

THE VISION PRINCIPLES BEHIND THE MASTERPLAN



RE-CONNECTING THE AREA TO MALWORTH

Creating a seamless piece of city that is connected to the surrounding area, removing physical and psychological barriers.



HOMES FOR ALL

A mix of homes of various sizes, types and tenures to establish a family-orientated, diverse community that meets people's needs and aspirations throughout their lifetime.



A SERIES OF NEIGHBOURHOODS

Developing a cluster of connected neighbourhoods centred around a network of parks and community facilities.

A NETWORK OF OPEN SPACES

Designing a masterplan around a patchwork of parks and squares. Enabling a view of green space from every home, connected by streets with room for cyclists and pedestrians.

WHAT IS IMPORTANT TO YOU?



The Vision Principles are the overarching ideas which will guide the regeneration of the areas. Tell us what you think about these principles on the next board.

We believe that the Aylesbury estate is an area of extraordinary potential – a great location, with a strong community. We can help transform the existing estate into a great new place with a genuinely bright future.

That future is about creating a part of London that is connected to the surrounding city, with beautiful open spaces and comfortable homes. It is about creating a place that everyone, from every background, will feel at home - a place that families will choose to bring up their children, on safe streets and in well maintained parks, close to good schools and excellent job opportunities, right in the heart of London.

This consultation is the start of a conversation about how we will work with you throughout this journey to create a new neighbourhood with new opportunities.

AERIAL VIEW

AN ARTIST'S IMPRESSION OF HOW THE AREA MIGHT LOOK



THE STRATEGY BEHIND THE MASTERPLAN

RESPONDING TO THE AYLESBURY AREA ACTION PLAN



The Aylesbury Area Action Plan (AAP) was approved and formally adopted in 2010 following extensive consultation with residents. The AAP is the statutory planning document which establishes the framework for future development of the Aylesbury estate over the next 20 years. We have developed the ideas in the AAP further in response to resident feedback.

AAAP APPROACH TO OPEN SPACE



Three Green Fingers - providing high quality local open space that link Burgess Park with the rest of the AAP area

AAAP APPROACH TO NEIGHBOURHOODS



The Aylesbury Area will be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park

AAAP APPROACH TO NEW HOMES



A variety of housing types will help create a more balanced community and a richer urban environment than the existing estate, and will enable better integration with the surrounding low-rise high quality residential areas



Exploring how trees define the regeneration area



Exploring other parkside neighbourhoods in London



Exploring redistributing different house types



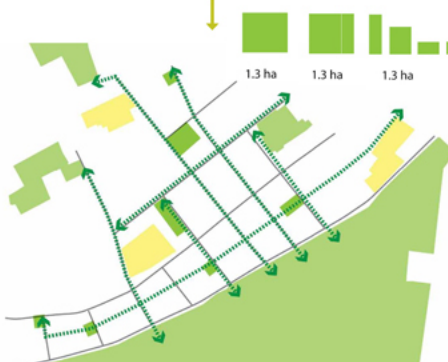
HOUSES WITH BACK GARDENS



LOW RISE FLATS & MAISONNETTES



TALLER BLOCKS WITH FLATS & MAISONNETTES



Exploring redistributing the green fingers to local parks and open spaces



Exploring typical London neighbourhood streets

Exploring a range of homes to meet the needs of all residents

OUR APPROACH TO OPEN SPACE



OUR APPROACH TO NEIGHBOURHOODS



OUR APPROACH TO NEW HOMES



WE AIM TO OFFER EVERYONE A HOME THAT LOOKS OUT ON TO WELL-DESIGNED GREEN SPACE.
IS THIS IMPORTANT TO YOU?

WE WANT TO INTRODUCE SMALLER, LOCAL NEIGHBOURHOODS THAT LINK BACK INTO SURROUNDING WALWORTH.
DO YOU LIKE THIS IDEA?

WE WILL BE DESIGNING MIXED TENURE HOMES THAT RANGE FROM HOUSES THAT REFLECT SURROUNDING STREETS TO TALLER BLOCKS WITH VIEWS OF THE PARK AND THE CITY.
WHAT DO YOU THINK OF OUR APPROACH TO BUILDING HEIGHT ACROSS THE MASTERPLAN?

