

The next stage of regeneration will create a new neighbourhood hub with community facilities

New homes

116 new homes with 50% affordable - a mix of shared ownership and social rent

Cafe and retail

A cafe, pharmacy and other retail

A new library

Larger than the existing East Street library

Public square

A new local centre to meet, relax and hold activities

Over 55's Living

Independent living with a roof garden

Community space

Stay and play and offices for Creation Trust

A new health centre

GP medical centre, community health care facility and early years nursery



Illustrative Masterplan of the regenerated Aylesbury



A community hub at the heart of the neighbourhood

The regeneration of the Aylesbury Estate will provide around 3,500 new homes along with a network of green spaces, new shops, work space and other new public facilities.

One of the first sites to be redeveloped is a new public square, which will offer a new health centre, library, early years nursery, shops, offices and new homes for social rent, shared ownership and private sale.

Consultation on the new community hub so far...



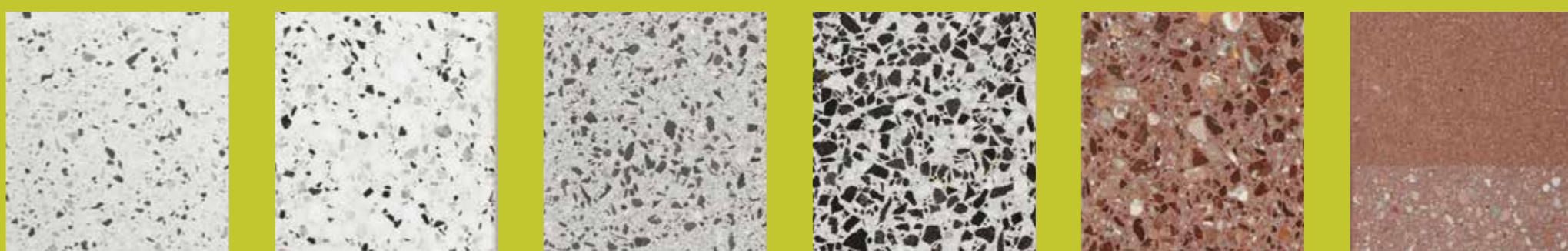


View of the health centre from Thurlow Street



View of the health centre from from the library

The building is constructed from precast panels made from coloured stone like materials which have different surface treatments.



Artist's impression of the internal view of waiting space

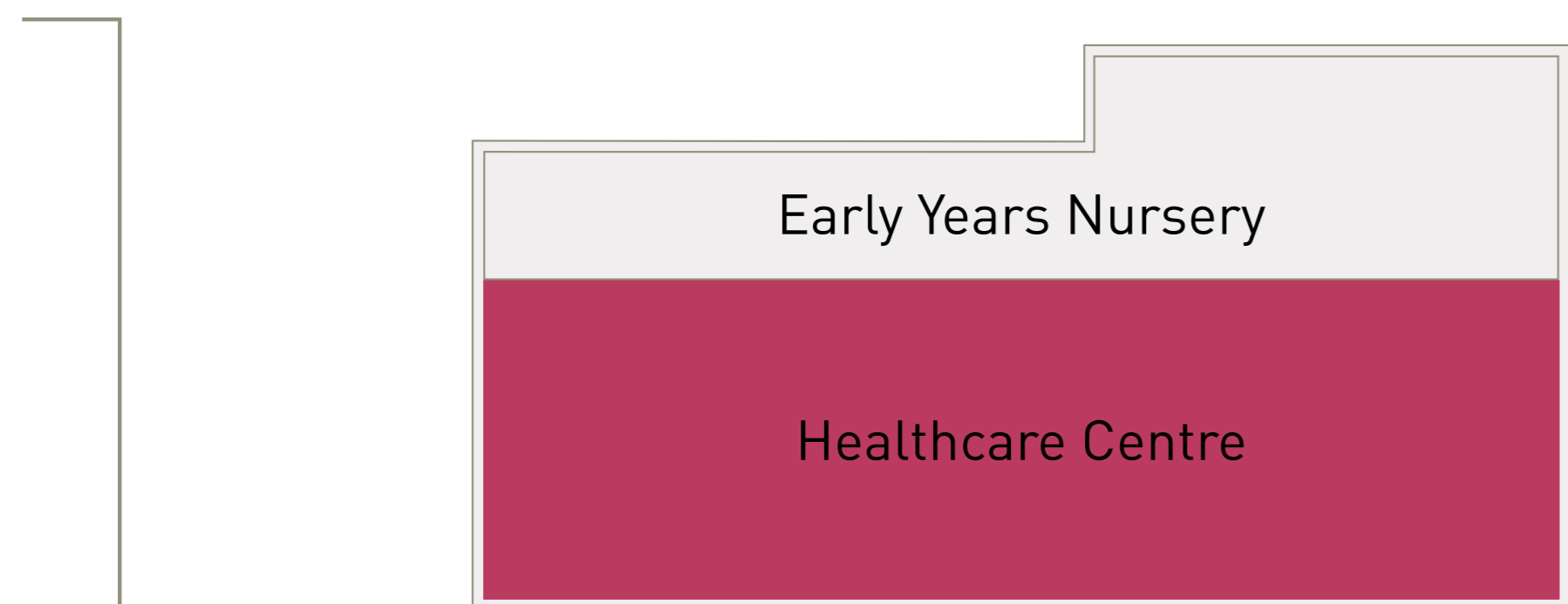


View of the health centre from Thurlow Street



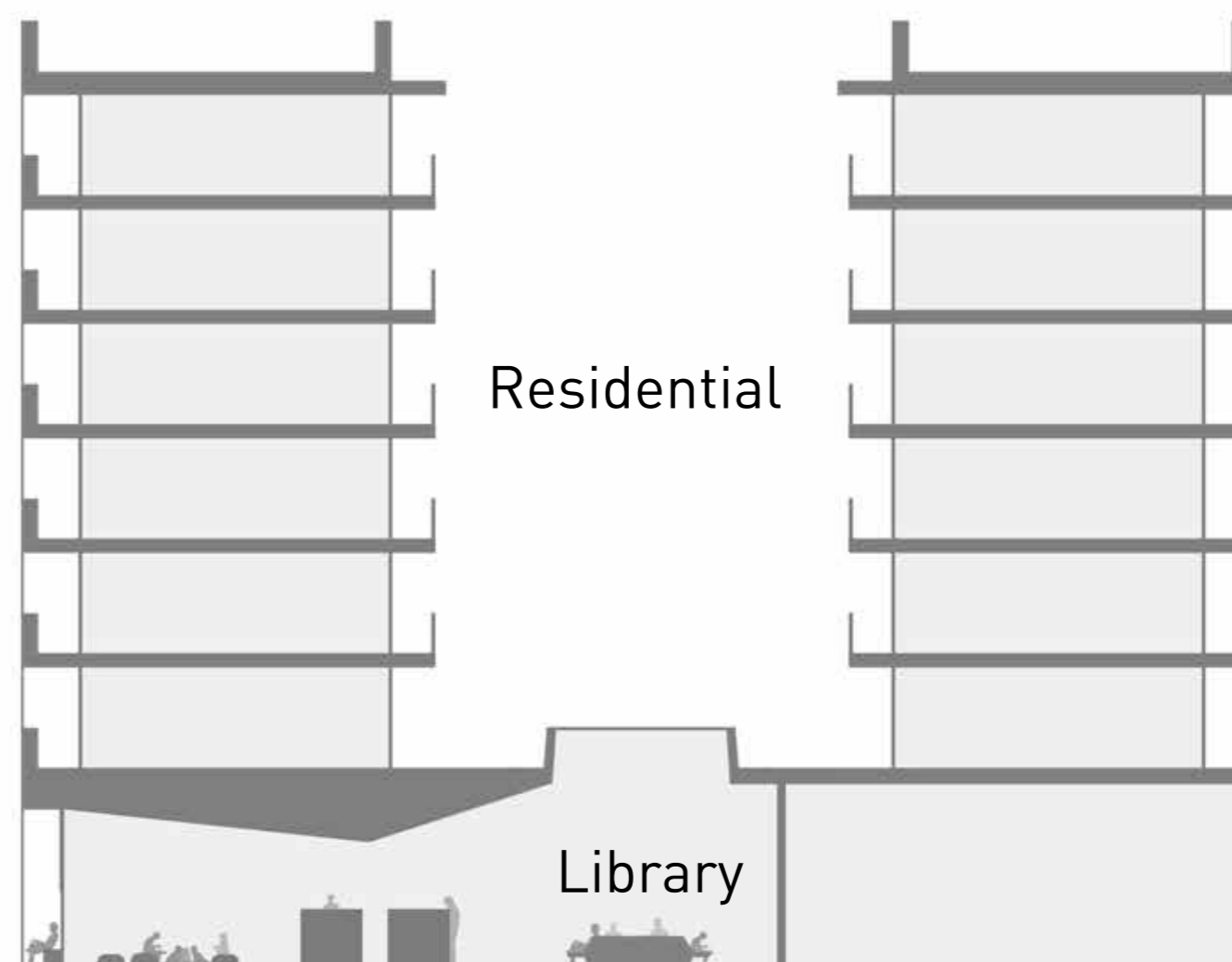
Health Centre

The Health Centre will provide a new home for the Aylesbury Medical centre currently located under Taplow. The new facility will provide both Primary Care GP surgery and Community Care over three floors. The entrance faces onto the new square and is next to the new library.



