Aylesbury Estate Regeneration

Briefing Report on Structural Robustness of 5 and 6 Storey Jesperson Blocks

November 2004

alan conisbee and associates

bptw

Background

As part of the evaluation of the regeneration works to the SW corner of the Aylesbury estate, a structural survey was instructed to evaluate the structural strength of the the Jesperson blocks.

Followng the findings from this investigation the client instructed this report on structural robustness for the 20 no. five and six storey blocks on the estate. This report provides a five option appraisal, initially for the three SW corner blocks. These findings have then been extrapolated to look at the remaining sixteen 5 storey blocks and the one 6 storey block on the estate.

Option Appraisal

Material in the options appraisal includes :

- **Interim report – progressive collapse considerations**
  Alan Conisbee Associates
  (Consulting Structural Engineers)
- **Estate site plan showing storey heights**
- **Estate site plan showing 5 and 6 storey block locations**
- **LBA – socio environmental implications of five options**.
- **Options for the SW corner- three 5 storey blocks:**
  - Option 1 – 'Do nothing'
  - Option 2 – 'Gas removal'
  - Option 3 – 'Gas removal and structural strengthening'
  - Option 4 – Demolish and rebuild - 'Like for like' schemes
    - Indicative site layout
    - Block plans
    - Schedule of accommodation
  - Option 5 – Demolish and rebuild - 'Like for like plus added value' schemes
    - Indicative site layout
    - Block plans
    - Schedule of accommodation
- **BPTW - Site – wide construction cost report for options**
- **Appendix**

INTERIM REPORT – 15TH NOVEMBER 2004

1. Introduction

The history of regulations following the partial collapse at Ronan Point in 1968 is complex but our understanding of it is as follows. The Ronan Point enquiry produced recommendations (MHLG Circular 62/68) requiring all LPS (large panel system buildings of which the Jespersen system is typical) to be tied together in the event of an explosion. This initially referred to buildings where piped gas was provided and required the structure to withstand an equivalent static pressure (e.s.p.) of 5 p.s.i. (34kN/sq.m). Another MHLG circular soon followed after 62/68 which required a similar approach to be taken for buildings to which gas was not supplied but the e.s.p. which the structure must withstand was reduced to 2.5 p.s.i. (17kN/sq.m).

For a period, these requirements only needed to be applied to buildings over 6 storeys. In 1970, the revised Building Regulations clarified that the requirement applied to buildings above 4 storeys. The Building Regulations were and are not retrospective however so any 5 or 6 storey blocks which were left un-strengthened following the Ronan Point Enquiry recommendation would not then have been picked up as requiring strengthening. We believe that it was not until 1987 that the BRE recommendations clearly required existing blocks to be checked for robustness if greater than 4 storeys.

Most LPS buildings being designed and/or built after Ronan Point were greater than 6 storeys and were therefore strengthened to comply. However a number of 5 and 6 storey blocks were left un-strengthened and some were not then picked up following the BRE's 1987 recommendations. This has occurred for example on the Packington and Six Acre Estates in Islington both of which have made the press recently.

2. Investigations

We have carried out a number of exploratory openings in both 5 storey and 14 storey blocks to assess which blocks comply with the BRE's recommendations. Details of these are included as an appendix below. We have also studied some of the archive material available and spoken to Bill Patrickson, one of the contractor's site staff at the time of the construction of the Aylesbury Estate.

3. Conclusions

Following inspection of available archive information and based upon the evidence of the results of as yet incomplete site investigations, it would appear that the high rise block known as 42 to 256 Bradenham House has been designed and constructed in accordance with the MHLG Circular. However the 5 storey blocks known as 1 to 42 Bradenham House and 1 to 68 Chartridge House do not appear to have been designed in accordance with these requirements. (106-119 Chartridge is the the third such block in the SW corner and similar conditions are expected there as well). It is pertinent to note that both of the 5 storey blocks contain mains gas supplies. There is no requirement for the 4 storey blocks on the estate to comply with either of the above robustness considerations (i.e. 2.5 or 5psi forces).

Reference to dates of archive material and a conversation with Bill Patrickson confirms that the estate was being designed and constructed around the time of the Ronan Point incident but was probably effectively complete by 1970 when the revised Building Regulations were issued. This timing explains why the 5 and 6 storey blocks on the estate do not comply whereas the taller ones do.

Whilst these conclusions are only theoretically applicable to the three blocks investigated to date, in our opinion and based on the balance of probability, we consider it reasonable to assume that the remaining high rise blocks on the estate (i.e. 7 storey and over) have been designed in accordance with these requirements. We are also of the view that it is most likely that all of the five and six storey blocks on the estate will not comply with the requirements.

4. Recommendations

We believe that there are only two viable long term options regarding non compliant blocks namely:

(i) removal of gas supplies together with strengthening to the lesser requirement of 2.5 psi (17kN/sq.m) or

(ii) demolition (and redevelopment).

4. Recommendations Cont'd

The first option is feasible but relatively expensive, partly due to the need to decant residents during the work. Experience suggests that the noise and disruption involved not only affects the dwelling being worked on but is sufficient to effect the whole block. This aspect can be investigated in more detail when the extent of strengthening is clearer for the blocks in question.

Based on previous exercises elsewhere, costs maybe around an average of £25,000 to 30,000 for each and every dwelling within a block. This figure includes the cost of decanting, removal of gas supplies, removal of asbestos as necessary, removal of fixtures and fittings as necessary, the strengthening work itself, making good and redecoration etc.). The strengthening essentially involves the fixing of steel plates to floors and steel angles at wall/floor joints. In our opinion it is not feasible to retain the gas supplies and strengthen to the more onerous requirement of 5psi (34kN/sqm).

It should be noted that when the investigations are complete and detailed structural assessments have been made, it will be found that not all dwellings in each block will need strengthening and the strengthening will vary between dwellings. This has been taken into account in the budget cost figure given above.

In the short term we recommendation that a focused risk assessment should be undertaken with a view to implementing a risk management approach to this situation. Where this has been done elsewhere, the use of gas appliances, primarily cookers, has been stopped and the removal of gas supplies prioritised whilst plans for phased strengthening or demolition are drawn up. We would also recommend that consideration is given to notifying the HSE.

We cannot endorse a "do nothing" option on structural and other grounds and would suggest that legal advice is sought by the Borough before such an approach was even considered. Neither can we support the policy of merely removing the gas supplies and not strengthening. However we accept that gas removal alone significantly reduces the risk of an explosion in the block and we therefore recommend that it should be carried out as a matter of high priority, to be then followed by phased and well considered strengthening or demolition programme.