THE STRATEGY BEHIND THE MASTERPLAN

A NETWORK OF OPEN SPACES CONNECTED AT STREET LEVEL



We are designing a masterplan around a network of open spaces and roads that reconnect the neighbourhoods to surrounding Walworth, with front doors on streets, retaining lots of existing trees and providing easy access to good quality green space for everyone.

Key

- Retained trees
- Existing roads
- Existing green links
- Proposed green links
- Neighbourhood parks
- Pocket parks
- Public square

NEIGHBOURHOOD PARKS

Large open green space that brings the essence of Burgess Park into the new neighbourhood and provides active recreation for children.



LOCAL SQUARES

Public squares that create a focal point of activity within the neighbourhood.



WESTMORELAND SQUARE

A local urban square creating the foreground for nearby community facilities.



GREEN LINKS

Greener streets with priority for pedestrians and cyclists that lead to schools, play facilities and Burgess Park.

POCKET PARKS

Local open green space with shaded seating to meet and catch up with friends.



SCHOOL SQUARE

A space for children, parents, cyclists and pedestrians to interact within the safe environment.

HEIGHTS THAT RESPOND TO GREEN OPEN SPACE

Key

- High density podium block: 4-21 storeys
- High density perimeter block: 4-12 storeys
- Medium density perimeter block: 3-7 storeys
- Lower density house block: 3-4 storeys

AN INTEGRATED ROAD NETWORK

Key

- Existing main road retained and enhanced places
- Existing quiet local street retained and enhanced
- Community spine - improved east-west connections
- Community spine - alignment enhanced through areas of public open space
- Proposed residential street
- Proposed shared surface street

MASTERPLAN FOR THE AYLESBURY ESTATE AREA

3,500 NEW HOMES IN A CLUSTER OF NEIGHBOURHOODS LINKED BY GREEN OPEN SPACES



NEW LOCAL CENTRE

Medical centre, retail, community facilities and public open space. The heart of the neighbourhood

Opportunities for small business space

COMMUNITY SPINE

Pedestrian and cycle focused streets linking many facilities across the neighbourhood - shops, schools, community facilities and public open spaces

POCKET PARKS

Local parks with seating and space for dog walking

ALBANY ROAD

A calmed route alongside the park edge

NEIGHBOURHOOD PARKS

New neighbourhood parks with seating, trees, play facilities and outdoor gyms

GREEN LINKS

Tree lined streets connecting existing and proposed areas of public open space

THURLOW STREET

The main street through the neighbourhood to Burgess Park and public transport route

Burgess Park

WESTMORELAND SQUARE

Enlarged and completed - a new public square

FIRST DEVELOPMENT SITE

GREEN LINKS

FIRST DEVELOPMENT SITE - MASTERPLAN

APPLYING THE VISION PRINCIPLES TO THE FIRST DEVELOPMENT SITE OF 820 HOMES



LANDSCAPED SPACES BETWEEN HOMES

A NETWORK OF OPEN SPACES THAT BRINGS THE NEIGHBOURHOOD TOGETHER ON THE FIRST DEVELOPMENT SITE



We are designing buildings that connect with the surrounding street network and public open spaces.
There will be front doors on to streets, front gardens, public parks and roads with priority for cyclists and pedestrians.

SQUARES

The space will be mostly hard landscaped with some trees for shade to enable a range of uses from market stalls to community events, or a day-to-day meeting spot.

Examples of similar squares



COMMUNITY GARDENS

Small scale intimate streets with raised growing beds for residents, creating community uses in public spaces.

Examples of similar community gardens



POCKET PARK

An urban park with a high level of activity equipment for older children and adults, providing a more local space for active play when Burgess Park feels too far.

Examples of similar pocket parks



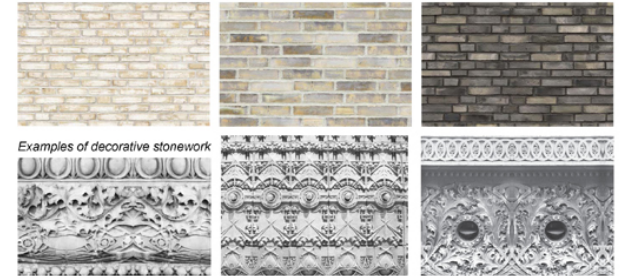
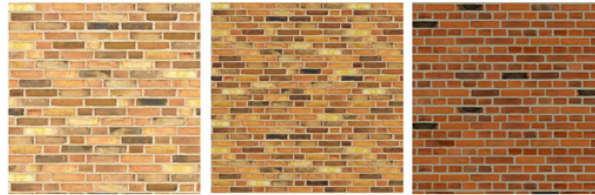
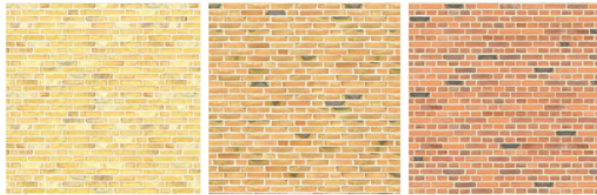
HOMES FOR ALL

