

Vision: The Aylesbury estate is an area of extraordinary potential in a great location with a strong community. We want to build on the strengths of the existing neighbourhood to create a great place to live, with incredible opportunities and a genuinely bright future.



Key commitments:

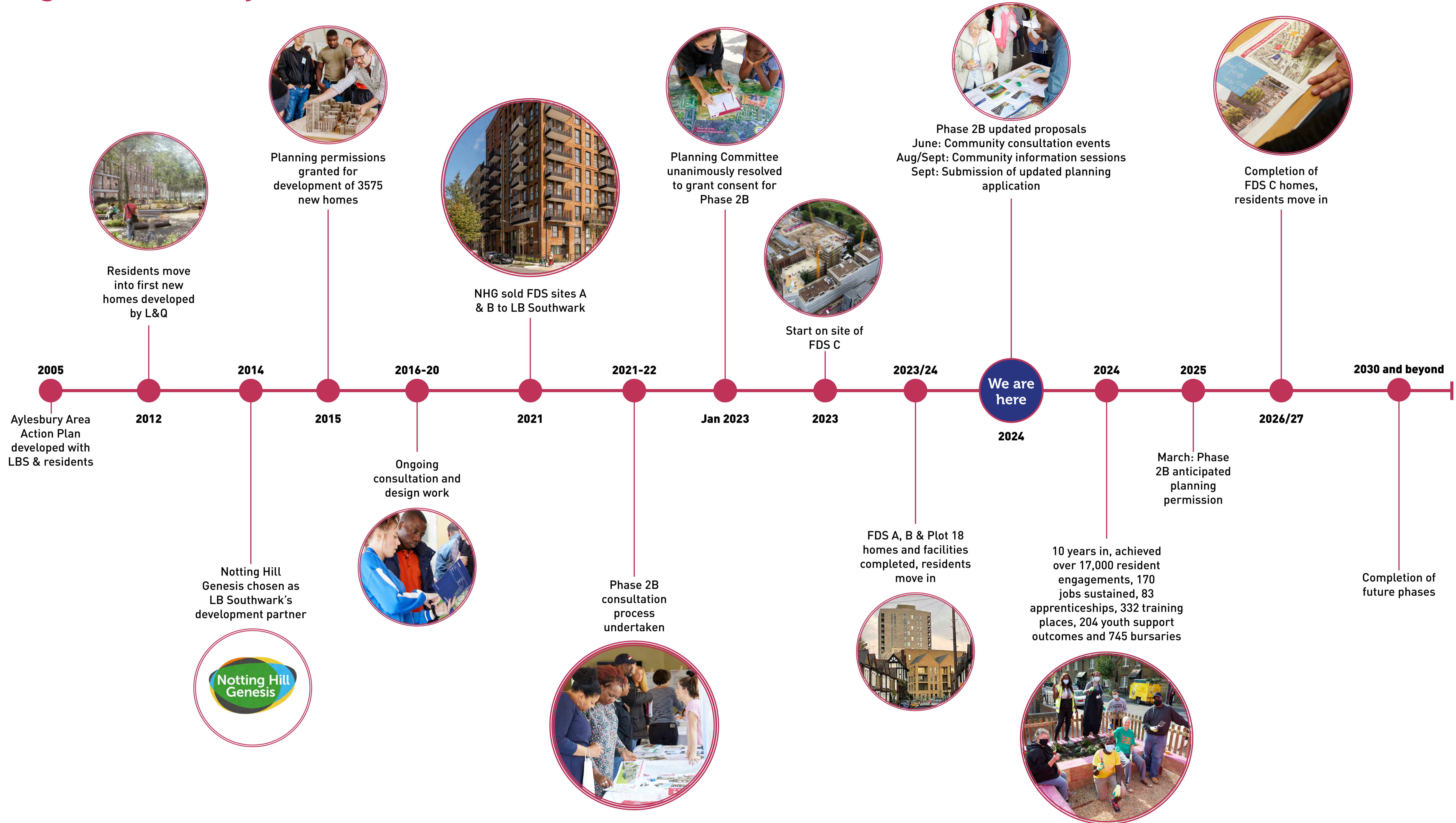
- 50/50 affordable/private split
- 1440 training and job opportunities
- Commitment to involve residents in the design
- Enhanced space standards for social rented homes (Parker Morris + 10%)