In purely structural engineering terms it would be acceptable to remove the top storey of any 5 block (or the top 2 storeys of any 6 storey block), commonly known as "decapitation", since the block would then be only 4 storeys in height and thus outside the BRE's recommendations. Such an approach is difficult to justify however in economic terms and it also most likely to lose resident confidence in the block.

5. Current BRE work

The BRE are currently running an initiative which considers the management of high rise residential buildings. Included in this part government, part industry supported initiative, are full scale tests on redundant tower blocks waiting for demolition. Alan Conisbee and Associates are one of the industry bodies involved. One of the aims of this work is to assess whether the extent of strengthening as recommended by calculation is realistic or whether the structures are in practice stronger at resisting explosive loads than the theory suggests.

The result of these tests will not be available for some time, perhaps one year or so and will then need to be subject to careful consideration before clear guidance is available.

It is possible that the extent of strengthening can be lessened as a result of this but we do not recommend that the situation at Aylesbury is put on hold until then.

6. New Building Regulations

Revised Building Regulations are to be issued on 1st December and these include more onerous requirements for progressive collapse than those currently in place. Discussions with the Borough's Head of Building Control confirms that providing proposed work (strengthening or refurbishment in general) on the existing blocks do not make the situation worse, the new regulations do not have to be followed. Clearly the proposed strengthening will make the situation significantly better but may not comply to the letter with the new regulations. This is not therefore a structural issue but is highlighted here since it could be raised by residents and their advisors.

Report by Bob Stagg BSc CEng FIStructE MICE
Alan Conisbee Associates

Appendix A – Interim Findings of Exploratory Investigations

We recommended that a minimum of two dwellings in each of the 5 and 6 storey blocks are investigated and ideally these should be located on the upper levels at the ends of blocks. The presence of Artex ceilings and fioating timber fioors (both of which are believed to contain asbestos) necessitated the selection of void dwellings and removal of these flnishes prior to starting the opening up works.

Asbestos removal was undertaken by Hertl Services under Southwark's directions and the intrusive works were undertaken by Martech Technical Services Ltd working under our directions.

No 9 Bradenham was handed over to us on 26th September am and No 152 was handed over late pm on the same day. No 3 Chartridge was partially handed over to us this afternoon. Further dwellings in other 5 storey blocks are due to be handed over to us in the coming days and weeks.

The investigations comprised a visual inspection and covermeter survey followed by targeted opening up of the pre cast reinforced concrete fioor slab panels, party wall panels, in situ stitch joints and dry pack joints. The form and quality of construction was recorded.

No 152 Bradenham is a mid terrace one bedroom fiat located on the 9th fioor and accessed from the 8th fioor access corridor. The form of construction within this unit was found to be in general accordance with the archive details recently viewed in SBDS' offlces.

Large vertical continuity bars grouted into wall panels were exposed together with restraint hoops within fioor panels and lacer bars within the in situ stitch fioor/wall joints, such details corresponding with archive details. In addition the staircase/wind walls were found to be tied to the party walls with horizontal hoop bars and vertical lacer bars. All exposed in situ concrete within stitch joints and mortar within dry pack joints was found to be dense and well compacted.

No 9 Bradenham is a mid terrace three bedroom maisonette located on the ground and 1st fioors and accessed from the 2nd fioor access deck. The form of construction within this unit was found differ signiflcantly from that found within No 152. Notably only very few small diameter mild steel bars were found within the party wall construction and no evidence of restraint hoops were detected within fioor slabs albeit small size high tensile bars were noted within the joints between fioor units. Also the staircase/wind walls do not appear to be tied to the party walls. However all exposed in situ concrete within stitch joints and mortar within dry pack joints was found to be dense and well compacted.

No 3 Chartridge is an end terrace one bedroom fiat located at the western end of the block on the 2nd fioor with entry direct from the access deck. The intrusive investigation are as yet incomplete however, the form of construction uncovered to date within this unit has generally been found to correspond with the construction uncovered within No 9 Bradenham, i.e. only very light vertical bars found within the construction of the walls, no restraint hoops within the fioor units and staircase/wind walls not tied to the end walls.

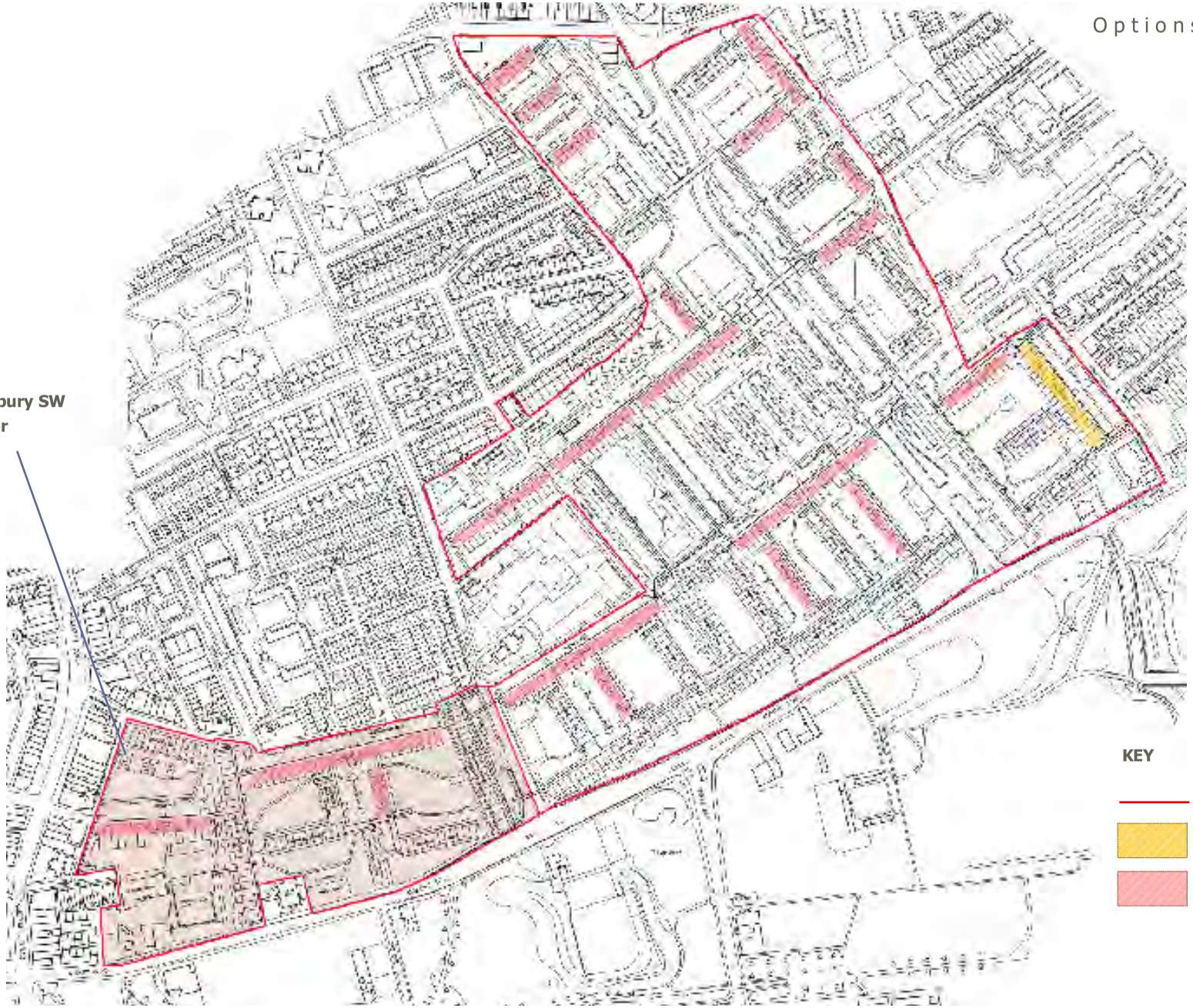
It is also structurally signiflcant that in the end bay no evidence of slab units or in situ strips designed to withstand uplift forces have been detected. All exposed in situ concrete within stitch joints and mortar within dry pack joints has been found to be dense and well compacted.

