

SOUTHWARK COUNCIL



TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Town and Country Planning General Regulations 1992 (as amended)

PERMISSION FOR COUNCIL'S OWN DEVELOPMENT UNDER REG. 3

Applicant Mr K. Broxup
Southwark Council

LBS Registered Number 04-CO-0152

Date of Issue of this decision 10/02/2005

Case Number TP/H1059

Permission was GRANTED, subject to the condition(s) and reason(s) stated in the Schedule below, for the following development:

Refurbishment of common parts including access corridors, lift and stair cores, refuse chutes and demolition of one existing core with construction of a new concierge controlled entrance to contain new lifts and escape stairs

At: 1-172 Chiltern House, Aylesbury Estate, Portland Street SE17

**In accordance with application received on 16/12/2004
and revisions/amendments received on 09/02/2005**

and Applicant's Drawing Nos. T/001 B, T/184, P350/2 rev. A, P/352 rev. A, P354 rev. A, P358 rev. A, P359 rev. A, P360 rev. A.

Schedule

- 1** The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason:
As required by Section 91 of the Town and Country Planning Act 1990.
- 2** Details of all materials (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:
In order that the Local Planning Authority may be satisfied as to the details of the materials used are in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.
- 3** The works hereby permitted shall not be commenced before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason:
In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

Continued overleaf...

TP(REG3)(Permit)

SOUTHWARK COUNCIL



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Town and Country Planning General Regulations 1992 (as amended)

PERMISSION FOR COUNCIL'S OWN DEVELOPMENT UNDER REG. 3

LBS Reg. No. 04-CO-0152 Case No. TP/H1059 Date of Issue of this decision 10/02/2005

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan 1995.
- b] Policies 3.2 'Protection of Amenity' and 3.11 'Quality in Design' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Signed

A handwritten signature in black ink, appearing to read 'Séamus Lalor'.

Séamus Lalor
Interim Development and Building Control Manager

Any correspondence regarding this document should quote the Case Number and LBS Registered Number and be addressed to: Head of Development and Building Control, Council Offices, Chiltern, Portland Street, London SE17 2ES. Tel. No. 020 7525 5000

checked by G

NOTES ON CONCERGE POINTS AND ENTRANCE AREAS

1. Design intent
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
 - b. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - c. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - d. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.

2. Entrance to Bradenham
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
 - b. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - c. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - d. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.

3. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
 - b. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - c. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
 - d. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.

4. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
 - b. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
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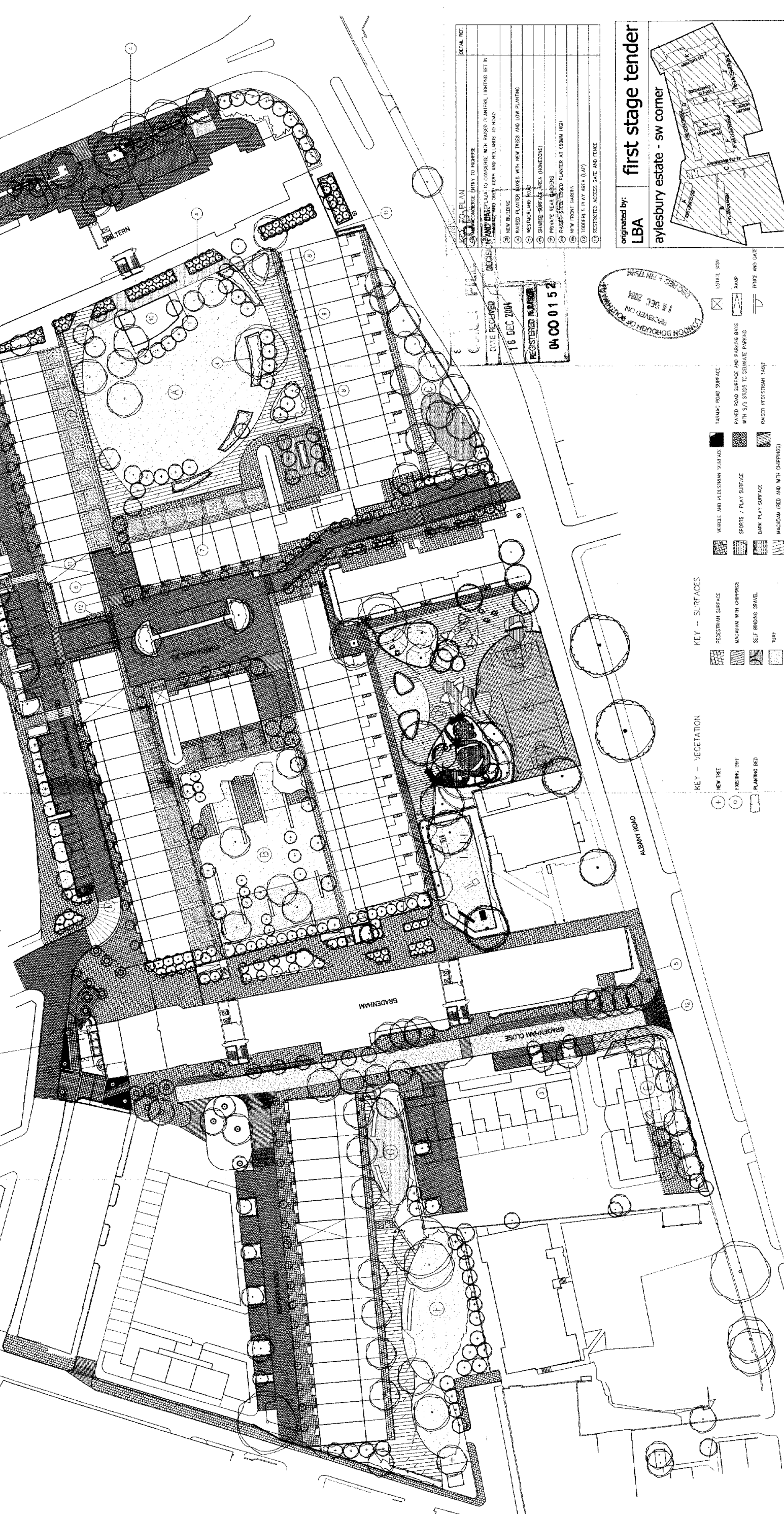
5. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
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6. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
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7. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
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8. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
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 - d. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.

9. Entrance to Chiltern
- a. The design intent for the area in front of the proposed concerge is to link it to the surrounding urban environment and provide a clear and direct route to the main entrance.
 - b. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.
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 - d. The main entrance of the concerge is to be located on the main road, with a clear and direct route to the main entrance.



KEY - SURFACES

- RECREATION SURFACE
- VEGETABLE AND PAVEMENT SURFACE
- PAVED ROAD SURFACE AND PARKING BAYS
- WITH 50% STUCCO TO DELINEATE PARKING
- RAISED FOOTPATH (TAN)
- RAISED FOOTPATH (TAN)
- MACADAM (RED AND WITH CHIPPINGS)