Cut through view from Thurlow Street

Square

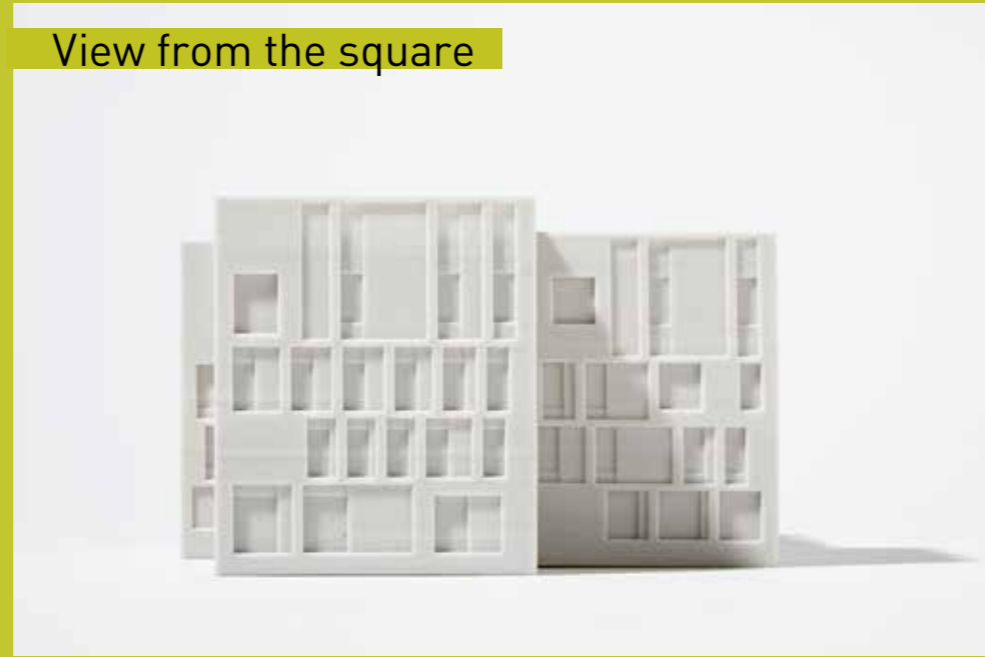


Residential

Library

North Building

Street

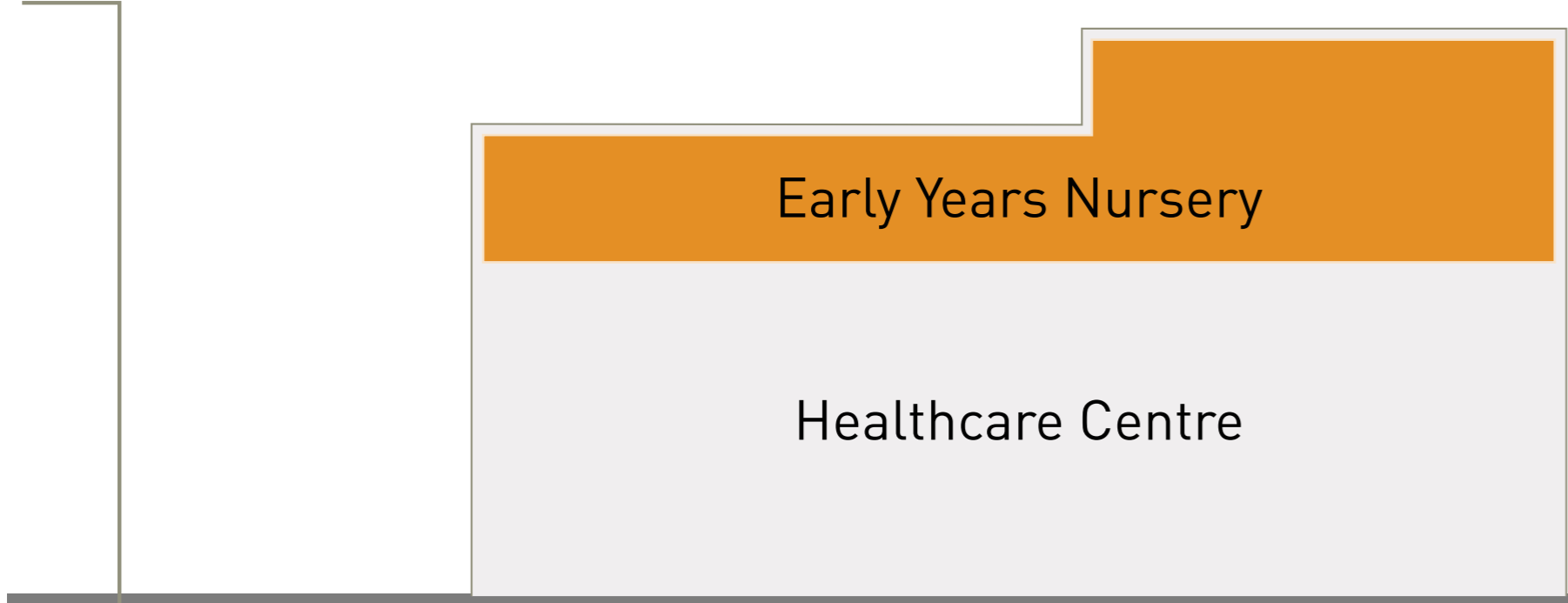


Tell us what you think...

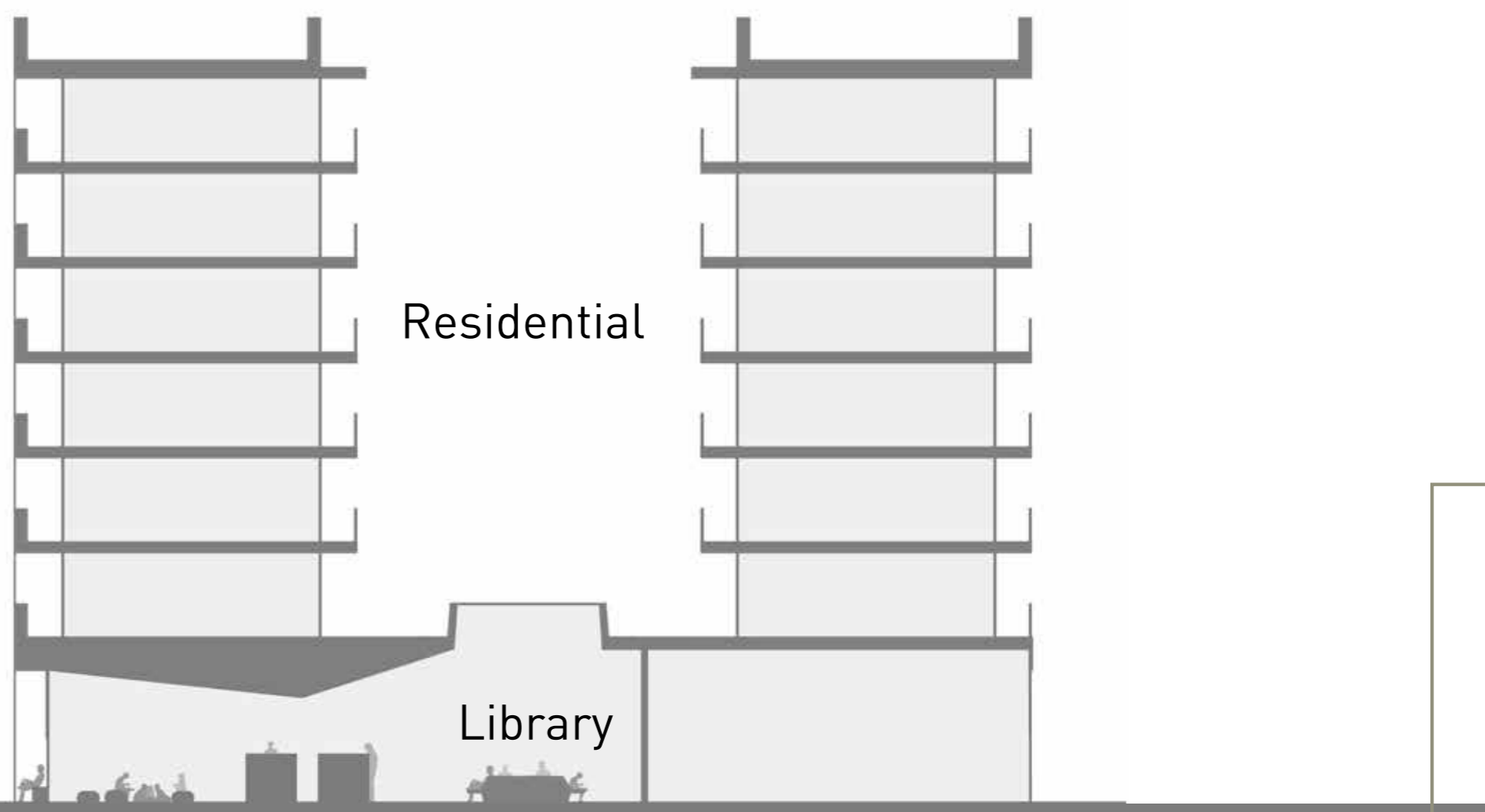


Early Years Nursery

The Early Years nursery will be on the upper floor of the new health building. The new facility will be a flexible space with teaching zones and a roof terrace providing an outdoor play area.