Options - **Estate Site Plans**

Aylesbury Estate site plan showing storey heights of Jesperson Blocks

conisbee bptw Levitt Bernstein

Aylesbury Estate site plan
showing 4 & 5 storey
Jesperson Blocks



Background

Over the last 10 years the residents have had a number of major and sometimes contradicting options for the regeneration of the estate placed in front of them.

These were:

- Estate renewal Challenge Fund- refurbishment proposal
- Design competition promoted by the Housing Department – around 600 affordable dwellings replaced by similar new build
- NDC bid option to ODPM to secure NDC funding – this included significant demolition plus refurbishment
- RSL masterplan proposal – redevelopment of the estate accompanied by change of owner ship with transfer to an RSL. In this case, the residents' ballot rejected the concept of transfer and the idea of large scale re-development.
- NDC and Southwark Housing option appraisal of 2003 – current proposal.

In the current context the residents are in the position of having rejected the transfer and redevelopment proposal and having been promised an estate with refurbishment to common areas and site wide improvements to security and environmental improvements, plus some planned preventative maintenance and works to meet some of the Government's Decent Homes Standard requirements within the dwellings.

The proposed works to the SW corner now have to be re-evaluated in light of the findings of the structural robustness investigation of the Jesperson blocks on the SW corner and the need for structural strengthening of the three five storey blocks. The two taller blocks were found to have been strengthened.

In addition the implication of these findings needs to be projected across the estate to include the remaining sixteen five storey blocks and one six storey block. The five options under consideration are the first step in what is likely to be a more detailed option appraisal.

Initially key factors from the socio – environmental point of view have been considered for each option. In due course these will need to be explored in significantly greater detail. Of primary significance in all cases will be the matter of funding and ownership.

This commentary must be read in parallel with the Frost Associates Cost Option appraisal. With differing priorities the findings currently have different preferred outcomes.

In the case of socio environmental evaluation it is clear that as well as safety and disruption, the key issues are funding and ownership. Following initial exploration, these factors will have to be considered in greater detail and combined in an overall re-evaluation of the options.

The options

The five options consist of three refurbishment and two demolition & rebuild options. For reasons of simplicity and the amount of information currently available the works done to the SW corner have been explored in detail for each of the options and the findings then factored across to include the remainder of the estate.

Generally – refurbishment – options 1,2,3

It is clear that of the three refurbishment options the third is the most acceptable as it deals with the problems of strengthening in an acceptable manner and best addresses the key issues of risk, safety and environmental improvement.

The negative aspects are the temporary decanting and the need to meet residents' short term needs during construction.

In addition in the SW corner additional funding will have to be sought for this. Change of ownership is unlikely to be an issue for this option – the only viable refurbishment option.

When projecting the implications of this option across to the rest of the estate it is important to note that with that build programme further away and matters including funding still in flux, there maybe the possibility of combining this option with a version of option 5 to make aviable new proposal.

Option 1 - is the baseline refurbishment option. This is based on the agreed brief for the south west corner. This is the brief that the residents have broadly aspired to and is the benchmark for the re-furbishment options. Consultation with residents on proposed design is now under way.

Funding and ownership issues for this option are assumed to be broadly in place.

The key features of the brief are described in Appendix A – South West Corner - Mission statement

At this stage and for this exercise it has been assumed that the scope of the brief will extend to the rest of the site to the satisfaction of the residents.

However now that the need for structural strengthening has been noted this option is no longer a viable option for reasons of risk, loss of safety and failure to meet regulation requirements.

Option 2 is the baseline refurbishment option plus gas removal

Obviously from the socio-environmental point of view the interim remedial proposal of gas removal reduces risk, provides greater safety and security and therefore is a benefit over option 1.

Balanced against this is the minor disruption for the remedial works to all properties. This is unlikely to mean decanting.

Additional funding will need to be sought for this work – construction cost shown on cost report at end.

However now that the need for structural strengthening has been noted this option is also no longer a viable option for reasons of risk, loss of safety and to meet regulation requirements.

Option 3 is the baseline refurbishment option plus gas removal and structural strengthening

From the socio-environmental point of view this option deals with the matter of strengthening, reduces risk, improves safety and is therefore an improvement on the other 2 refurbishment options.

Balanced against this is the disruption and cost implication of temporary decanting – currently assumed to be of around 50% of all properties

In the SW corner tender additional funding will need to be sought for this work – estimated construction cost is shown on the BPTW cost report, projected pro rata across the rest of the estate.

Generally – demolish and new build – Options 4,5

These options are only achieved as a result of transfer to a RSL, for reasons of funding.
It might then seem that the Council is going back on its commitments following the ballot, when residents voted against transfer to Horizon several years ago.
In the case of the SW corner , where the funding is broadly available, the new build proposal would have the effect of delaying yet again the build programme to which the council is already committed, with repercussions yet to be quantified.

For the remainder of the estate where funding for work of the scope of that to the SW corner, not yet being available, there may be an opportunity to explore the idea of some new build works.

Again however this would be most unlikely to be achievable without either a substantial loss of affordable dwellings or a considerable increase in density to accommodate the private sale needed to cross subsidise the re-construction of the existing affordable dwellings.

Again the matter of funding and ownership are crucial to the viability of these options.

