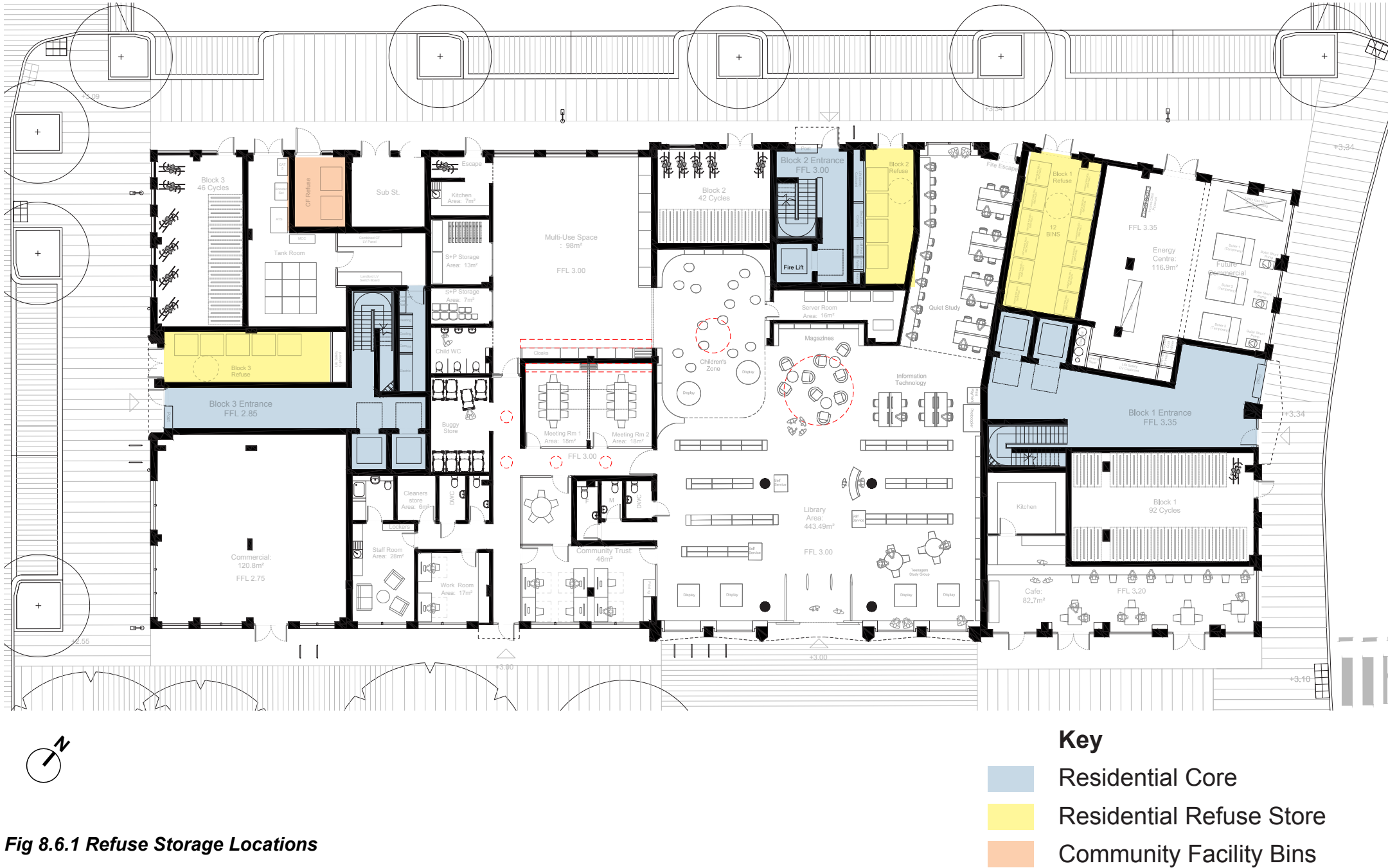


Fig 8.6.1 Refuse Storage Locations

Table 8.6.2 Refuse Storage Calculation

	50%						1100L		75%		1100L		Total
	Units	30L	Bedroom	70L	L	Recycling		Bins	General		Bins		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-**  
1 Bed 2 Person Flats 5.4 SqM \*See below  
2 Bed 3 Person Flats 7.0 SqM

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

**Block 3-**  
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 in area.

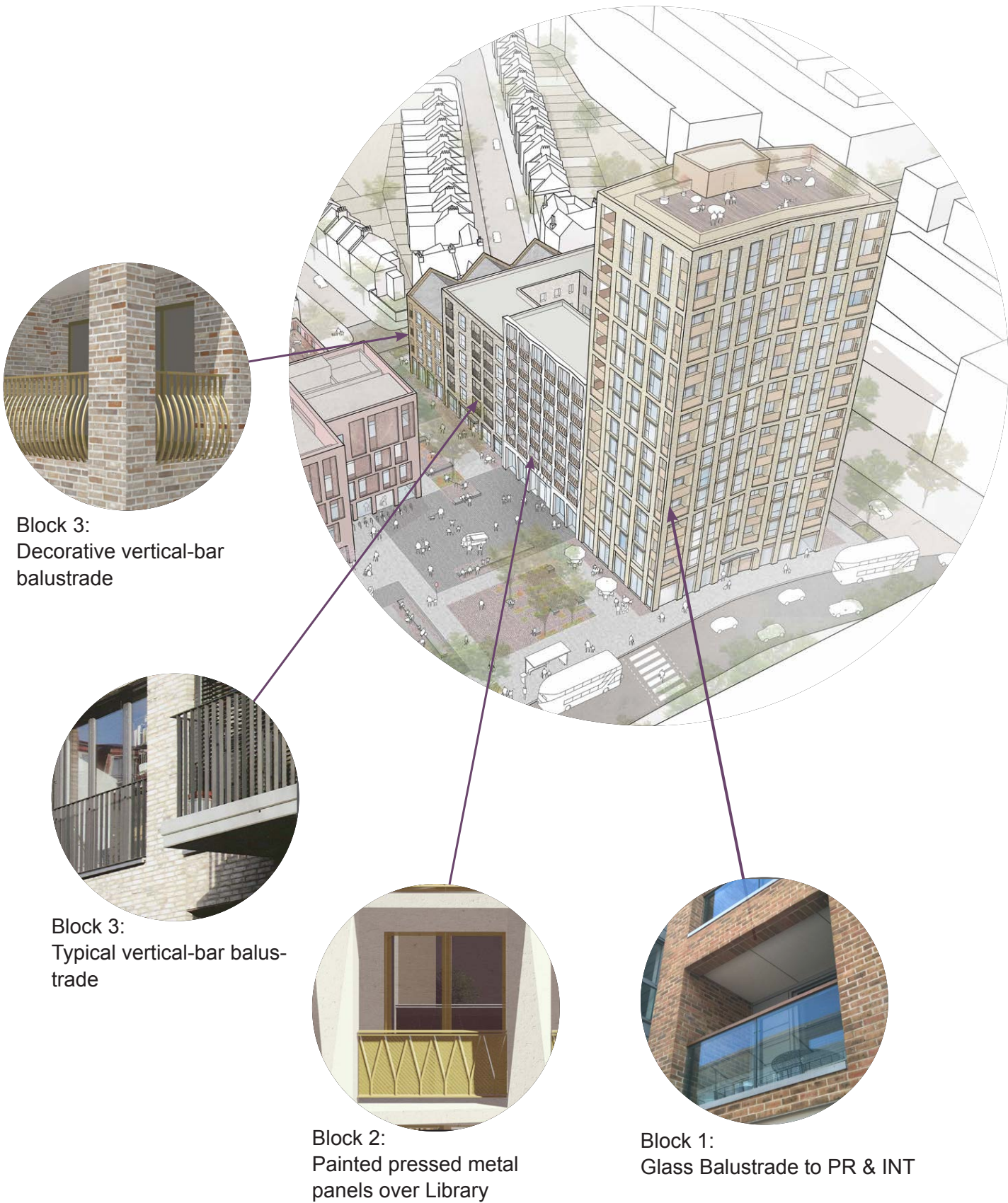


Fig 9.7.2 Balcony Design



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.



