

Proposed detailed phase	<i>units</i>	459	108	32	20	830
	%	55.3%	13%	3.8%	2.4%	-
Proposed outline phase(s)	<i>units</i>	2080	538	388	187	2745
	%	75.8%	20%	14%	6.8%	-
Regeneration programme total	<i>units</i>	2,817	676	455	212	3,983
	%	70.7%	17%	11.4 %	5.3%	-
net change against AAAP size of home target		+0.7%	+13.7%	+4.4%	+2.3%	

115. Based on the illustrative masterplan, the scheme would deliver over and above the minimum dwelling size mix requirements set out in the AAAP which is welcome. A large proportion of dwellings would have three or four bedrooms reflecting the needs of existing tenants on the Aylesbury Estate and the borough wide need for more family housing. The development specification guarantees policy compliant levels in terms of dwelling mix but early design work on the illustrative masterplan shows that the ambition is to create a higher proportion of larger homes.
116. Whilst the overall proportions of each dwelling size will differ across the phases of the outline scheme officers are satisfied that in totality, the scheme will contribute to a policy compliant mix of dwellings across the redeveloped estate. Where two bedroom dwellings are proposed it is recommended that at least half should be designed to accommodate four people, rather than three person two bedroom homes, in accordance with policy BH4. As such homes will be more flexible in accommodating the changing needs of the population and their living arrangements over time. This will be secured in the legal agreement as part of the housing delivery strategy.

Residential mix

117. The AAAP requires a range of dwelling types to be provided across the redeveloped estate. Policy BH5 (Type of homes) specifies that there should be a proportion of houses (23%), maisonettes (17%) and flats (60%) to meet the needs of the existing and future population. At this outline stage, the applicant has provided an illustrative accommodation schedule based on the illustrative masterplan which shows the proportions of different types of home that could be delivered across the site. Table 17 below sets out the proposed mix of dwellings types taking account of the early phases and the detailed application under consideration.

Table 17: Proposed type of home

		Flats	Maisonettes	Houses	Total
	Dwelling Target (%)	60%	17%	23%	-
Early phases	<i>units</i>	333	53	22	408
	%	81.6%	13%	5.4%	100%
Proposed detailed phase	<i>units</i>	683	100	47	830
	%	82.3%	12%	5.7%	100%

Proposed outline phase	<i>units</i>	1,710	498	537	2,745
	%	62.2%	18.1%	19.7%	100%
Regeneration total	<i>units</i>	2,726	651	606	3983
	%	68.4%	16.4%	15.2%	100%
<i>net difference against AAAP Target</i>		+8.4%	-0.6%	-7.8%	-

118. The proposed dwelling mix would broadly reflect the aspirations set out in policy BH5 (Type of homes) although somewhat fewer houses would be delivered compared with what was envisaged under the AAAP. The illustrative masterplan demonstrates that even at densities below AAAP expectations that it is difficult to provide more houses due to the amount of land needed compared to other dwelling types. A higher proportion of larger homes, including three bed, four bed and five bed or more properties, is a key driver of policy BH5 and so in this respect the potential contribution of the outline scheme is significant. The proposed weighting towards the delivery of large family homes is a key material consideration and so, on balance, the outline scheme can be supported.
119. To secure the delivery of a genuine mix of dwelling types it is recommended that delivery mile stones are set for the different types of homes across the remaining phases. The mix will be secured as part of a site wide housing strategy that will set out how a range of dwellings types will be provided to meet general needs accommodation as well as the needs of wheelchair users and people with other disabilities. The strategy will be secured by a legal agreement.
120. Based on this analysis, officers are satisfied that despite the shortfall in houses, the scheme will provide a genuine choice of homes of different typologies and sizes that is capable of meeting the needs of existing Aylesbury residents as well as other housing needs within the borough. This will broadly be in compliance with AAAP Policy BH5 (Type of homes) and BH4 (Size of homes).