Proposals in the SW corner for the Options 4 and 5 are illustrated in this document together with schedules of accommodation. For the purposes of this initial exercise the numbers were then extended 'pro rata' across the estate for Frosts Associates and BPTW to derive their own costings.

In due course these proposals can be looked at in greater detailed as part of a next step report.

At that stage too the exploration of a 'mix and match' scenario involving more demolition and new build beyond the south west corner could be looked at further.

Option 4 – replacement 'like for like'

Option 5 – enhanced 'added value'

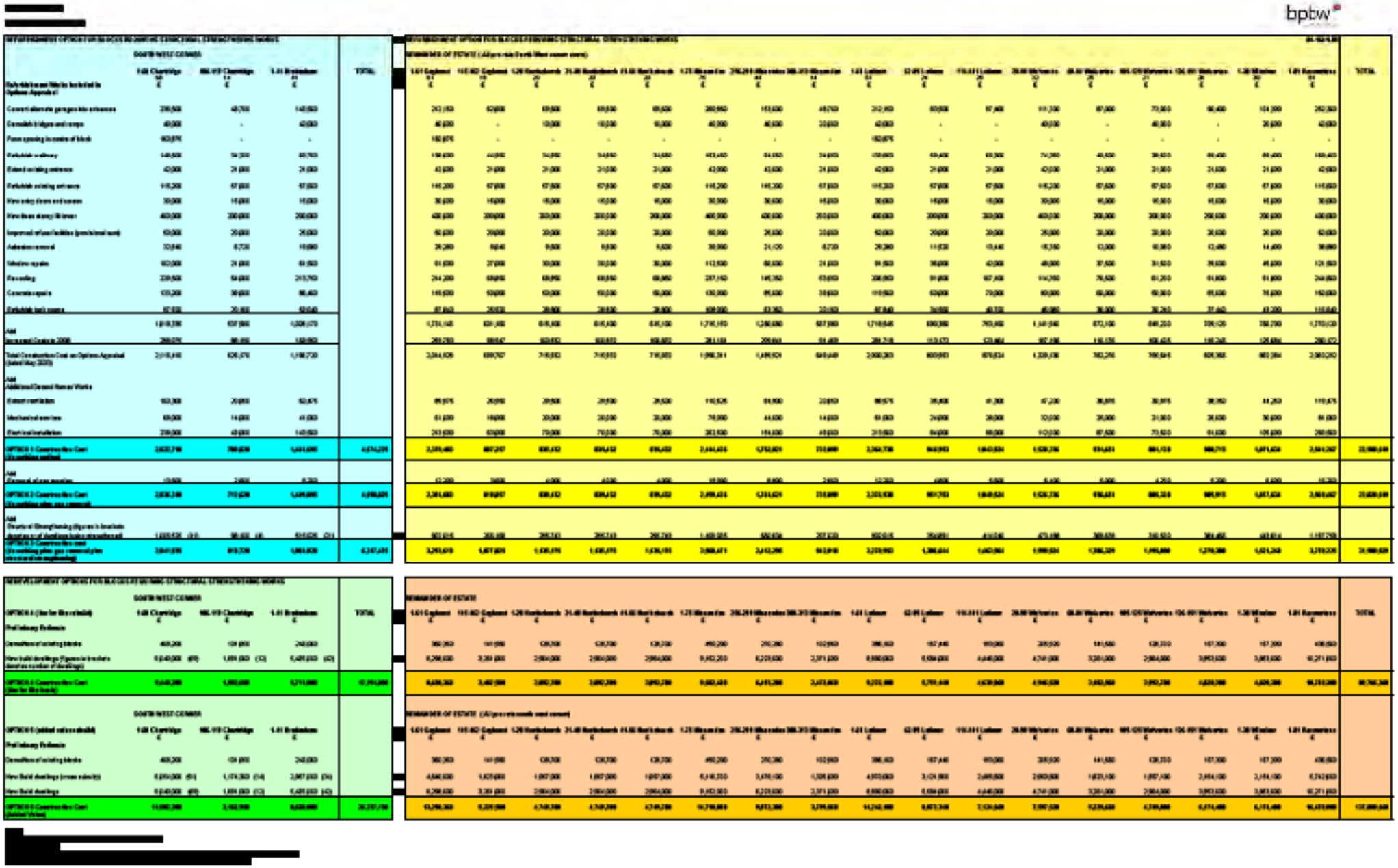
Meanwhile at this stage both options have funding and ownership implications that will go against the residents' current thinking. In the case of the wider estate there may be more leeway in this regard. In the case of the SW corner the current funding and ownership commitments make these options less attractive.

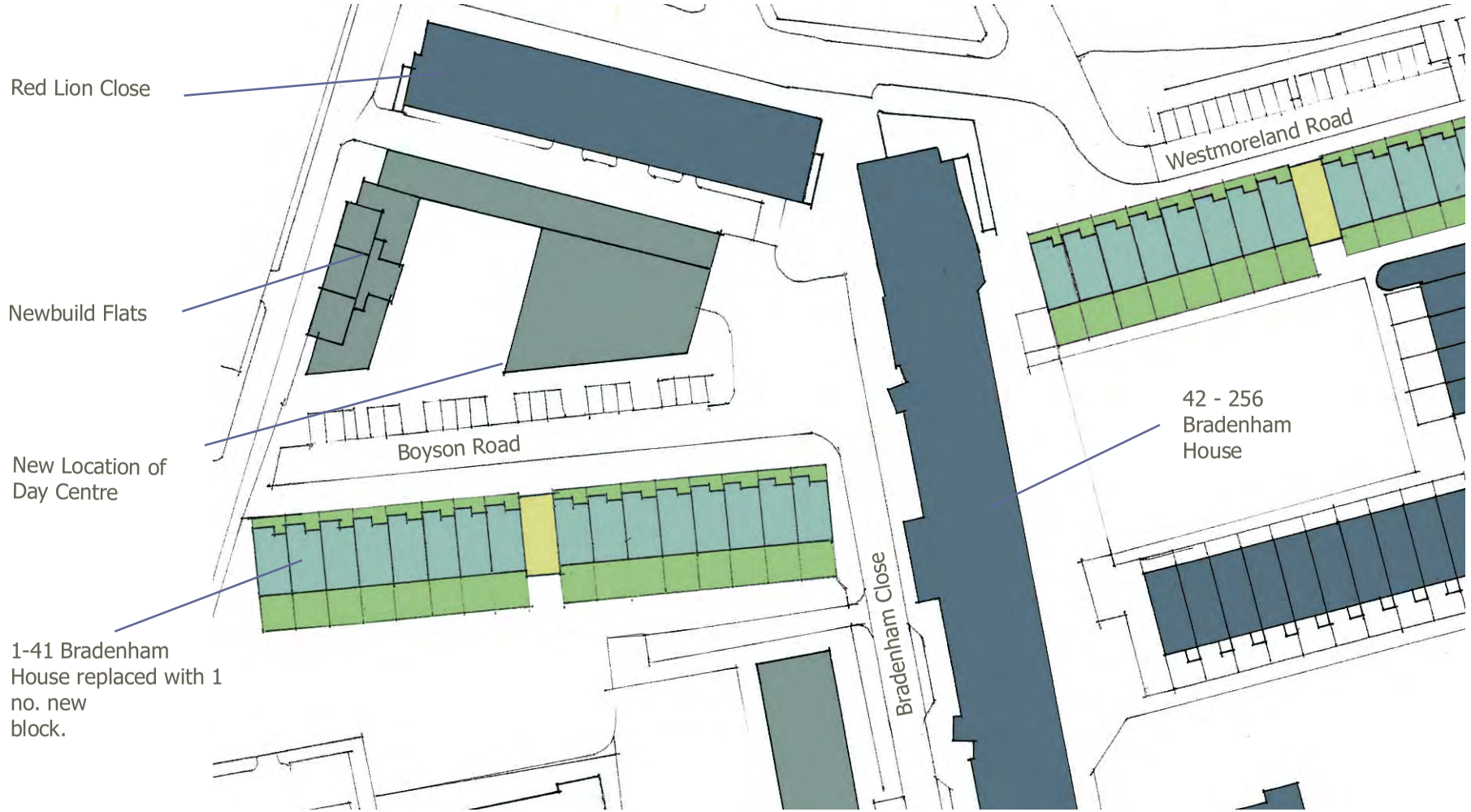
In addition to these issues there is the effect of disruption of decanting.