Cut through view from Thurlow Street



Square

North Building

Street

Artist's impression of the new library entrance

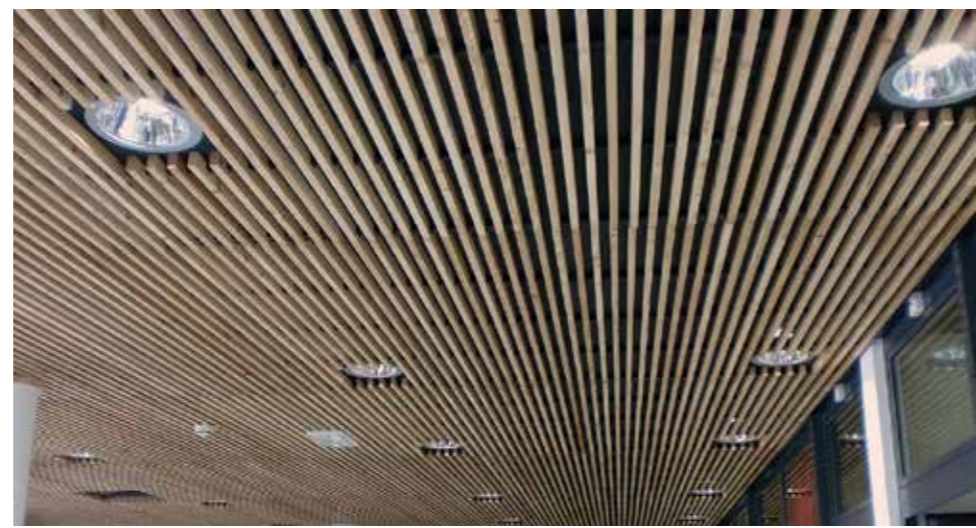


Tell us what you think...

The new library

A new library will form a key part of the community hub. It is more spacious than the East Street library it will replace, and will also house community facilities.

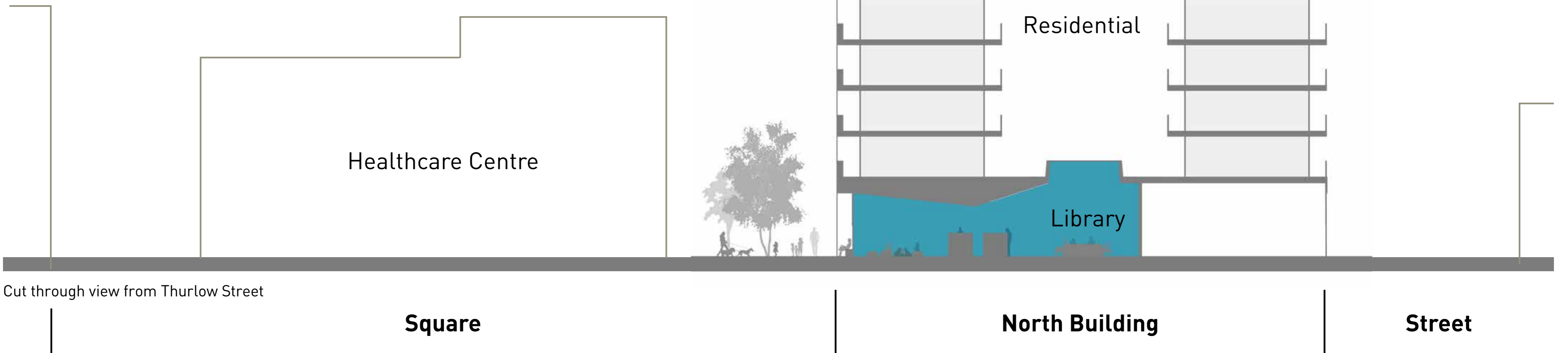
East Street library will remain open until this new library service opens to the public.



Precedent images of the library ceiling



Artist's impression of the new library interior

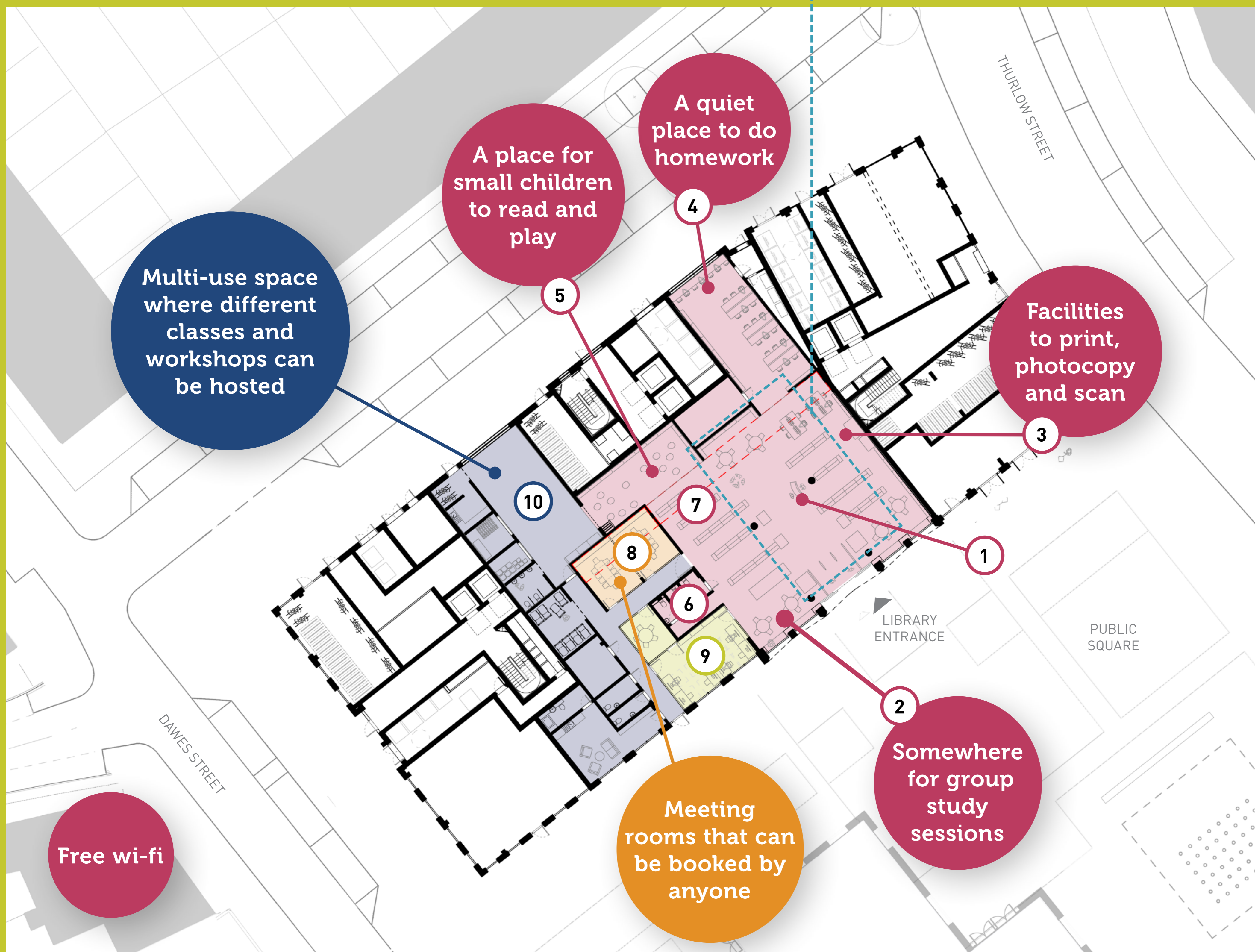
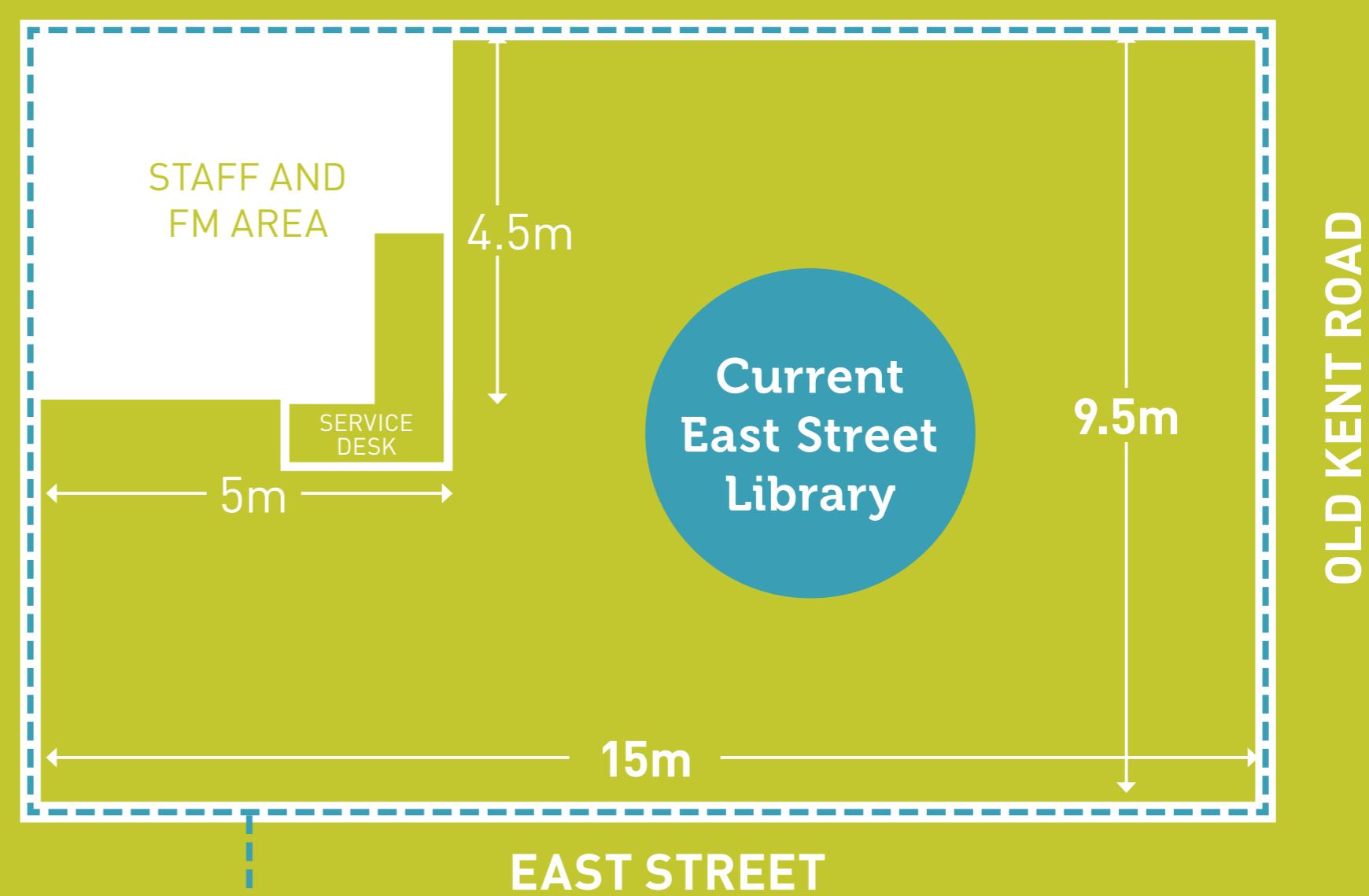


