

Reserved Matters Application - Design Statement 14.09.07

Aylesbury
SW Corner
Phase 1A Site A
Housing + ARC



Levitt Bernstein

SOUTHWARK PLANNING
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SOUTHWARK COUNCIL PLANNING	
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1.0 Introduction

This design statement has been produced by Levitt Bernstein who have been appointed by the London Borough of Southwark, as architects for the first phase (Phase 1a) of the redevelopment of the Aylesbury Estate.

It has been prepared to support the reserved matters application for approval of external appearance and external works for site A. It follows on from the Outline Planning Approval (OPA) for siting and access for the whole of the Phase 1a site, of which documentation is available at London Borough of Southwark

The proposals also meet the requirements of the planning conditions of the OPA approval, which are listed in the Planning Context of this section, In this Design Statement.

These principles laid out in the Outline Planning Application for the whole of Phase 1a have been applied to the design development of this, the first site in Phase A and for this reason they put down a marker for future reserved matters applications.

The site, with mixed tenure housing, a new landmark community building and a hierarchy of public realm streets and outside spaces, provides a suitably wide-ranging base template for future external appearance and external works reserved matters applications across the Phase 1a and beyond.

Finally there are some Phase 1a site-wide issues also arising from the planning conditions that have been addressed - namely matters to do with sustainability, energy use and civil engineering matters, all of which are again intended set standards for the remaining Phase 1a sites' development.

The appendices section contains a list of application drawings, followed by reduced size copies of the Planning drawings. Other supporting documentation is also listed but the actual documents are provided separately.

This proposal follows the preparation of various well publicised masterplans for the estate as a whole, and outline design proposals for smaller parts of the current phase 1a site. It will sit alongside the wider Aylesbury Area Action Plan currently in progress with Urban Initiatives as masterplanners.



Aerial View from the north east

1.1 Background

Introduction

Southwark Council is committed to improving the quality of life for Aylesbury residents and ensuring a good future for all. For these reasons, the council and its partners are seeking lasting change to the Aylesbury Estate and environs through a process of redevelopment. The design and construction of 260 new dwellings and a resource centre within the southwest corner of the Aylesbury Estate, known as Phase 1A, is the first step, of which 52 new dwellings, the Aylesbury Resource Centre (ARC) and public realm works are on Site A - the first site to be developed.

The vision for change of the estate over the next 15 years is to be set out in an Area Action Plan (AAP) which, once adopted, will form part of Southwark Local Development Framework (LDF), in compliance with the provisions of the Town and Country Planning (Local Development) (England) Regulations 2004. A team led by Urban Initiatives has been recently appointed to produce the AAP, which is programmed for adoption in Summer 2009.

The AAP will examine the long-term needs of residents of the estate – the economy, employment, housing, health and social infrastructure, shopping, transport, open spaces, and general image - and asks what physical changes are needed in the area that will make a positive improvement in future and how this can be delivered and sustained within the constraints of affordability.

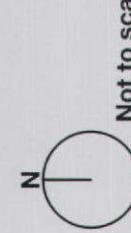
The southwest corner (the area of the estate lying to the west of Portland Street) has been selected as the first phase for redevelopment. Resident representatives, the council and its partners support this decision. Although the redevelopment within the southwest corner pre-dates the AAP in its initial stages (Phase 1A), it is envisaged that the study will bring forward a plan for early re-housing, the re-provision of facilities and improvement in this area. Progress with Phase 1A is seen by all as an essential step towards establishing a benchmark standard for future phases of redevelopment and creating the impetus for long overdue change.



Aerial View of the AAP extent

Key

- Extent of Area Action Plan
- - - Extent of Aylesbury Estate
- - - Extent of Phase 1a Housing & ARC site
- Cross Rail, Waterloo to Peckham Option 1
- Cross Rail, Waterloo to Peckham Option 2



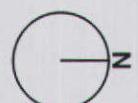
Aerial View of Phase 1a site



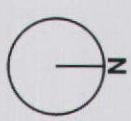
Key

Extent of Phase 1a Housing & ARC site

Phase 1a boundary and density definitions



Not to scale



Not to scale

Site location and historical context

The Aylesbury Estate lies south of Elephant and Castle, east of the Walworth Road, north of Burgess Park and west of the Old Kent Road. It reflects the hopes of another age. Built over 28.5 hectares and home to 7,500 people, the estate comprising monolithic high-rise blocks, low-rise flats and concrete walkways was an attempt by 1960s planners to rehouse some of London's poorest households.

Built between 1967 and 1977, the estate was part of a futuristic plan to link estates between the Elephant and Castle and Peckham with linear walkways which would separate roads from the elevated pedestrian passages. It was the biggest such estate in Europe, and Nikolaus Pevsner, the architectural historian and critic, called it "the most ambitious post-war development by any London borough".

During the 1980's and 1990's, however, the estate went through a period of decline and like many people living on large inner city estates, Aylesbury residents found themselves facing challenges such as a poor physical environment, fear of crime, lack of job opportunities and ill health.

The Phase 1a site occupies the south west corner of the estate, bounded by Albany Road to the South, Red Lion Row to the West, Westmoreland Road to the north and the one of the largest existing housing blocks, 'big Bradenham' to the east. Site A is the empty site, currently occupied by a park and some garages that will be demolished, offering the opportunity to kick-start the development programme and the necessary moving on of affordable residents into the new housing so developed. By also providing a site for the new resource centre it sets in motion the development of the site to be vacated by the current Aylesbury Day Centre. Finally there is room for the start of the new Urban Square to the north of the site, a beacon for what will follow to the east after demolition of Big Bradenham takes place.

Within 2km of Elephant and Castle, the site is very well served by public transport, especially buses, and work has begun on proposals for the new 'Crossrail' - a new tram line to the east of the site.

Burgess Park, immediately south of Albany Road provides a valuable open space of around 62Ha with potential for improved access and greater amenity.

For further geographical context see the Phase 1a OPA design and access statement.

1.2 Planning Context

The Phase 1a site as a whole will be developed, in accordance with guidance given in the Southwark Plan Section 5 Appendix 3, to a density close to 700hr/ha, in a mix of 1, 2, 3 and 4 bedroom homes for affordable rent, shared ownership and outright sale. The current design proposal comprises 260 dwellings, (equivalent to 655hr/ha, including the non-residential elements), and a residential parking level of 0.22 spaces/dwelling of standard dwellings plus 0.5 spaces per dwelling of wheelchair dwellings.

The Phase 1a site is divided into four phases with the vacant first site – A – providing 52 new mixed tenure homes and the new Aylesbury Resource Centre (ARC). This will enable the subsequent demolition of the existing popular but inadequate Aylesbury Day Centre (ADC) on the southern site - D and the existing 5 storey residential 'Little Bradenham' block in the centre site – B, with the demolition of 'Big Bradenham' at a later date as a precursor to the next phase of the main Aylesbury Area Action Plan - Site E. Finally Site C will provide new homes and retail provision to replace the existing block to be demolished.

Thus the Site A proposals 'kick-start' the regeneration process by providing new housing for residents from future phases, a new landmark community building and the start of a new urban square, along with the opportunities arising from the proposed mixed-tenure provision.

The Design team has taken into account the relevant guidance published by the Southwark Planning department while evolving the design for the site described in this report. Key factors influencing the development of a sustainable design are:

- Efficient reuse of brown field sites (The ex day centre site on Albany Road)
- High density residential development near transportation links
- Sensitive development of what is currently open space and retention of mature trees on the perimeter of this site
- Provision of mixed tenure housing
- The importance of good design and an integrated approach to the architecture together with engineering constraints.

The proposals now outlined in this report address public realm matters by:

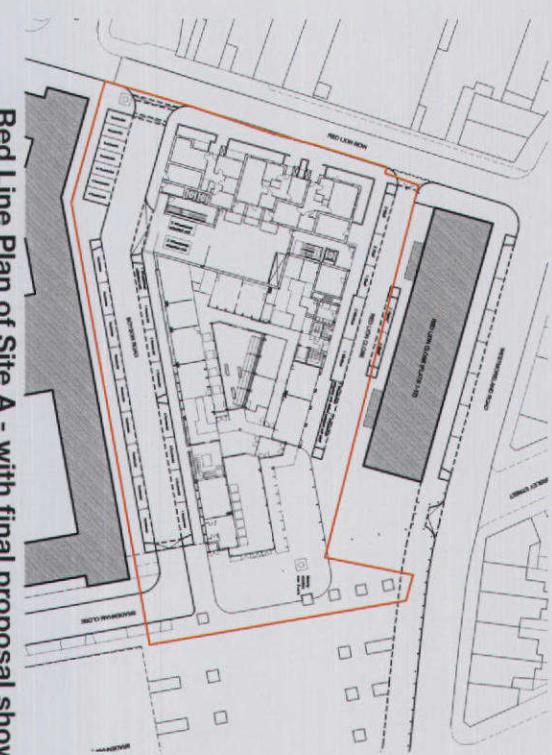
- Giving each block a secure entrance and new lifts
- Simplifying and making clearer routes for people, cycles and cars
- Making ground floor entrances to ground floor dwellings
- Providing a range of green spaces for public use linked by a hierarchy of new public routes.



Existing Infrastructure Phase 1a Showing location of Site A



Not to scale



Red Line Plan of Site A - with final proposal shown

The following table sets out the planning policy framework for the site, which has determined both the form and the content of the proposals.

It is considered that the proposed development accords with the aims and objectives of National, Regional and Local planning policy.