Balanced against this in the long term in both options is the prospect of a new affordable home for some if not all residents. . However in the current funding climate this will not be as a Council resident.

In addition with option 5 there will be the prospect of the added benefit of private sale properties bringing in to the community a range of mixed tenure that will serve to enhance the community diversit and provide long term benefit.

And with redevelopment it is likely that more opportunities may present themselves.





Indicative Site Layout

1- 41 Bradenham House

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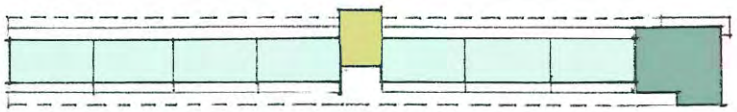
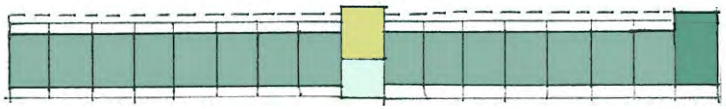
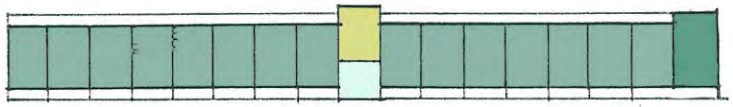


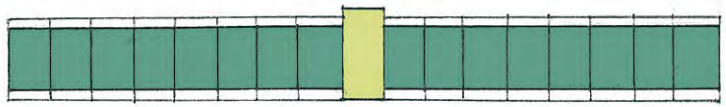
Fourth Floor Plan
1B2P Flats



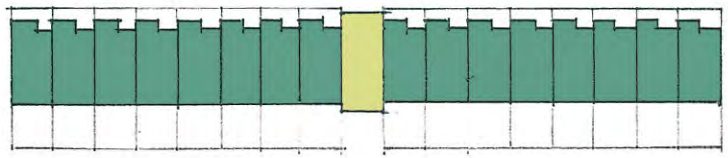
Third Floor Plan
Upper level of 3B5P/4B6P Maisonettes



Second Floor Plan
Lower level of 3B5P/4B6P Maisonettes



First Floor Plan
Upper level of 4B6P Maisonettes



Ground Floor Plan
Lower level of 4B6P Maisonettes

1- 41 Bradenham House

The general design principle is reprovide four bedroom units as ground and first floor maisonettes with private gardens. Above these are second and third floor 3 bedroom units , with the one bedroom units at the fourth floor level. The block is served by one lift and stair core.

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	

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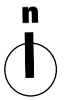

Indicative Site Layout

1 - 68 & 106 - 119 Chartridge House

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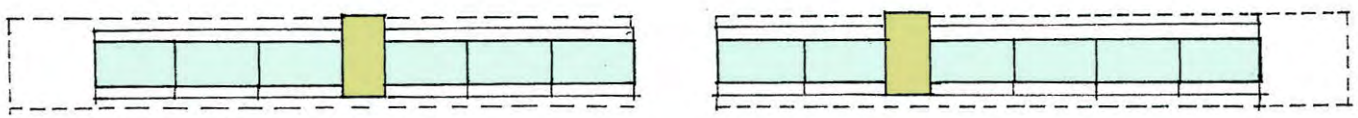
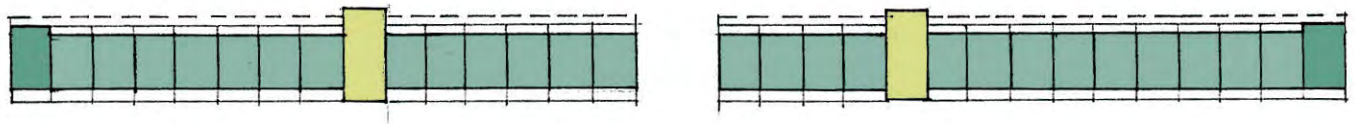
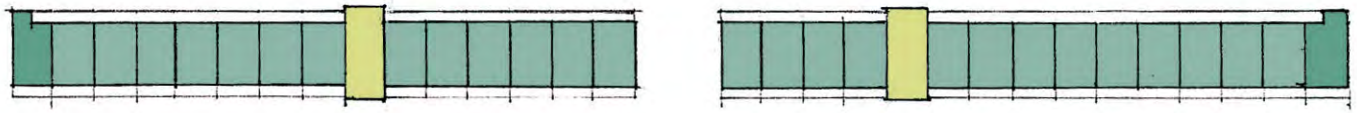