The new library: space and layout

Give us feedback on the plans for the new Aylesbury library:

- What facilities do you think the new library needs – have we got it right?
- How could our proposals be improved?
- How do you think you might use your new library?

- | | |
|------------------------------------|---------------------------------|
| 1 Information desk | 6 Toilets |
| 2 Young people's study area | 7 Skylight |
| 3 Computer zone | 8 Meeting rooms |
| 4 Quiet study | 9 Creation Trust offices |
| 5 Children's zone | 10 Stay and Play zone |

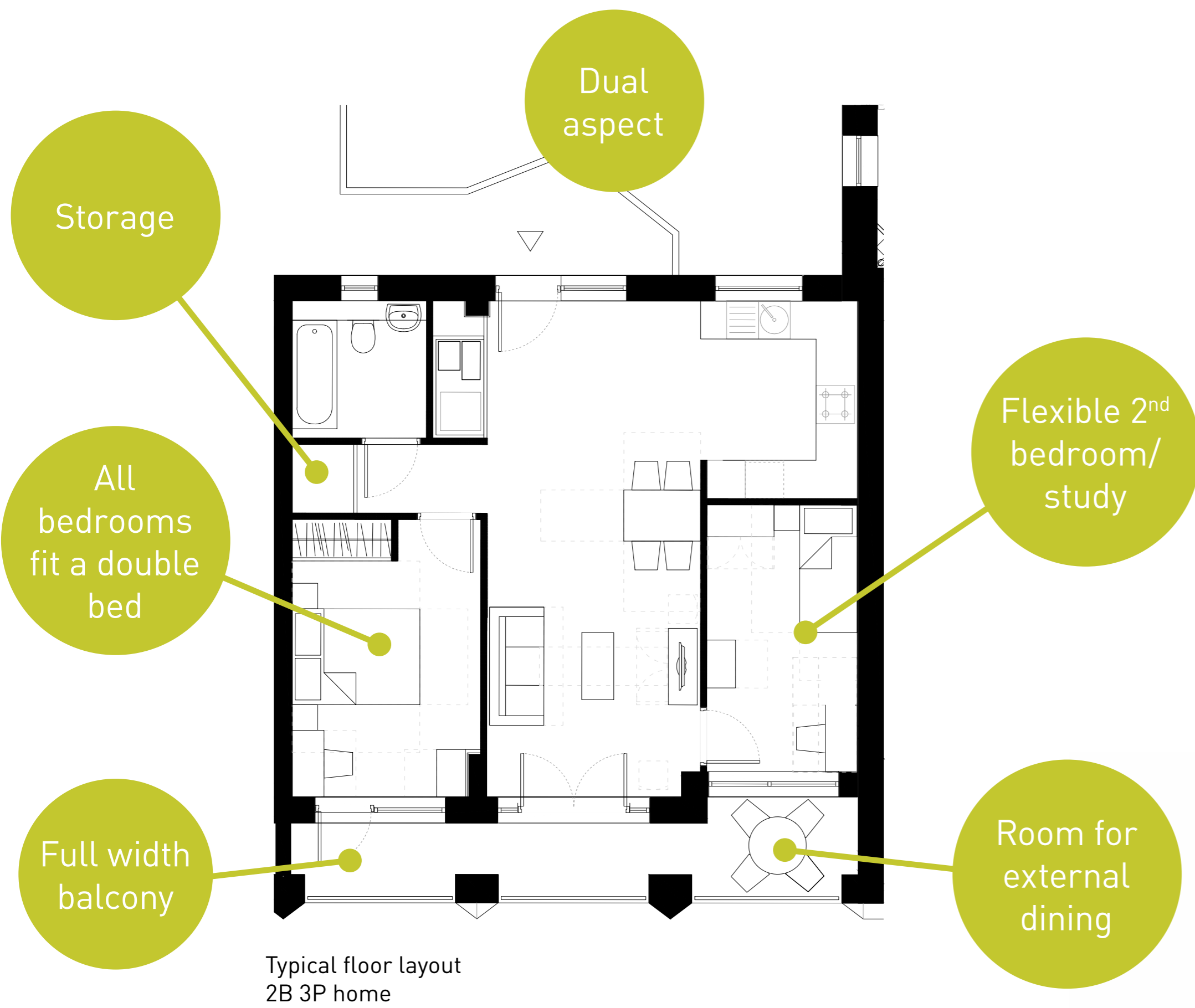


Artist's impression of the exterior of the over 55's building



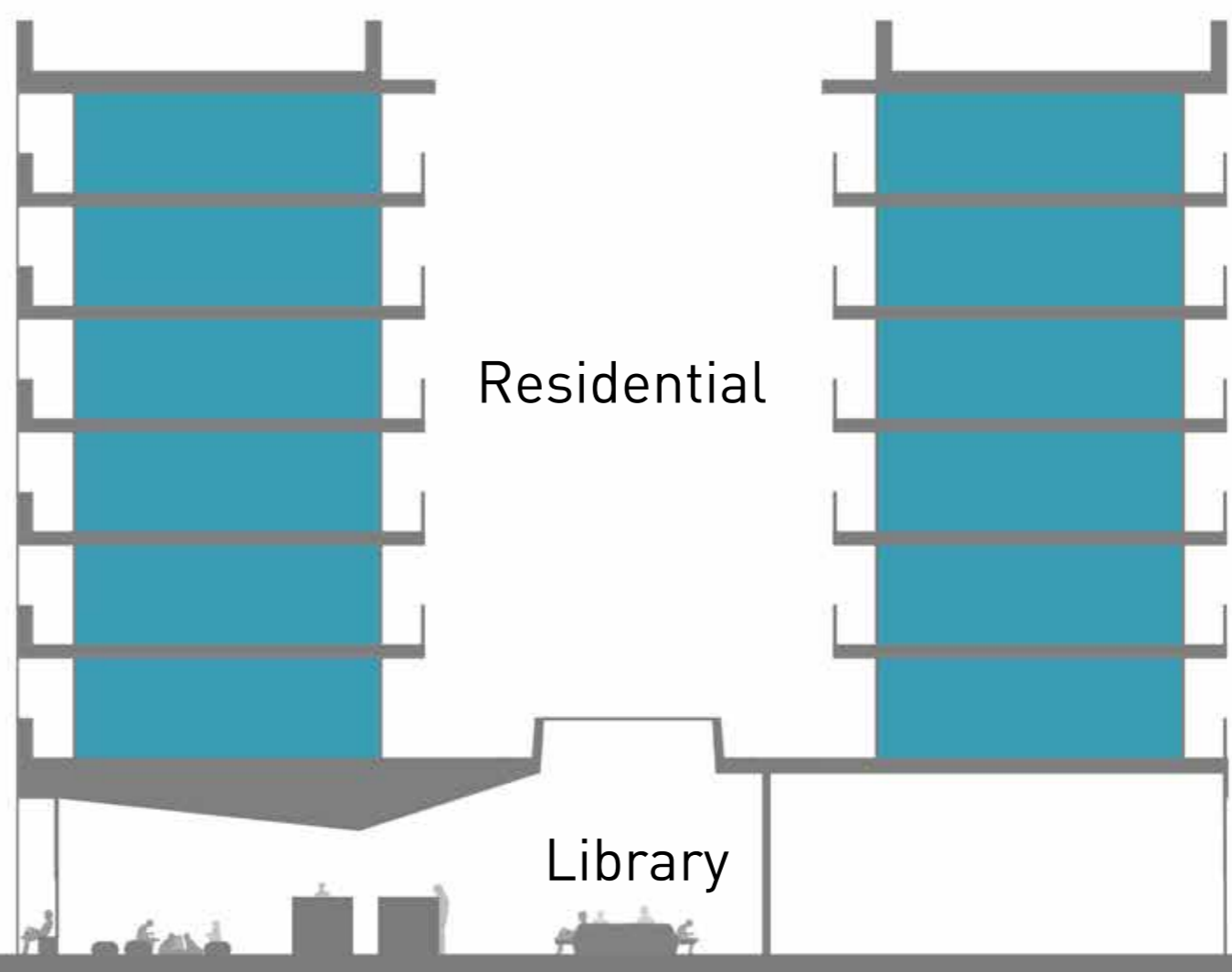
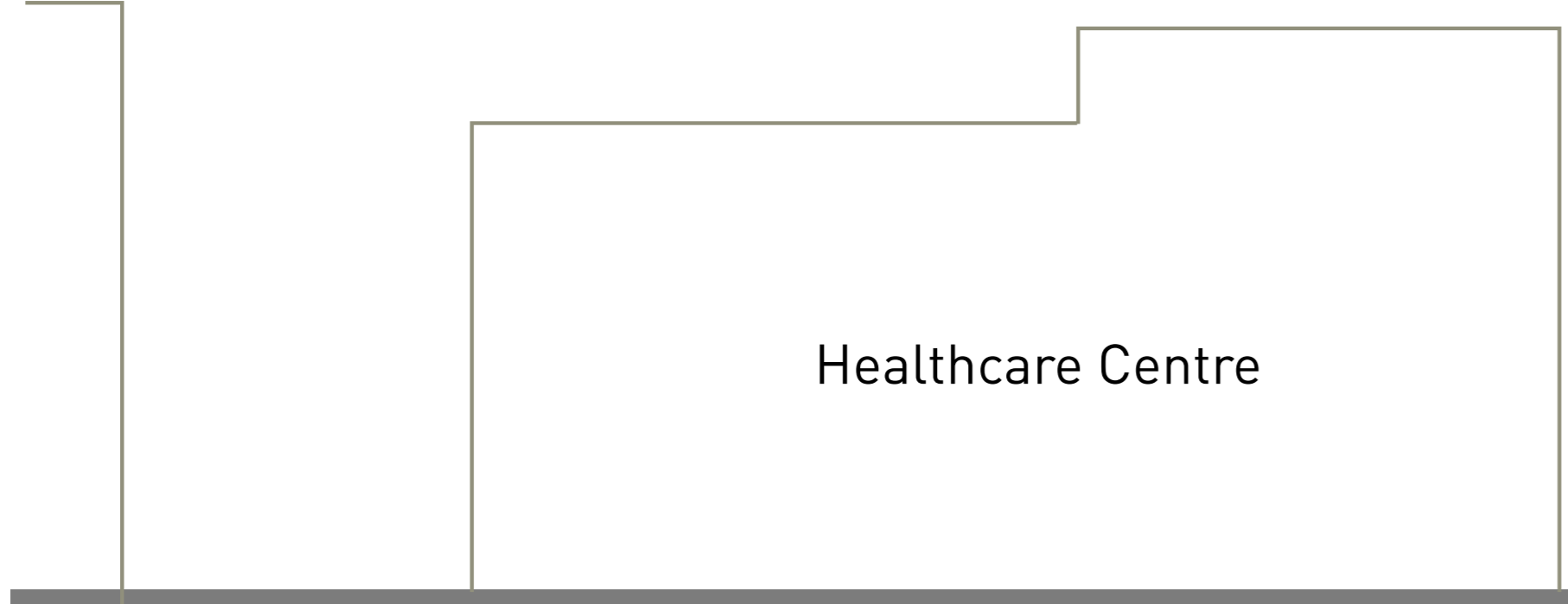
- What you've told us:**
- Best use of sunlight
 - More storage
 - Sense of community
 - Deeper balcony