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





## **5.3 Revised Design & Access Statement**

### **Chapter 10: Access and Specialist Housing**

## **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 dis-



- abilities
- 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 short-fall 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 (Private Sale)



2B4P Flat  
Block 3 (Private Sale)

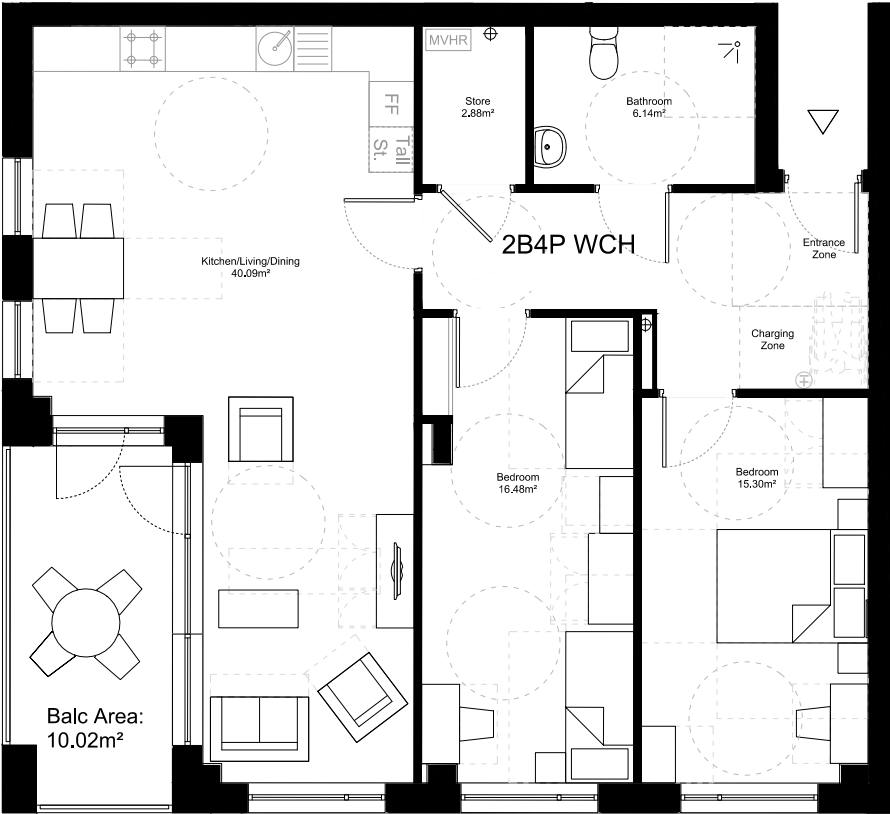
10.2  
RESIDENTIAL LAYOUTS-  
WHEELCHAIR ACCESSIBLE HOUSING

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.

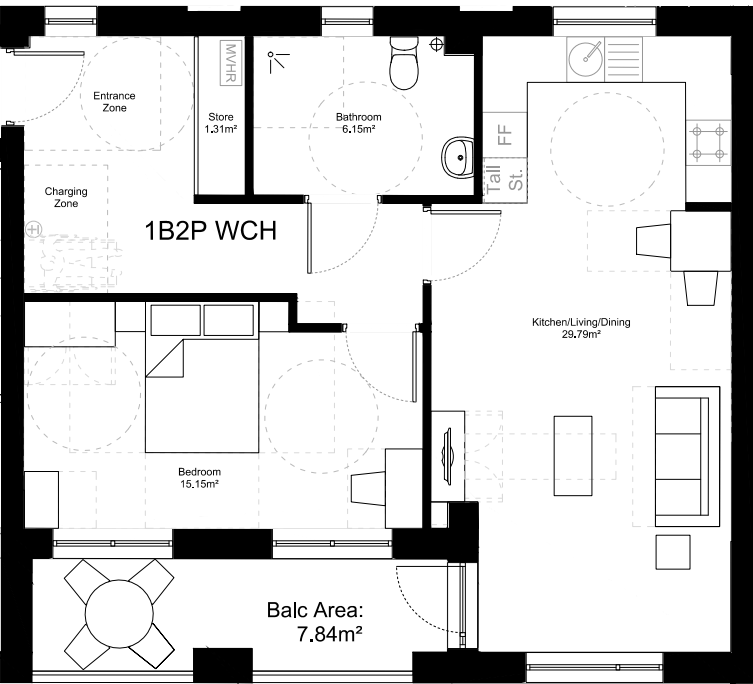
Floor plans of some of these units are shown on the following page.

Table 10.2.1 Wheelchair Accommodation

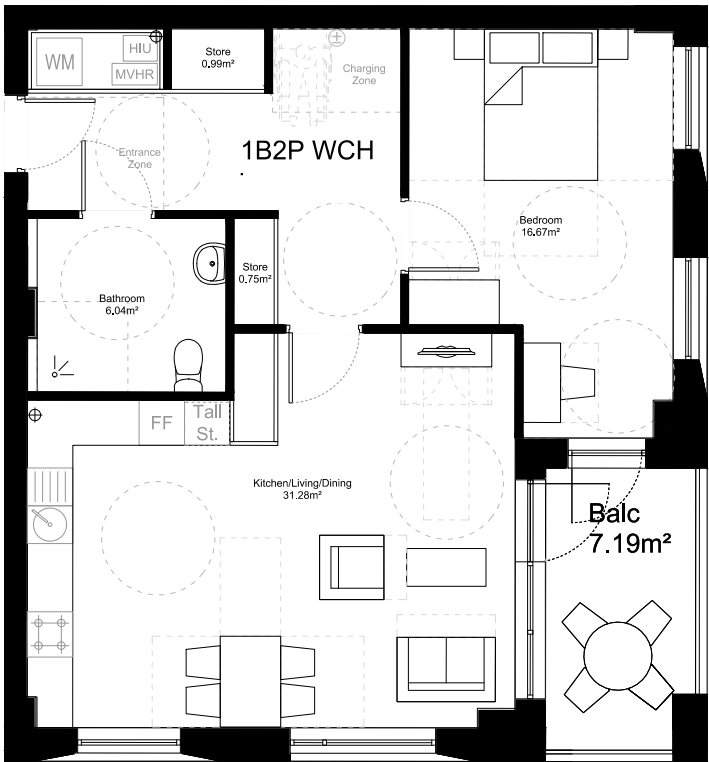
Wheelchair Units					
Size	SR	INT	PR	Totals	
1 B 2P	0	0	6	6	
2 B 3P	0	0	6	6	
2 B 4P	0	0	0	0	
Total Un	0	0	12	12	10%



2B4P Wheelchair Flat  
Block 3 (Private Sale)



1B2P Wheelchair Flat  
Block 3 (Private Sale)



1B2P Wheelchair Flat  
Block 1 (Private Sale)