KEY - VEGETATION

- NEW TREE
- EXISTING TREE
- PLANTING BED

site plan

aylesbury estate regeneration

Levitt Bernstein



BBPTW

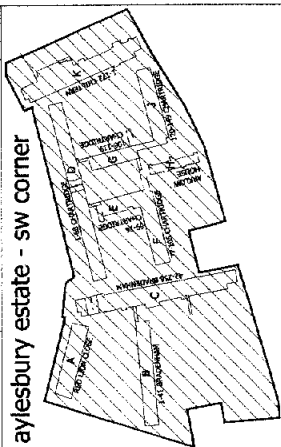


aylesbury SW Corner - Site Plan
Environmental Improvements
as proposed

Scale 1:500
Job no: 02-808 / 2445
date: 10.12.04
rev: B

originated by: LBA
aylesbury estate - sw corner

first stage tender



NO.	DESCRIPTION	DATE	BY	CHKD.
1	NEW BUILDING	16 DEC 2004		
2	RAISED PLANTER BOXES WITH NEW TREES AND LOW PLANTING			
3	WESTINGHOUSE ROAD			
4	SHARED SWIMMING AREA (HONEYMOON)			
5	PRIVATE REAR GARDENS			
6	RAISED STEEL TROD PLANTER AT 600MM HIGH			
7	NEW FRONT GARDEN			
8	TERRACE IN PLAY AREA (LAP)			
9	RESTRICTED ACCESS GATE AND FENCE			

DATE RECEIVED 16 DEC 2004
REGISTERED NUMBER 04 CO 01 52



* All phases assume works include demolition of bridges / walkways associated with the buildings in that phase

garage conversion
& information centre

Note: external works below demolished flats -
to be undertaken with sub-phase 1B-ii

PHASE 0 Quick Win Projects

Arts, Sport & Environment Project

Additional Arts Projects

Pilot Projects

PHASE 1A High rise blocks: Chillem / Bradenham
August 2005 - April 2007

PHASE 1B Low rise blocks and external improvements:
Chartridge / Bradenham /
Arklow House / Red Lion Close
April 2006 - February 2009:

1B-i: Buildings / 1B-i: External

1B-ii: Buildings / 1B-ii: External

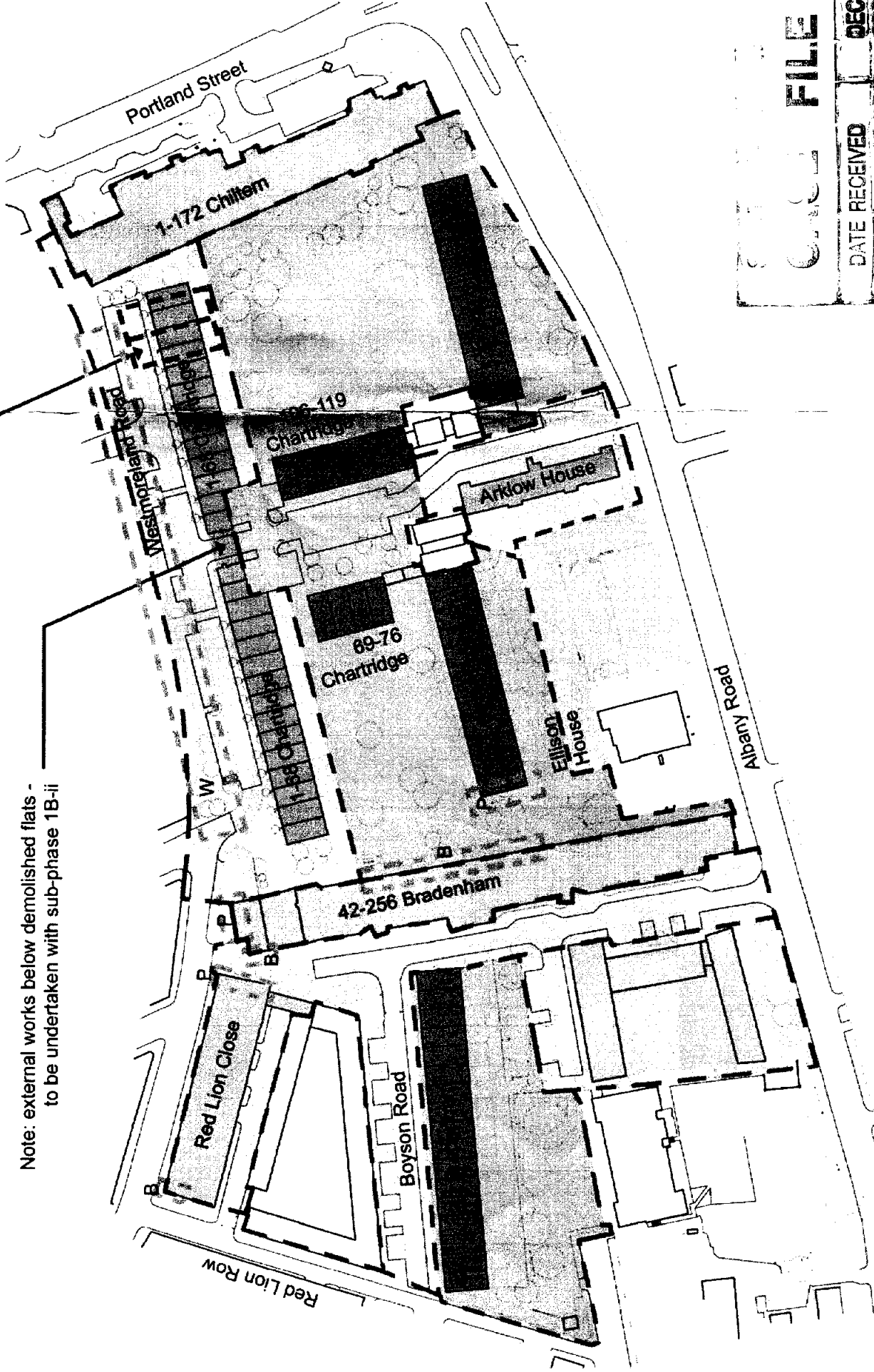
1B-iii: Buildings / 1B-iii: External

PHASE 1C New Build Sites

1C-i: Buildings / 1C-i: External

1C-ii: Buildings / 1C-ii: External

P = Projection Project
B = Borrowed Light
W = Westmoreland
Road Art Project



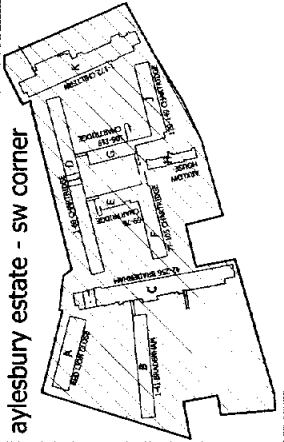
AYLESBURY SW CORNER - INDICATIVE PHASING PLAN