Aylesbury Estate masterplan, artist's impression

Aylesbury Estate Regeneration: Phasing Plan



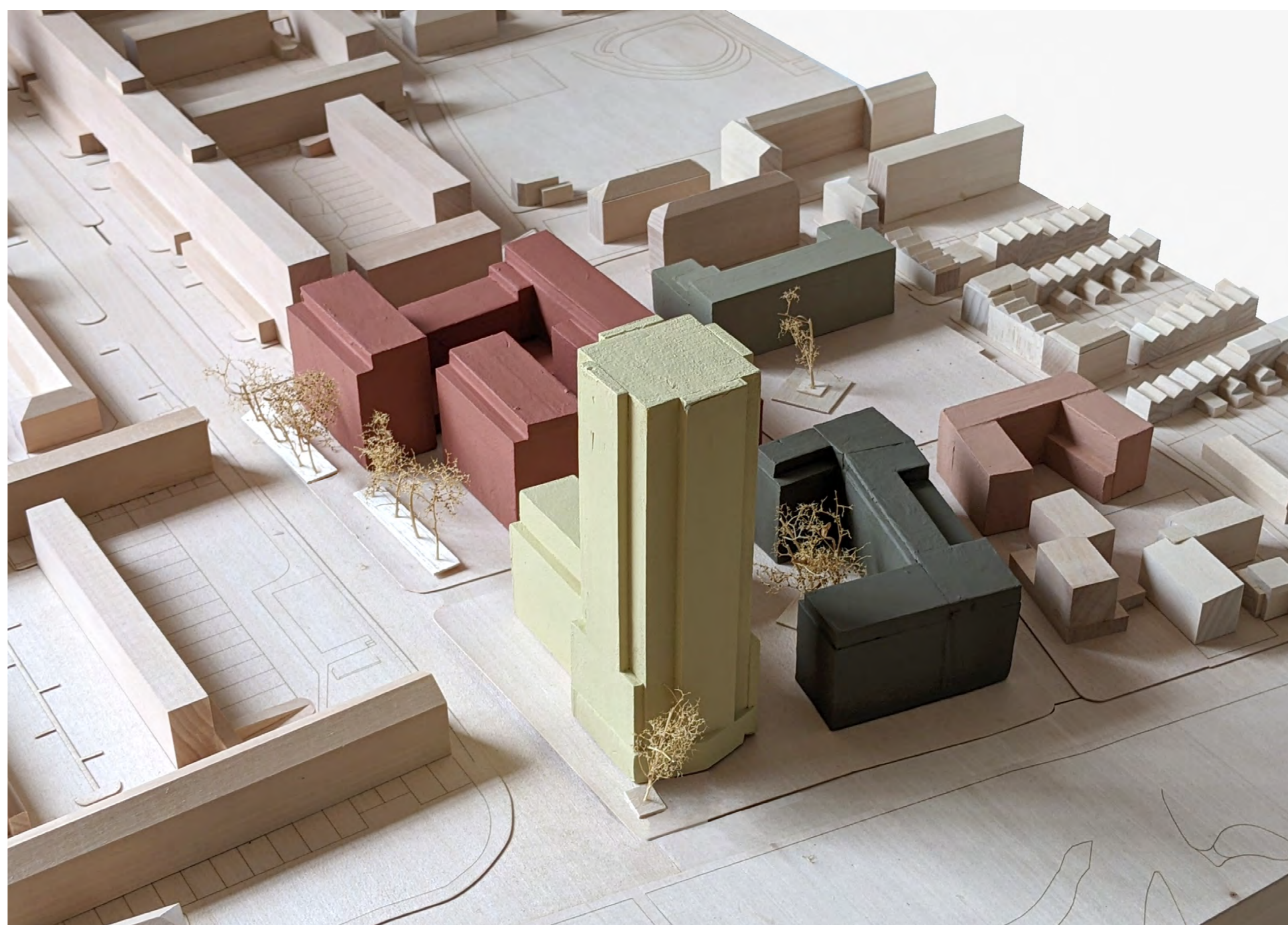
Regeneration Project Timeline



Planning

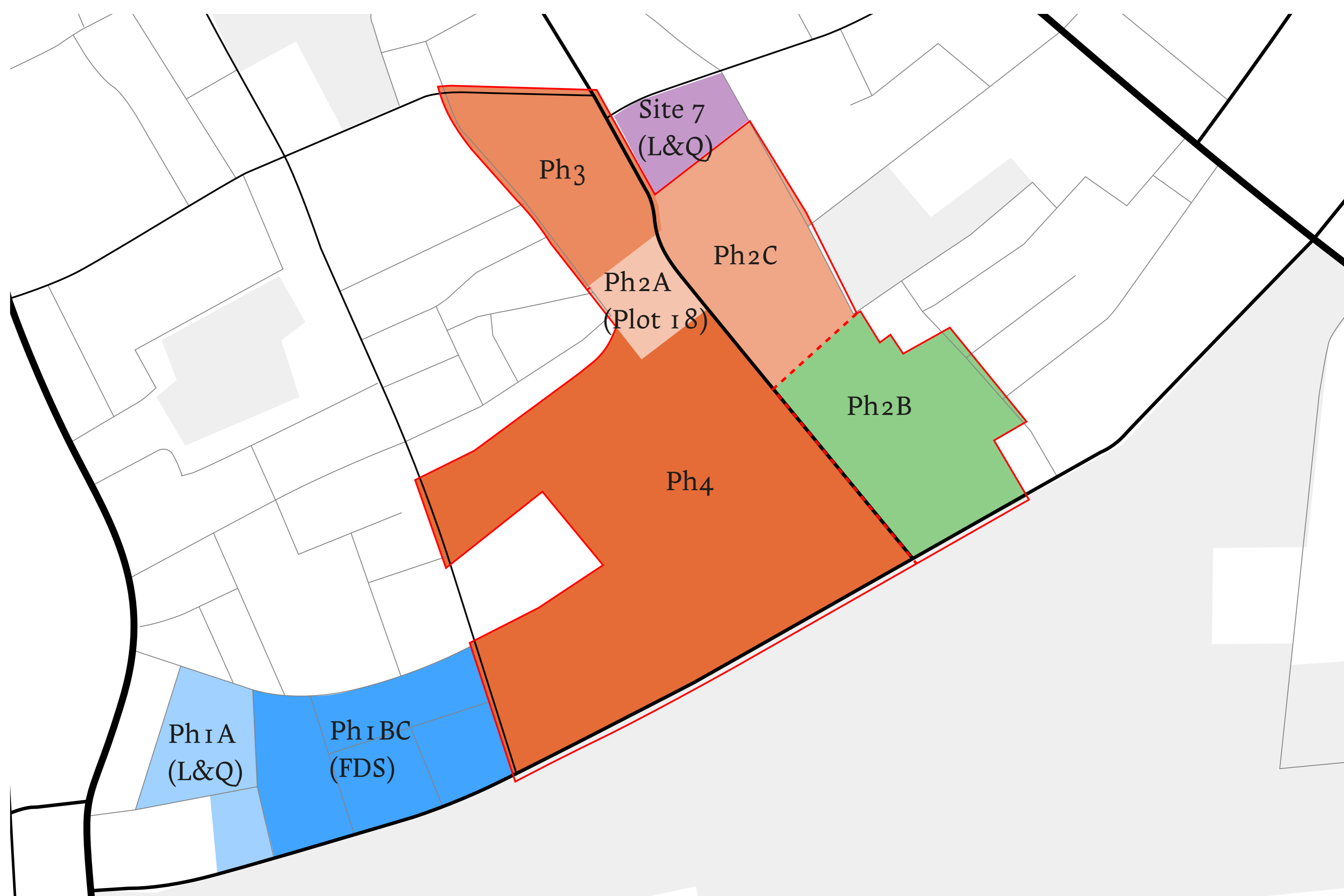
Planning Context

- Planning application submitted June 2022
- Council voted unanimously to approve the application, January 2023
- However, due to fire safety guidance changes, a Decision Notice was not issued, therefore the planning application is still 'live'
- NHG engaging with LBS, GLA, and local residents on proposed design amendments
- Feedback considered and information sessions held for residents in August/ Sept 2024
- Updated planning submission intended for resubmission Sept 2024
- Southwark to then vote to approve the planning application



A view south along Thurlow Street towards Thurlow Square and plot 4A.

Map of Aylesbury Estate, indicating Phase 2B area in green



Reasons for proposed changes

Changes to Fire Safety Legislation

In March 2024, an update to Approved Document B of the Building Regulations was introduced.

This included reductions in escape distances and new requirements for access to staircases.

As a result the layouts of some of the blocks in Phase 2B have been redesigned to meet these requirements.

Policy Context

- Phase 2B planning application originally submitted in June 2022
- Application validated by Southwark Council and consultation carried out with GLA, stakeholders and residents
- Southwark Planning Committee unanimously resolved to grant consent for Phase 2B
- Government changes to fire safety guidance caused delays in the process
- Most notably, Government required buildings over 18m to include 2 stair cores and changes to escape distances
- This significantly impacted Phase 2B and it was concluded that design changes would be required for the scheme to progress further
- Since application submission in June 2022, regulatory and guidance changes also include:
 - Conservation of fuel and power
 - Overheating
 - GLA Energy Assessment Guidance
- As a result, a number of design amendments have been made to various blocks
- To ensure delivery of sufficient affordable housing, some buildings have increased in size
- These changes are explained over the next few boards