10.3  
INDEPENDENT LIVING AT AYLESBURY  
FOR OVER 55S

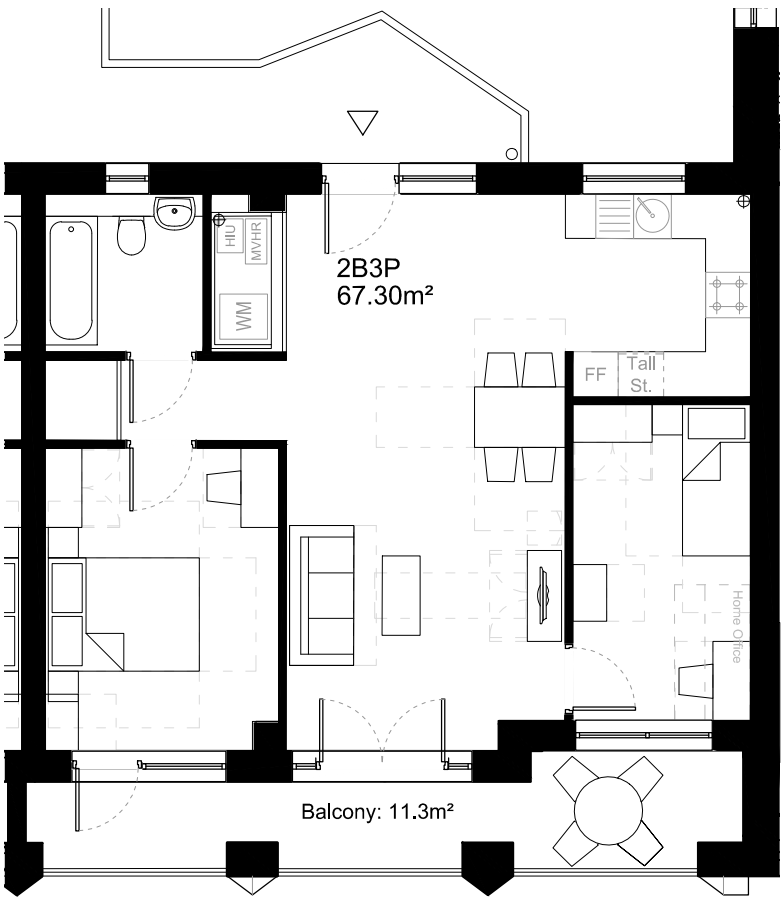
The Independent Living for the Aylesbury (ILA) housing is located in block 2 above the public library. This housing is designed specifically for residents over 55 years in age and follows best practice guidance to create a happy and healthy environment for the residents. The building provides 23 independent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

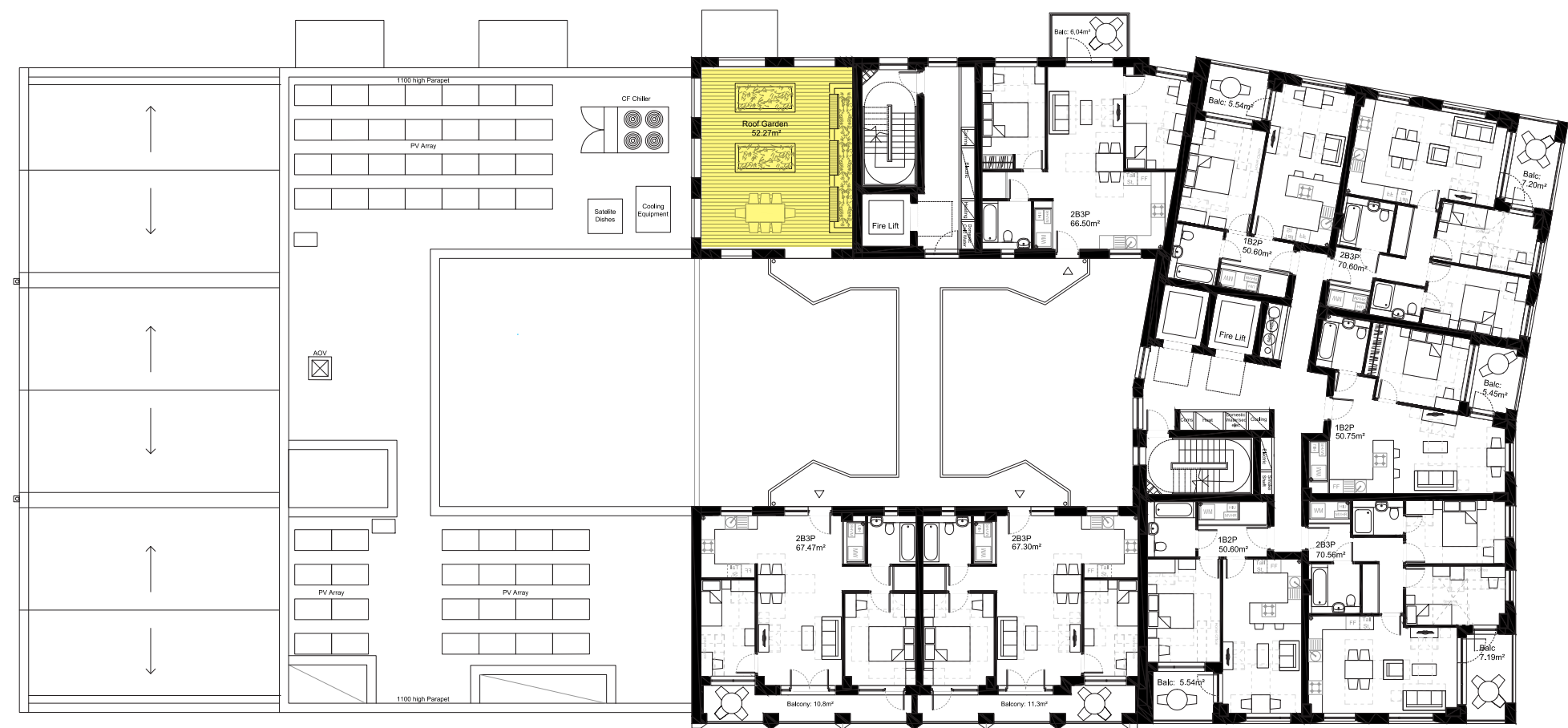
Designing for Independent Living

- 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



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## **Aylesbury Estate Regeneration**

### **Plot 18**

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### **Section 73 Amendments**

26. 09. 17



# Contents

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1.0	Introduction & Summary
2.0	Comparison Plans
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4.0	Comparison Accomodation Schedule
5.0	Revised Design & Access Statement
5.1	Chapter 1- Introduction
5.2	Chapter 9- North Block Residential Accomodation
5.3	Chapter 10- Access & Specialist Housing

# 1.0 Introduction

## Introduction

This report outlines the Section 73 planning amendments to Plot 18 as part of changes to the distribution of tenures over the first phase of the wider Aylesbury Regeneration.

## Background

The outline masterplan received planning consent in August 2015 and Plot 18 was given Reserved Matters approval in December 2016. We are now submitting Plot 18 and the First Development Site for approval of Section 73 amendments to reflect changes to the distribution of tenures over the first phase of the wider Aylesbury Regeneration. These changes bring forward more affordable homes, including more for social rent, early on in the programme.

## Summary of the proposed changes to Plot 18

The development will remain largely unchanged from the design granted Reserved Matters Approval. The development will still deliver 122 new homes and new community facilities including a new library, health centre and GP surgery and a new early years nursery. The amendments consist of changing the tenures to some of the flats in the North Block which are summarised below:

Block 1: 4 No Intermediate flats become Private tenure to be re-provided in the First Development Site (FDS). The exterior elevations are unchanged

Block 2: Remains unchanged

Block 3: 29 No Social Rented Flats become Private tenure, to be re-provided in the First Development Site (FDS). As a result of reducing the size of the flats block 3 reduces nominally in size and the elevations are adjusted.

These changes are explained in detail in the following pages.