*PPG3 became PPS3 in April 2007

A. NATIONAL POLICY			
PPS 1	Delivering Sustainable Development	Feb 2005	1. Sustainable development and good design 2. Re-use of previously developed land 3. Increase in residential densities 4. Management of waste 5. Emphasis on Good Design 6. Community Involvement
PPG3	Housing	Mar 2000	1. Sustainable patterns of development 2. Improving the Quality of life 3. Appropriate and varied mix of housing type size and affordability 4. Reduction in parking standards
PPG13	Transport	Mar 2001	1. Reducing the need to travel by car 2. Emphasis on walking, cycling and public transport 3. Reduction in car parking in new developments 4. The need for transport assessments 5. The need for travel plans
B. REGIONAL POLICY			
SDS	The London Plan: the Mayor's Spatial Development Strategy	Feb 2004	1. Higher density of development 2. Better use of public transport 3. Improving the Quality of life through better design. 4. Increase in affordable housing stock 5. Target of 10% Wheelchair accessible new housing
C. THE DEVELOPMENT PLAN			
UDP	The Southwark Plan: Revised Deposit (2 nd Draft)	Mar 2004	1. Provision of Satisfactory housing at affordable prices 2. The majority of dwellings to have 2 or more bedrooms 3. Provision to be made to house large families 4. Locate new dwellings near to public transport 5. Urban Zone densities of 300-700 hha to be achieved. 6. Encourage walking and cycling 7. Improve facilities for pedestrians and cyclists.
SPG 16	Design	Nov 2002	1. Commitment to achieving high design standards 2. States requirement for (and content of) Design Statement 3. Advises 'Secured by Design' certification 4. Promotes defensible space and natural surveillance
SPG 17	Designing out Crime	Nov 2002	1. Residential Parking Standard expressed as 0.6-0.75 max/dwelling 2. Cycle Parking Standard expressed as 1 min/unit plus 10%
SPG 21	Parking	Nov 2002	1. Requirements for EIA (LPA confirm not required)
SPG 24	Sustainability	Nov 2002	2. Requirements for TA 3. Repeats the sustainability objectives of National and Regional policy.
SPG 28	Affordable Housing	Feb 2002	1. Defines 'affordable' housing 2. Requirement for Private and Communal Amenity Space
SPG 29	Residential Design Standards	Nov 2002	1. Proposes compliance with BRE Daylighting/Sunlighting Guide 2. Requires compliance with Lifetime Homes standards 3. New Dwelling range of dwelling types 4. Requires children's play areas

Outline Planning permission - Phase 1a

The Phase 1a Outline Planning permission dated 11/06/2007 asks for the following key conditions to be met, in this case relevant to this Site A application and summarised as follows:

1. Application for the approval of External Appearance and Landscaping, which were reserved matters in the approval - required by Section 92 of Town and Country Planning Act 1990 as amended.
The application documentation refers with strategy appropriate to the design site A.
2. Non-ambulant disabled access - to ensure provision of adequate means of access ...in accordance with Policies 4.2 (Quality of residential Accommodation) and 4.3 (Mix of Dwellings) of the emerging Southwark Plan.
The application documentation refers with strategy appropriate to the design site A.
3. All residential units comply with Lifetime Homes Standards and a minimum of 10% of the total number of residential units will be suitable for wheelchair users, in accordance with Policies 4.2 (Quality of residential Accommodation) and 4.3 (Mix of Dwellings) of the emerging Southwark Plan.
The application documentation refers with strategy appropriate to the design site A.
4. Development cannot start till details of refuse storage facilities for residential and community facility have been provided in accordance with any approval, in accordance with Policies 3.2(Protection of Amenity), 3.7 (Waste Reduction) and 4.2 (Quality of residential Accommodation) of the emerging Southwark Plan.
The application documentation refers with strategy appropriate to the design site A.
5. Development cannot start till an energy demand assessment is provided including a feasibility assessment into the use of Combined Heat and Power or communal heating systems and a report identifying how a minimum of 10% of the carbon emissions for the development are off-set by on-site renewable energy production methods. The carbon savings will be above and beyond the requirements of Part L of the Building Regulations ... in accordance with Policy 3.5 (Renewable Energy) of the emerging Southwark Plan and Policy 4A.9 of the London Plan 2004.
The application documentation refers with strategy appropriate to the design site A.

National and Local Authority Consultations

AYLESBURY ESTATE SW CORNER NEW HOUSING AND ARC – SITE A

Preparation of these proposals has been further informed by consultations with the local authority officers and other interest groups:

	London Borough Of Southwark (Lbs)
6.	Dr.Christopher Constable Senior Archaeological Officer 5 December 2006
7.	Maurice Soden Housing Regeneration Ongoing
	Barry Short Waste Management 5 February 2007
	Jessica Binks Sustainability Officer
	Andrew Bullivant Building Control
	Barry Mason Cycle Project Officer
	Yemi Adenakan Highways
	Matt Kent Highways
	Andrew Brown Major Projects Design Champion Planner
	Gordon Adams Ongoing
	Yvonne Lewis Planner
	Gary Rice Design and Conservation Officer Ongoing
	Tim Cutts Sustainability Officer Ongoing
	Metropolitan Police
	John Bluett Architectural Liaison Officer 3 February 2007
	Environment Agency
	Charlotte Amor Planning Liaison Officer 31 January 2007
	Marcus Wilsher Urban Initiatives
	Christian Germadnik Urban Initiatives
	EDF
10.	Development cannot start till details of safe and secure cycle parking facilities are provided and retained to encourage cycle use and reduce reliance on the use of the private car ... in accordance with Policy 5.2 of the emerging Southwark Plan and T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan. The application documentation refers with strategy appropriate to the design site A.
11.	Development cannot start till details of protection from damage of retained trees is submitted and retained throughout the works ... in accordance with Policy 3.13 of the emerging Southwark Plan. The application documentation refers with strategy appropriate to the design site A.
12.	Development cannot start till details of safe and secure cycle parking facilities are provided and retained to encourage cycle use and reduce reliance on the use of the private car ... in accordance with Policy 5.2 of the emerging Southwark Plan and T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan. The application documentation refers with strategy appropriate to the design site A.
13.	Development cannot start till a land contamination assessment is carried out and report approved ...to protect construction employees and future occupiers from potentially health – threatening substances in the soil ...in accordance with Policy 4.2 (Quality of residential Accommodation) of the emerging Southwark Plan. The application documentation refers with strategy appropriate to the design site A.

1.3 The Wider Regeneration in the area

The two 'maps' locate the site in London Borough of Southwark and in London.

Other Southwark Council initiatives

Southwark's renaissance began over a decade ago the Tate Modern, Shakespeare's Globe, Borough Market and Millennium Bridge. The face of Southwark is continuing to change and the council is undertaking a number of groundbreaking projects that will raise aspirations and open up new opportunities for Southwark residents, including in areas nearby to the Aylesbury Estate.

Elephant and Castle will be completely redeveloped over the next ten years. The 1960s Heygate Estate and shopping center will be demolished and replaced by a new town center, creating a new civic heart for Southwark and a top destination for London.

The Peckham Programme, which came to an end in April 2002, managed a number of significant initiatives under the auspices of the Peckham Partnership, aimed at improving the social and economic prospects of the local community. These include:

A range of facilities for Burgess Park has also been explored to increase investment in and usage of the open space. Currently new initiatives are being explored with Friends of Burgess Park, which include the possibility of creating a community trust, to guide future management and investment.

Transport for London (TfL) initiatives

TfL is currently implementing a range of initiatives that support the council's regeneration ambitions:

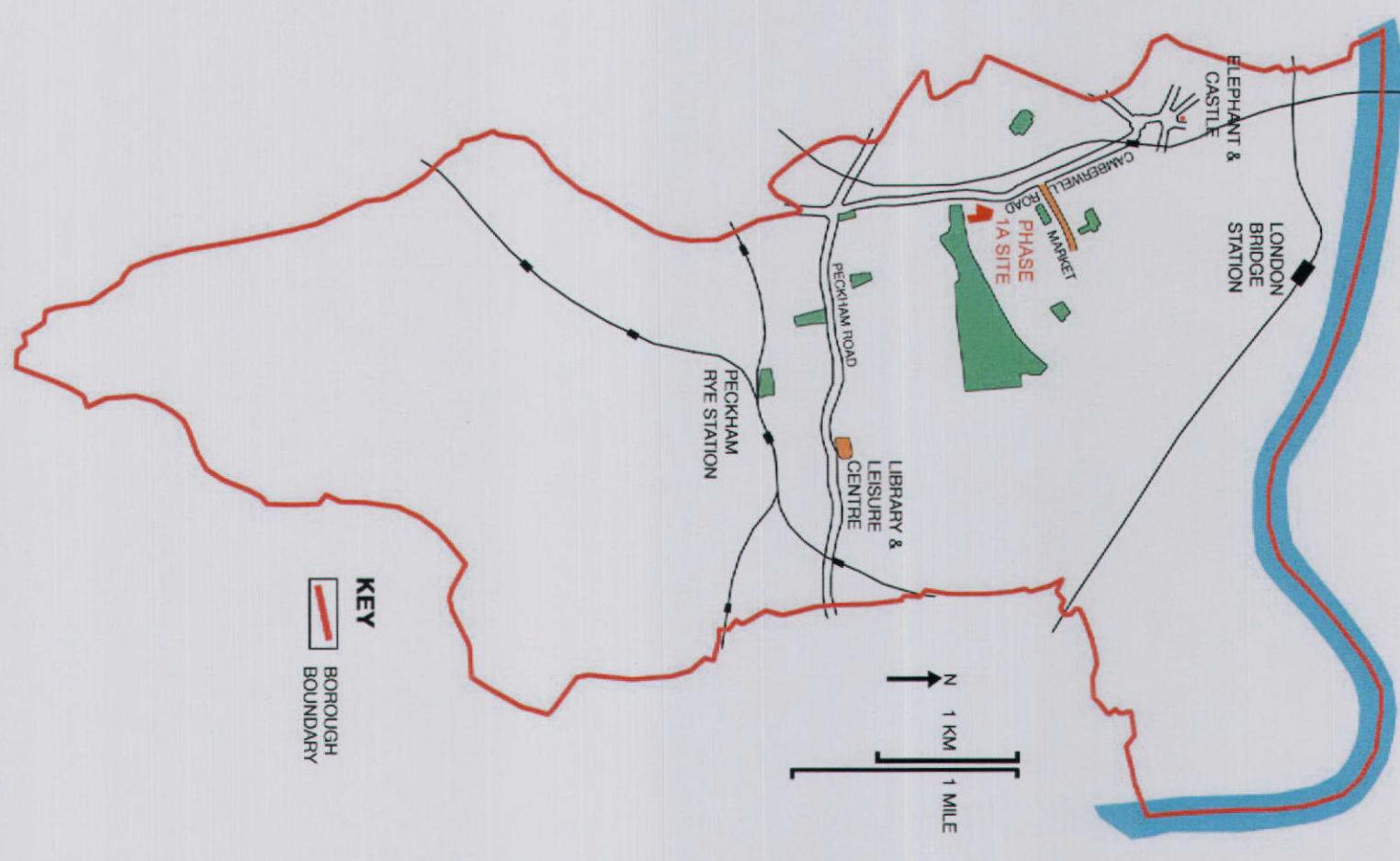
- The Cross River Tram is a proposal for a street tram operating through the centre of London. A core route is proposed between Euston and Waterloo with branches to Camden and Kings Cross in the north and Brixton and Peckham in the south. The Peckham branch is to run through Aylesbury Estate.
- The Transport for London Road Network (TRLN) is being remodelled at Elephant and Castle to replace the southern roundabout with a signal junction and the pedestrian subways with direct surface level crossings and a high quality public realm.
- Walworth Road 'Streets for People' scheme - a pilot project in Southwark being funded by TfL and the Department for Transport will reconsider the provision of road space and prioritisation for people including widening footpaths and introducing new bus priority measures.