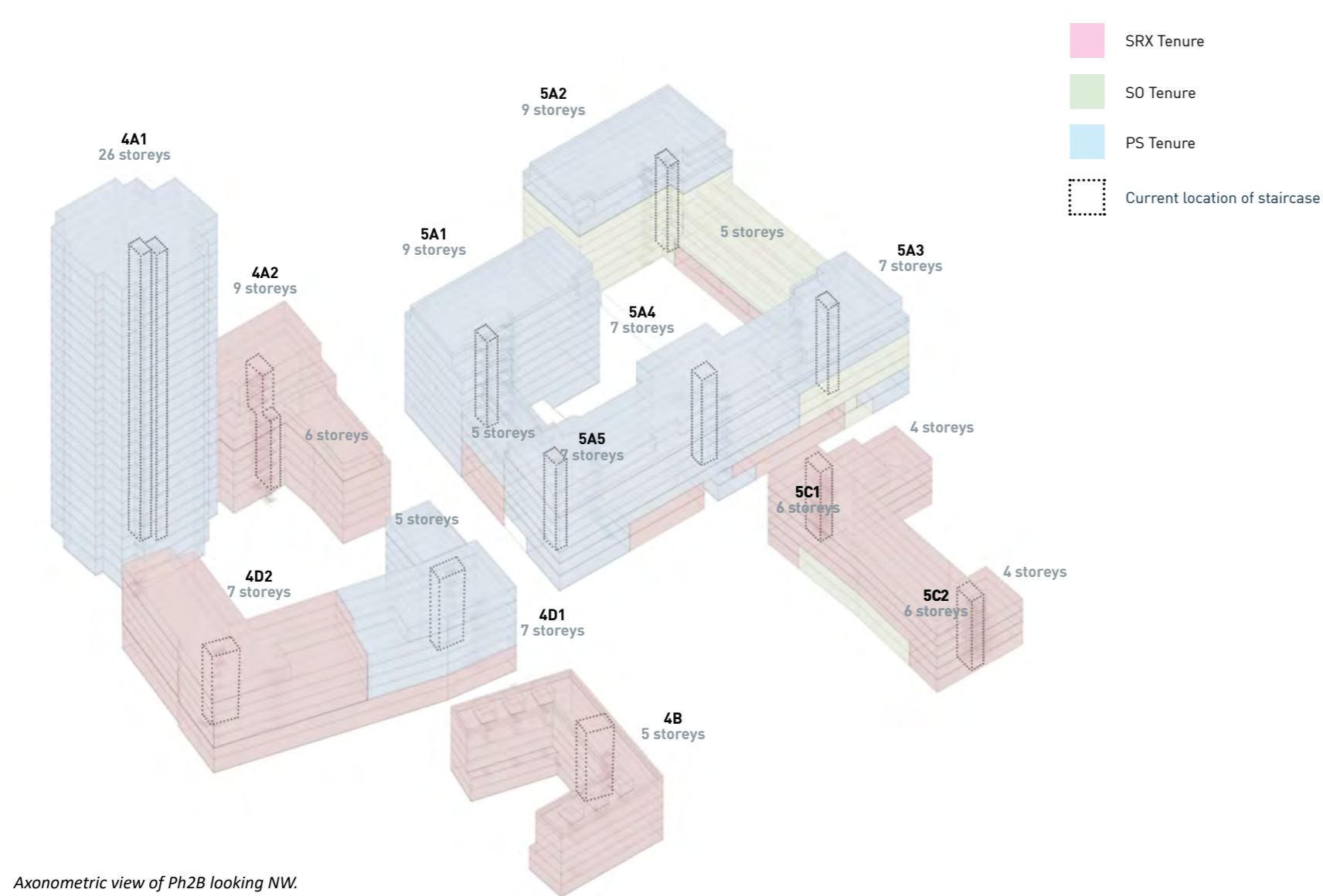
Masterplan

Summary of Changes

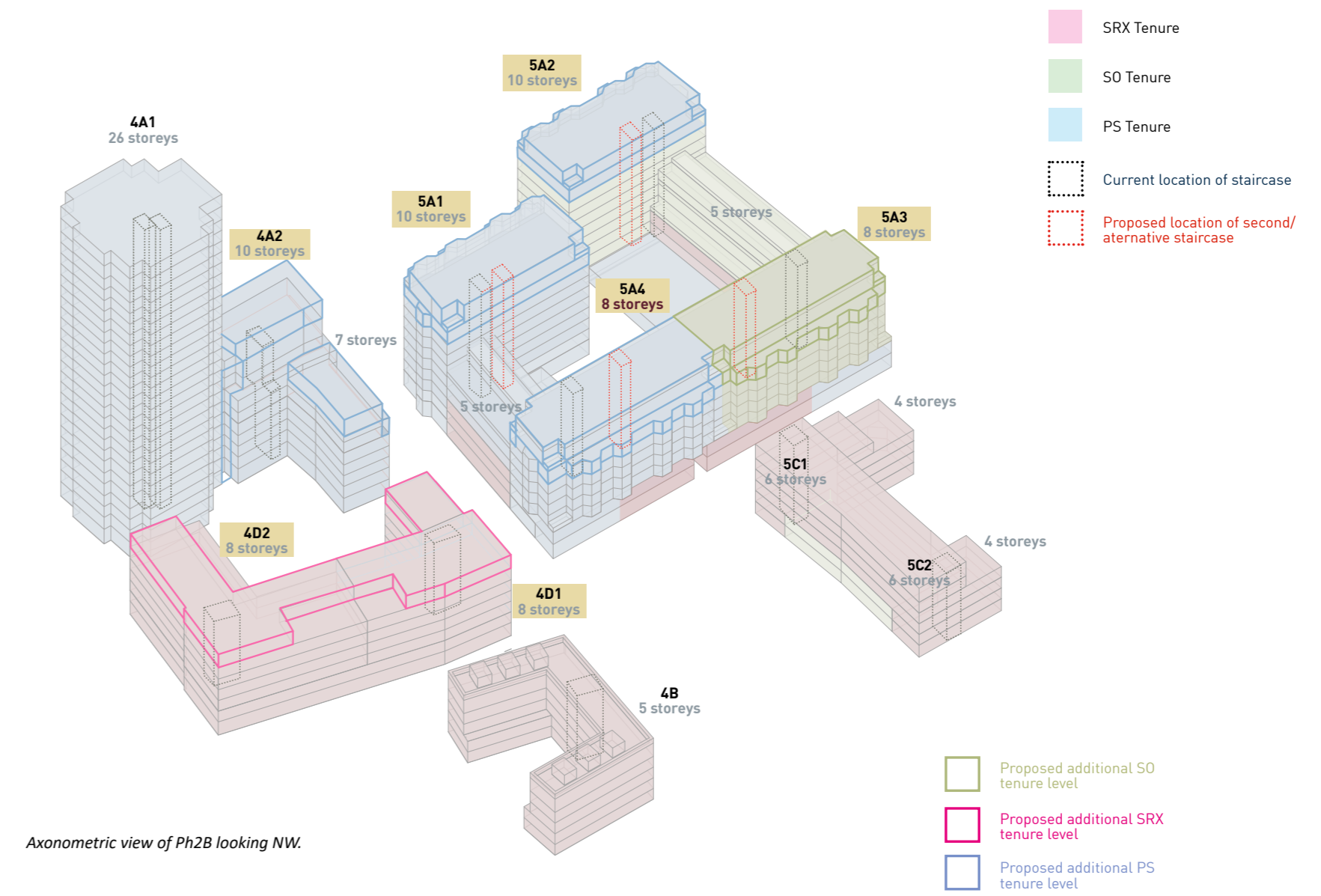
The overall design of the Phase 2B Masterplan is unchanged from the previous application scheme. Due to various updated requirements, there has been an impact internally within the buildings that has reduced the amount of floorspace available for housing space. To offset this, some of the buildings have increased proportionally in size, in order to provide additional floorspace for housing.



Submitted Scheme (June 2022)



Proposed Scheme (June 2024)



SUBMITTED SCHEME (JUNE 2022)



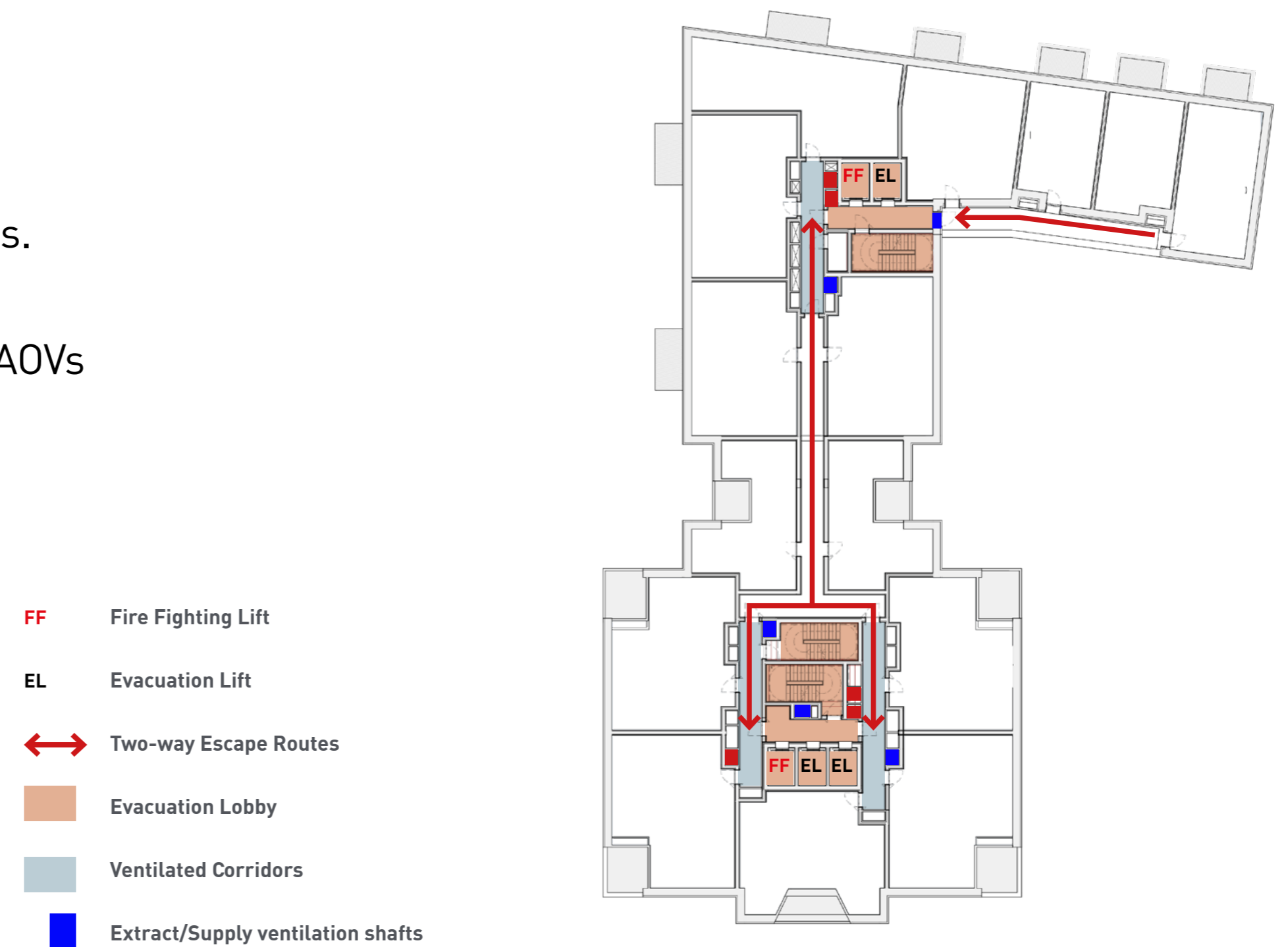
PROPOSED SCHEME (JUNE 2024)