Over 55's accommodation and living



Roof Garden

- Hard landscaping
- Raised beds
- Shed for tools



Cut through view from Thurlow Street

Square

North Building

Street



Artist's impression of the tall building with cafe at street level



Artist's impression of the over 55s block and the tower



Artist's impression of the view looking down Aylesbury Road



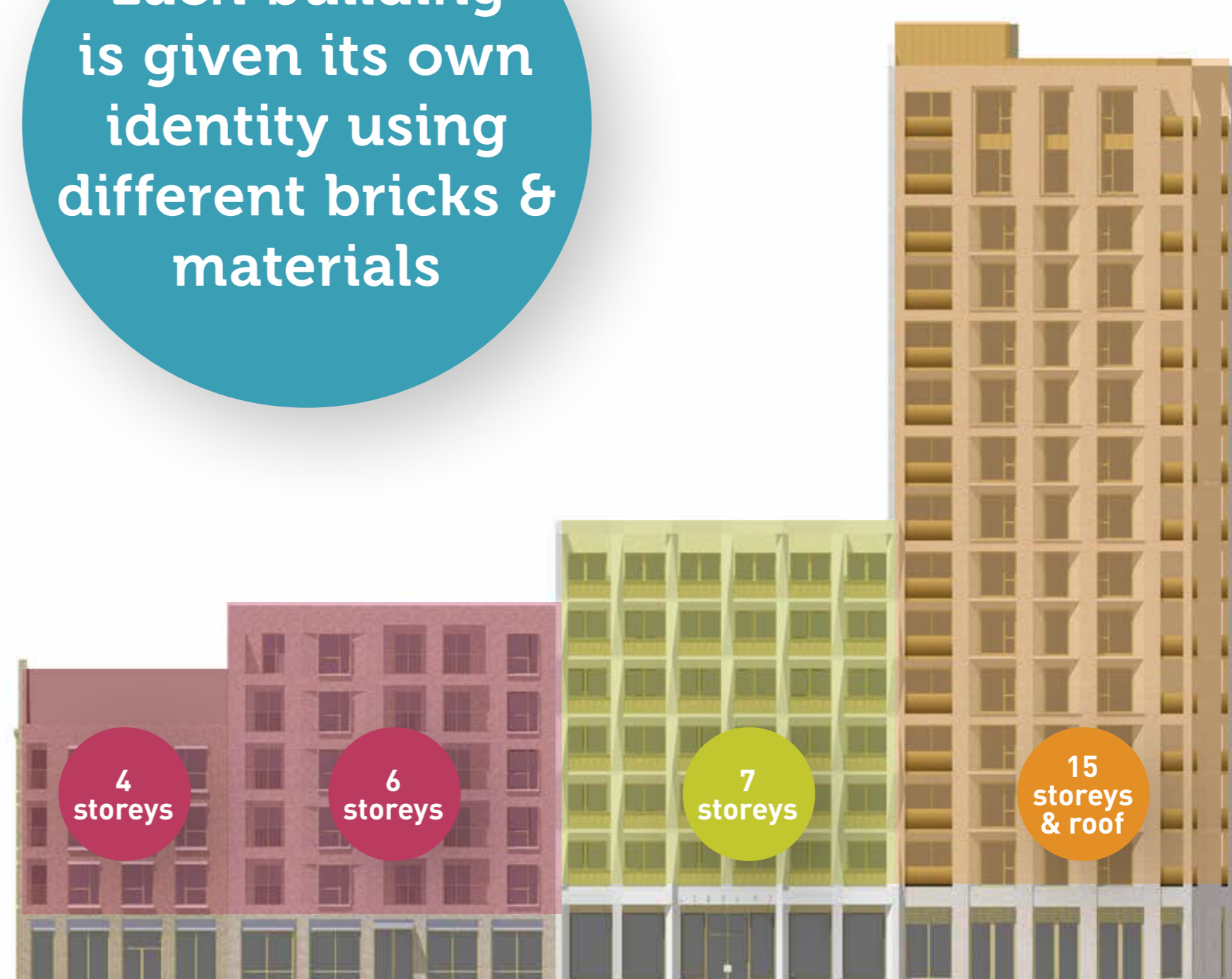
Artist's impression of the internal courtyard space

New homes for all

The homes on Plot 18 are located above ground floor level with obvious addresses at street level. Dual aspect flats are arranged around an internal courtyard to help maximise daylight.