Density

121. AAAP Policy BH2: Density and distribution of homes specifies the density ranges for development blocks
122. Based on the illustrative masterplan the outline proposal would have a density of 502 habitable rooms per hectare if the maximum number of dwellings are built. Under the minimum scenario the density would be 307 habitable rooms per hectare. These densities are based on gross figures and take account of the all the land and roads within the estate. The actual density each proposal would be higher if surrounding roads were not taken into account. These densities fall within an acceptable range in accordance with policy BH2 (Density and distribution of homes)

Quality of accommodation

123. Policy BH7 (Sustainable Design and construction) requires all homes in the action area core to achieve at least a Code for Sustainable Homes rating of 4 (or equivalent in any successor rating system). New dwellings are required to be well designed, provide good quality living conditions (saved policy 4.2; AAAP appendix 6) and 10% are required to be suitable for wheelchair users in accordance with saved policy 4.3 of the Southwark Plan (Mix of dwellings), Residential Design Guidance (2011) and

Table 24

FDS Housing Type			
AAAP FDS Requirement and Outline Requirement (*)	FDS	Outline Scheme	Total
Flats 67% (60%)	683 (82.3%)	1707 (62.2%)	2390 (66.8%)
Maisonettes/Duplex 27% (17%)	100 (12.0%)	500 (18.2%)	600 (16.8%)
Houses 6% (23%)	47 (5.7%)	538 (19.6%)	585 (16.4%)
Total	830	2745	3575

113. In terms of unit mix it is noted that the FDS exceeds the target for five bed units which is welcomed. The proposed unit mix falls slightly short of the required number of two bed plus units as well as three and four bed units. The shortfall in four bed units is 0.4% which is minor. The shortfall in three bed and two bed units is more significant at 4% and 8.7% respectively, however given the constraints of this higher density site and the loss of some proposed dwellings as a result of the need to provide a Gas Pressure Reduction Station the proposed mix is considered acceptable on balance and would still lead to a meaningful housing choice. It is worth noting that, when combined with the indicative mix for the outline scheme, the overall provision of larger units, above the AAAP requirement, is a very positive aspect of the masterplan. The mix of dwellings on the FDS would contribute to a genuine choice in size of homes and is broadly compliant with AAAP Policy BH4: 'Size of homes', London Plan Policy 3.8 – 'Housing choice', Core Strategy Policy SP7 – 'Family homes' and Southwark Plan Policy 4.3 – 'Mix of Dwellings'.
114. In terms of housing type the AAAP recognised that as one of the higher density sites, the FDS would have less opportunity to provide houses. It did however, have a very high requirement for maisonettes/duplex flats. The FDS application has a higher number of flats than anticipated in the AAAP, and consequently a smaller proportion of both houses and maisonettes. This is in part because of the Extra Care and Learning Difficulties flats within this site. Two of the six parcels are predominately laid out as houses; at pre-application stage the layout did provide the full 6% houses, but the requirement of Southern Gas Networks for a Gas Pressure Reduction building resulted in the loss of three houses. In the current layout, all units at ground floor level are either houses or maisonettes, and it is considered that the scheme is making effective use of the site.
115. It is considered that the FDS offers a good choice of homes on a site which will have one of the highest densities anywhere in the masterplan. It also provides for two specialist forms of housing which have been identified as a priority need by the Council but which were not included when the AAAP was drawn up. This is a particular benefit of the scheme. Given the constraints of the site the scheme is considered acceptable by offering a range of housing types across all tenures and is therefore considered to be in broad compliance with the AAAP as well as London Plan Policy 3.8 'Housing choice' and Core Strategy Strategic Policy 7 'Family homes'.
- Density
116. AAAP Policy BH2: 'Density and distribution of homes' specifies the density ranges for development blocks.
117. The London Plan Policy 3.4 recommends a residential density of 650-875 habitable rooms per hectare in this location. Core Strategy Strategic Policy 5 'Providing new homes' recommends a density of between 200 and 700 habitable rooms per hectare in the Urban Zone within which the FDS is located, however it acknowledges that higher densities may be acceptable within Action Area Cores.