Fire Safety Changes

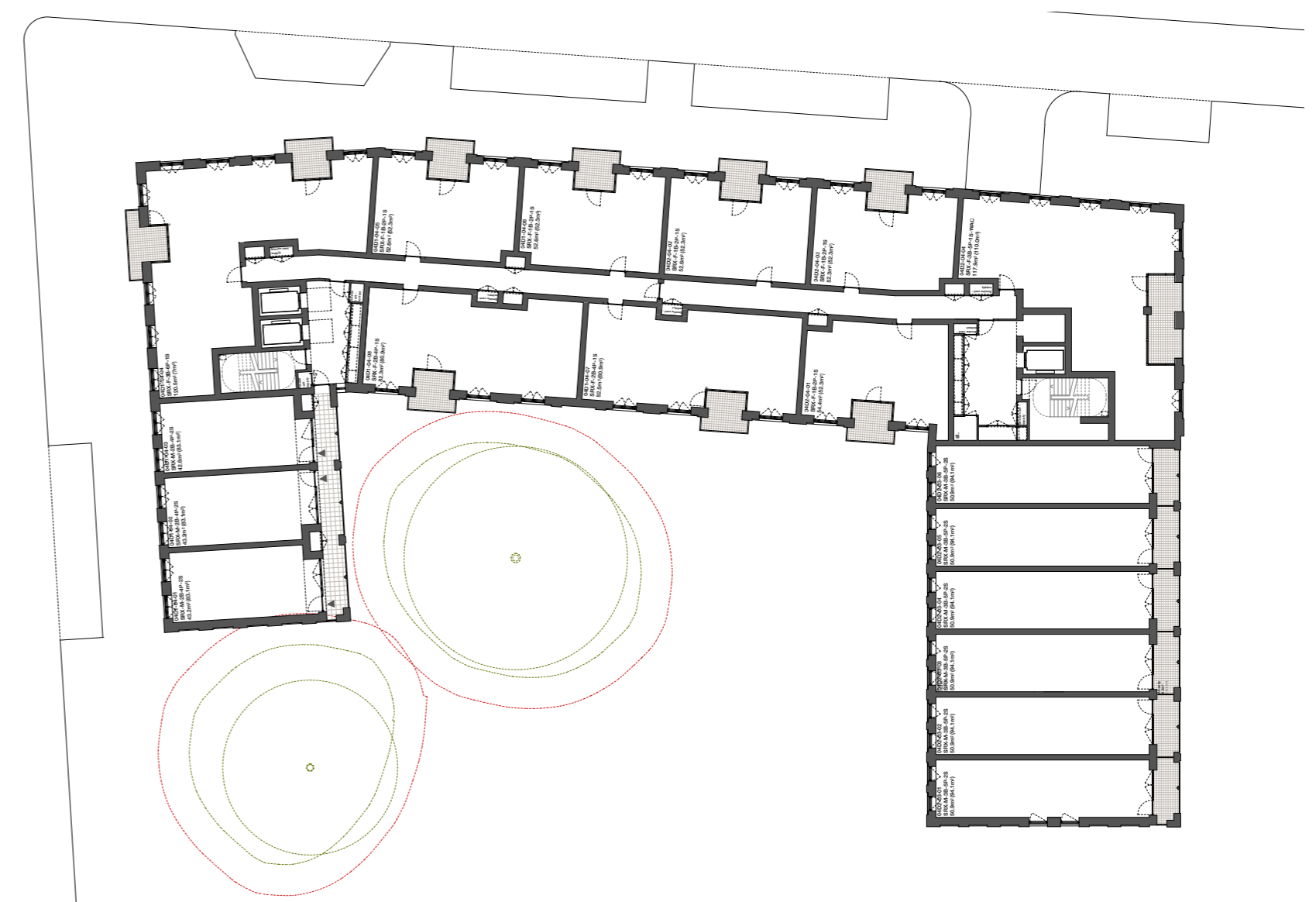
Plot 4A changes

- Stay-put strategy with at least TWO escape stairs at each level.
- 4A1 and 4A2 cores have been linked, enhancing escape routes to all units.
- Risers have been removed from evacuation lobbies.
- Enhanced smoke ventilation system to protected lobbies, corridors and AOVs to the head of all stairs.
- One fire-fighting and one evacuation lift for each core.
- Maximum travel distance to a dead end is under 7.5m.



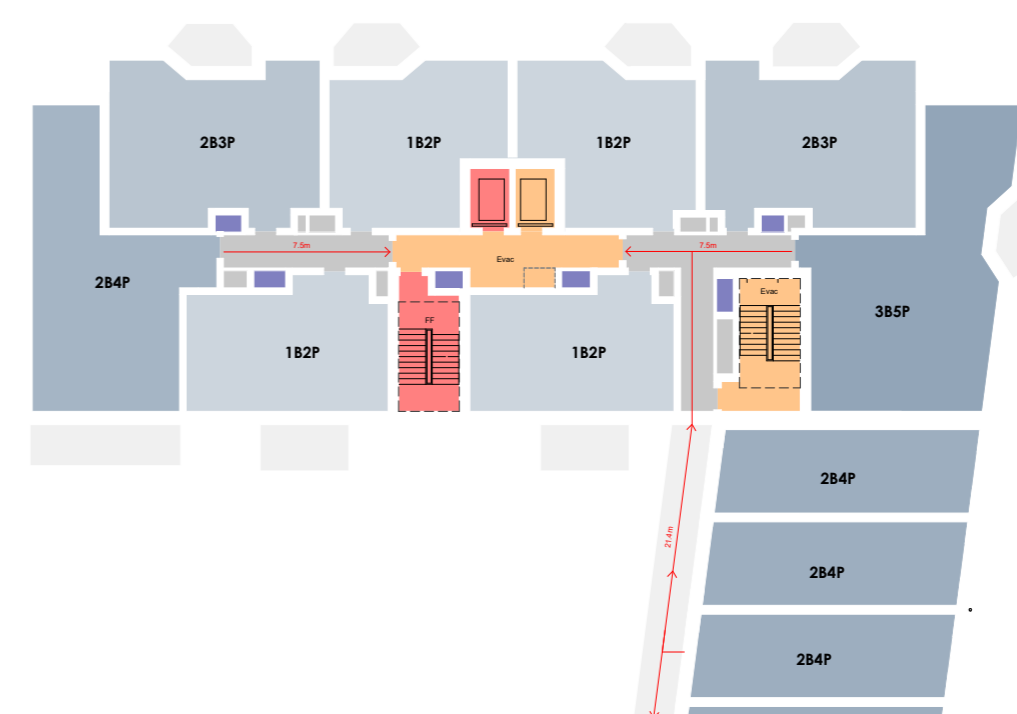
Plot 4D changes

- 4D1 and 4D2 cores now connected by central corridor from Level 2 upwards, as required for fire escape.
- Third basement escape stair added to 4D1 core.



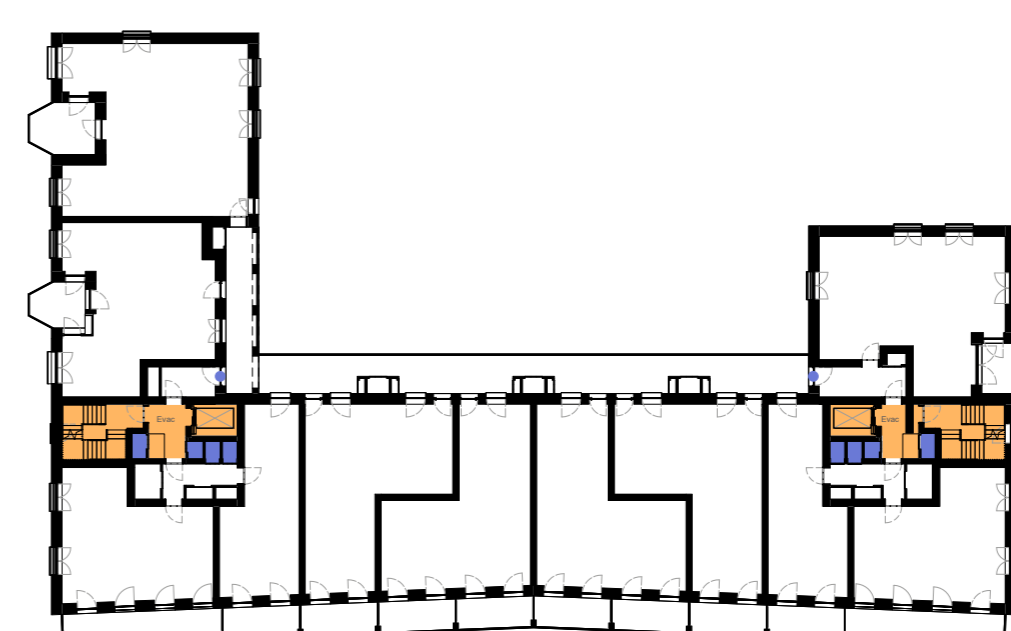
Plot 5A changes

- Stay-put strategy providing two escape stairs from each apartment.
- Evacuation lobby with refuge space, protected stair and Evacuation Lifts within 7.5m away from all dead-end apartments.
- Deck access flats provided with escape into 2 different cores.
- Enhanced smoke ventilation system to all lobbies.



Plot 5C changes

- Evacuation lobby with refuge space, protected stair and evacuation lift within 7.5m away from all dead-end apartments.
- Ventilation provided to all internal corridors and evacuation lobby with mechanical ventilation systems or AOVs.
- 2 units adapted to add AOV to western core (1st & 3rd levels).