For more information on the wider regeneration refer to the OPA Phase 1a design and access statement.



Not to scale

Borough of Southwark location within London



Site location within London Borough of Southwark

1.4 Process

The Client, London Borough of Southwark has appointed Levitt Bernstein as architects and lead consultants for the phase 1a project, including this Site A.

The Levitt Bernstein team comprises:

Levitt Bernstein	Architects & Lead Consultants
LB Landscape Architecture	Landscape Architects
BPTW	Quantity Surveyors
Fulcrum	Building Services Engineers
Alan Conisbee & Associates	Structural Engineers
JMP	Transport Consultants
Arup Fire	Fire Access - ARC

Other documentation

The supporting documentation and drawings for the planning application are listed in the appendix section.

In addition there are a number of separate reports.

2.0 External Appearance



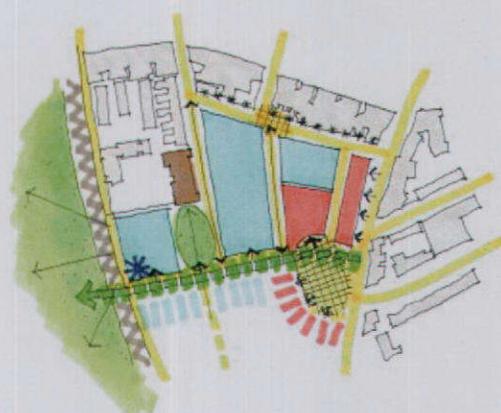
Site A - Phase 1a Design Concept Sketch

Stage D Design Statement Aylesbury SW Corner Phase 1a Housing & Aylesbury Resource Centre

Levitt Bernstein ■

The external appearance for Site A, as the first of the Phase 1a sites, is informed by the overall aims of the proposals which are to provide:

- a safe, distinctive and sustainable neighbourhood for a mixed tenure community which sets a high standard for the rest of the redevelopment.
- A place that characterised by a legibility and permeability which the existing estate has demonstrably lacked.



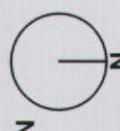
Initial Phase 1a Design Concept Sketch

A wide range of issues both for the housing and the ARC has been considered at this early stage in the design process by an experienced team of consultants and specialists.

A constructive dialogue has been established with members of the client body and representatives of local interest groups and this will continue as the scheme develops.

The wider proposals were discussed with the Southwark Design Review Panel on 09-01-07, and their input will also be on-going, as will liaison with Urban Initiatives, newly selected masterplanners for the wider regeneration.

The site, as a whole, will be developed in accordance with the Southwark Plan, Section 5, Appendix 3, to a density close to 700hr/ha.



Not to scale



Design Intentions – to Site A – applying Phase 1a intentions

- To avoid overshadowing of courtyards and streets through massing of the tall block.
- To provide private gardens or balconies of at least 6m² (and at least 1.5m deep). Plus the use of roof gardens and terraces.
- To avoid single aspect flats have been avoided To locate family dwellings at ground floor, and on upper floors provide balconies or terraces.
- To locate the primary habitable rooms on the south, east or west faces of the building.
- To plan sustainable materials and 'green' interventions as a key feature of the design and energy use, including heating, cooling and ventilation.

ARC design intentions

- This important building is the first landmark building in Phase 1a and as such will set the standard for excellent community facilities in the new neighbourhood.
- The building must be seen to link the old and the new, offering security and safety to the existing service users from the previous ADC and the new users from the wider Outreach services.
- The design also reflects a new outward-looking ARC and service, encouraging the public to participate daily, through the café on the edge of the new square on Site A and the larger square in the future phases. The IT café is also accessible for public use.
- At the heart of the building on the ground floor will be the most secure and yet accessible spaces, placed around the planted courtyard. The staff and one-to-one counselling services are on the upper floor, with staff access to a terrace.
- Sustainable materials and 'green' interventions are a key feature of the design and energy use, including heating, cooling and ventilation.
- To create a sustainable mix of housing types includes 1, 2 and 3 bed types evenly split across affordable rent, intermediate (keyworker and shared ownership) and outright sale tenures.
- To avoid large groupings of a single tenure. It is acknowledged that true pepper-potting in flat developments is difficult to manage and construct. The proposed solution separates tenures by core, but mixes the tenures of cores across the block. In addition the intermediate tenure is combined on a single core with both affordable rented and outright sale tenures so that affordable/intermediate and outright sale/intermediate cores provide diversity.
- Not to give preference to outright sale units location within the scheme over other tenures. The locations perceived as 'better' on any part of a site should have the full range of tenures.



Housing and ARC viewed from south east



Housing and ARC - south elevation



ARC and housing - north elevation

2.2 Scheme Content

strategy for the building.

Housing

The site is partially for new mixed tenure residential use, and will provide replacement homes, outdoor space, estate roads to adoptable standards with parking and cycle storage for residents. An internal courtyard with a 'green wall' at the abutment with the ARC provides an amenity for the residents and in addition all dwellings have a garden or private balcony.

All dwellings will be designed to meet internal Lifetime Homes standards and 10% of homes will be designed to meet wheelchair design standards or to be adaptable for future use by wheelchair users.

Community

The site will also provide an important new community building closely associated with a new public open space or 'urban square', in the north east corner of the site. These non-residential elements are a re-provision of existing facilities which will be demolished as part of the phased re-construction.

The existing Aylesbury Day Centre (ADC) which now occupies the southern end of the Phase 1a site is to be replaced on this site - Site A, with the new Aylesbury Resource Centre. The new building will play a stronger, more outward-looking role in the community, strengthened by its new location in site A, where its new cafe, for public use as well as for the regular building users, will open to the new public urban square in the north east corner of the site.

Up-dated facilities on two floors for its current users, and flexible internal space will ensure its suitability for an even wider range of community uses both now and in the longer term, reinforced by the provision of a new cafe on the eastern side of the building.

A cloistered courtyard in the heart of the scheme provides valuable and sheltered private amenity space, makes the building easy to navigate and carries through the character of the entrance colonnade abutting the square.

There is a staff terrace on first floor, while 3 green roofs add to the 'green' character of the proposal. Housing is stacked above the western end of the building, with separation from the ARC provided through pergolas and 'green walls', again as part of the 'green'

Housing Mix and tenure

A full mix and tenure breakdown is given at table below:

Dwelling Type	Affordable Rent	Intermediate	Private Sale	Total
1b2p	12	4	9	25
2b3p	11	2	0	13
2b4p	3	5	6	14
Total	26	11	15	52

Dwelling sizes

A summary of target internal dwelling areas, for affordable homes, is given at table below:

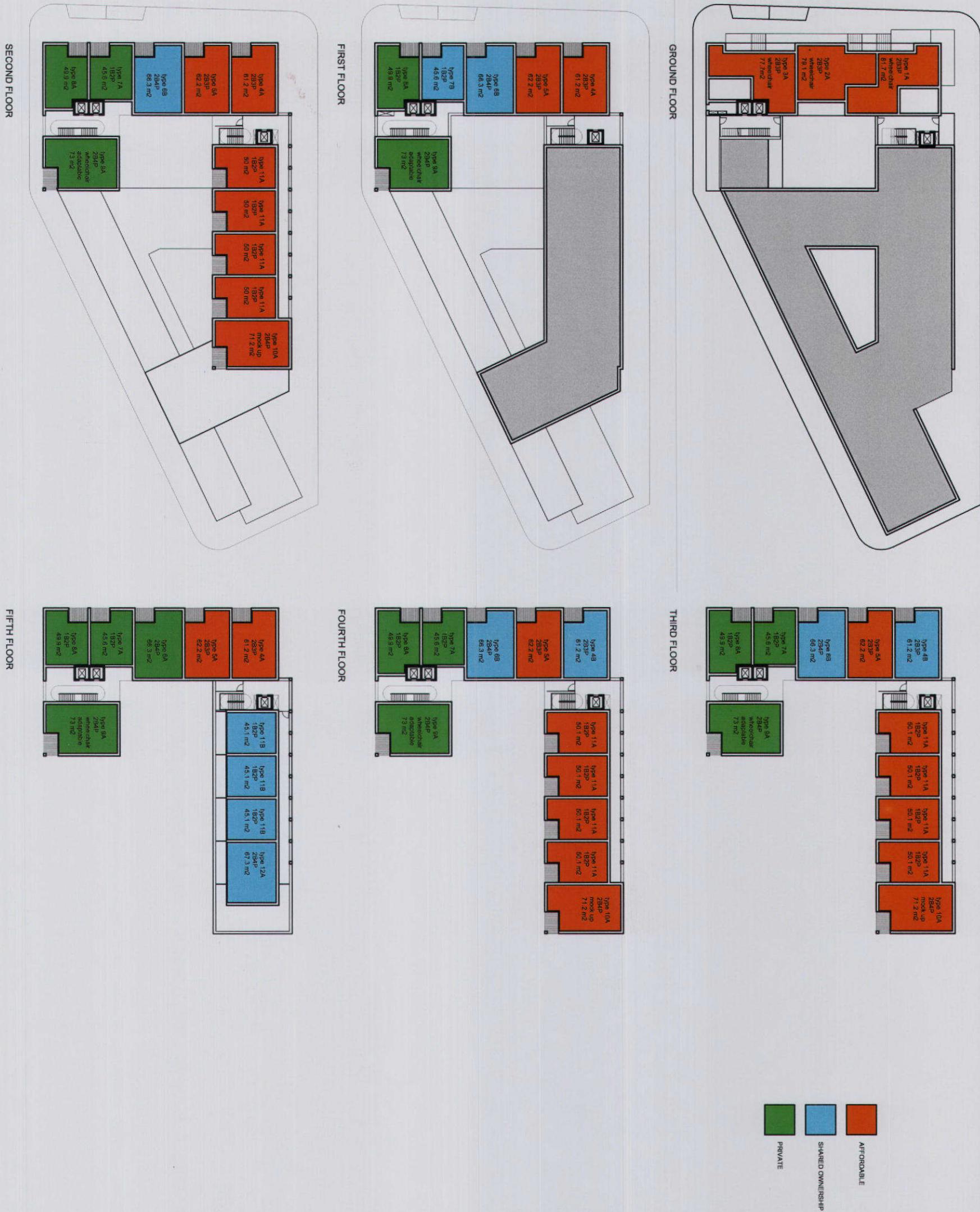
Table comparing Existing and New dwelling areas with Housing Corporation TCI banding, Parker Morris and LBS Guidance