Each building is given its own identity using different bricks & materials



Social Rent

Over 55s – Social Rent & Shared Ownership

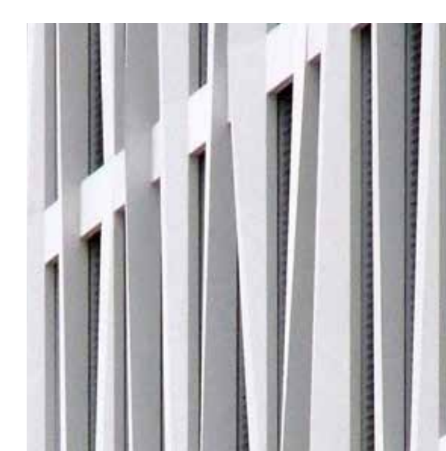
Private & Shared Ownership



Residential - Brick



Residential - Brick



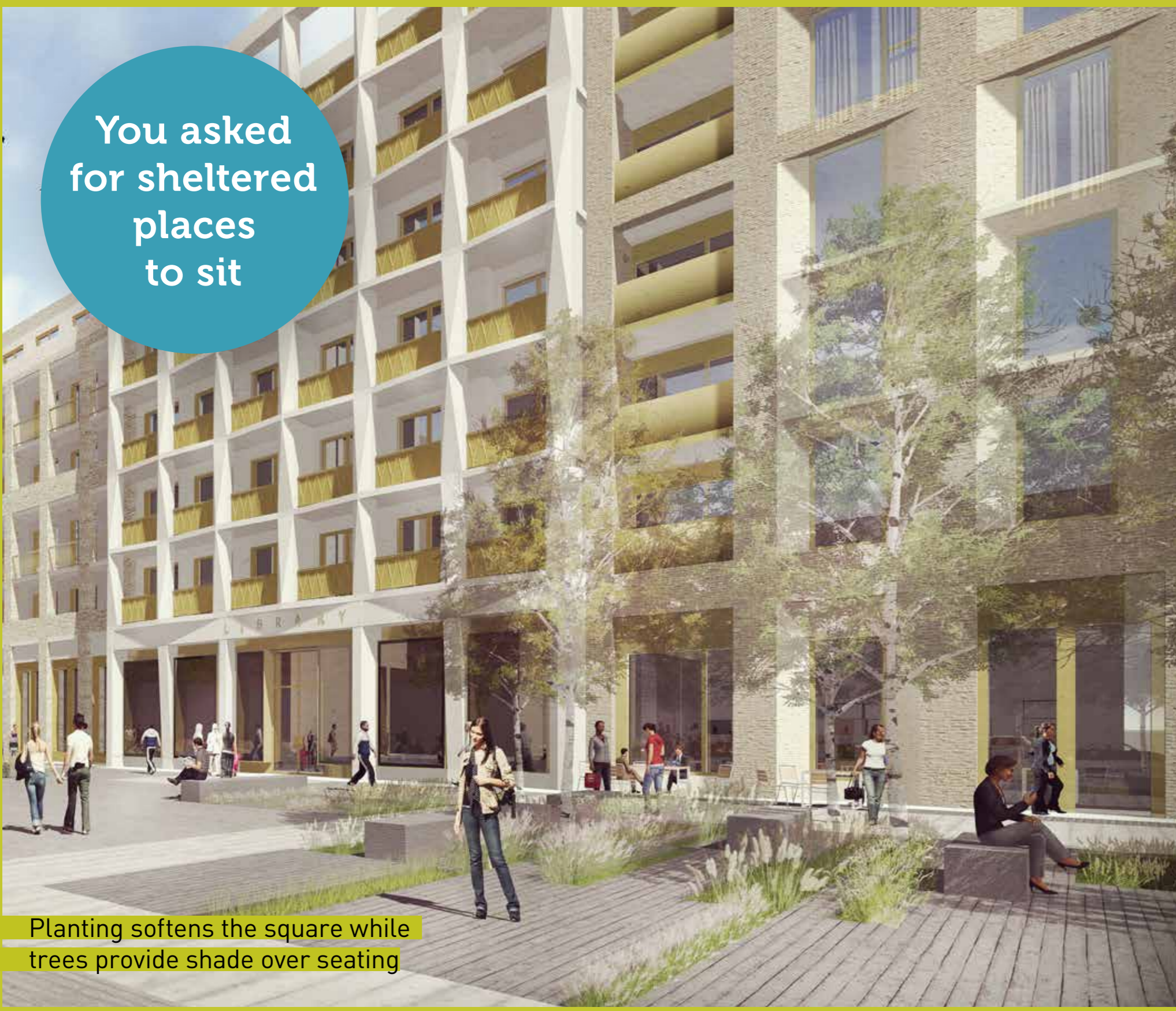
Library - Pre-Cast Stone



Tall building - Brick

What the materials might look like

You asked for sheltered places to sit



Planting softens the square while trees provide shade over seating

The Health Centre and Library sit neatly around the public square offering a great place to meet



You asked how the square would work next to a busy road



Trees and planting protect the square from Thurlow Street

We'll use a variety of high quality hard wearing stone such as granite for the surface of the square



Paving cubes laid in 'Venetian Fan' pattern



Varied sizes of paving



Changing in levels



Play areas



Raised planters with edges you can sit on



Seating within contained areas

Aerial artist's impression of the public square



What will the new public square feel like?

The new square will form the heart of the neighbourhood. Surrounded by community facilities it will act as a meeting point, gathering space and a place that local residents and groups can use for community activities.

The new public square prioritises pedestrians and will reconnect the conservation area to the West with Surrey Square Park and Old Kent Road to the East.

Artist's impression of children's play and seating under retained trees

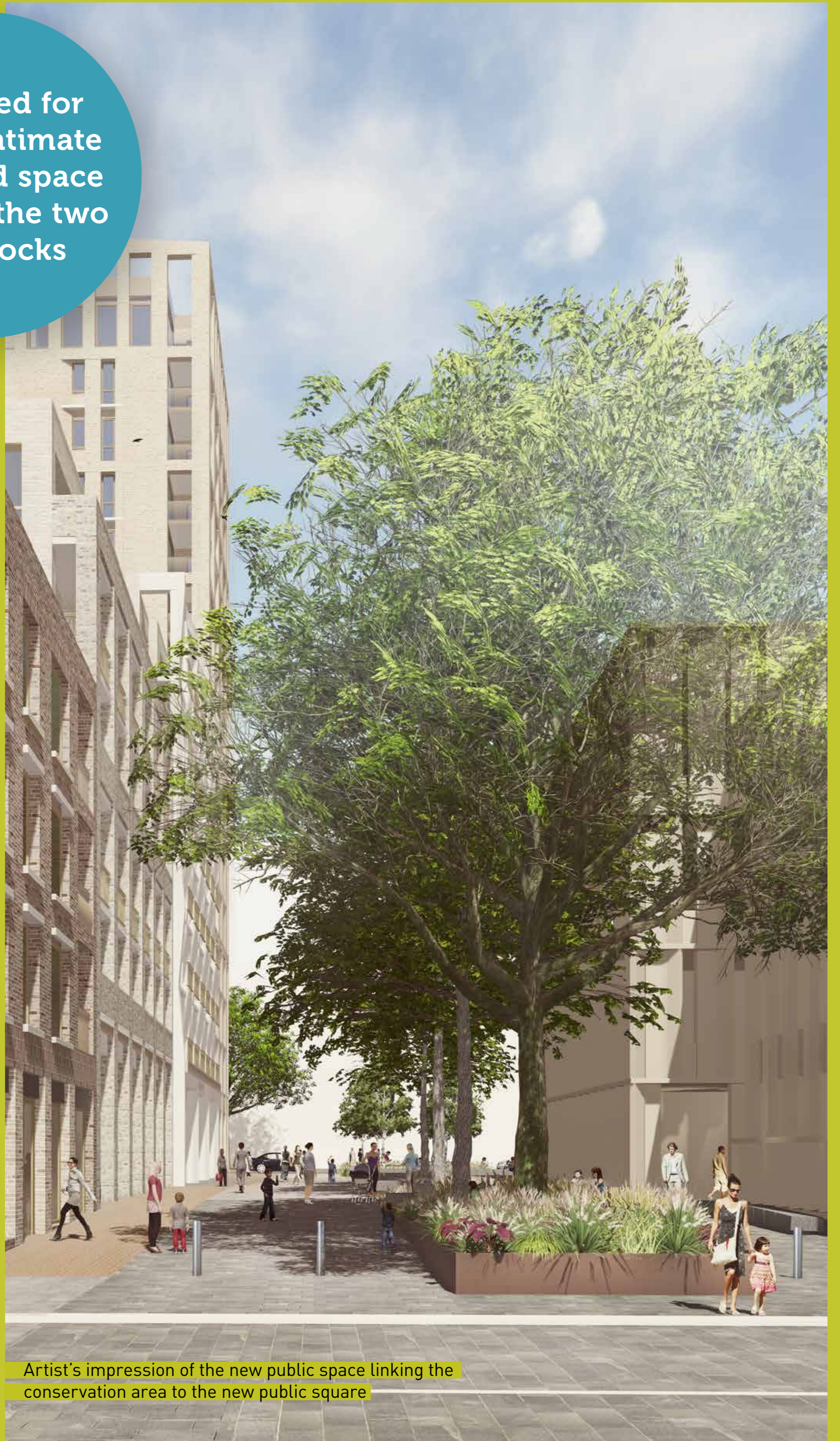


You asked for a more intimate courtyard space between the two new blocks

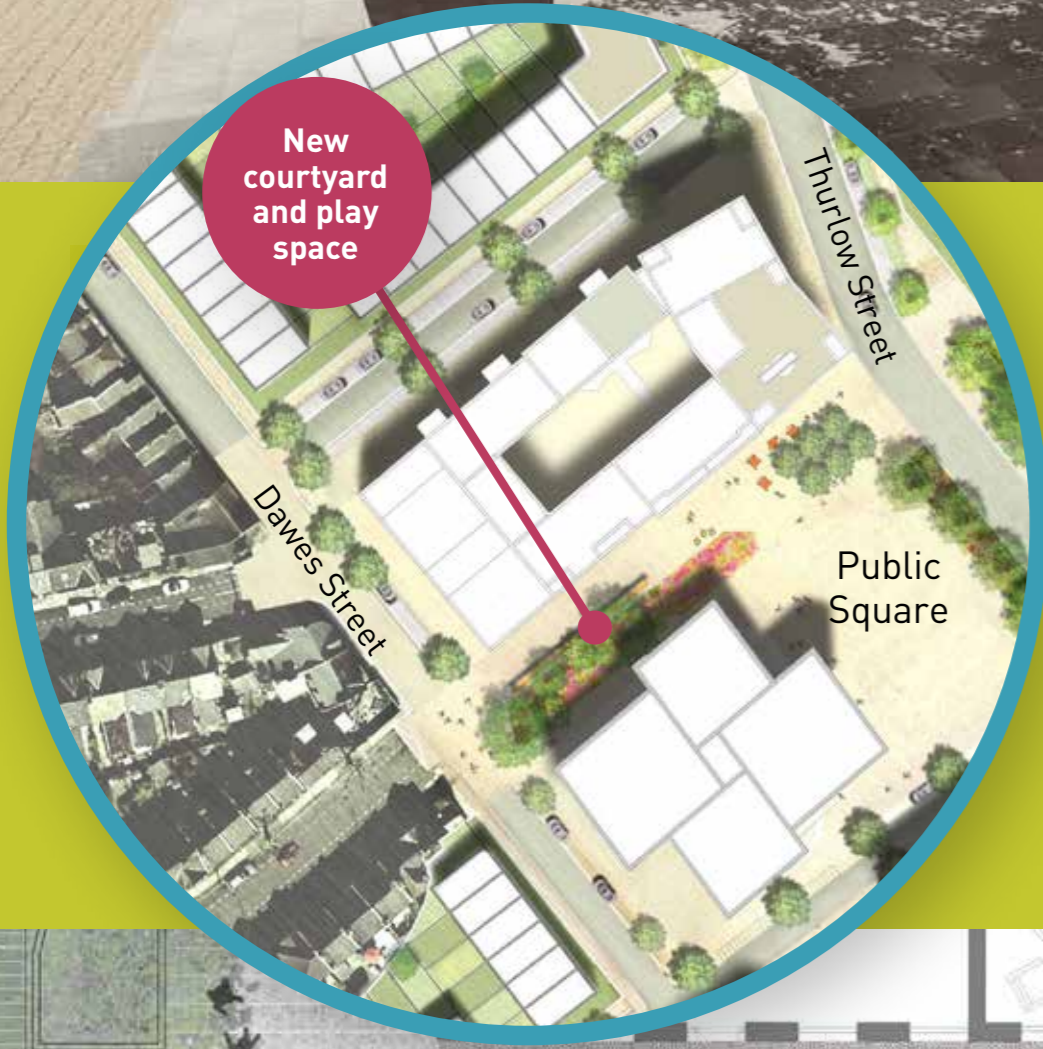
Artist's impression of the view from the conservation area to the public square