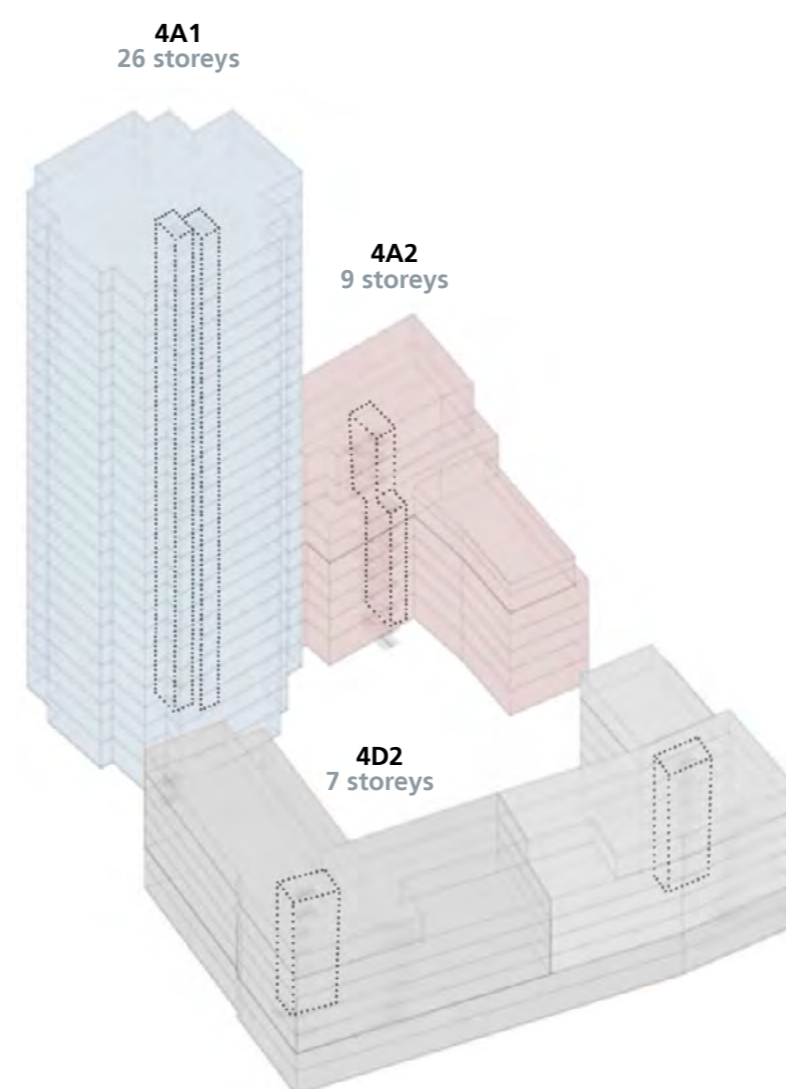


Block by Block

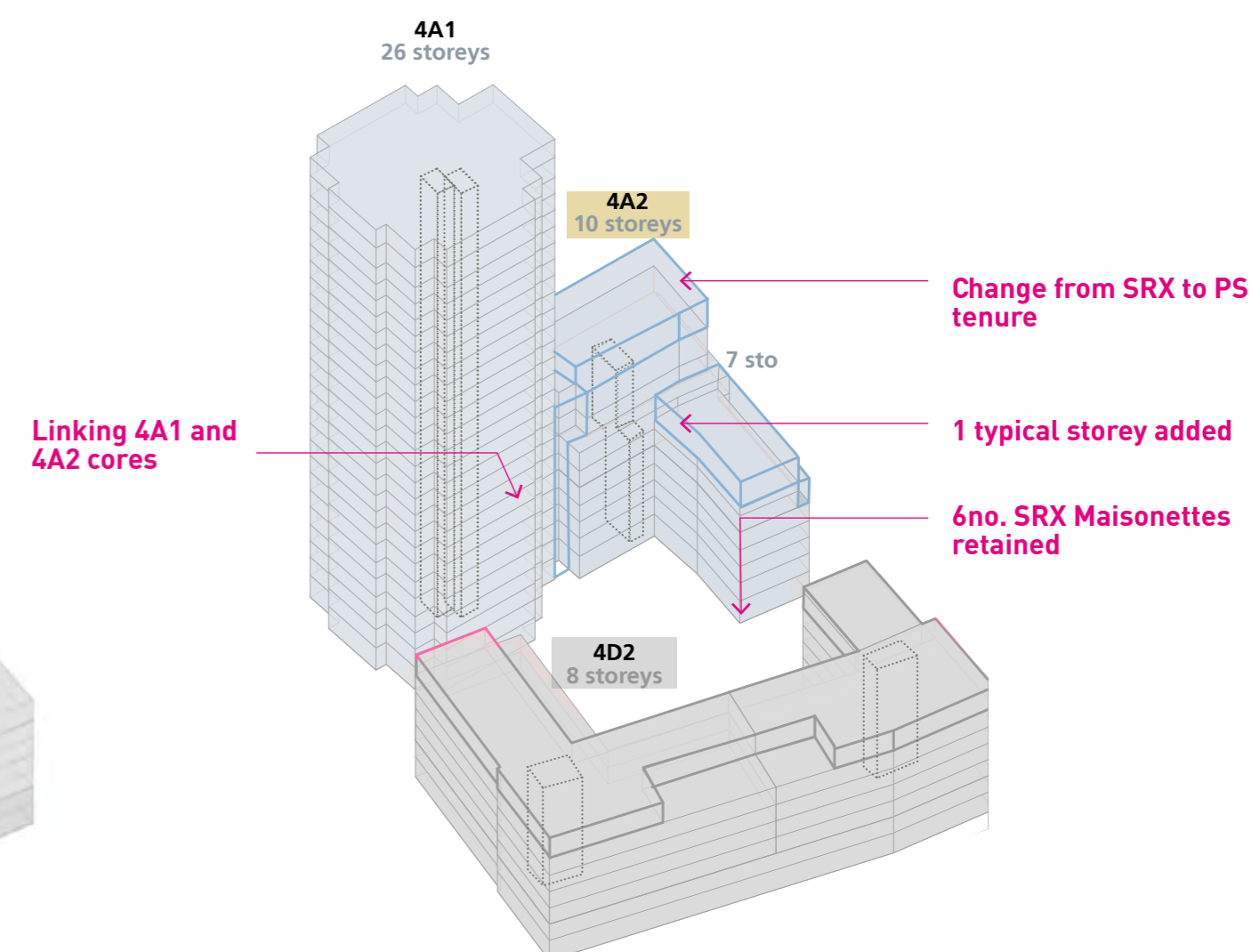
Plot 4A key changes:

- Cores 4A1 and 4A2 linked with corridor to provide access to second stair case.
- Core 4A2 tenure changed from Social Rent to Private Sale (no maisonettes remain Social Rent).
- Additional storey of accommodation added to core 4A2.

SUBMITTED SCHEME



PROPOSED SCHEME



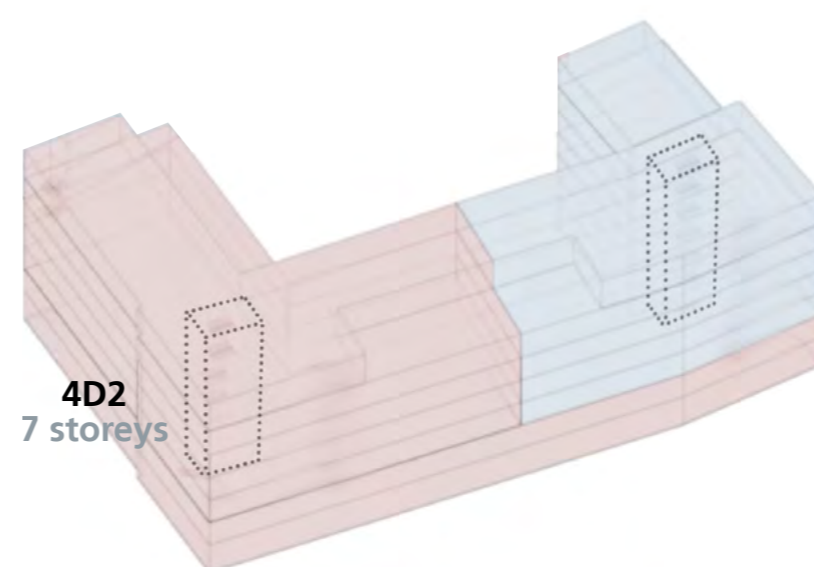
Plot 4B key changes:

- None

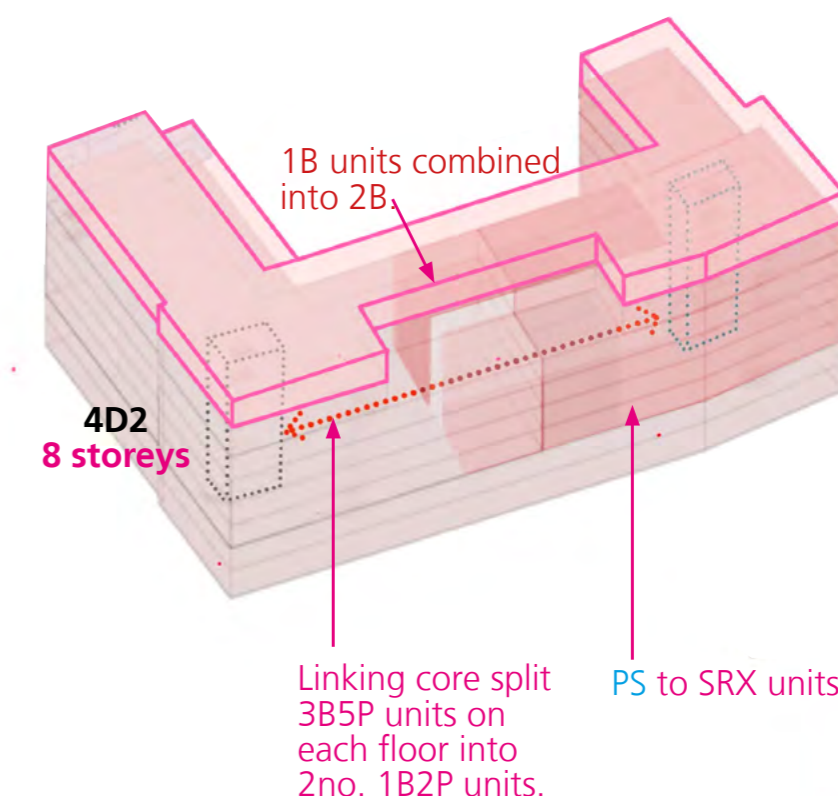
Plot 4D key changes:

- Cores 4D1 and 4D2 linked with corridor to provide access to second stair case.
- Core 4D1 tenure changed from Private Sale to Social Rent.
- Additional storey of accommodation added to Cores 4D1 and 4D2.

SUBMITTED SCHEME



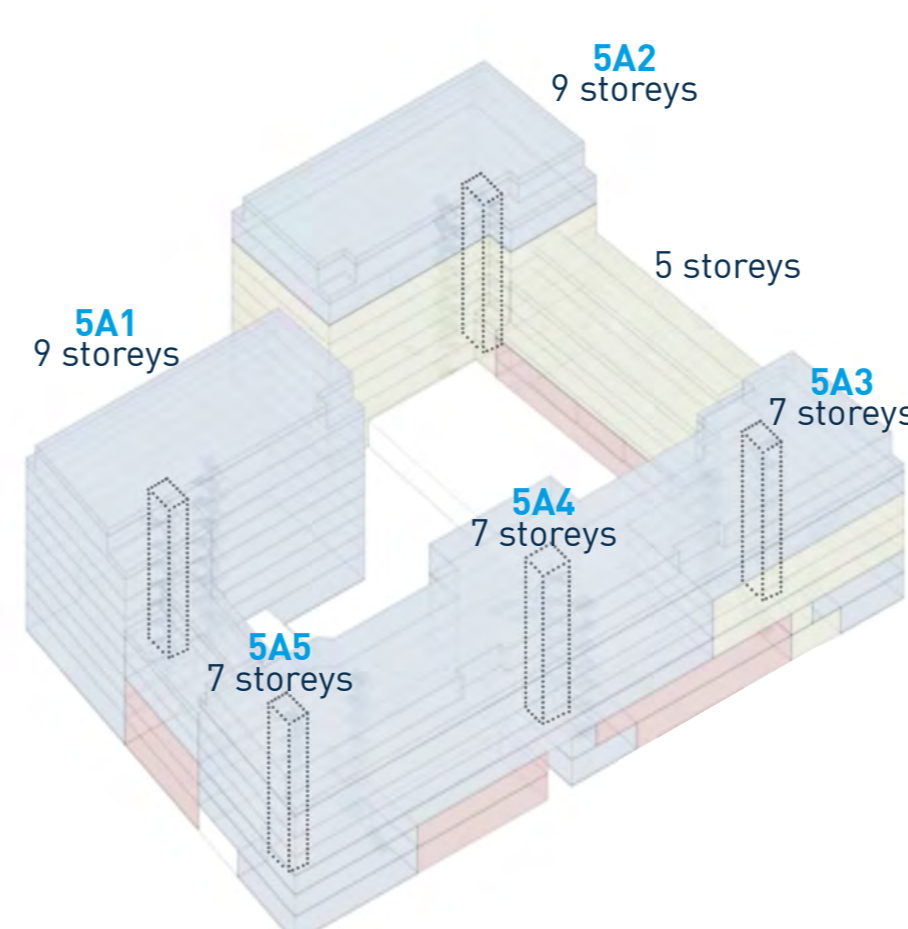
PROPOSED SCHEME



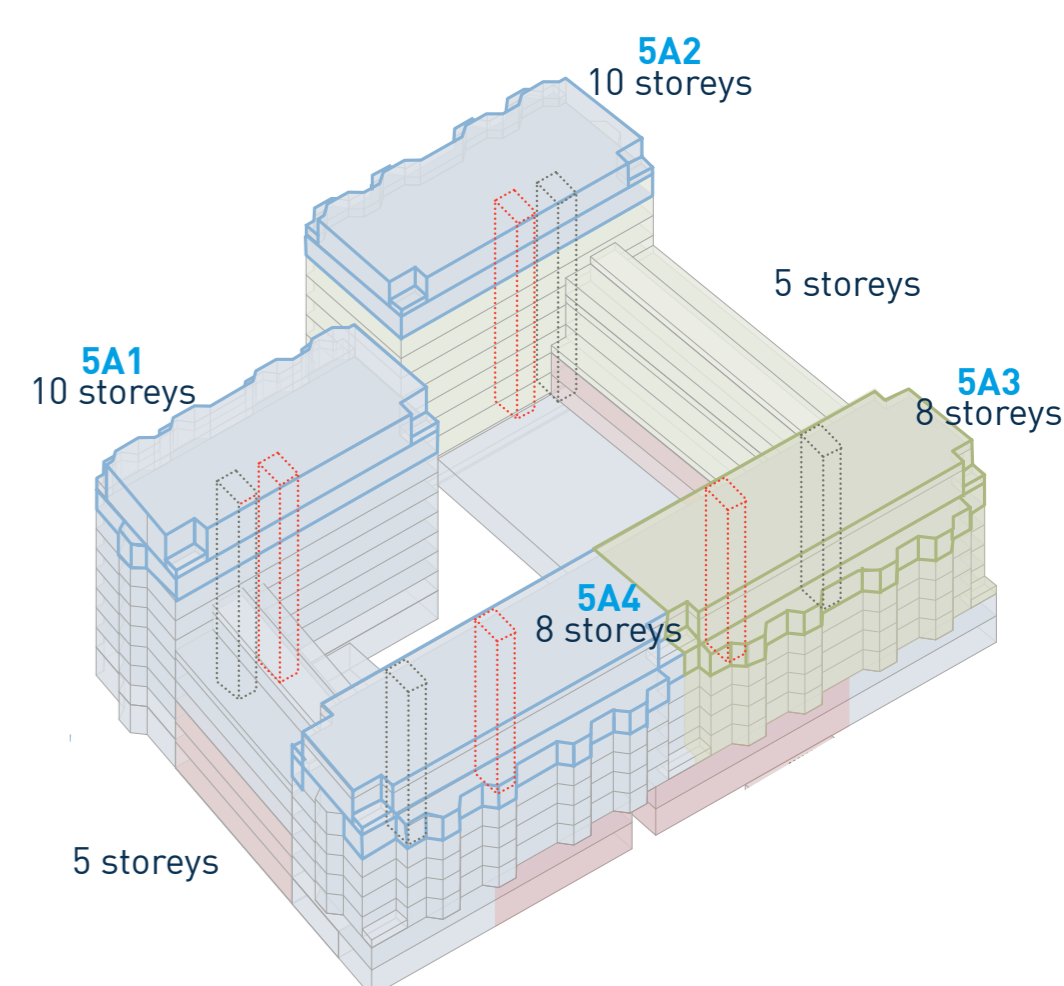
Plot 5A key changes:

- 5 cores changed into 4. Each core now contains 2 staircases. In total additional 3 staircases added to 5A.
- Additional intermediate level to Blocks 5A1, 5A2, 5A3 & 5A4.
- Change to massing, where the 5-storey stacks of maisonettes meet the taller blocks. Additional stacks of 3 storey maisonettes - providing more street accessed accommodation.
- Increased back-to-back distance between 5A2/5A3 and 5A1/5A4.
- Change to the rhythm of bays on the mansion blocks.
- Improved entrances visibility to 5A1 and 5A2.

SUBMITTED SCHEME



PROPOSED SCHEME



Plot 5C key changes:

- 12no 2B4p maisonettes replaced with 8no 4B6P maisonettes.
- Changes to core arrangements.