FILE COPY

DATE RECEIVED	DECISION AND DATE
16 DEC 2004	
REGISTERED NUMBER	
04 CO 01 52	

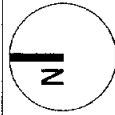
originated by:
LBA

aylesbury estate - sw corner



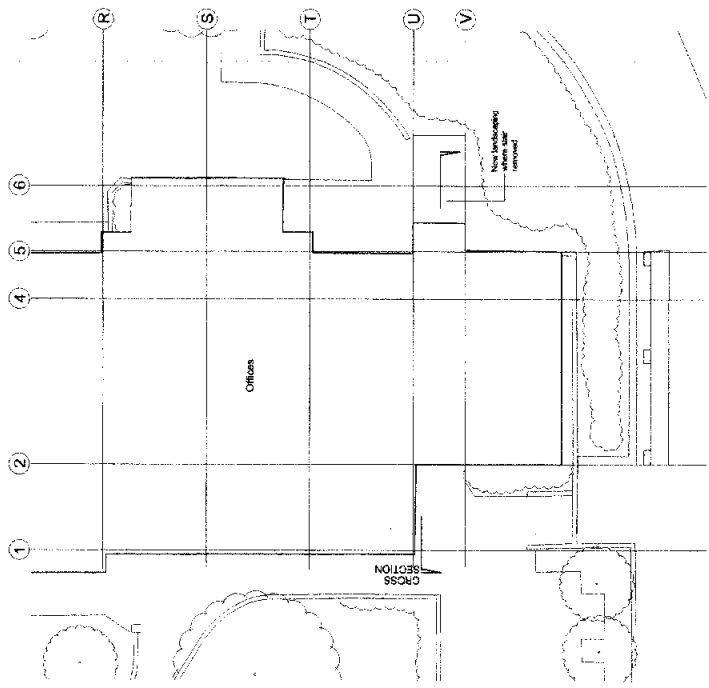
aylesbury estate regeneration

Levitt Bernstein
BPTW

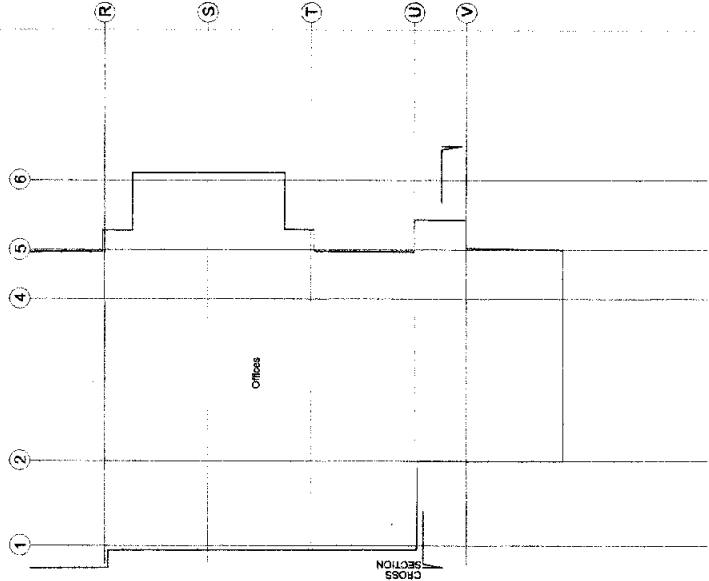


indicative phasing plan

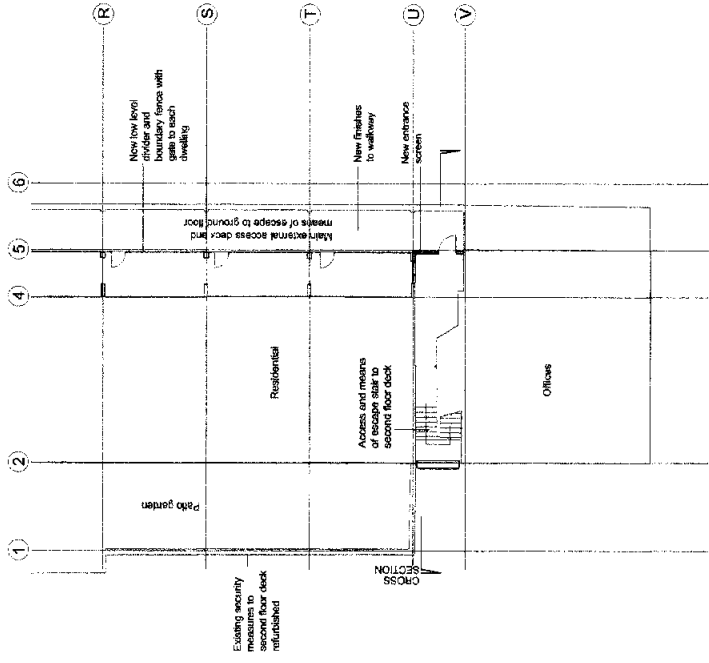
scale NTS
job no: 02-808 / 2445
date: 04.11.04
rev.