Type	Proposed Net Internal Floor Area -N.I.F.A. m ²	Parker Morris Dwelling Space-Net Area	LBS Draft Southwark Plan Draft SPG Nov 2002 internal floor area. m ²	LBS - Residential Developments and Guidelines min. rm size - m ²	Existing Net Dwelling Areas**
TCI banding***					
1B/2P	49	45	44.5	45	45
1B/2PWC					51.2 - 52.6
2B/3P	61	55	57	57 (no diff. between 3p and 4p)	64.88
2B/3PWC					
2B/4P	70	65	70	57 (no diff. between 3p and 4p)	75.6 - 78.17
3B/5PM					
5B/7PM	120	105	79	70***	96 - 106 (maisonettes)

Notes:

- * The no.of units currently shown are as the Feasibility Study - Early Housing Sites - Mixed use Option with ARC - 7th August 2006
- ** The existing dwelling plan areas for Aylesbury SW Corner are based on typical examples extracted from available CAD survey drawings for Jesperson blocks on
- *** Any dwellings that are maisonettes allow a 10% increase in area
- ****Information from Wendy Farmer Table -- 29/01/2004 - LB Southwark

Plans showing mix and tenure



Site context and character

The site layout

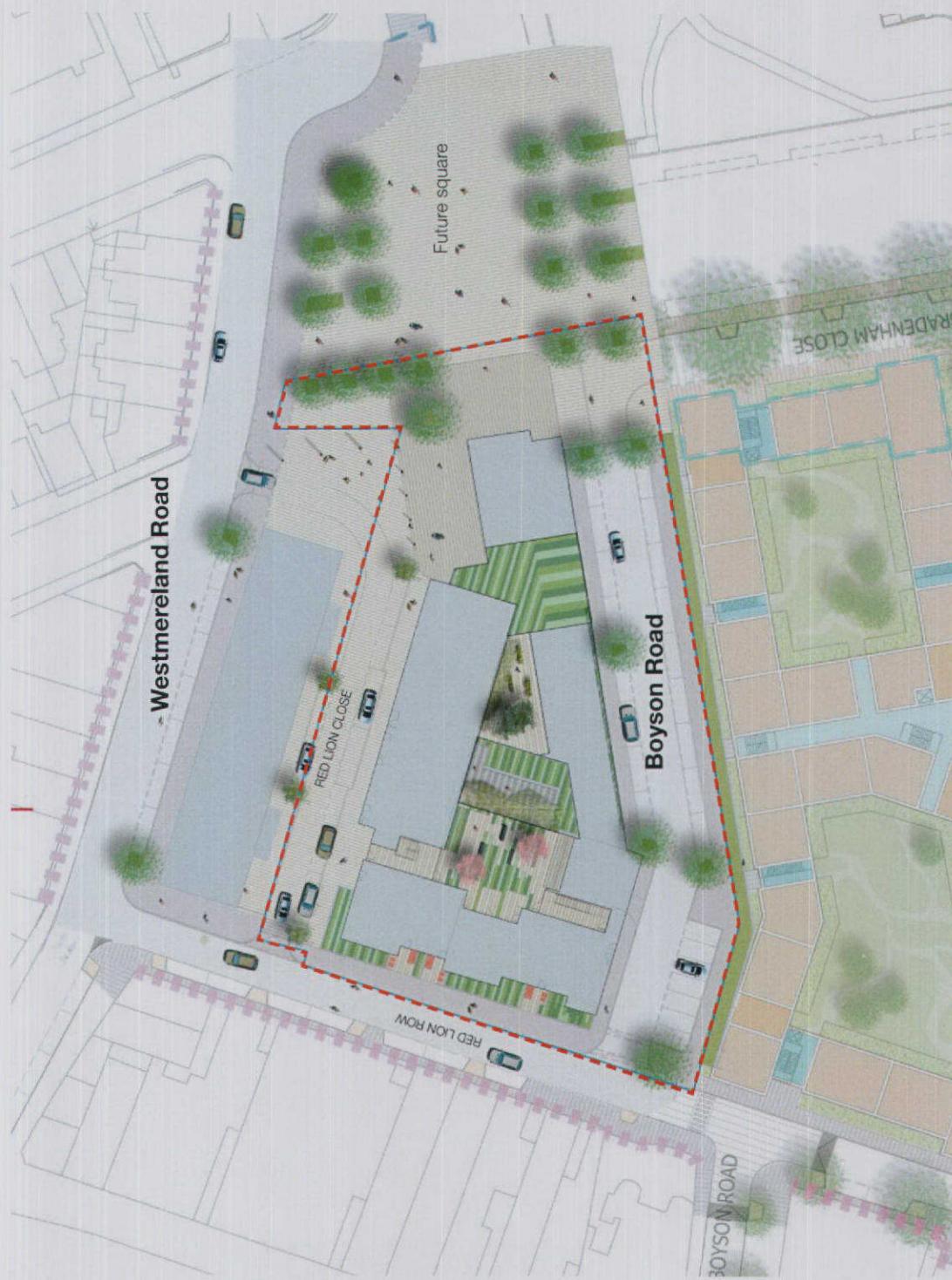
The site A buildings sit in a new coherent, connected street layout which provides greater legibility and permeability through the site and safe, easy access to all its main parts: the replacement ARC, new housing and new urban square at the head of the mainly pedestrianised new north-south running green spine that links eventually to Burgess Park in the south.

The southern cross-street, the realigned Boyson Road, provides access and parking to the new dwellings and future phase plans show this route continuing eastwards as a key local through route.

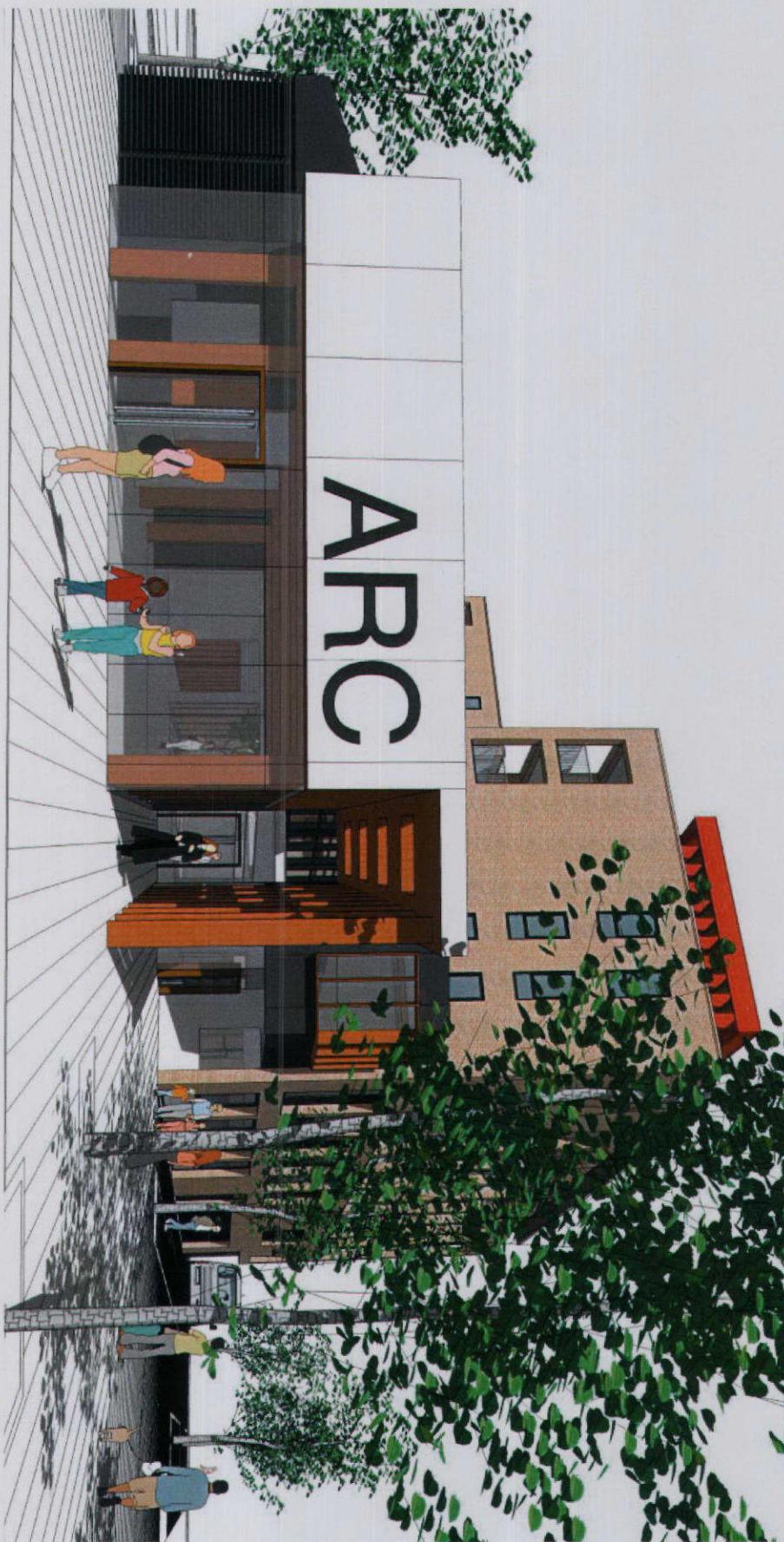
There are plans to improve the existing western Red Lion Row streetscape with new housing entrances opposite.

