

- 1.6.3 This vision was developed into a number of thematic objectives for the area grouped under 'Place-making', 'Delivery' and 'Sustainability'. They are inevitably general in nature but they establish the essential principles which will guide the development. These objectives are set out in Appendix 4.
- 1.6.4 The work that has subsequently been undertaken for the AAP has led to the following more specific delivery-oriented vision for the AAP area:

**"We will use the guidance established in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury Estate over the period 2009 to 2027, which will deliver a new and more balanced mixed community with far better living conditions.**

**The Plan will deliver quality private, intermediate, and social rented housing, the latter based on Parker Morris +10% standards. There will be a significant proportion of family homes with 23% houses, together with all the facilities needed by families, to make sure that the whole area is family-friendly.**

**The new development will broadly keep the existing street structure but will be arranged on a more secure and permeable layout with good street frontages. The new homes will overlook the streets and spaces so that there will be much better natural security.**

**Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the highly accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle.**

**Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood.**

**To reinforce its image as a place for families to live, the Plan will also deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres."**