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executive summary

1.1 Restoring Faith in The Regeneration of The Aylesbury Estate

‘....a thriving, diverse, self confident and educated community benefiting from an improved quality of life, economic opportunity and personal prosperity, living in a pleasant, safe and healthy environment.’

In April 2003 the LBA/ PTEa/ BPTW team completed its commissioned report ‘Regenerating the Aylesbury Estate’.

The aim was to explore possibilities for this area, within given budgetary guidelines, which could be applied to the whole of the estate. The South West Corner contains representative types of accommodation for the larger estate.

That study commenced at a time of some uncertainty and scepticism among residents after the vote against transfer the previous year. The findings were that, given the right opportunity, the community was willing to re-engage once-again to consider ways to improve the place where most of them continue to want to live. Opportunities identified in that study suggested that there was much more to be done.

Levitt Bernstein was commissioned to proceed with tender preparation on the SW Corner following agreement to the Strategic Brief in September 2004.

However, the issue of structural robustness and progressive collapse on some of the blocks has now led to a pause for re-appraisal.

This two-volume ‘Stage E Report’ summarises all the work completed to date (May 2005) and demonstrates how it can serve as a platform for the ways in which the future regeneration of Aylesbury can continue.



SW Corner improvements Exhibition, April 2003. This followed a consultation where the majority of residents showed support for the proposals.’

1.2 What is Stage E?

Attaining Stage E in the project development process equates to the completion of Final Design Proposals in relation to how they match the Employers’ Briefing Requirements.

The primary purpose of this report thereby is to demonstrate how this has been achieved for the basket of projects encompassed by the current commission.

The attached matrices summarise the extent to which compliance has been achieved, project by project, by each consultant/sub-consultant and by work stage. Actions beyond Stage E are included as appropriate.

1.3 SW Corner Improvements: What is Being Done?

The work undertaken is based on the ‘Strategic Brief’ signed on 3 November 2004.

The brief states:

“ The primary objective of the physical renewal strategy for the SW Corner of the Aylesbury Estate (and associated social, economic and community interventions) is to create – through a visible and recognisable transformation – a clean, safe, less harsh and more green environment that integrates into the surrounding fabric. This will comprise secure access, improved legibility of routes, prioritising the needs of pedestrians (through the establishment of ‘home zones’, for example) and the creation of safe links to an improved Burgess Park.”

The scheme for the SW Corner aims to be a catalyst for solutions that can be applied to the whole estate.

The Brief identified three main issues facing the Aylesbury Estate:

- The very high fear of crime (caused, primarily, through the design of the estate)
- The need for major modernisation to meet present day housing standards across parts of the estate
- The need for more affordable housing that also addresses diversity of tenure

This 'Stage E Report' addresses how these are tackled strategically as well as in detail. The primary aim of the project is to improve the enjoyment, security and legibility of routes between the front doors of individual homes and destinations in the surrounding streets, including these key proposals:

- Taking down walkways so that each block of flats becomes a separate and more manageable block.
- Giving each block a secure entrance and, to many blocks, new lifts.
- Providing an estate-wide concierge-controlled entry system and waste management strategy.

A corollary of removing connecting high-level walkways is that the quality of ground floor streets will be improved, and turned into conventional streets with improved links into the surrounding urban pattern and Burgess Park.

In addition to the works beyond the blocks and dwellings the Strategic Brief also covers the Client's concern to contribute to the long-term sustainability of the Aylesbury Estate through:

- Selected improvements to dwellings as a response to the need to meet the Government's 'Decent Homes' standard requirements by 2012.
- Diversification of tenure through new build housing on available additional infill sites.
- Community provision with a new day centre and neighbourhood playground.

1.4 The Status of Works Complete & In Progress

As a general overview, the key stages reached are:

- A 'masterplan', as a development of the Strategic Brief, and its constituent parts.
- Granting of detailed planning permissions for improvements to Bradenham and Chiltern (Phase 1a).
- Preparation for detailed planning application due to be submitted on the low rise blocks and site-wide environmental improvements, together with the new build infill blocks in Chartridge Square (Phase 1b) at the end of April 2005 (suspended by instruction on 1st April 2005).
- Satisfactory First Stage Tender returns for Phases 1a and 1b received in February 2005 (RIBA Stage H). First Stage Tender report is due at the end of May 2005)
- Exemplar schemes as follows:
 - The ASE playground project – documentation for detailed planning is ready for submission and the tender documentation ready (RIBA Stage G).
 - The information centre – complete and ready to be furnished (RIBA Stage L).
 - 65 Chartridge – a contractor was selected (RIBA Stage H).
 - 152 Bradenham – a contractor was selected (RIBA Stage H)

- New build infill schemes as a means to community diversity and cross subsidy:
 - The remaining two housing sites of the new build (Phase 1c) are being developed to outline planning stage for the purpose of marketing to RSLs (RIBA Stage D 75%).
 - The new day centre (RIBA Stage D 75%).
- Second Stage Tender for Phases 1a and 1b, which was due to go out at the end of May 2005, consisting of:
 - RIBA Stage E (detail design), complete on Phases 1a and 1b.
 - RIBA Stages F and G (production information and tender documents), complete in some areas.
- Detailed option appraisals, feasibility studies and specialist assessments to analyse the general complexity of the project areas, a range of survey commissions on structure and services including Decent Homes and Planned Preventative Maintenance and an investigation of District Heating provision.
- The briefs for the site-wide management systems for concierge and waste management developed and agreed.
- The input of the teams' specialist consultants on the above stages has been ongoing as appropriate to the stages.
- Resident consultation and broad endorsement for the principles for all this work has taken place.
- Regular cost reports have been issued at all stages.

Details on stages reached are shown in the 'Matrices' (**Volume 1, Section 2.4**), the detailed contents of this report and its accompanying documentation.



coherent planning across SW Corner



consistent design approach across SW Corner



integration of new homes into the existing context

1.5 The Potential for Achieving Success on The SW Corner Improvements Project

A coherent plan for the re-configuring of the ground level environment has been developed to complement the treatment of each block as a stand alone building, detached from the deck level access network, with new entrances and lift cores as necessary.

A consistent design approach, positively aimed to give a 'lift' to the atmosphere of the whole estate, has been adopted with works to the high and low rise blocks, to create a clear sign of improvement to the image of the estate.

A similar approach has been taken to the integration of new build homes.

Very promising First Stage Tender returns have been received.

For an average cost of about £50,000 per unit the scheme promises:

- Significant improvements to the environment and conditions for residents on the SW Corner.
- A shift in both perception and reality of the image of living on the estate.
- Decent Homes and Planned Preventative Maintenance (PPM) works to common areas and to an extent within dwellings agreed.

Extensive consultation has included residents, police, council departments, fire authorities, concierge and waste management specialists in the development of design proposals. There have also been visits to other estates, particularly those with successful concierge and waste management systems.

1.6 Conclusion

A substantial data platform has been generated, sufficient to enable proceeding to the next stages in the event that the project as originally envisaged, goes ahead.

Informative data has also been produced to benchmark and assist in the consideration of broader estate-wide issues (viz on structural robustness, Decent Homes, CHP), including costings.