Retail servicing, refuse collection and ARC minibus drop-off and staff and visitor parking in the northern shared surface street that is the new Red Lion Close free up the square. The residential mews quality is reinforced by the character of the surfaces, tree planting and the dwelling entrances.

Crucially, the layout offers residents a familiar and convenient street pattern with live frontages and defensible space which re-introduces the historic grain of the area. At the same time, through-traffic is prevented from short-cutting the busy junction of Albany Road and Cambewell Road by restrictions at the southern end of the green route.



Site A - Phase 1a Context



The buildings - character defined

The scale and massing of the buildings have been informed by three main considerations:

- First, environmental concern to minimise the overshadowing of new and existing buildings and spaces,
- Secondly, the desire to create interesting places of appropriate urban scale and character and
- Thirdly to take the opportunity to use drama and contrast to the define the landmark building that is the new ARC.

The housing block on the west side, is a long, tall block aligned north/south and the northern housing arm has a set back on its top floor to ensure that the sun gets into the Site C block opposite. Main living rooms in the housing face south and west. The housing is planned in a 'tenure blind' manner, with no visible difference between tenures, both when viewed from the street and in the common parts.

In contrast to the housing, the mainly one storey ARC, with its north/south aligned first floor, runs along the south side of the site, is planned to benefit fully from north and south light and through ventilation and presents a live frontage to the new urban square.

The considerable height variation between the housing and the ARC contributes to their difference in character and, coupled with a range of contrasting design treatments, will ensure that 'estate connotations' are lost and the presence of the ARC as separate discrete entity is emphasised.

These differences will help residents and ARC users to feel the individual and separate identities of the housing and the ARC, within a place which also has a strong and lively new community identity, itself reinforced by the new urban square adjacent.

2.3 Materials – Housing and ARC

One of the aims of this first phase – Phase 1a - of re-development is to provide a benchmark for quality urban design and buildings for future phases. The overall identity of the proposed new neighbourhood will combine with that of the individual character areas.

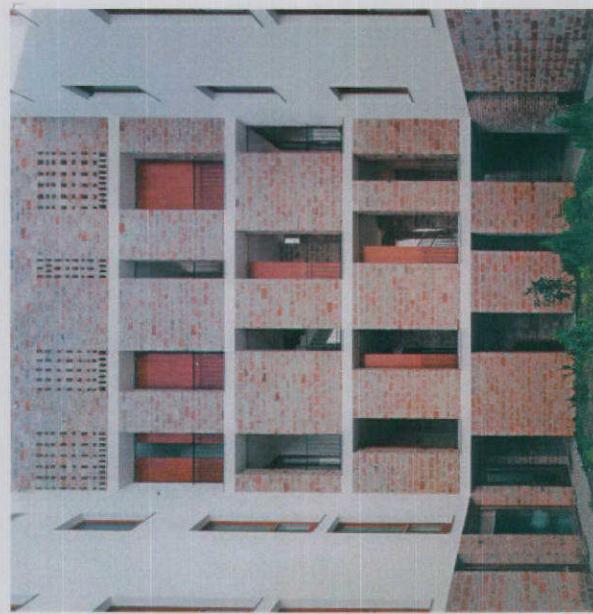
The chosen Site A materials are fresh and stimulating without being unduly challenging to the residents and ARC users. The streetscape will be safe and friendly with defensible space in front of dwellings, overlooking, good lighting and new tree planting. The scheme uses the relatively high density to maximum advantage in urban design terms for the housing whilst retaining a human scale through the articulation and detailing of individual elements and the massing and volume of the ARC.

The strategic use of colour and a restricted materials palette with a strong emphasis on texture, coupled with the variation in scale and form, defines individual areas and contributes to the overall place-making and legibility of the area.

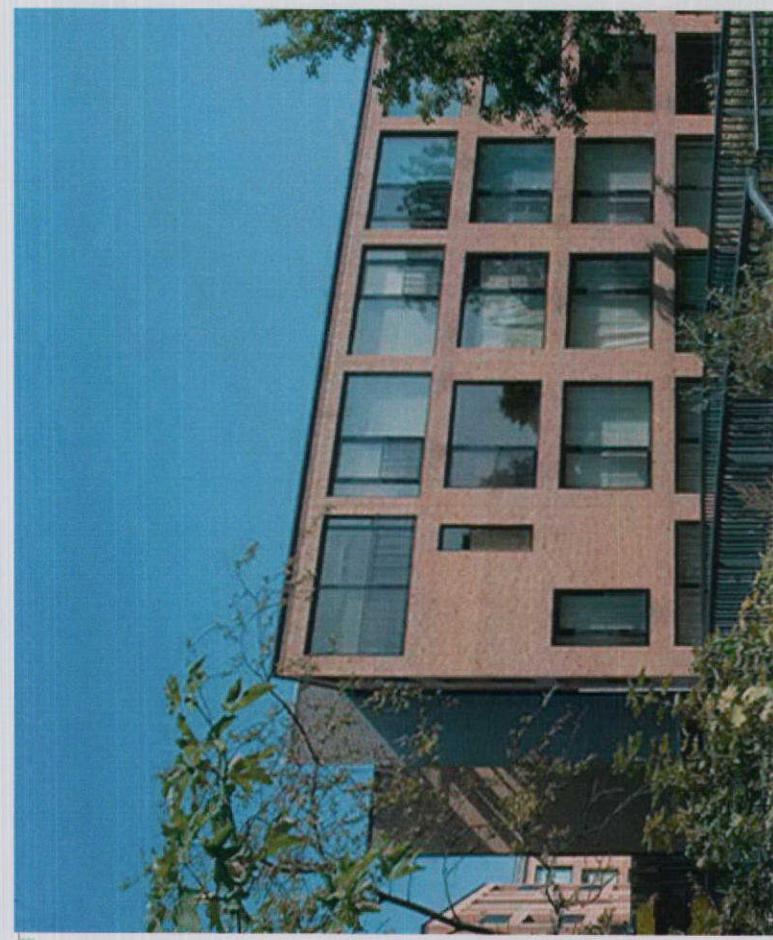
The ARC community building has a particular identity within the development. Large areas of glazing are used to the more public areas abutting the new square and to the social spaces which occupy the southern wing. This transparency will reinforce both the open, community nature of the building and the main function of the urban square as a social hub. It is balanced by screening in various forms at vulnerable locations, giving a sense of safety.

Extensive local consultation and participatory opportunities for various forms of public art will in due course also influence the design of this and other parts of the scheme.

The site is the most densely packed of the Phase 1a sites and as such the choice of materials was informed by the intention to balance a sense of safety with a sense of spaciousness , both in the housing and the ARC, with 'Layering' of the materials giving visual depth and movement to the elements.



Housing precedents





Housing

In the case of the housing the 3 elevations are faced with a single pale yellow stock brick type, with the set back fenestration and insets as well as the access balcony facings on the north side in a 'Trespa' panelling system, coloured in contrasting 'Wine Red'. This gives a layered appearance to the elevations, in turn adds liveliness and character to what could otherwise be seen as an intimidating solid wall.

There are views through from south to north via the attractive communal courtyard. In addition there is some patterning in the brickwork in the form of louvred setbacks and the brick again has character in itself, being in 50mm vertical courses.

The internal courtyard elevations follow the same language but in this case are finished in a lighter yellow smooth facing brick. Glass and timber details complete a visually lively and structurally simple appearance.

ARC

The materials for the ARC have a lighter and more open character, intended to invite people in, while still offering them a place of safety where they need it. The brickwork continues on the north elevations and part of the first floor, where under the housing.



ARC precedents

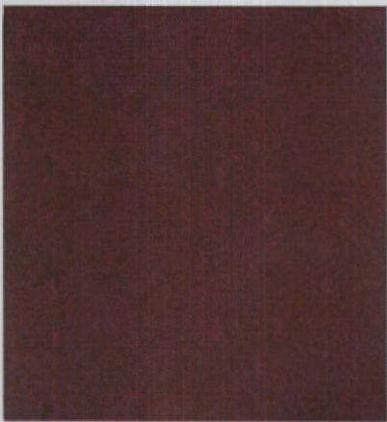
The materials for the ARC have a lighter and more open character, intended to invite people in, while still offering them a place of safety where they need it. The brickwork continues on the north elevations and part of the first floor, where under the housing.

The layered character set up in the housing elevations is again carried through as well as the use of the materials, glass behind screens on the more vulnerable southern side, and two different kinds of panelling facing materials, black zinc and stainless steel, all offering light and contrast as well as definition and excitement.

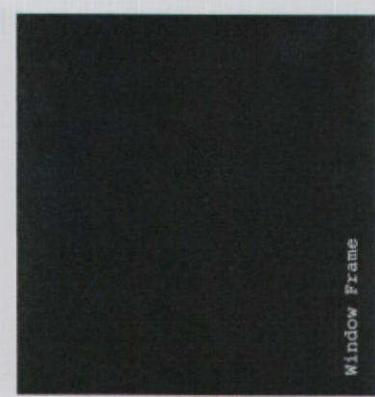
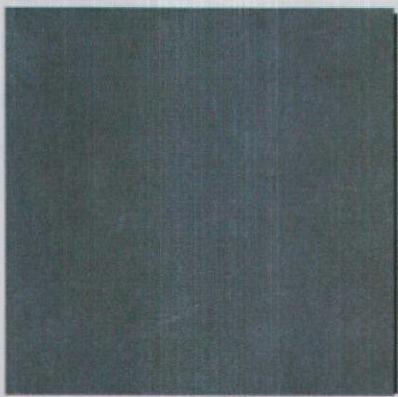
Informing and providing a solid and welcoming basic identity to the building, the use of timber ranges the basic Glu-lam structural columns, to timber fittings and timber finishes both inside and out, in a number of different forms.