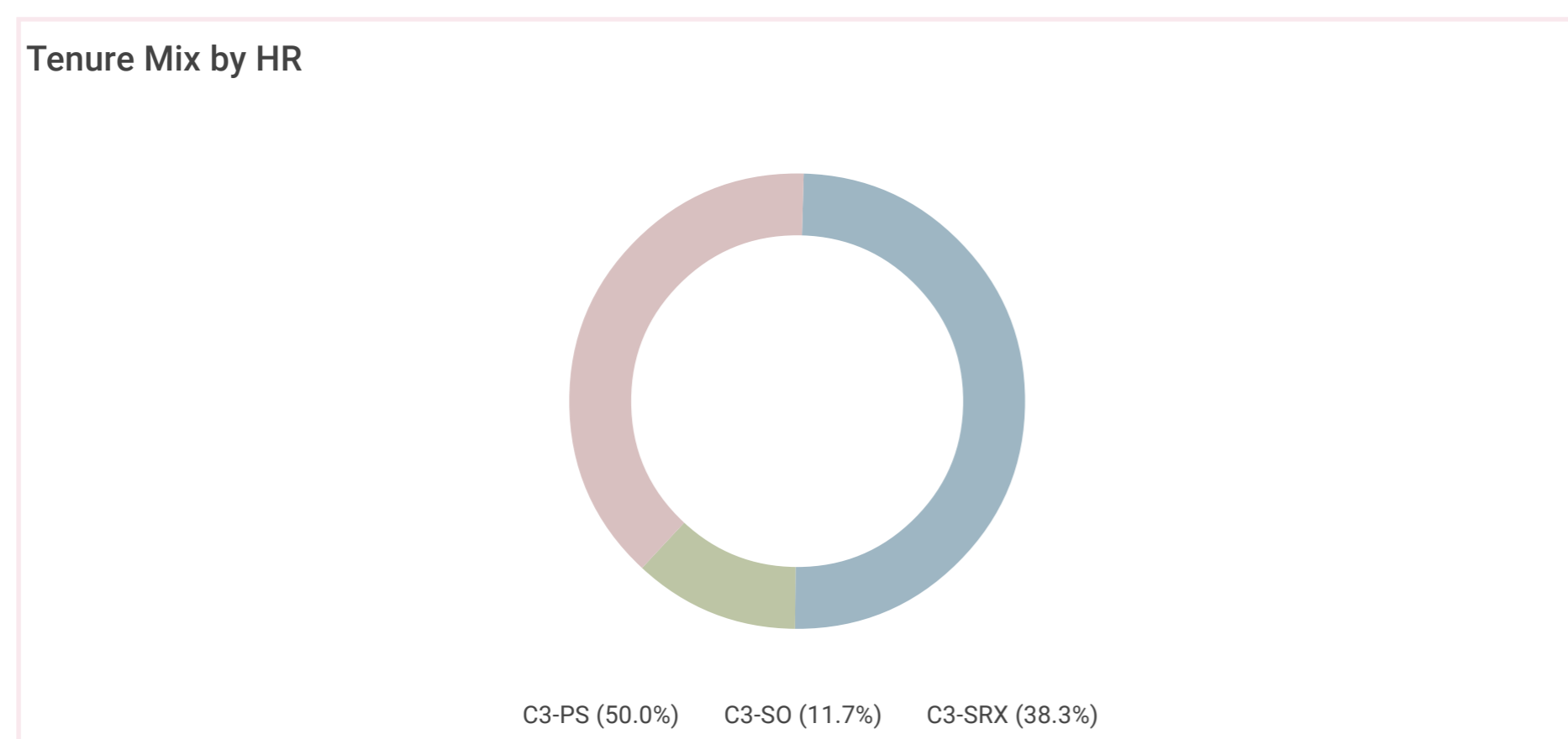
Affordable Housing and Accommodation

Summary of Changes

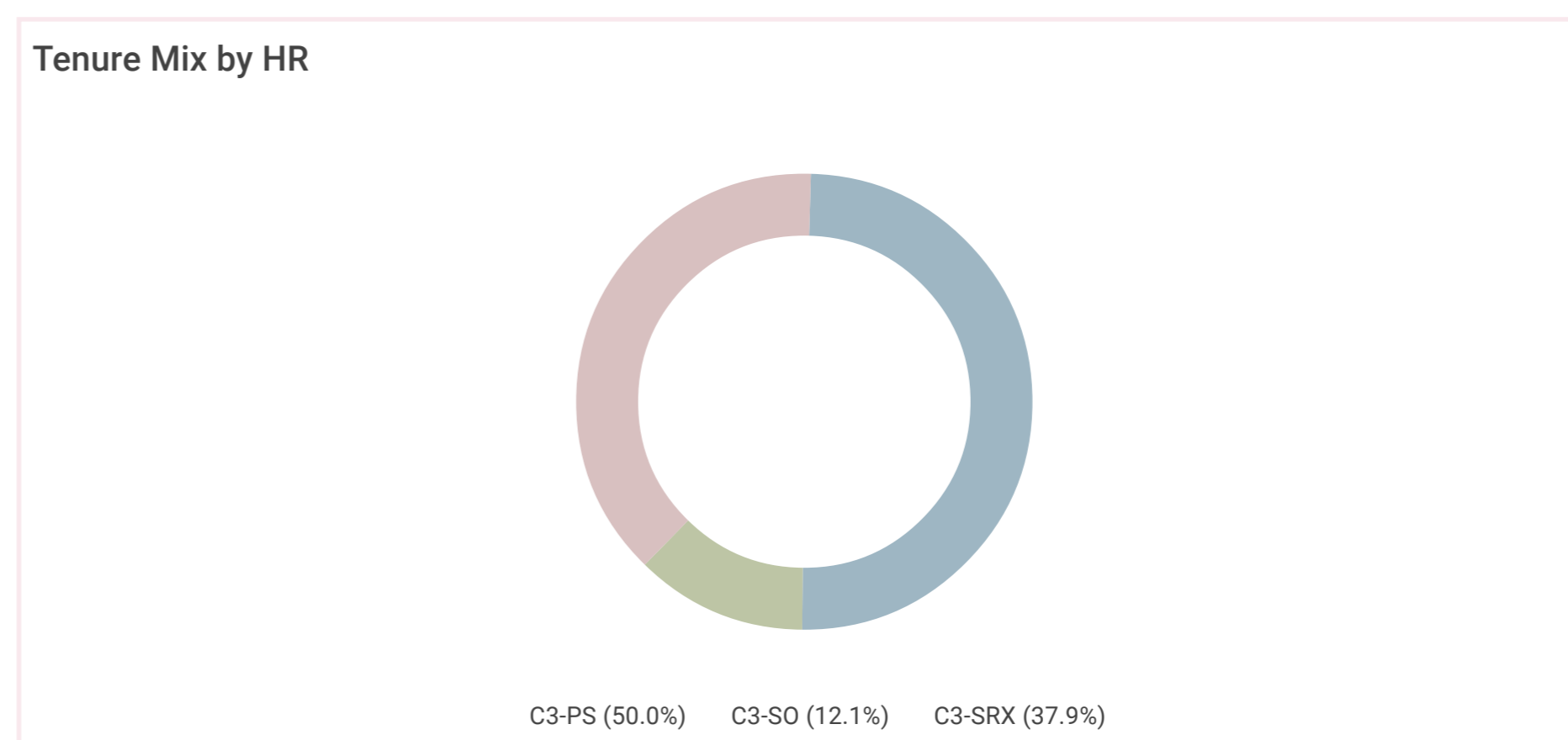
The building designs across Phase 2B retain the 50% affordable housing commitment.

The changes result in an increase in social units from the submitted scheme.

Submitted Scheme (June 2022)



Proposed Scheme (June 2024)