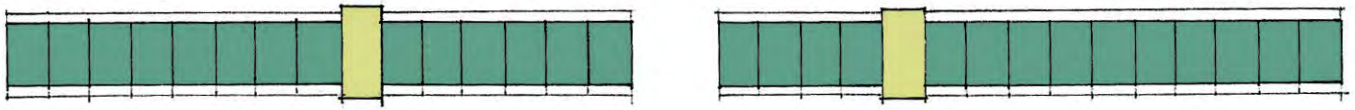
Fourth Floor Plan
1B2P Flats



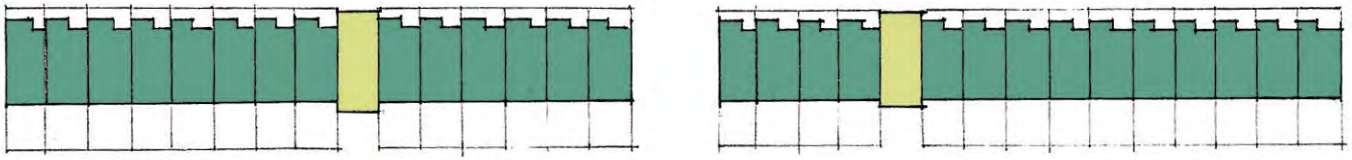
Third Floor Plan
Upper level of 3B5P/4B6P Maisonettes



Second Floor Plan
Lower level of 3B5P/4B6P Maisonettes



First Floor Plan
Upper level of 4B6P Maisonettes



Ground Floor Plan
Lower level of 4B6P Maisonettes

1- 68 Chartridge House

The general design principle is reprovide four bedroom units as ground and first floor maisonettes with private gardens. Above these are second and third floor 3 bedroom units , with the one bedroom units at the fourth floor level. Each block is served by one lift and stair core.

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	

Scale 1:1000 @ A4

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106 - 119 Chartridge House

The general design principle is reprovide the large family units as ground and first floor maisonettes with private gardens. Above these are three bedroom flats. The block is served by two lift and stair cores.

Second Floor Plan
3B5P Flats

First Floor Plan
Upper level of 5B7P/3B5P Maisonettes

Ground Floor Plan
Lower level of 5B7P/3B5P Maisonettes

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	

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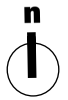


Schedule of Accommodation for 'Like for Like' Scheme

Block: 1-68 Chartridge	Floor level	1B2P(F)	1B2P(M)	2B3P(F)	3B5P(F)	3B5P(M)	4B6P(M)	5B7P(M)	Total
	Ground+1st floors	0		0		0	28	0	28
	2nd+3rd floors	0		0		26	2	0	28
	4th floor	12		0		0	0	0	12
	Total no. Units	12				26	30	0	**68**
	Total area (sqm)								

Block: 1-41 Bradenham	Floor level	1B2P(F)	1B2P(M)	2B3P(F)	3B5P(F)	3B5P(M)	4B6P(M)	5B7P	Total
	Ground+1st floors	0	0	0	0	0	16	0	16
	2nd+3rd floors	0	1	0	0	15	1	0	17
	4th floor	7	0	0	1	0	0	0	8
	Total no. Units	7	1	0	1	15	17	0	**41**
	Total area (sqm)								

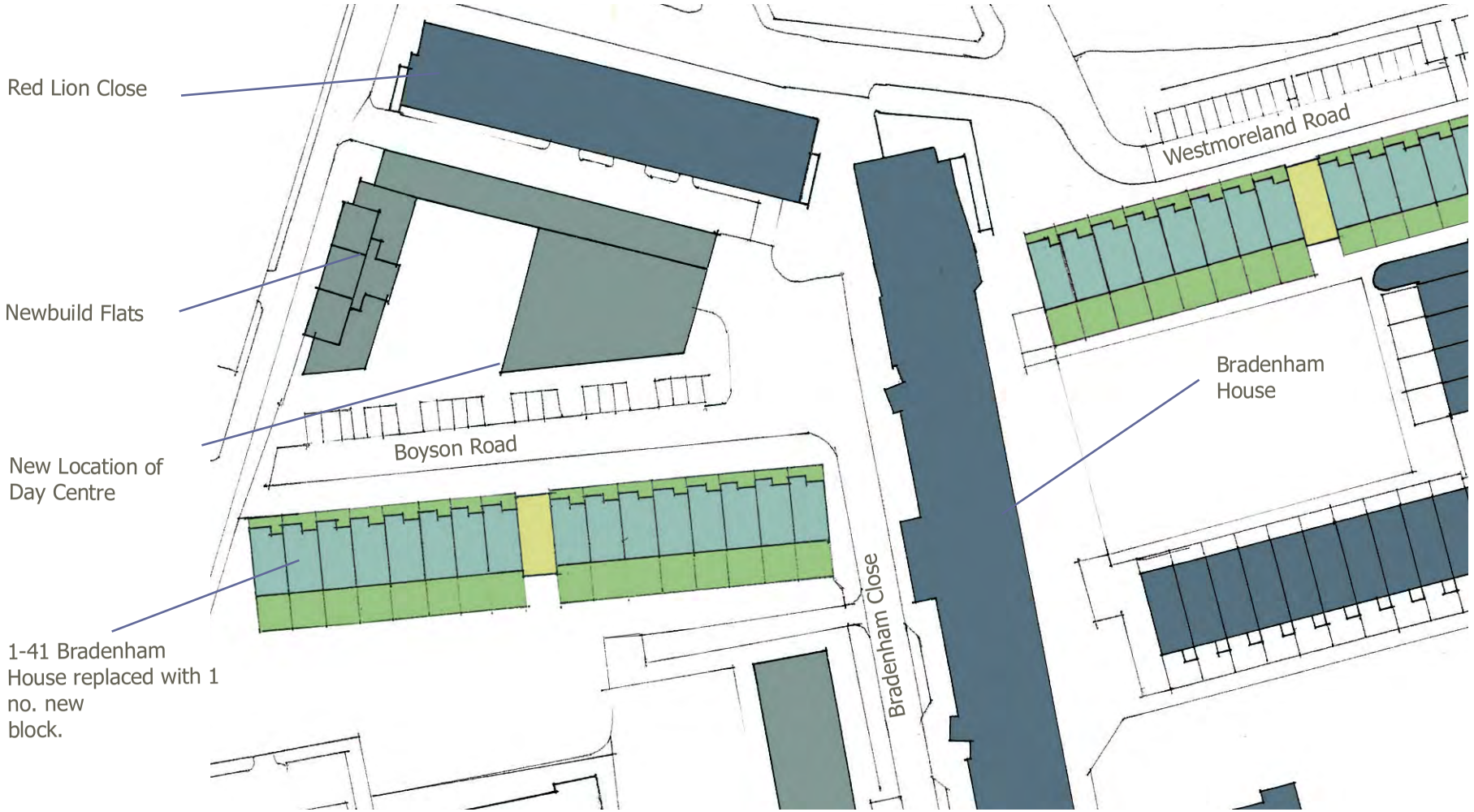
Block: 106-119 Chartridge	Floor level	1B2P	1B2P(M)	2B3P(F)	3B5P(F)	3B5P(M)	4B6P(M)	5B7P(M)	Total
	Ground+1st floors	0	0	0	0	2	0	5	7
	2nd floor	0	0	0	5	0	0	0	5
	Total no. Units	0	0	0	5	2	0	5	**12**
	Total area (sqm)								