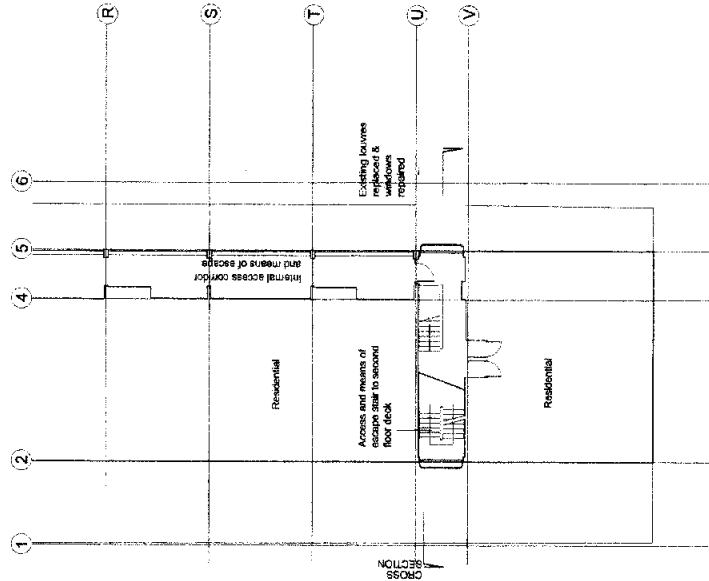
GROUND FLOOR LAYOUT



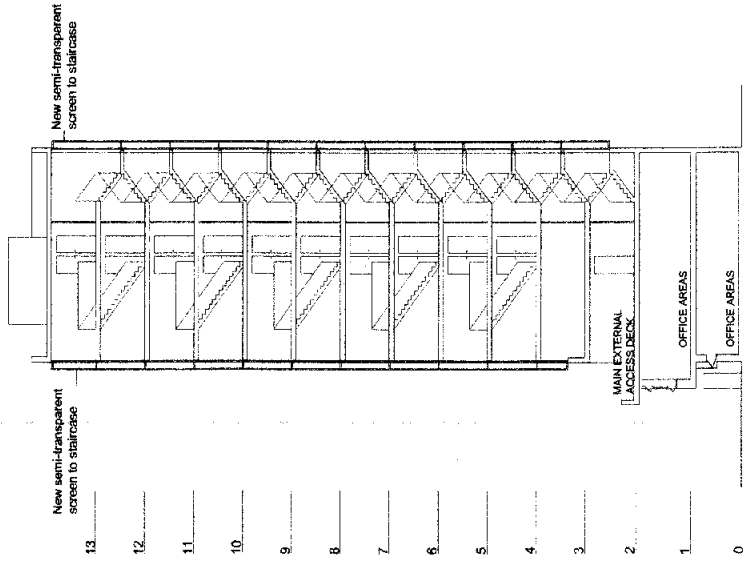
FIRST FLOOR LAYOUT



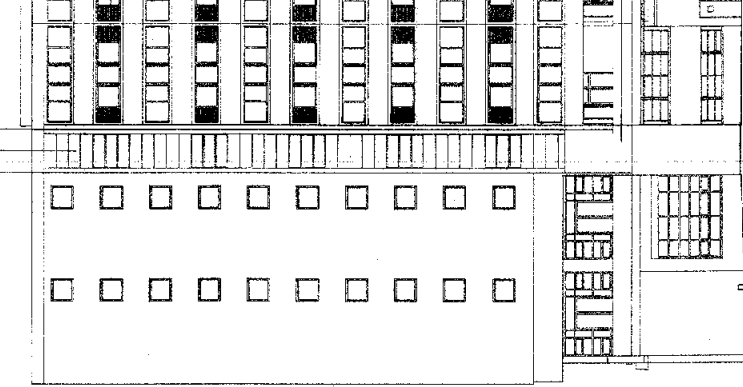
SECOND FLOOR LAYOUT



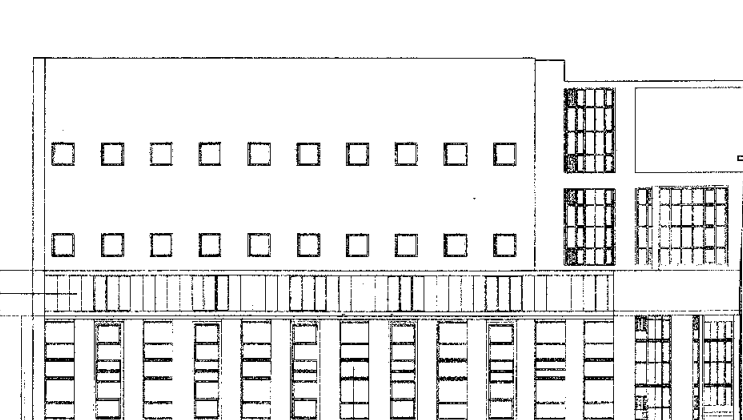
FOURTH FLOOR (TYPICAL LAYOUT)



