

Alternative Scheme-Option to retain Chiltern House within proposed new scheme

- 1.00 The objectors have limited access to funds and resources with which to fund an architect in order to explore the possibility of retaining elements of the existing Aylesbury estate within Southwark's proposed new scheme.
- 2.00 I have however held a meeting with an architect colleague to explore the possibility of retaining existing elements of the estate. The architect has produced preliminary studies which indicate that it would be possible to retain Chiltern block within the proposed new scheme (refer to attached massing studies).
- 3.00 A further meeting has been held with the objector's lighting expert, which has led to some revisions to the initial design. Further work will need to be undertaken to develop these initial proposals.
- 4.00 Initial cost studies indicate that the refurbishment of Chiltern would be a cheaper option than new build and that there would not be a loss of housing units.
- 5.00 Funding for the refurbishment could be either through the Housing Revenue Account (assuming there is sufficient head-room) or transfer to a community land trust, housing association or developer.
- 6.00 The proposals can be summarised as follows (refer to attached massing studies). NB Block numbers relate to Block numbers on Southwark Masterplan drawings:

Option 1

- Refurbishment of Chiltern Block-172 units (refer to **SM17** for costs).
- Conversion of redundant office space on lower floors of Chiltern to housing-could produce up to 40 additional units (refer to **SM17** for budget costs).
- Blocks 3B, 4A & 4B omitted.
- 8 Houses from 3A retained.
- Block 4E reduced in size.

Option 2

- Refurbishment of Chiltern Block-172 units (refer to **SM17** for costs).
- Conversion of redundant office space on lower floors of Chiltern to housing-could produce up to 40 additional units (refer to **SM17** for budget costs).
- Block 4A & 4B moved to location of 4C&4D.
- 8 houses from 3a retained.
- Blocks 3B, 4C-4E, 5B, 5C and part of 5E omitted.