In all the building character is intended to offer liveliness, warmth, safety and flexibility – all the characteristics that the providers and the users of the building have requested for in their involvement in the developing brief.

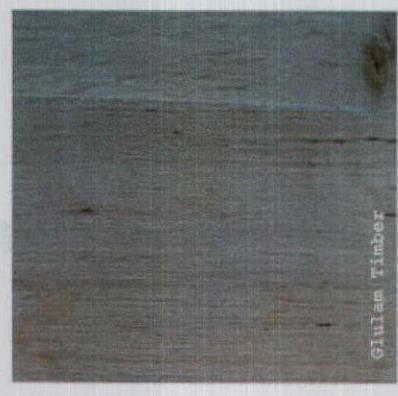
The external works, section 3, covers the public realm and private courtyard materials as well as the green roofs, also a key requirement of the ARC brief.



Louvered Grating



Window Frame



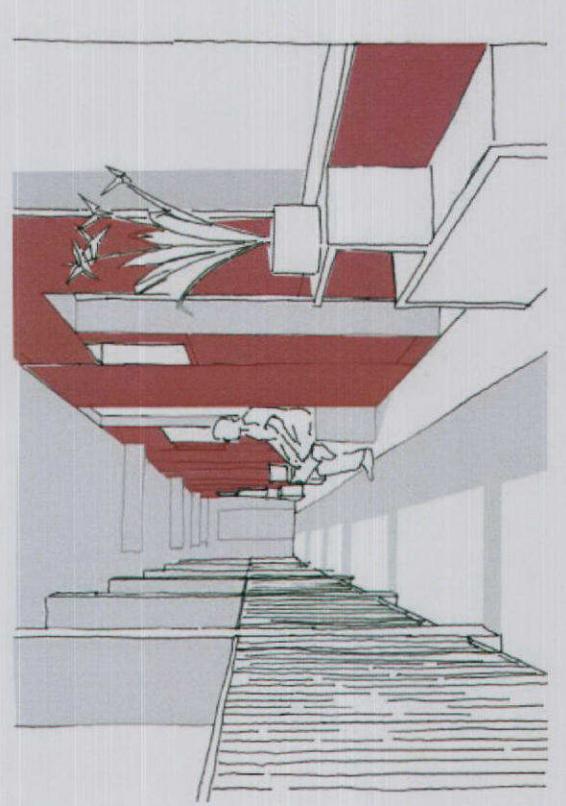
Mystique Brick



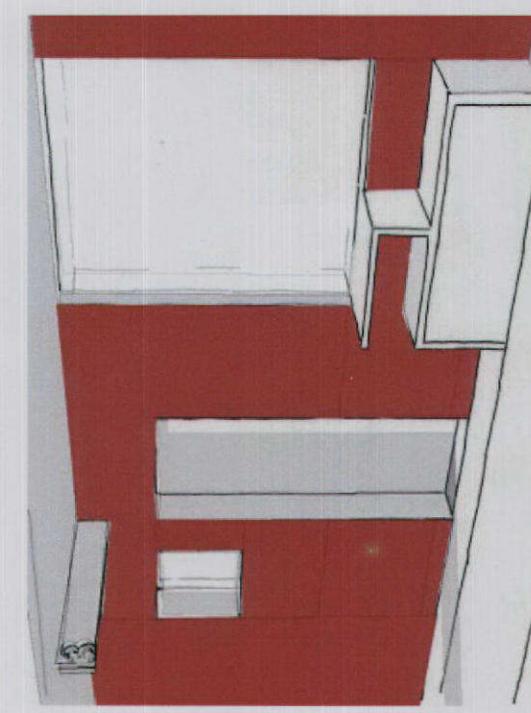
South Elevation 'Layering' Study - 1



South Elevation 'Layering' Study - 2



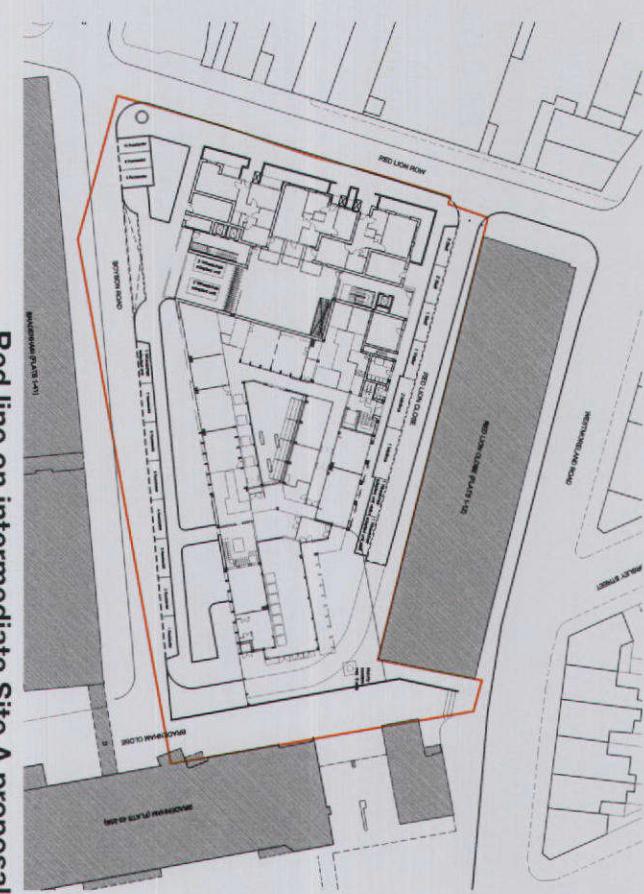
Access Balcony Sketches



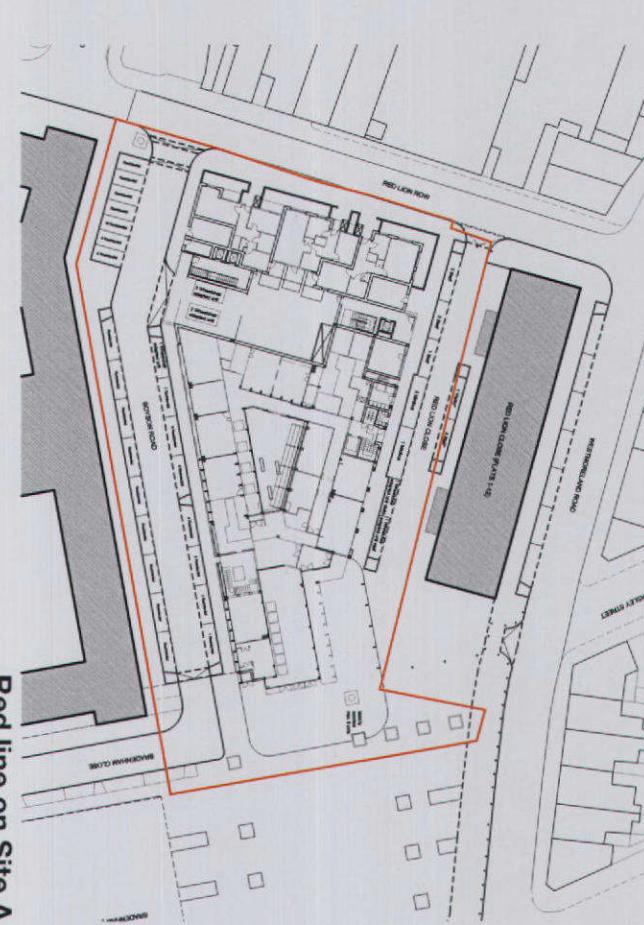
Levitt Bernstein

Stage D Design Statement Aylesbury SW Corner Phase 1a Housing & Aylesbury Resource Centre

3.0 External Works



Red line on intermediate Site A proposal



Red line on Site A

Site A
This reserved matters planning application for site A covers the external appearance and landscape matters as well as the various condition requirements for the approved outline planning application for Phase 1a.

The Red Line drawing defines the site both in terms of its 'final configuration' as part of phase 1a and in terms of its 'intermediate configuration', where it reflects the manner in which the site will initially be developed. The final configuration reflects the situation that will obtain when the adjacent Phase 1a sites – sites C and B - have been developed.

Thus the external works proposals look at both the intermediate and final configurations as stand-alone items, both meeting the requirements of the Outline Planning approval and its accompanying conditions. The Red Line is the same for both configurations.

The two configurations have strong implications on the external works proposals, the greatest challenge being to create, during the intermediate stage, a space where the existing buildings and the new buildings could live in harmony. Due account, in particular, has been taken to the access, the parking, the existing and new drainage system and the phased tree removal in both configurations.

Subsequent proposals in this section reflect the final configuration but always take due account of the intermediate stage, so that it can function successfully on its own merit.

The Space Hierarchy

There is a distinct and legible hierarchy to the public realm starting with the main spine of the proposed Phase 1a north-south green route. Although partly available for vehicular circulation this thoroughfare will have a shared surface treatment and the appearance of a tree lined boulevard.

The route terminates at its northern end in the new public open space, predominantly hard paved but defined and bounded by trees and shrub planters. It is anticipated that this new plaza can be animated by the users of the adjacent buildings, and ARC and later the retail provision in subsequent site C development.

Later still the proposed Urban Initiatives' Area Action Plan indicates this square adjoining a much larger urban square that provides a key public realm node in the plan that will be of great neighbourhood significance. This square reflects a historical precedent as the area of the Westmoreland Road market has always been perceived as a gateway to the Aylesbury estate and the proposals will be able to take opportunity to move the market to the square, freeing up its present location on Westmoreland road, for more unrestricted public access.

A high quality paved surface provides a flexible space that can also be used for local events as well as a simple stopping off point or meeting place beside a busy thoroughfare.

The existing retained tree creates a strong focal point for the square and also signals the ambition and vision for the area as a nodal point in this new important gateway into the new Aylesbury, as it is regenerated.