Places to sit alone or in small groups



Artist's impression of the new public space linking the conservation area to the new public square



A new courtyard space connecting Dawes Street to the new square

Children's play and relaxed seating is designed around existing trees to create a courtyard space between the two new buildings.

This leafy link from Dawes street to the new public square provides sheltered entrances to the Community Facility and the Early Years Nursery along with a safe place for children to play.



Courtyard space connecting Dawes Street and the new square

Artist's impression of the view
looking down Aylesbury Road



You asked for
there to be more
breathing space
between the new
buildings and the
conservation
area

Responding to the Conservation Area

The residential block steps down towards the conservation area and relates to the neighbouring victorian terracing with its town house like facade in dark bricks softened with street trees.

You asked for
trees to soften
the view at the
end of the road



Artist's impression of an
aerial view of plot 18



Elevation of 4 storey block onto Dawes Street



Artist's impression of the
view half way down Aylesbury Road
opening up on to Dawes Street



The public square offers both sheltered places to sit and open spaces for activities



Water fun



Games



Outdoor library



Dancing



Outdoor cinema

How do you want to use your new public square?

- Fitness classes?
- Bicycle repairs?
- Market stalls?
- Performances?
- Water fun?
- Dancing?
- Art installation?
- Outdoor cinema?



What next?

Planning application submitted
Spring 2016

Work starts on the new public square
2016

New library complete
End of 2018

We will use your feedback, to inform the development of the plans for the new library, health care centre and public square.

Don't forget you can still comment on designs online at our website

www.aylesburynow.london/events/



Previous public square consultation

For more information please contact us on:



Call us
020 3815 0144



Email us
aylesbury@nhhg.org.uk

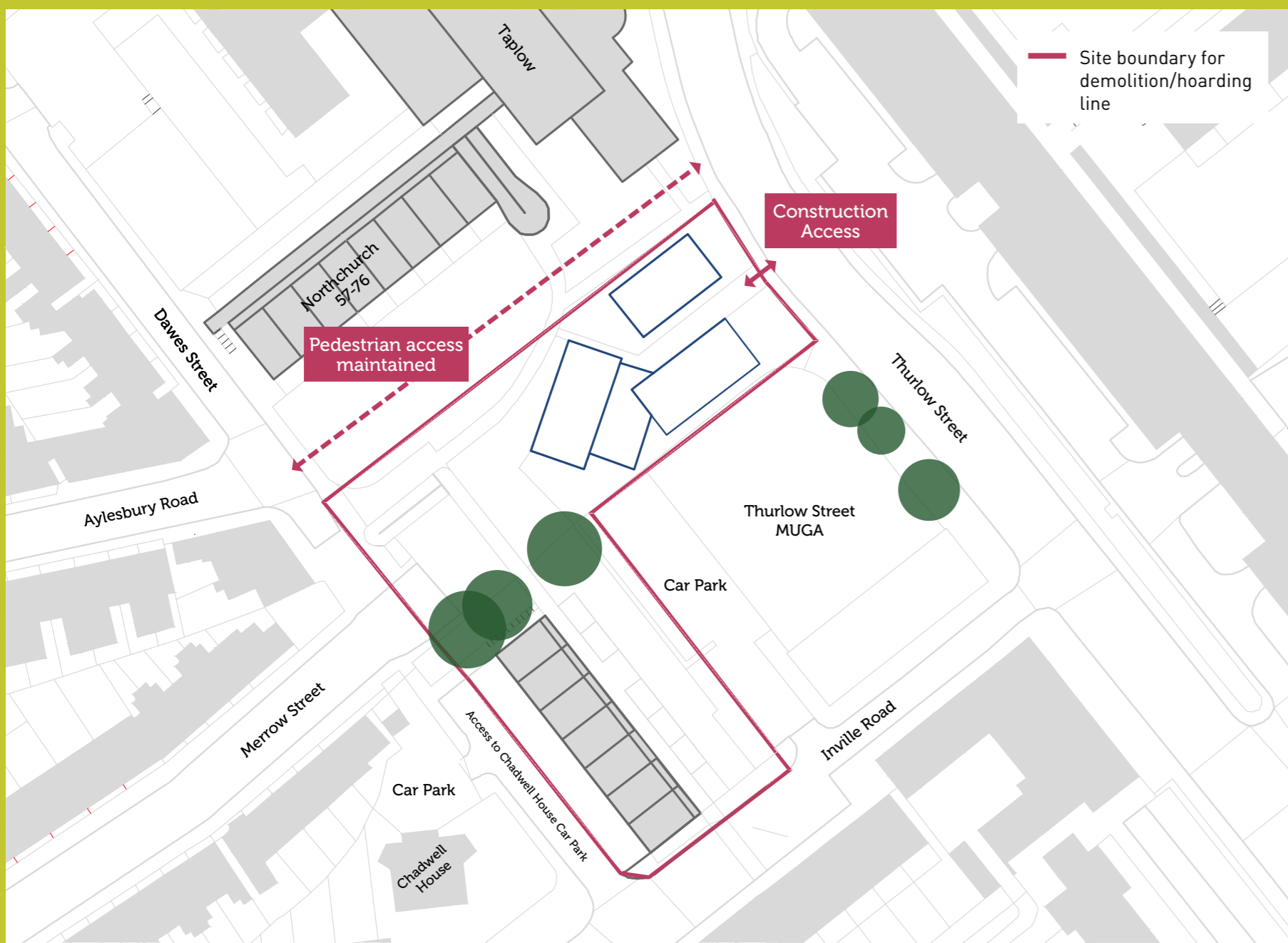


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Notting Hill
Housing

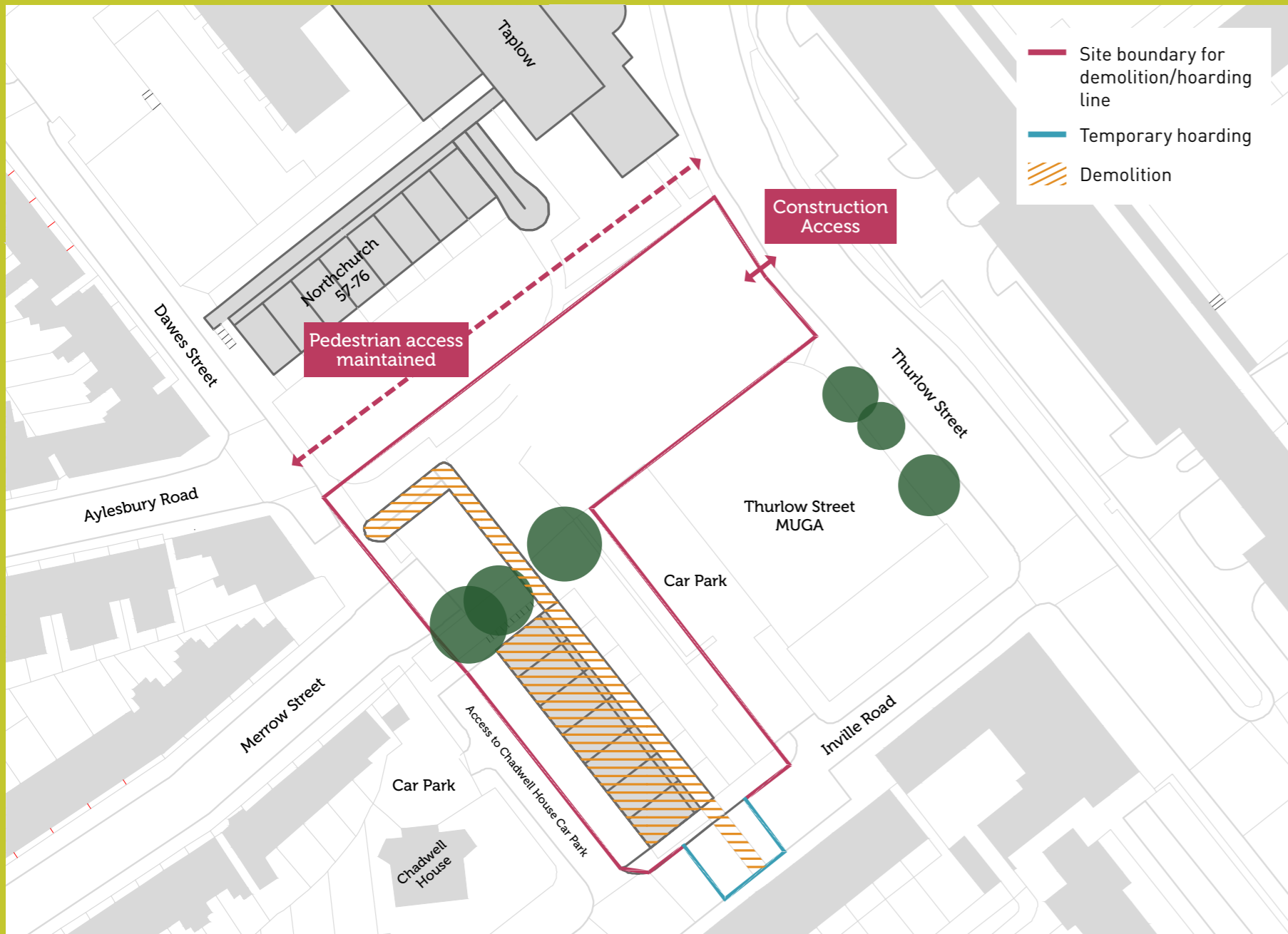
Southwark
Council



Hoardings

Notting Hill Housing will hoard off the plot 18 site as shown to prepare for demolition works.