# 2.0 Comparison Plans

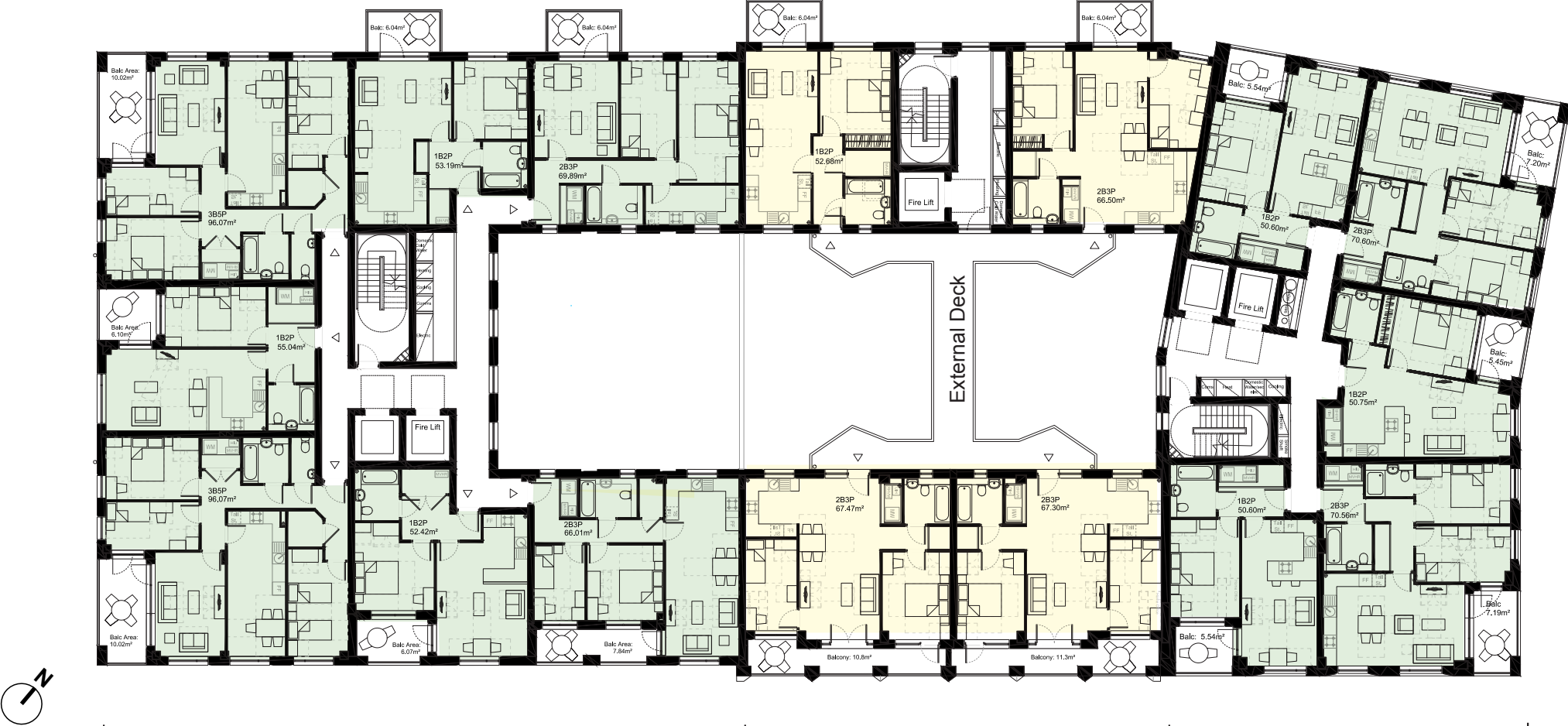
## Planning Consent- Tenure Diagram





2.0 Comparison Plans

S73 Amendment- Tenure Diagram



Block 3			Block 2			Block 1																																																								
29 Private Flats			23 Social Rent & Intermediate			70 Private Flats																																																								
Unit Type	1B	15	Unit Type	1B	5	Unit Type	1B	48																																																						
	2B3P	8		2B3P	18		2B3P	22	2B4P	4	23 Total Units		70 Total Units		3B5P	2	82 Hab Rooms		182 Hab Rooms		29 Total Units						87 Hab Rooms		By Tenure						SR		INT				Total						1B 2P	0	5	5			2B 3P	17	1	18			17	6	23	
	2B3P	18		2B3P	22		2B4P	4	23 Total Units		70 Total Units		3B5P	2	82 Hab Rooms		182 Hab Rooms		29 Total Units						87 Hab Rooms		By Tenure						SR		INT				Total						1B 2P	0	5	5			2B 3P	17	1	18			17	6	23			
	2B3P	22																																																												
	2B4P	4	23 Total Units		70 Total Units																																																									
3B5P	2	82 Hab Rooms		182 Hab Rooms																																																										
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87 Hab Rooms		By Tenure																																																												
		SR		INT																																																										
		Total																																																												
		1B 2P	0	5	5																																																									
		2B 3P	17	1	18																																																									
		17	6	23																																																										

Block 3: 29 Flats changed from Socail Rent to Private

Block 2: Unchanged

Block 1: 4No Intermediate flats changed to Private

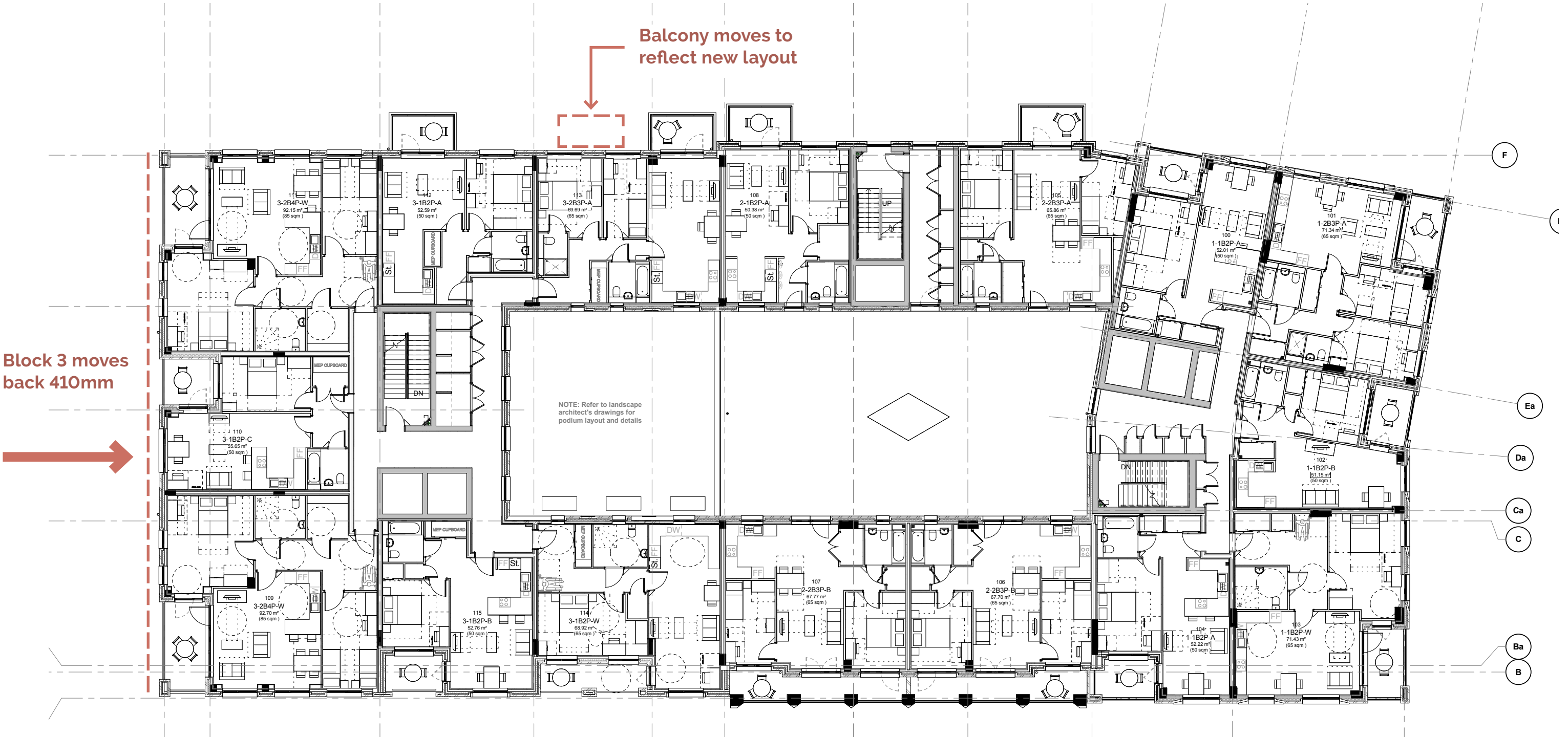
# 2.0 Comparison Plans

## Planning Consent- Typical Plan of North Block



# 2.0 Comparison Plans

## S73 Amendment- Typical Plan of North Block



**Block 3- Tenure changes from Social Rent to Private Sale and flats decrease in size. Minor adjustments to window positions to rationalise elevation. Mix remains the same**