Linking the green route with the rest of the site and the streets beyond are a series of east west routes. It is anticipated that these routes will blend into the surrounding street pattern and as such their treatment will be in line with London Borough of Southwark adopted highways. Integrated tree planting and speed control measures will ensure lower traffic speeds (sub 30kph), and a more pleasant environment for residents and pedestrians.

A variant to the standard road treatment is the new Red

Lion Close link that runs to the north of the ARC. This will take the form of a mews, a shared surface with a similar material treatment to the urban square. This high quality treatment, including tree planting and street furniture will ensure that this area has a positive and attractive appearance that can accept the irregular use of vehicles without being dominated by them, helped with automatic controlled access for ARC users as well as service vehicles, and later the residents and retail users for site C.

Planting Hierarchy

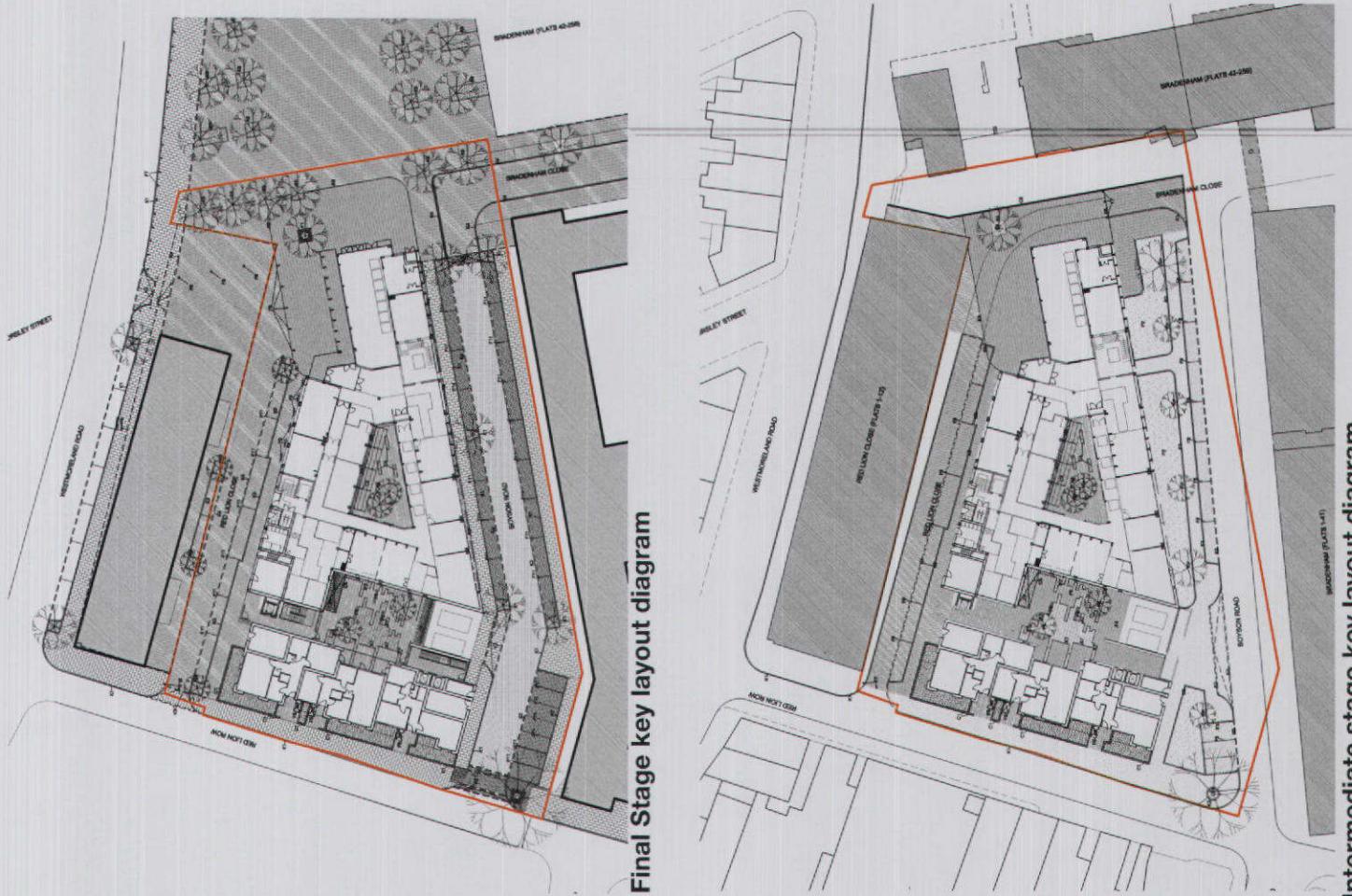
A key element of the landscape proposals is the proposed approach to planting.

The streets and public realm will have a strong, green, tree lined appearance. Large scale trees, particularly along the green route will respond to the scale of the buildings. A limited palette of tree species combined with their careful location and incorporation into the street scene detailing will ensure that a coherent and coordinated environment is achieved.

Where practicable, existing trees have been retained, for example the large specimens on Boyson Road and within the new urban square. Generally however the extensive footprint of the new buildings on this constricted site has limited the opportunity for tree retention

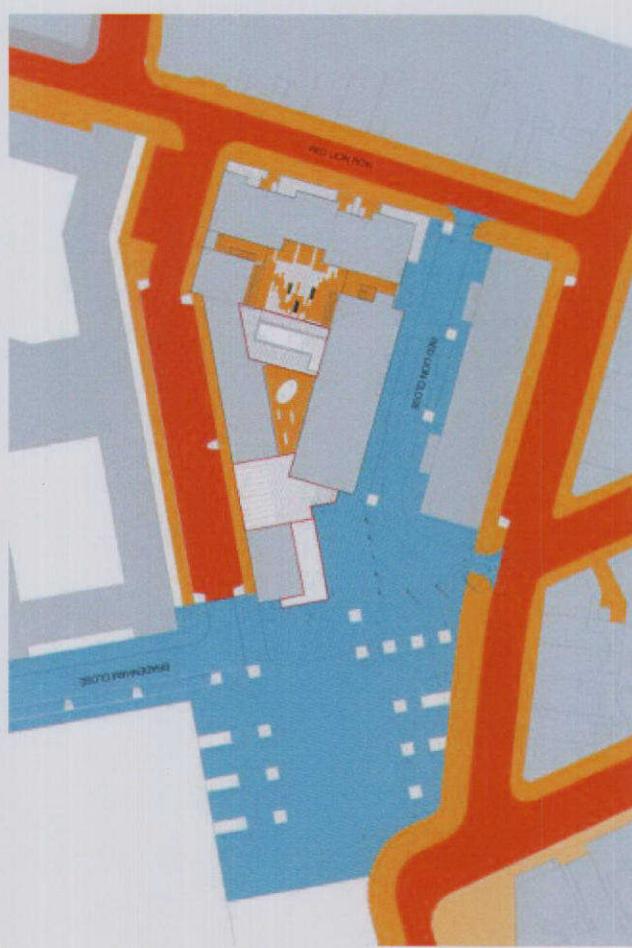
The front gardens to the ground floor dwellings in Red Lion Row have shrub planting that has the dual purpose of making an important contribution to the vitality of the street environment and providing a defence to the dwellings behind through the nature of planting provided.

Planting to the two courtyard spaces will follow a similar pattern.



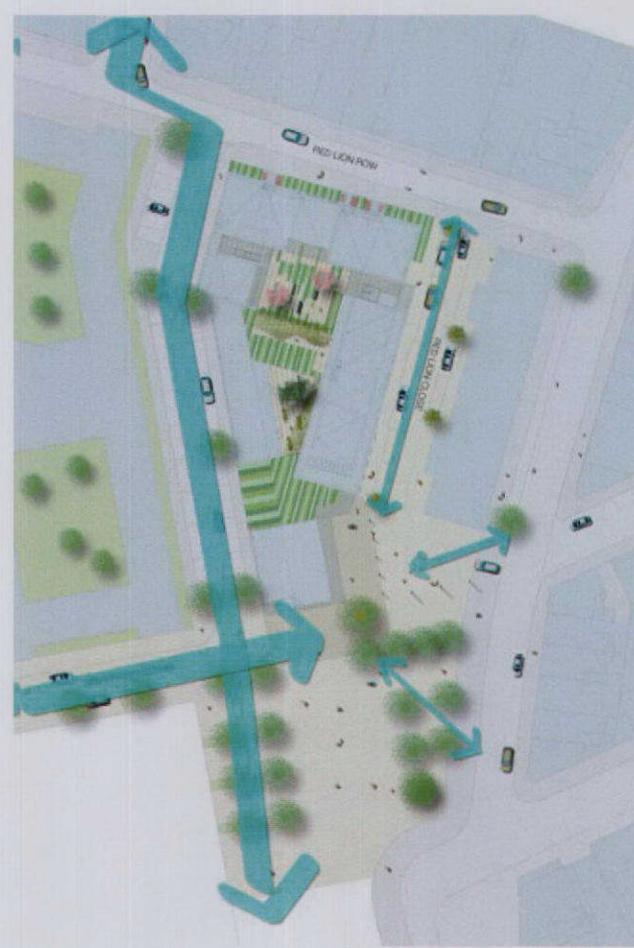
Final Stage key layout diagram

Intermediate stage key layout diagram



Circulation types

- Public Highways/ Estate roads to adaptable standards
- Shared Surface
- Pedestrian



Movement diagram



Vehicle circulation

- GENERAL CAR CIRCULATION
- CONDITIONED CAR CIRCULATION
- ACCESS CONTROL POINT

Access

The site A scheme, as the first Phase 1a scheme, has been designed to provide a permeable and legible environment that can be comfortably accessed by anyone regardless of age, ability and situation. It includes the following principles:

- Predominantly pedestrian-friendly layout seeking to demonstrate a preference for foot traffic over vehicular movement.
- Legible routes with a clear street pattern, points of recognition and orientation meeting and resting points.
- Traffic calmed streets to reduce speed of vehicles
- Avoidance of cut-throughs and rat-runs.
- Comprehensive vehicle access including service vehicles.
- Access and parking for minibuses, cars, cycles and scooters, all to meet the Outline Planning approval requirements.