CROSS SECTION



EAST ELEVATION
PORTLAND STREET

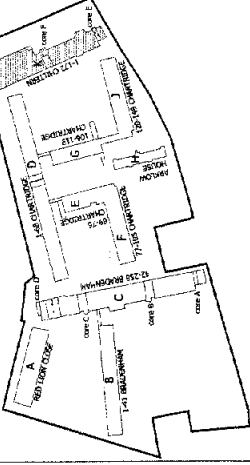


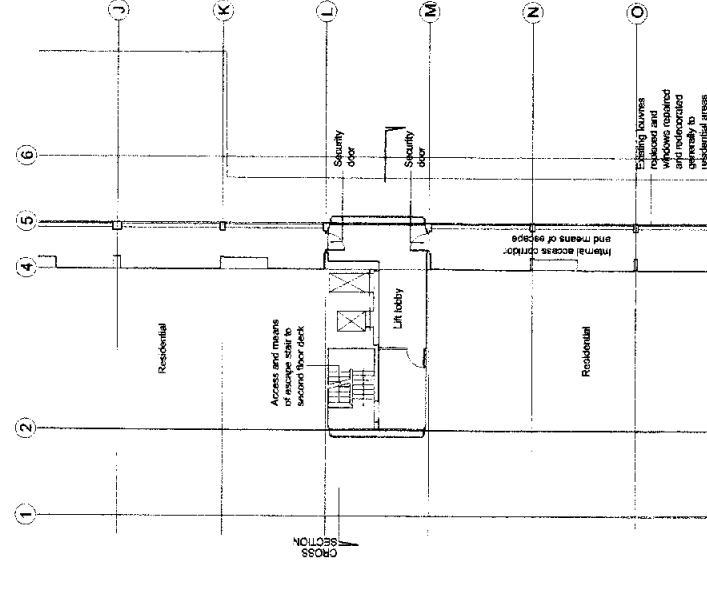
WEST ELEVATION

SOUTHWARK	PLANNING
CASE FILE COPY	
DATE RECEIVED	DATE AND DATE
- 9 FEB 2005	
REGISTERED NUMBER	
04000152	

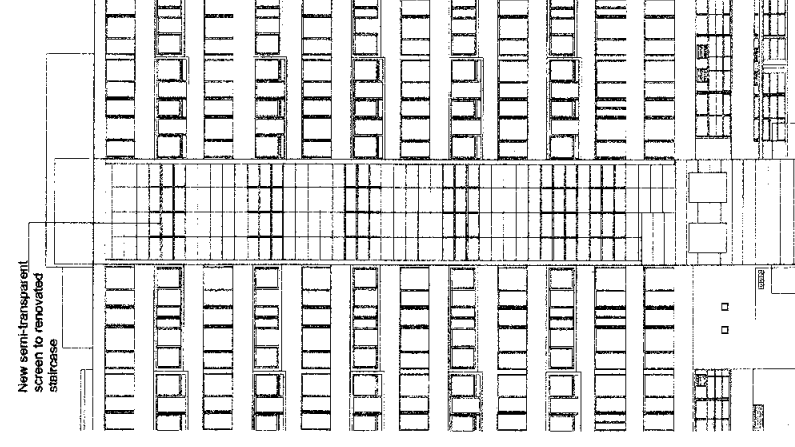
originated by:
PTEa

aylesbury estate - sw corner





FOURTH FLOOR (TYPICAL LAYOUT)



WEST ELEVATION