DESIGNING ATTRACTIVE TENURE-BLIND BUILDINGS TO LAST



We want to design buildings that cannot be scratched, knocked or dented, particularly at ground level. The buildings need to stand the test of time, with robust materials that will last and even improve with age, but they should also delight and inspire through use of colour and character. We will give the new neighbourhoods personality using a limited palette of materials, based around a range of brick types reflecting traditional London stocks. But we also aim to bring variety through complementary materials such as stone cladding and cast materials, patterned to provide added decorative richness across tenures.

VARIED PALETTE OF COMPLEMENTARY BRICK TEXTURES AND COLOURS



Examples of decorative stonework



Artists impressions of the first development site



Artists impressions of the first development site



Artists impressions of the first development site

EXISTING TYPICAL PLANS

- Generally smaller floor areas than proposed dwellings
- All have separate kitchen/dining from living room
- Lack of storage
- Access from walkway
- Unreliable heating, poorly insulated and old windows
- In some cases no private open space
- Poor unheated circulation with single lifts in tall buildings

TYPICAL PROPOSED PLANS

- On average larger floor areas than existing
- Choice of kitchen/dining/living, open plan or separation
- Larger modern kitchens
- Access from street or communal lobby
- Good sound proofing between flats
- Well proportioned bedrooms
- Good sized balconies with enough space with a table and chairs for all flats
- Two lifts per core for all tall blocks

1 BED APARTMENT

EXISTING
DWELLING SIZE:
51 SQM

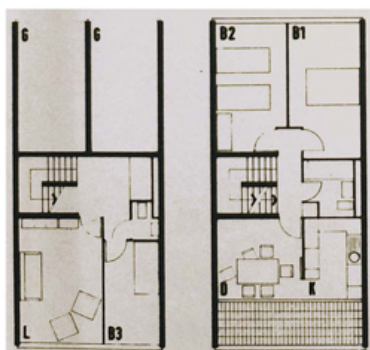


PROPOSED
DWELLING SIZE:
52 SQM



3 BED MAISONNETTE

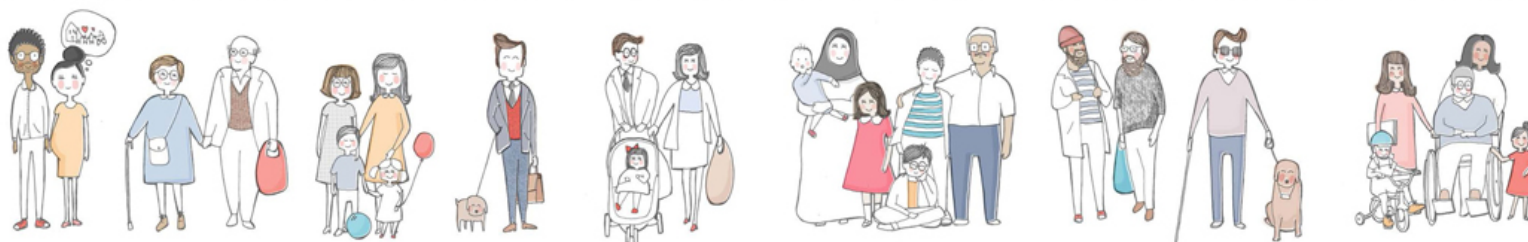
EXISTING
DWELLING SIZE:
91.5 SQM



PROPOSED
DWELLING SIZE:
96 SQM



WE'LL BE EXPLORING A RANGE OF HOMES SO EVERYONE CAN LOVE WHERE THEY LIVE



YOUR FEEDBACK

WHAT YOU'VE TOLD US SO FAR



We held three days of pop-up events around the estate in April, including outside Michael Faraday School and in East Street Market, where we spoke to about 100 people about the estate now and their hopes and concerns about the regeneration. We used a canvass card questionnaire to capture people's views. 72 cards were completed and the main findings can be seen below.