**Block 1- 4 No Intermediate flats change to Private tenure. Does not affect the elevations**



## 3.0 Comparison Elevations

### Planning Consent: South East Elevation





## 3.0 Comparison Elevations

### S73 Amendment: South East Elevation





## 3.0 Comparison Elevations

### Planning Consent: South West Elevation





## 3.0 Comparison Elevations

### S73 Amendment: South West Elevation





## 3.0 Comparison Elevations

### Planning Consent: North West Elevation





## 3.0 Comparison Elevations

### S73 Amendment: North West Elevation





# 4.0 Comparison Schedule

## Planning Consent: Accomodation Schedule

### Summary by Block

#### Block 1

Unit Type	1B	48				
	2B3P	22				
		70	Total Units			
		182	Hab Rooms			
		6	Wheelchair Units			
		40	Dual Aspect	57%		

		PR	INT	Total
By Tenure	1B	45	3	48
	2B	21	1	22
		66	4	70

#### Block 2

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

		SR	INT	Total
By Tenure	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			
		87	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	8	45	68
2 B 3P	25	2	21	48
2B 4P	4	0	0	4
3B 5P	2	0	0	2
Total	46	10	66	122

Affordable Units 56

#### Wheelchair Units

Size	SR	INT	PR	Totals
1 B 2P	2	1	4	7
2 B 3P	0	0	1	1
2 B 4P	4	0	1	5
Total Unit	6	1	6	13
				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	-	11	171	182	PR & INT
Blk 2	68	14	-	82	SR & INT
Blk 3	87	-	-	87	SR
Total HR	155	25	171	351	
	44%	7%	49%		

Affordable Hab rooms 180  
Affordable Ratio 51.3% by Hab Room

#### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

# 4.0 Comparison Schedule

## S73 Amendment: Accomodation Schedule

### Summary by Block

#### Block 1

Unit Type	1B	48	All PR Units			
	2B3P	22				
		70	Total Units			
		182	Hab Rooms			
		6	Wheelchair Units			
		40	Dual Aspect	57%		

#### Block 2

Unit Type	1B	5	By Tenure	SRINTTotal		
	2B3P	18		1B 2P055	2B 3P17118	2B 4P000
23		Total Units	17623			
82		Hab Rooms				
0		Wheelchair Units				
23		Dual Aspect	100%			

#### Block 3

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

### 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	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
Total	17	6	99	122

Affordable Units 23

#### Wheelchair Units

Size	SR	INT	PR	Totals	
1 B 2P	0	0	6	6	
2 B 3P	0	0	6	6	
2 B 4P	0	0	0	0	
Total Un	0	0	12	12	10%

#### Summary Tenure by Block (Units)

	SR	INT	PR	Total
Blk 1	0	0	70	70
Blk 2	17	6	0	23
Blk 3	0	0	29	29
Total Unit	17	6	99	122
	14%	5%	81%	

#### Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total	
Blk 1	-	-	182	182	PR
Blk 2	68	14	-	82	SR & INT
Blk 3	0	-	87	87	PR
Total HR	68	14	269	<b>351</b>	
	19%	7%	77%		

Affordable Hab rooms 82  
Affordable Ratio 23.4% by Hab Room

#### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

## 5.0 Revised Design & Access Statement

# Aylesbury Estate Regeneration: Plot 18 Reserved Matters Application

## Design & Access Statement

S73 Amendment September 2017

NHH-P18-R001





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Chapter 01: Introduction

01 Introduction







1.1  
PURPOSE OF THE DOCUMENT

Following extensive consultation gaining support of local residents, Southwark Council adopted the Aylesbury Area Action Plan (AAP) in 2010 as part of the Local Development Framework with the 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 designed 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.

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)





## **5.2 Revised Design & Access Statement**






### **Chapter 09: North Block Residential Accomodation**

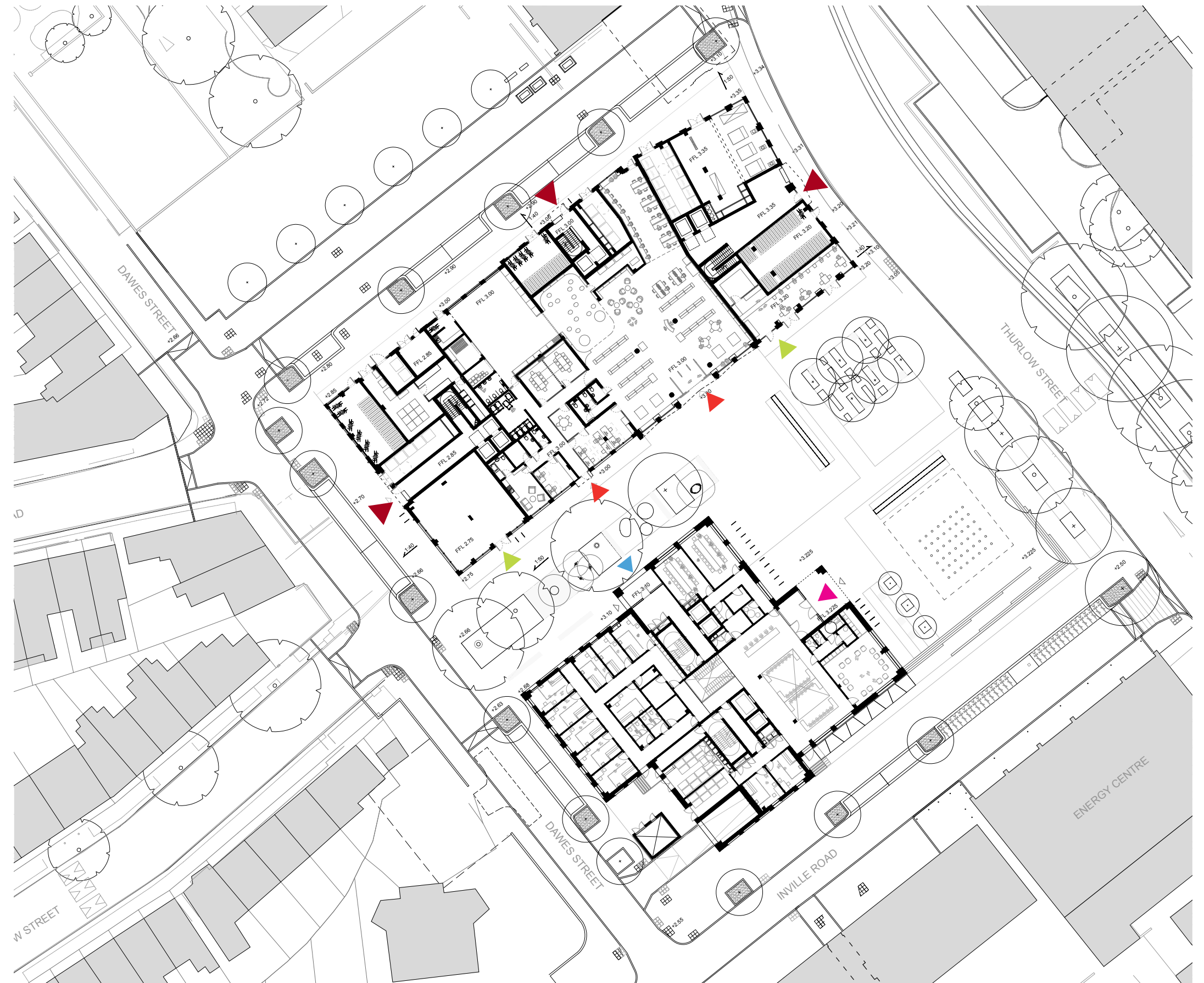
## **9.0 North Block Residential Accomodation**

