

Principle of development

17 In 2005 Southwark Council made a corporate decision to comprehensively redevelop Aylesbury Estate rather than invest hundreds of millions of pounds in an extensive refurbishment programme. Key to this decision was a recognition that many of the existing residential buildings at the estate are poor in terms of energy efficiency, present a number of design and legibility challenges, and are becoming increasingly difficult and expensive to maintain. GLA officers also understand that the current arrangement of undercroft ground floor car parking tends to compound localised issues of antisocial behaviour, and undermines the sense of safety and security in certain parts of the estate.

18 With a view to establishing a dedicated planning policy and design framework for the estate and surrounding hinterland, Southwark Council has developed the Aylesbury Area Action Plan (AAP). In response to consultation prior to submission of the plan to the Secretary of State, the Mayor expressed his view (in April 2009) that the document was in general conformity with the London Plan. The Aylesbury AAP was subsequently adopted by Southwark Council in January 2010, and this plan establishes the principle of comprehensive estate redevelopment at this site. Accordingly the principle of the proposed development is supported in strategic planning terms.

Housing

19 The Aylesbury Estate regeneration programme proposes the demolition of 2,758 homes in total, with this outline masterplan application accounting for 89% of that figure (2,449 units). London Plan Policy 3.14 resists the loss of housing, including affordable housing, without its planned replacement at existing or higher density. This policy states that, at least, equivalent floorspace should be provided in housing redevelopments. GLA officers understand that comprehensive floorspace figures for the existing Aylesbury Estate are not readily available, however, guidance within the Mayor's Housing SPG makes clear that the reprovision of housing may also be considered in terms of unit numbers and/or habitable rooms. Accordingly, an assessment against the requirements of Policy 3.14 is provided below.

Aylesbury Estate – housing baseline

20 Whilst the estate originally comprised entirely social rented accommodation, over time a number of units have been purchased by tenants through the 'right to buy' scheme. The Mayor's Housing SPG clarifies that 'right to buy' properties should not be included within the affordable housing baseline for the estate. Based on the information available, GLA officers understand that the housing baseline for the estate (dated February 2008) is as set out in Table 2 below.

Unit type	Social rent	Private market	Totals
Studio	41	6	47
One-bedroom	887	50	937
Two-bedroom	660	91	751
Three-bedroom	558	146	704
Four-bedroom	218	52	270
Five-bedroom	38	11	49
Total units	2,402	356	2,758
Total habitable rooms	7,345	1,289	8,634

Table 2: Aylesbury Estate housing baseline (as of February 2008).