WHAT YOU LIKE BEST ABOUT THE AYLESBURY ESTATE NOW?

- Green space within and nearby the estate, in particular Burgess Park
- People, community and links with neighbours
- Local amenities such as schools and health centre
- Location and transport links
- Size of homes



WHAT YOU DON'T LIKE ABOUT THE AYLESBURY ESTATE NOW?

- Poor quality of the estate – it is run-down, unattractive, dirty and damp
- Feeling unsafe, with issues of anti-social behaviour, drug taking and gangs
- Lack of maintenance, in particular the lack of rubbish collection, vermin and condition of stairwells and lifts



WHAT KIND OF PLACE DO YOU WANT AYLESBURY ESTATE TO BE IN THE FUTURE?

- Well-designed, welcoming, safe and bright
- Buildings should be well-maintained
- Plenty of green space, activities for children and community facilities
- Homes should remain truly affordable
- It should not be high-rise or too densely populated



WHAT ARE YOU PERSONALLY LOOKING FORWARD TO ABOUT THE REGENERATION?

- Having a better place to live - a decent, warm home, with outside space
- A safe pleasant environment
- Old blocks coming down
- Useful community amenities, eg: green space, gyms and facilities for young people



WHAT ARE YOUR CONCERNS ABOUT THE REGENERATION?

- Affordability
- Fear of being priced out of the estate/area
- Unattractive new buildings
- Room sizes in the new blocks will be smaller than those that people have now
- Timescale too long to have to wait for a new home
- Being moved off the estate and not being able to find a new home



VISION PRINCIPLES

TELL US WHAT YOU THINK...