## 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

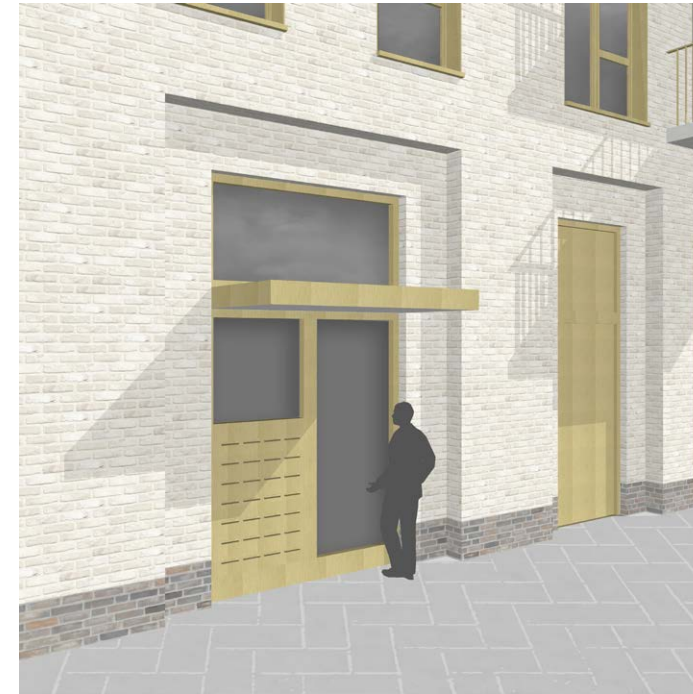
Each Residential Block is provided with an appropriately sized entrance lobby which is clearly identifiable with the accommodation above.

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**



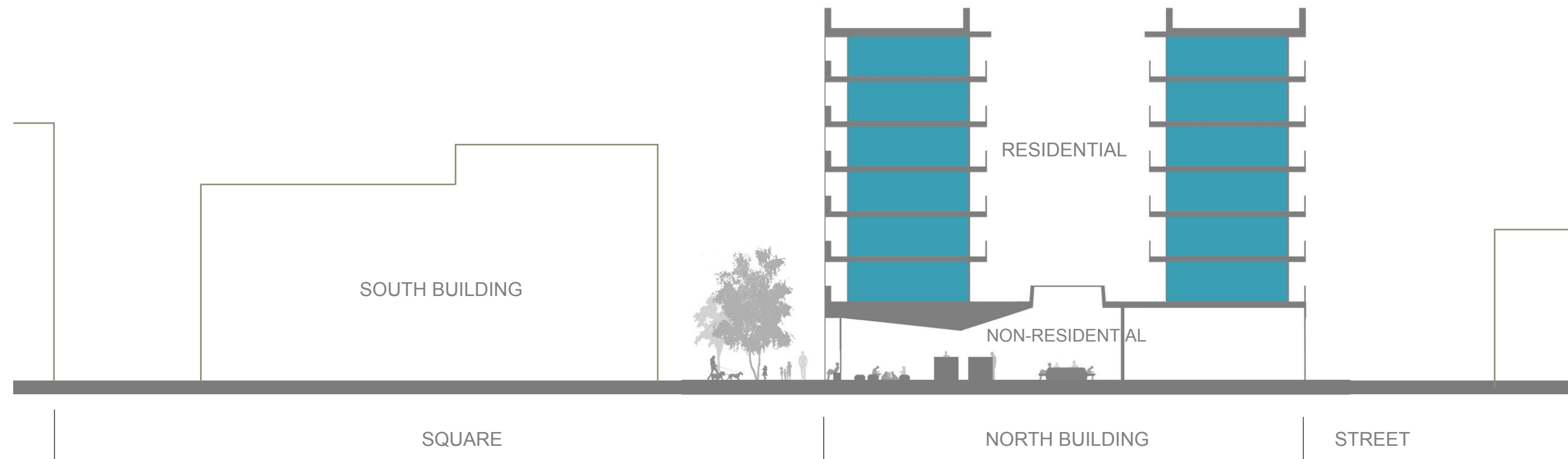
**Block 1 Entrance**



**Block 2 Entrance**



**Block 3 Entrance**



**Fig 9.1.2 Diagrammatic 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.



Fig 9.2.1 Tenure Diagram

Summary of Unit by Tenure				
Size	SR	INT	PR	Totals
1 B 2P	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
Total	17	6	99	122

Affordable Calculation (Hab Rooms)				
	SR	INT	PR	Total
Blk 1	-	-	182	182
Blk 2	68	14	-	82
Blk 3	0	-	87	87
Total HR	68	14	269	351
	19%	7%	77%	
Affordable Hab rooms	82			
Affordable Ratio	23.4% 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	By Tenure	PR	INT
	2B3P	22			
	70	Total Units	1B	48	0
	182	Hab Rooms	2B	22	0
	6	Wheelchair Units		70	0
	40	Dual Aspect			70
		57%			
Block 2					
Unit Type	1B	5	By Tenure	SR	INT
	2B3P	18			
	23	Total Units	1B 2P	0	5
	82	Hab Rooms	2B 3P	17	1
	0	Wheelchair Units	2B 4P	0	0
	23	Dual Aspect	3B5P	0	0
		100%		17	6
					23
Block 3					
Unit Type	1B	15	All PR Units		
	2B3P	8			
	2B4P	4			
	3B5P	2			
	29	Total Units			
	87	Hab Rooms			
	6	Wheelchair Units			
	18	Dual Aspect			
		62%			

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	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
Total	17	6	99	122

Affordable Units	23
------------------	----

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

Summary Tenure by Block (Units)				
	SR	INT	PR	Total
Blk 1	0	0	70	70
Blk 2	17	6	0	23
Blk 3	0	0	29	29
total Unit	17	6	99	122
	14%	5%	81%	



### 9.3 SPACE STANDARDS

This section of the report shows the Aylesbury Re-generation 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)	42 Cycle spaces
Block 3 (29 Flats)	46 Cycle spaces
Total Residential	180 Cycle spaces





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	Bedroom	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-**  
1 Bed 2 Person Flats 5.4 SqM \*See below  
2 Bed 3 Person Flats 7.0 SqM

