

82. Conclusions on land use

The provision of housing meets the requirements of the AAP; the noted shortfall of 50 units against the illustrative target is justified by the design parameters of the FDS and is discussed further in the housing section below. Whilst the FDS does not provide a retail space as required by the AAP it is considered that a community space will help support a community in transition and bring activity to Westmorland Square. The request for a flexible use of this space to permit either an Early Years facility or a gym is considered to be a suitable response to both the aspirations of the AAP and the needs of this evolving area. The provision of specialised accommodation in the form of the Extra Care Units and the Learning Difficulties to meet an identified need will enhance the range of housing choices and support a diverse community. The proposed land uses are considered to be in compliance with the needs and requirements of the AAP and are therefore satisfactory.

Re-provision of housing

83. The Aylesbury Estate regeneration programme proposes the demolition of 2,758 homes in total. The FDS accounts for 566 of these units with a planned replacement of 830 units. The redevelopment of the FDS will provide an uplift of 264 units and 1146 habitable rooms compared to the existing housing provision. This is in compliance with London Plan Policy 3.14 and Core Strategy policy SP5 in terms of there being an uplift in overall housing numbers and as such the re-provision of housing is supported.

The overriding objective of the AAP is to deliver high quality housing over a range of tenures. Policy BH.1: Number of homes, seeks the provision of 4200 new homes across the Aylesbury Estate. This figure is inclusive of the FDS, Site 1A, Site 7 and the Outline Scheme. Although the FDS contains less units than estimated for Site 1B/1C in the AAP, it still increases the number of units beyond the existing, and makes an appropriate contribution to the overall AAP target.

84. When built, the existing units on the FDS provided 100% social rented housing. 55 units within the FDS have since become leasehold housing as a result of the 'Right to Buy' programme. The Mayor's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. Based on the information available, the housing baseline for the FDS (dated February 2008) is set out in Table 18 below. This baseline formed the basis for the AAP, and pre-dates the redevelopment of sites 1A and 7.

Table 18

Unit type	Baseline Housing - FDS		
	Social Rent	Private market	Totals
One-bedroom	278	14	292
Two-bedroom	129	20	149
Three-bedroom	72	16	88
Four-bedroom	26	4	30
Total Units	511	55	566
Total habitable rooms	1397	178	1575

85. The proposed housing re-provision for the FDS is outlined in Table 19 below.

“ESCO Services”

the proposed supply of heating and other ancillary or related services to the Development in accordance with the principles of the Site Wide Energy Strategy

“Exchanged Contracts”

means contracts for the sale or the grant of a lease for a Wheelchair Dwelling have been exchanged in accordance with the requirements of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 and “Exchange of Contracts” shall be construed accordingly;

“Extra Care Units (FDS Development)”

The 50 extra care units to be provided on the FDS made up of 40 x 1 bed Social Rented Units; 7 x 1 and 3 x 2 bed Shared Ownership Units (FDS Development);

“FDS”

the land known as the first development site being the land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close and for the purpose of identification only shown edged red on Plan D1-001 annexed hereto;

“FDS Development”

Demolition of existing buildings on the FDS and redevelopment of the FDS in accordance with application reference 14-AP-3843 to create a residential led development comprising 830 private and affordable units (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works;

“Flexible Community Space”

Means a managed facility that can accommodate a range of community functions and events;

“Habitable Rooms”

A room with at least one window within a Dwelling which room is:

- (a) capable of use for sleeping, living or dining; or
- (b) a kitchen with an overall floor area of not less than 11 m²

but excluding in all cases toilets, bathrooms, landings, halls and lobbies;

PROVIDED ALWAYS that any room in excess of 27.5 m² will be treated as at least 2 habitable rooms in the determination of the quantum of Affordable Housing provision

“HCA”

the Homes and Communities Agency being a non-governmental body corporate under the Housing and Regeneration Act 2008 with the function of supporting funding and regulating the provision of affordable housing or if superseded the equivalent body that undertakes the function of that body;