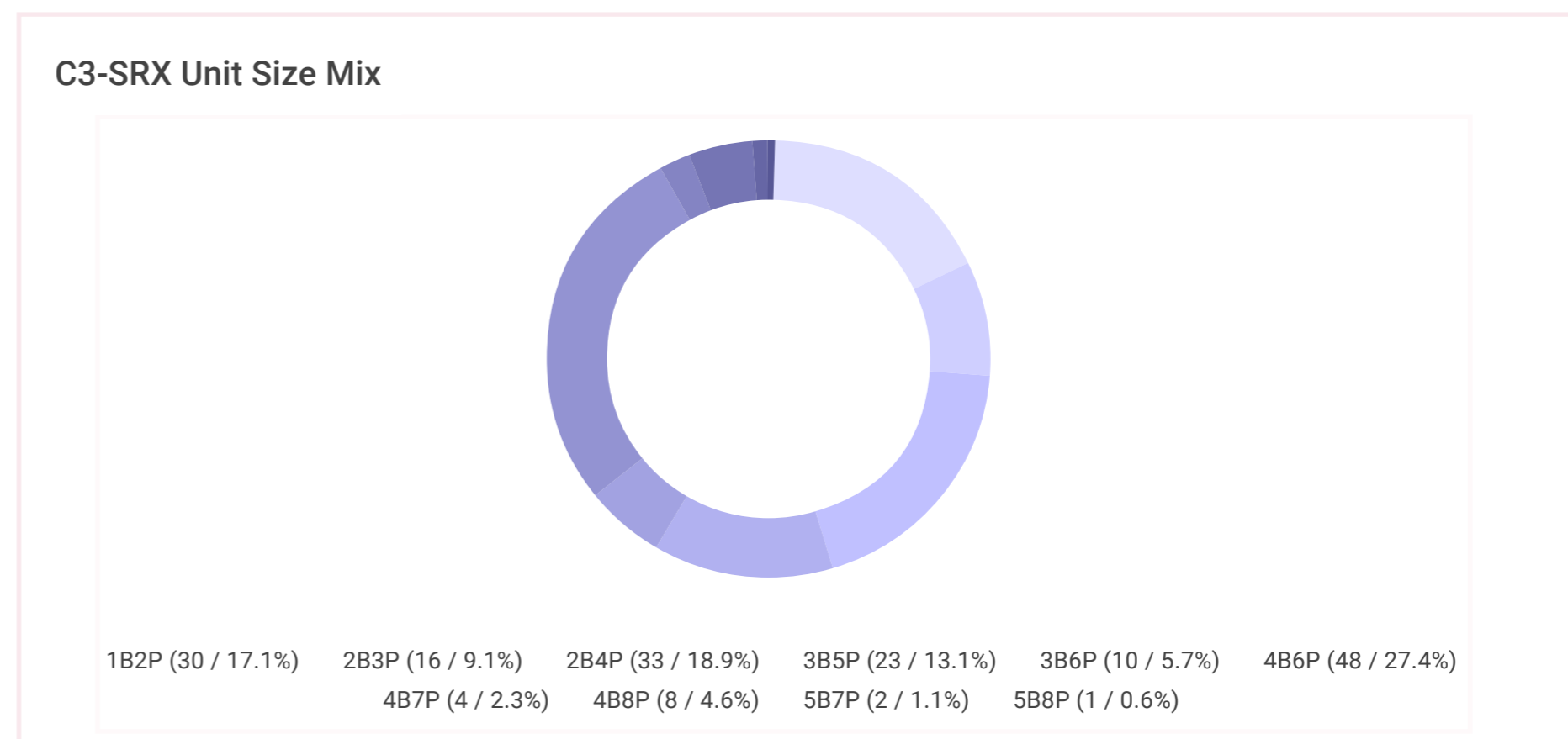
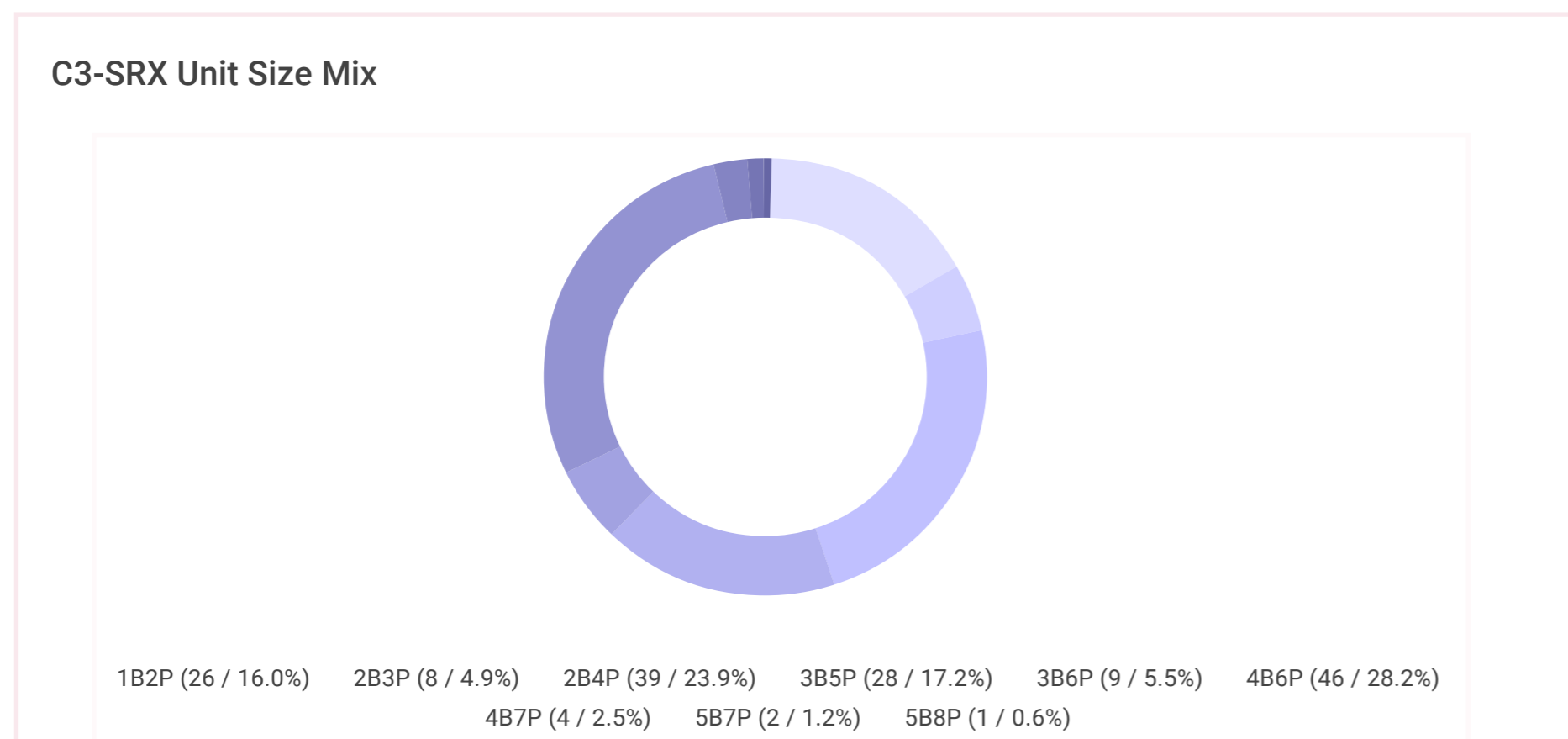


Mix by Tenure

	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	4B7P	5B7P	5B8P	Total
C3-PS	20 (5%)	142 (38%)	88 (24%)	110 (30%)	6 (2%)	3 (1%)					369 (100%)
C3-SO		31 (38%)	19 (23%)	27 (33%)	5 (6%)						82 (100%)
C3-SRX		26 (16%)	8 (5%)	39 (24%)	28 (17%)	9 (6%)	46 (28%)	4 (2%)	2 (1%)	1 (1%)	163 (100%)
Total	20 (3%)	199 (32%)	115 (19%)	176 (29%)	39 (6%)	12 (2%)	46 (7%)	4 (1%)	2 (0%)	1 (0%)	614 (100%)

Mix by Tenure

	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	4B7P	4B8P	5B7P	5B8P	Total
C3-PS	19 (5%)	136 (36%)	85 (23%)	119 (32%)	12 (3%)	2 (1%)						373 (100%)
C3-SO		38 (43%)	24 (27%)	27 (30%)								89 (100%)
C3-SRX		30 (17%)	16 (9%)	33 (19%)	23 (13%)	10 (6%)	48 (27%)	4 (2%)	8 (5%)	2 (1%)	1 (1%)	175 (100%)
Total	19 (3%)	204 (32%)	125 (20%)	179 (28%)	35 (5%)	12 (2%)	48 (8%)	4 (1%)	8 (1%)	2 (0%)	1 (0%)	637 (100%)



Affordable housing and accommodation

Please note that the mix of homes on the Proposed Scheme could change as we finalise design

Landscaping

Proposed Scheme

- Total Existing Open Spaces: Approximately 7,046 sqm.
- Total Proposed Open Spaces: 8,305sqm (comprising 4,030sqm public open space and 4,275 sqm communal amenity space).
- Total Proposed Public Open Space: 4,030 sqm.
- Proposed Communal Amenity Space: 4,275 sqm (Each building will be served by a communal garden).
- Blocks 4B and 5C will also have a roof terrace.
- Block 5A will have an area of amenity on a podium.
- Total Proposed Play Space 3,302 sqm (in the form of 3 public play spaces and doorstep play in communal areas).
- Bagshot Park (Neighbourhood Park) – MUGA, opportunities for 5-11.12+ play. Includes range of play elements developed during consultation workshops with young people.
- Thurlow Square (Neighbourhood Square) – Play for all ages, has outdoor seating for the non-residential use.
- Kinglake Street – Reconfigured play space. Focus on 0-4 years.



Summary of Changes

There will be no reduction in open space or communal space in the revised scheme. The amenity space in Thurlow Square and Bagshot Park will not be changing. There will be an uplift in play space to meet the play space requirement for the increased numbers of units. This will be finalised once the design of the buildings has been fixed. The design approach to the MUGA in Bagshot Park will also be reviewed to ensure that it's inclusive for a wide range of users.

Phase 2B landscape and public realm masterplan.