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

**Block 3-**  
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 in area.

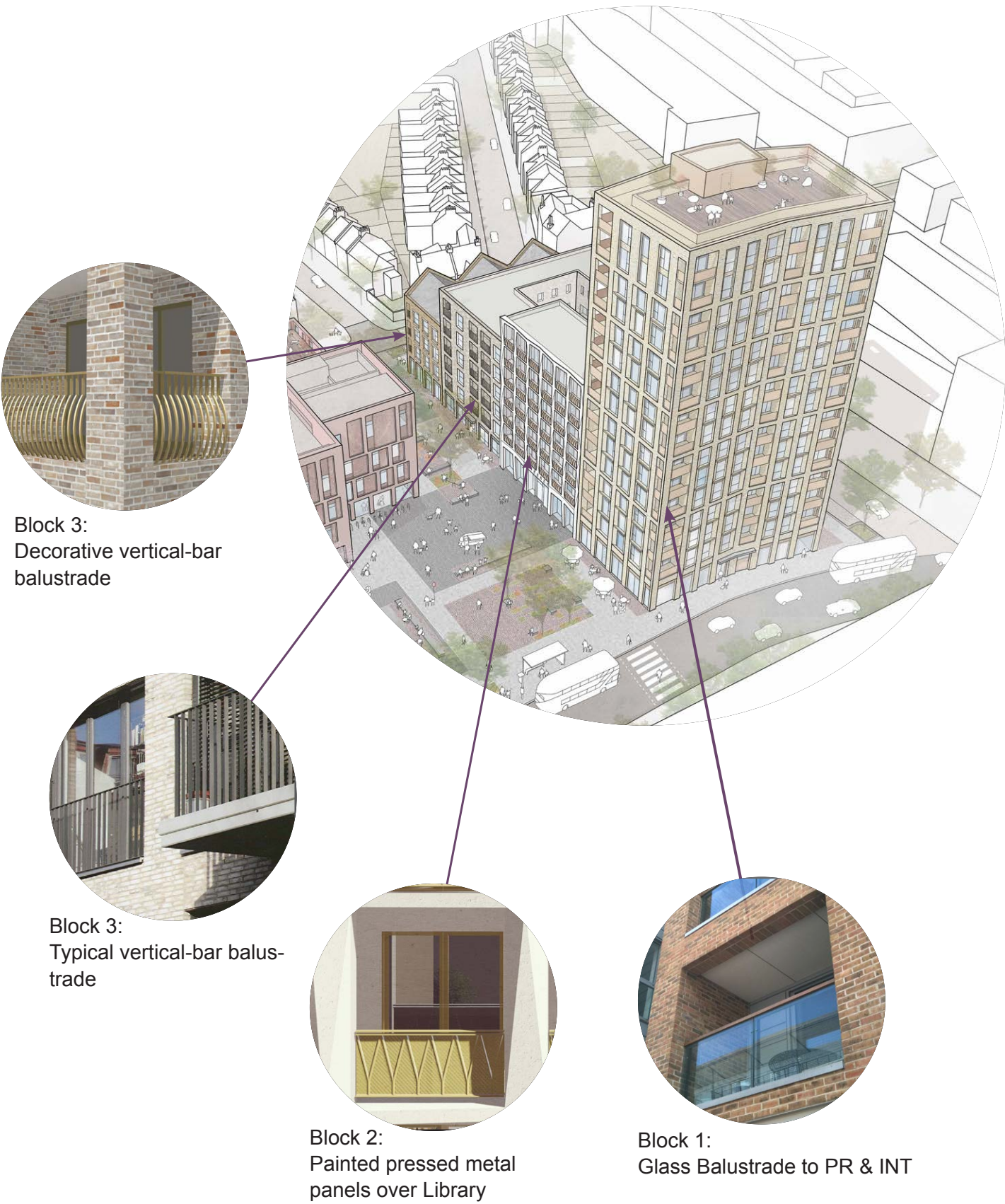


Fig 9.7.2 Balcony Design



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.



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





## **5.3 Revised Design & Access Statement**

### **Chapter 10: Access and Specialist Housing**

## **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 dis-

- abilities
- 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 short-fall 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 (Private Sale)



2B4P Flat  
Block 3 (Private Sale)

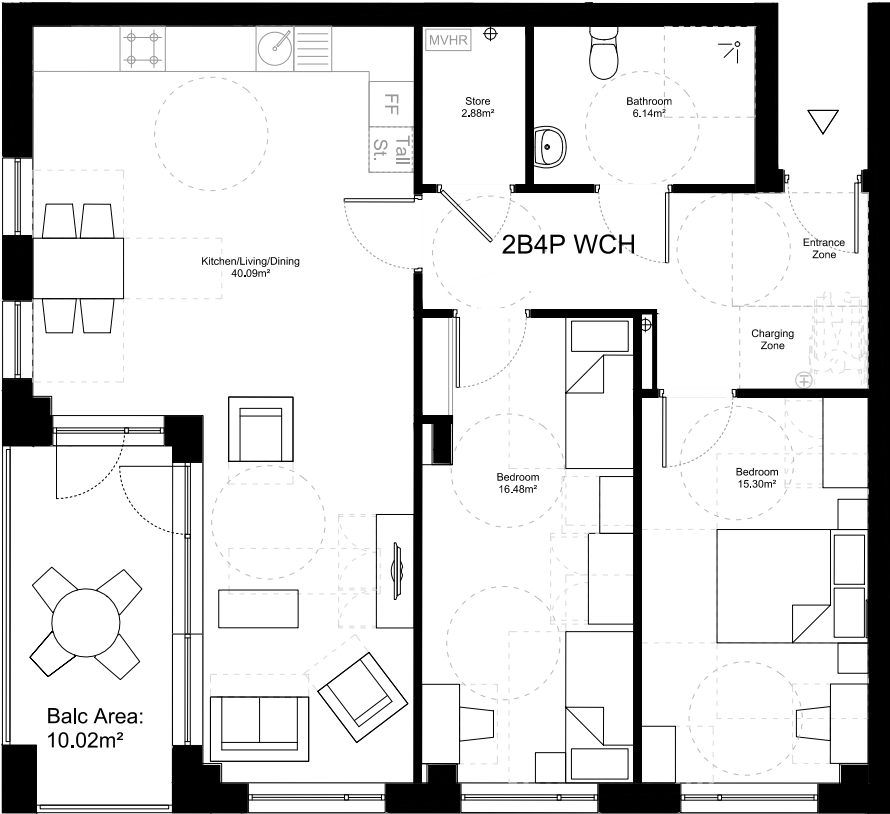
10.2  
RESIDENTIAL LAYOUTS-  
WHEELCHAIR ACCESSIBLE HOUSING

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.

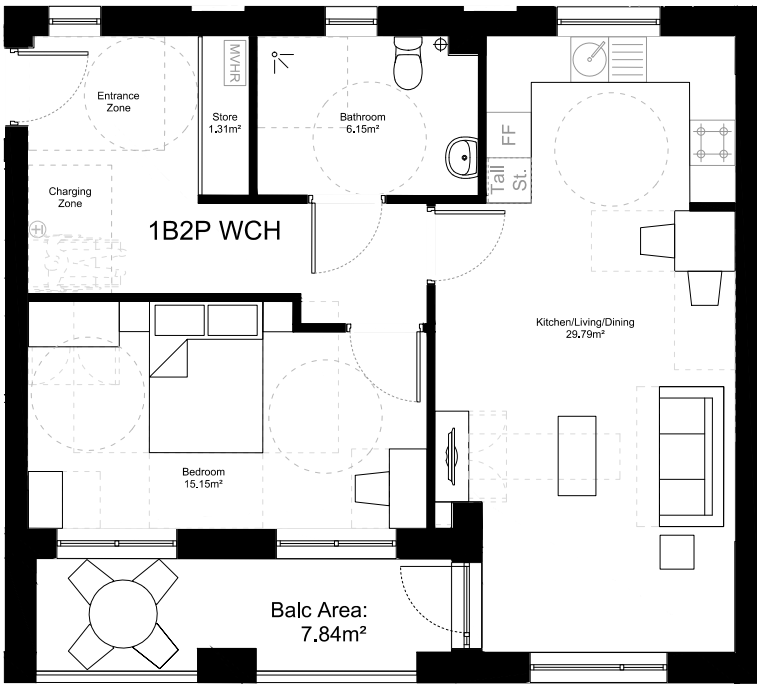
Floor plans of some of these units are shown on the following page.