Flat Areas (to Parker Morris Standards - affordable):

1B2P:	49	sqm (Flat)
2B3P:		
2B4P:		
3B5P:	82	sqm (Maisonette equivalent)
4B6P:	92	sqm (Maisonette equivalent)
5B7P:	110	sqm (Maisonette equivalent)

Sale Areas:

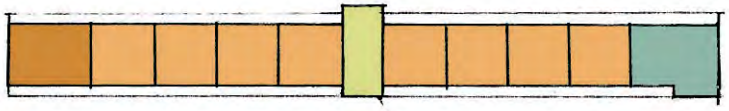
44.5 sqm
60 sqm
68 sqm



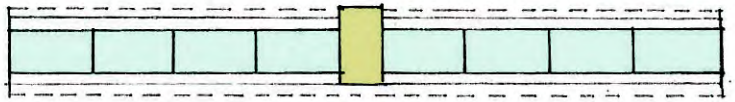
Indicative Site Layout

1- 41 Bradenham House

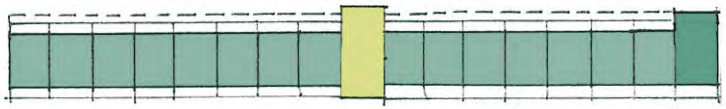
Scale 1:1000 @ A4



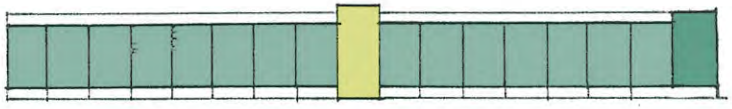
Fifth & Sixth Floor Plans
2B3P/2B4P/3B5P Flats



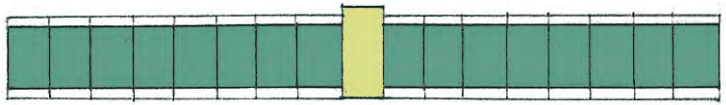
Fourth Floor Plan
1B2P Flats



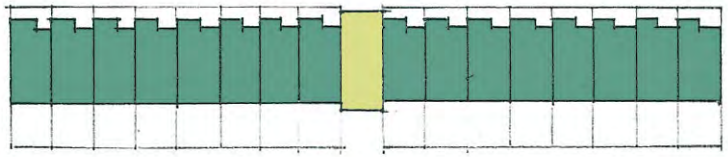
Third Floor Plan
Upper level of 3B5P/4B6P Maisonettes



Second Floor Plan
Lower level of 3B5P/4B6P Maisonettes



First Floor Plan
Upper level of 4B6P Maisonettes



Ground Floor Plan
Lower level of 4B6P Maisonettes

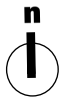
1- 41 Bradenham House

The general design principle is reprovide existing units as in the 'like for like' scheme, on the ground - fourth fioor levels. The additional units for sale are located on the flfth and sixth fioors and where possible, are 2 bedroom fiats.

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	

Scale 1:1000 @ A4

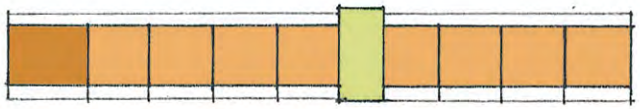


Indicative Site Layout

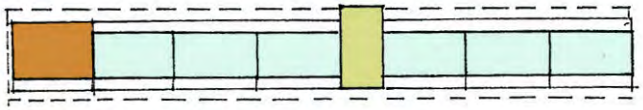
1 - 68 & 106 - 119 Chartridge House

Scale 1:1000 @ A4

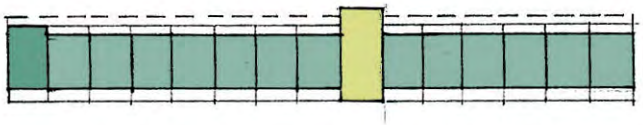
n



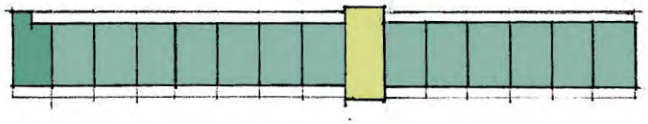
Fifth & Sixth Floor Plans
1B2P/2B3P/2B4P Flats



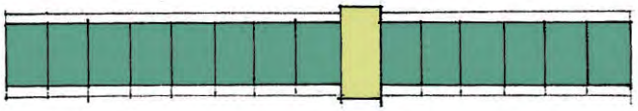
Fourth Floor Plan
1B2P/2B4P Flats



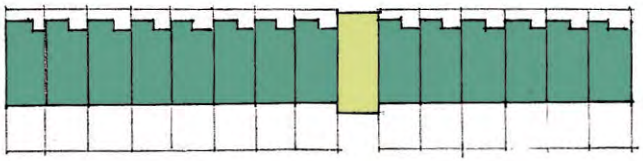
Third Floor Plan
Upper level of 3B5P/4B6P Maisonettes



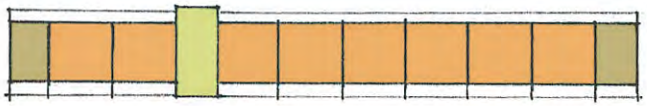
Second Floor Plan
Lower level of 3B5P/4B6P Maisonettes

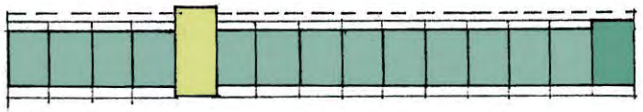


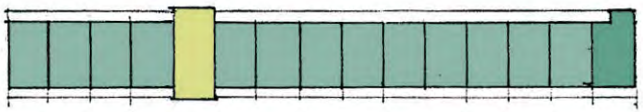
First Floor Plan
Upper level of 4B6P Maisonettes

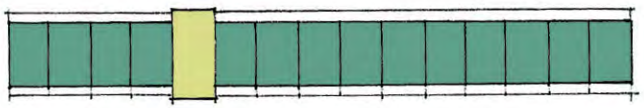


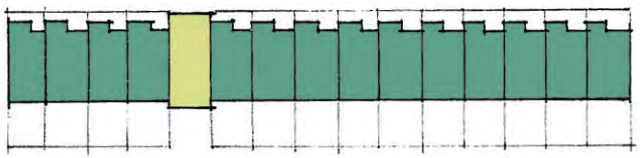
Ground Floor Plan
Lower level of 4B6P Maisonettes











Option **5.0** - 'Like for like plus Added Value' Schemes

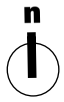
1- 68 Chartridge House

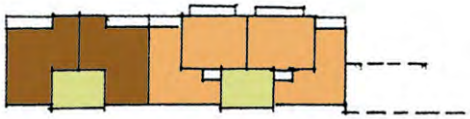
The general design principle is reprovide existing units as in the 'like for like' scheme, on the ground - fourth fioor levels. The additional units for sale are located on the flfth and sixth fioors and where possible, are 2 bedroom fiats.