**RE-CONNECTING
THE AREA TO
WALWORTH**

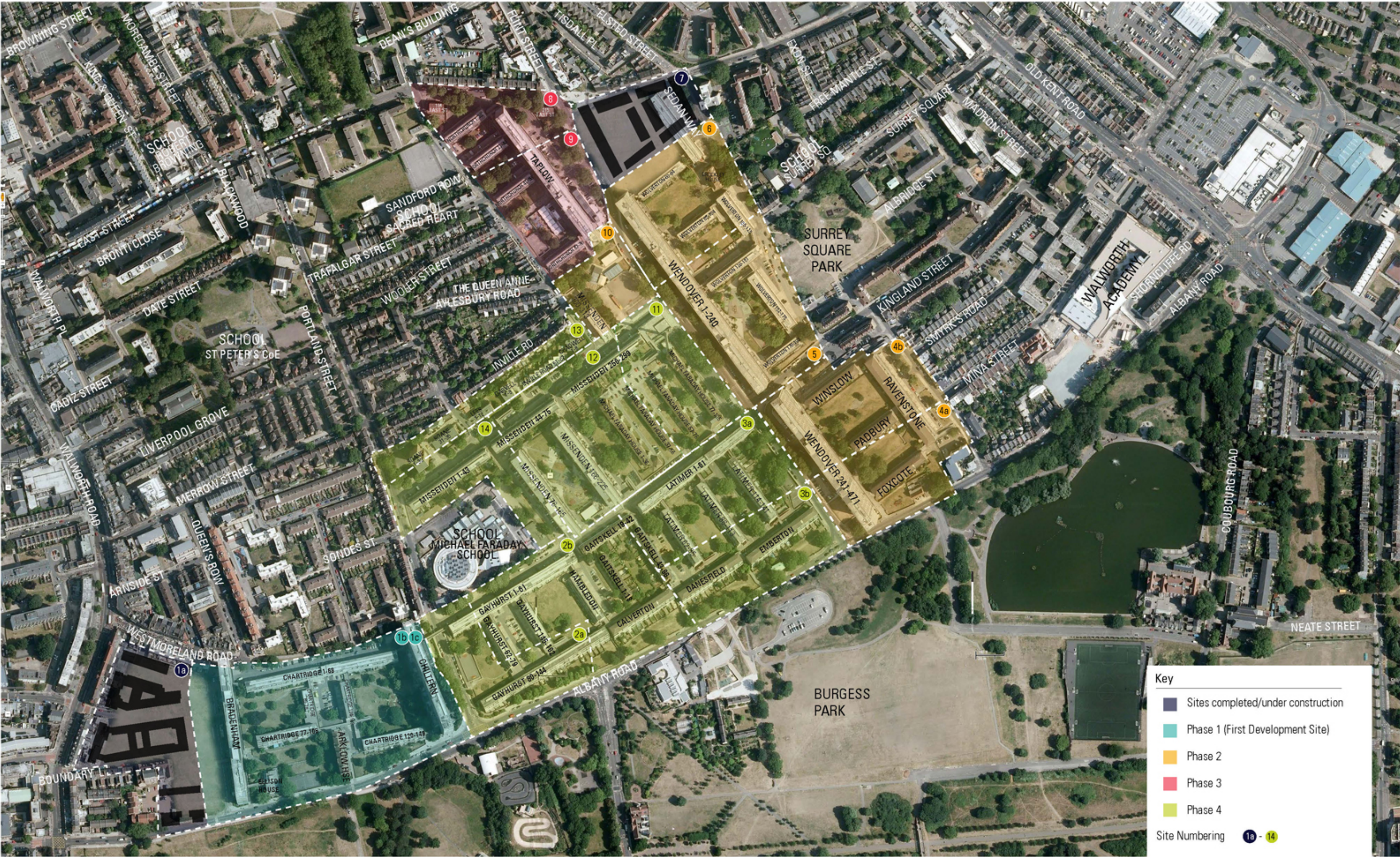
**HOMES
FOR ALL**

**A SERIES OF
NEIGHBOURHOODS**

**A NETWORK
OF OPEN SPACES**

**WHAT OTHER
PRINCIPLES
SHOULD
GUIDE THE
REGENERATION?**

PHASING DIAGRAM



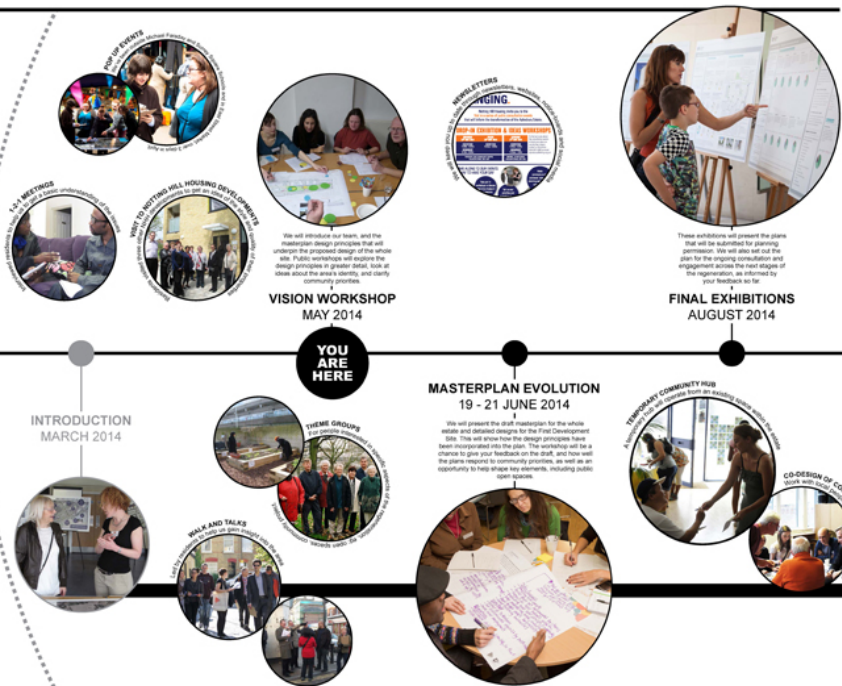


AYLESBURY REGENERATION TIMELINE

Nottingham Housing is committed to working with you over the lifetime of the regeneration. There will be opportunities to get involved in whatever way suits you best. We will be offering training so you can be part of this process and learn new skills along the way.

The first stage of this work is up to the submission of the planning applications in September this year. We are preparing a detailed planning application for the first development site, as well as an outline planning application for the remaining estate area masterplan.

After September there will be many opportunities to help shape the estate of the future, from designing what you want from your new home, joining a neighbourhood group, and taking part in creative or skills-based community projects.



AYLESBURY REGENERATION TIMELINE