Table 10.2.1 Wheelchair Accommodation

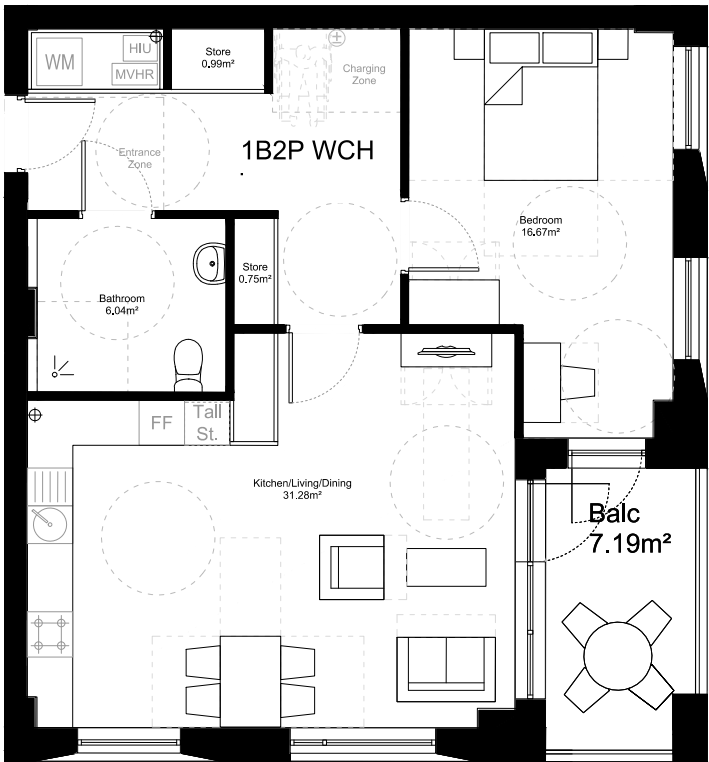
Wheelchair Units					
Size	SR	INT	PR	Totals	
1 B 2P	0	0	6	6	
2 B 3P	0	0	6	6	
2 B 4P	0	0	0	0	
Total Un	0	0	12	12	10%



2B4P Wheelchair Flat  
Block 3 (Private Sale)



1B2P Wheelchair Flat  
Block 3 (Private Sale)



1B2P Wheelchair Flat  
Block 1 (Private Sale)

10.3  
INDEPENDENT LIVING AT AYLESBURY  
FOR OVER 55S

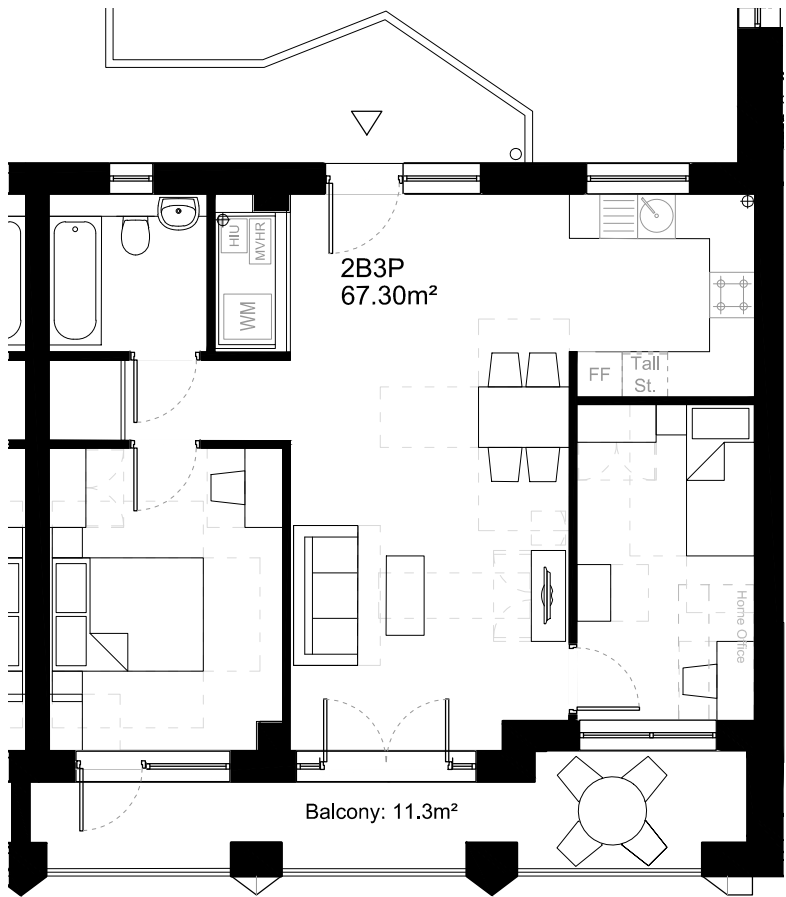
The Independent Living for the Aylesbury (ILA) housing is located in block 2 above the public library. This housing is designed specifically for residents over 55 years in age and follows best practice guidance to create a happy and healthy environment for the residents. The building provides 23 independent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

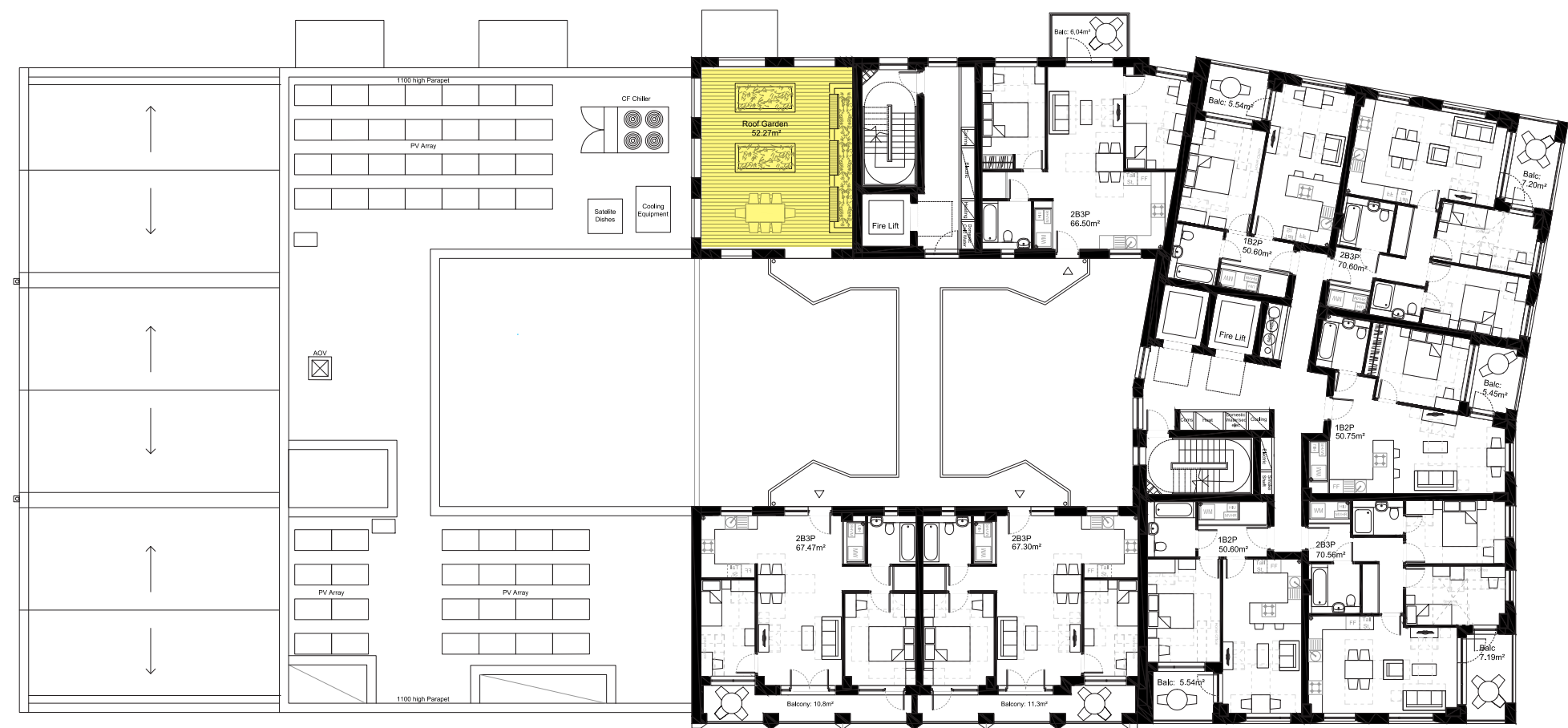
Designing for Independent Living

- 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



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