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	

Scale 1:1000 @ A4





Third & Fourth Floor Plans
3B5P/2B3P Flats

Second Floor Plan
3B5P Flats

First Floor Plan
Upper level of 5B7P/3B5P Maisonettes

Ground Floor Plan
Lower level of 5B7P/3B5P Maisonettes

106 - 119 Chartridge House

The general design principle is reprovide existing units as in the 'like for like' scheme, on the ground - fourth fioor levels. The additional units for sale are located on the flfth and sixth fioors and where possible, are 2 bedroom fiats.

KEY

1B2P affordable units	(49 sq.m)	
2B3P affordable units	(82 sq.m)	
3B5P affordable units	(92 sq.m)	
5B7P affordable units	(110 sq.m)	
1B2P units for sale	(44.5 sq.m)	
2B3P units for sale	(60 sq.m)	
2B4P units for sale	(68 sq.m)	
3B5P units for sale	(92 sq.m)	

Scale 1:1000

Schedule of Accommodation for 'Like for Like plus Added Value' Scheme

Block: 1-68 Chartridge

Floor level	1B2P(F)	1B2P(F)-sale	2B3P(F)	2B3P(F)-sale	2B4P(F)	2B4P(F)-sale	3B5P(M)	3B5P(F)	3B5P(F)-sale	4B6P(M)	5B7P(M)	Total
Ground+1st floors	0	0	0	0	0	0	0			28	0	28
2nd+3rd floors	0	0	0	0	0	0	26			2	0	28
4th floor	12	0	0	0	0	2	0			0	0	14
5th floor	0	2	0	16	0	1	0			0	0	19
6th floor	0	2	0	16	0	1	0			0	0	19
Total no. Units	12	4	0	32	0	4	26			30	0	**108**
Total area (sqm)												

Block: 1-41 Bradenham

Floor level	1B2P(F)	1B2P(F)-sale	2B3P(F)	2B3P(F)-sale	2B4P(F)	2B4P(F)-sale	3B5P(M)	3B5P(F)	3B5P(F)-sale	4B6P(M)	5B7P(M)	Total
Ground+1st floors	0	0	0	0	0	0	0	0	0	16	0	16
2nd+3rd floors	0	0	0	0	0	0	15	0	0	1	0	16
4th floor	0	0	8	0	0	1	0	1	0	0	0	10
5th floor	0	0	0	8	0	1	0	0	1	0	0	10
6th floor	0	8	0	0	0	0	0	0	0	0	0	8
Total no. Units	0	8	8	8	0	2	15	1	1	17	0	**60**
Total area (sqm)												

* denotes surplus units for cross-subsidy. Total no. surplas units = 51 (48x2B3P + 3x3B5P)

Block: 106-119 Chartridge

Floor level	1B2P(F)	1B2P(F)-sale	2B3P(F)	2B3P(F)-sale	2B4P(F)	2B4P(F)-sale	3B5P(M)	3B5P(F)	3B5P(F)-sale	4B6P(M)	5B7P(M)	Total
Ground+1st floors	0	0	0	0	0	0	2	0	0	0	5	7
2nd floor	0	0	0	0	0	0	0	5	0	0	0	5
3rd floor	0	0	0	4	0	0	0	0	2	0	0	6
4th floor	0	0	0	4	0	0	0	0	2	0	0	6
Total no. Units	0	0	0	8	0	0	2	5	4	0	5	**24**
Total area (sqm)												

* denotes surplus units for cross-subsidy. Total no. surplas units = 34 (34x2B3P)

Flat Areas (to Parker Morris Standards - affordable):

1B2P:	49	sqm (Flat)
2B3P:		
2B4P:		
3B5P:	82	sqm (Maisonette equivalent)
4B6P:	92	sqm (Maisonette equivalent)
5B7P:	110	sqm (Maisonette equivalent)

Sale Areas:

	44.5 sqm
	60 sqm
	68 sqm

Appendix 1

South West Corner - Mission statement

The primary objective of the physical renewal strategy for the South West Corner of the Aylesbury Estate (and associated social, economic and community interventions) is to create - through a visual and recognisable transformation - a clean, safe, less harsh and green environment that is integrated into the surrounding urban 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.

These external works will be complemented by the delivery of a "Decent Homes" scheme that includes improvements to roofs, windows, doors, kitchens and bathrooms (as appropriate) in line with the national commitment to get all homes up to a "decent" standard by 2010.

The final component of this ambitious plan to transform the Aylesbury Estate is the development of approximately 100 new high quality homes for affordable rent and/or key workers.

These objectives meet the 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

The key proposals of the scheme are:

- 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 staffed concierges for the high rise blocks to manage and control (possibly combined and managed/maintained alongside community and commercial offices and facilities)
- Providing ground-floor entrances (either via conversions to existing ground-floor flats or to new infill housing) that will both increase ground level activity but also contribute towards breaking up and "softening" the existing monolithic and alienating garage structures
- Refurbishing common areas in all blocks
- Improving the existing waste management services
- The re-creation of pedestrian-friendly streets that makes routes clearer, more attractive and safer for people, cyclists and drivers
- Enclosing and improving green spaces
- Bringing all homes up to the minimum decent homes standard

When combined, these elements will contribute towards the creation of decent homes with improved enjoyment, security and safety for all residents through the recreation of a traditional urban environment that allows movement at street level along well-designed roads and footpaths.

The existing alienating garages will have been converted into new homes or ground floor entranceways to existing maisonettes creating a lively streetscape for all to enjoy.

It is expected that the architectural design team will keep themselves apprised of all other factors (including buildings and sites with the potential to affect the regeneration of this part of the Aylesbury Estate and will take every opportunity to promote or influence developments that are sympathetic or supportive of the above objectives.

The measures of success to be applied to this project are as follows:

- Resident satisfaction with their surroundings increases
- Fear of crime levels reduce
- All homes to meet the minimum decent homes standard
- A minimum of 100 new affordable homes developed
- The project is delivered on time and within budget
- The minimum quality threshold is achieved