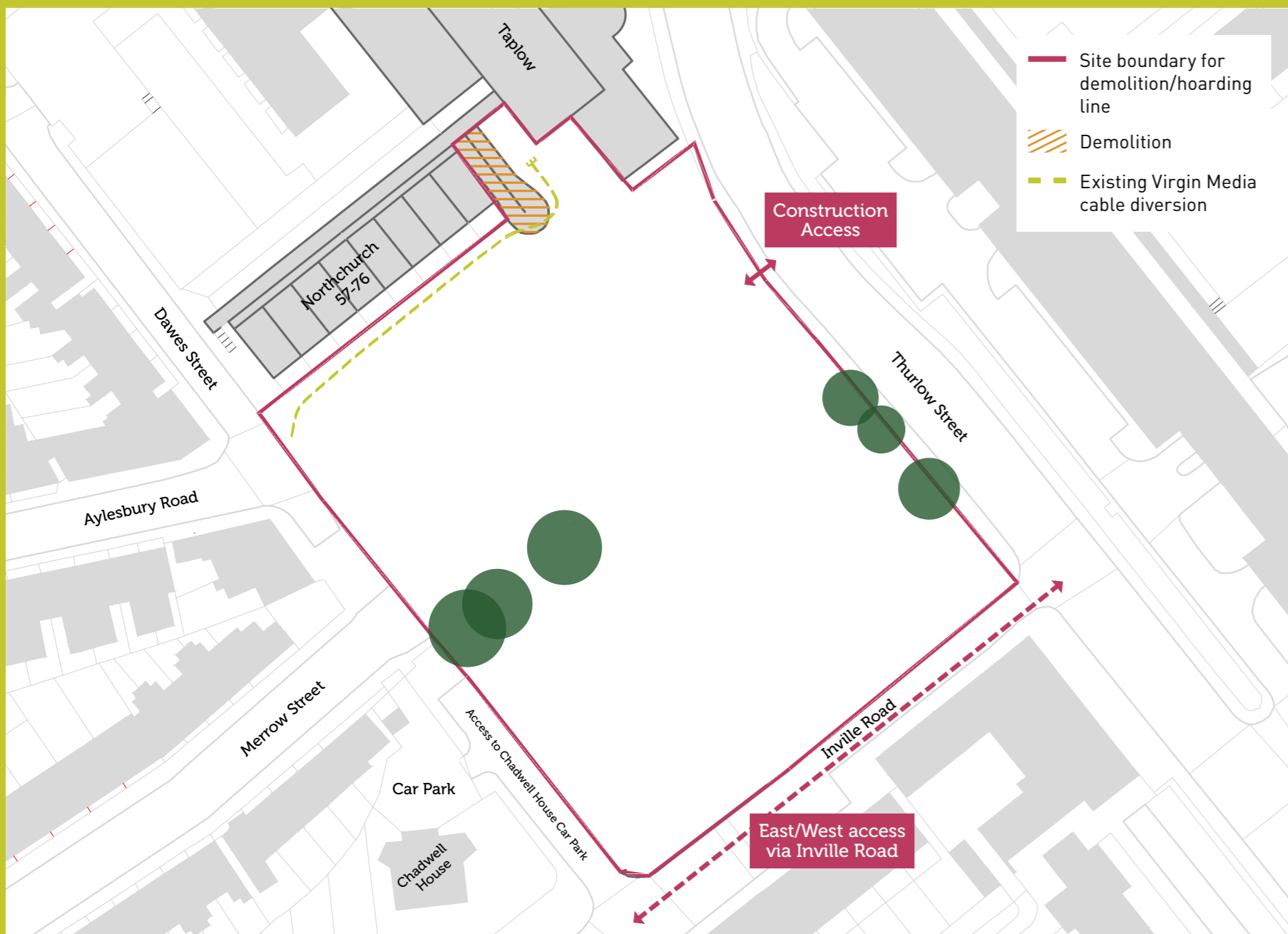
Hoardings will be installed at the end of April 2016. Demolition work will begin on plot 18 in May 2016.



Missenden link bridge

We need to remove the link bridge joining 300-313 Missenden to 256-299 Missenden to make way for new buildings on Plot 18.

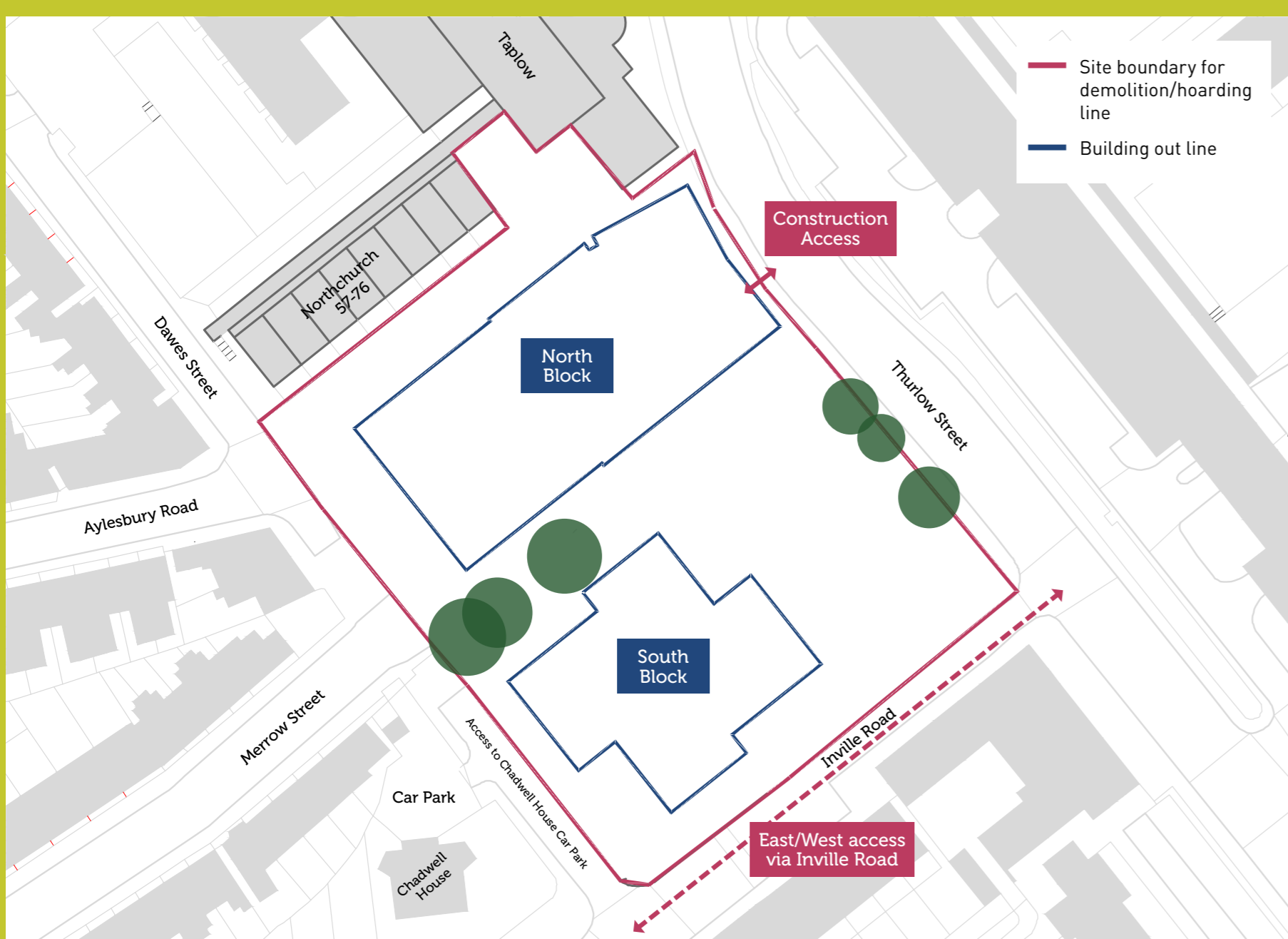
The demolition of the bridge is planned for Summer 2016.



Taplow ramp

As part the diversion works on plot 18 we will need to remove the ramp at the south end of the Taplow block.

The demolition of the ramp is planned for 2017.



Construction works

Construction of the new buildings on plot 18 begins in Summer 2017.