Vehicular and transport links

The approved layout of the Phase 1a site ensures that access to the extensive public transport network is readily available for residents and users of the Site A site. Clear pedestrian through routes to the Walworth Road and Albany Road are provided which also give access to bus stops.

Accompanying this reserved matters application is a Green Travel Plan for the whole Phase 1a development.

Generally clear and direct vehicle access is provided to all parts of the site with two key proviso's.

- Traffic speed is to be controlled to a sub 30km/hour with the intention that specific locations such as the ARC access and the mews of Red Lion Close will be designed to encourage even lower traffic speeds (10km/hr or less). Traffic calming is achieved through a carefully co-ordinated range of methods including tight road junction radii, raised tables, speed humps and changes in road surface treatments. Road widths are generally kept to a functional minimum.

- Although the street pattern is fully linked with surrounding streets and pedestrian and cycle access is not restricted, vehicular movement is carefully controlled to ensure that rat runs are not formed and a cut through between the Walnorth Road and Albany road is avoided. The lower section of Bradenham Close will be controlled and Red Lion Row and the access to the urban square will similarly be limited to service/emergency vehicles and staff and visitors of the ARC.

Parking

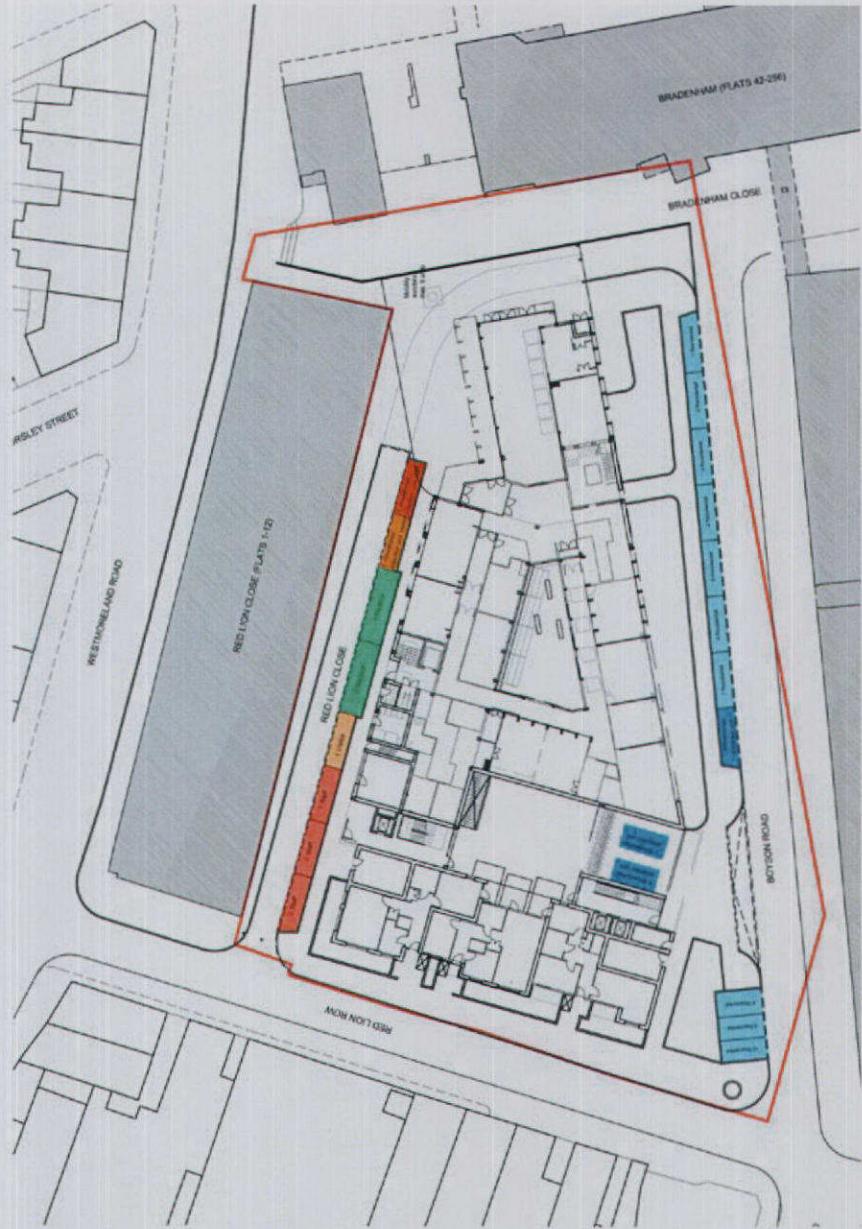
A description of the proposed vehicular circulation is shown in the diagram on the previous page.

Parking for the site is based on the OPA and is shown on the 2 diagrams adjacent. Generally parking takes two forms, either undercroft parking within curtilage of the housing block (2 spaces) or on street in clearly demarcated and well overlooked spaces.

The parking numbers reflect the OPA requirements as they apply to site A

Bicycle storage is provided at a ratio of 110% and is provided in three forms:

- Secure enclosed storage for residents – communal stores built into the fabric of the new dwellings.
- Secure enclosed storage for residents of ground floor units – individual store located within gardens.
- Visitors cycle parking – Sheffield bike stands or similar agreed located at convenient and overlooked locations.



Parking for intermediate site A

PARKING

Standard units	Wheelchair adapted unit	Total
ARC Staff	3	4
ARC Visitors	1	2
Residential	10	13
Total parking places on intermediate stage	2	19
Minibus		Max 6
Mobility Scooter's		

Inclusive Access

The design will ensure that all potential users, whatever their age, ability or situation will be able to find their way around the site safely and easily, and access the ARC and public spaces.

There will be well lit pedestrian routes throughout the site; streets will be lined with broad pavements, exceeding the standard two metre width whenever possible with additional areas of footway widened to act as passing or resting places. This will be combined with dropped kerbs or raised tables at frequent street crossing points and shared surface routes.

The traffic calming as previously described will also contribute to pedestrian safety and comfort across the scheme.

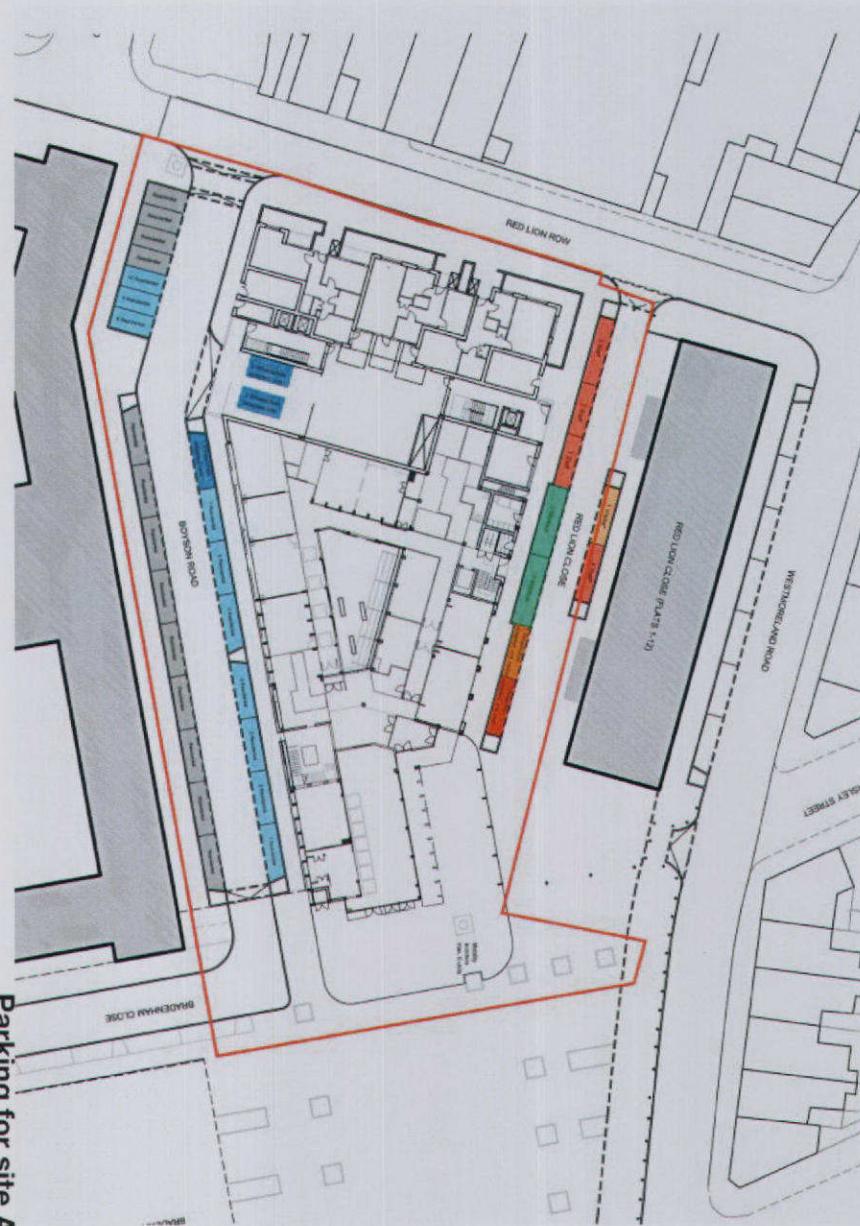
Pedestrian circulation through the site is clearly shown in the diagram.

The purpose of the ARC is to offer a comfortable and stimulating environment for vulnerable and disabled people. All parts of the building will therefore be suitable for full participatory use by people in wheelchairs and those suffering from other forms of mental or physical illness.

An experienced client and design team have consulted providers and users of the existing facility and local access groups to ensure best practice and maximum inclusivity. Lighting, colour, surface texture and many other devices are proposed, in addition to specialist installations such as induction loops, Braille signage, handrails and hoists.

The café and IT cafe will also provide full disabled access with level thresholds and full compliance with current DDA legislation. The urban square will also be fully accessible.

“What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well-being.”



PARKING

	Standard units	Wheelchair adapted unit	Total
ARC Staff	4	1	5
ARC Visitors	1	1	2
Residential - Site A	10	3	13
Residential - Site B	14	0	14
Total parking places at completion		2	34
Minibus			Max 6
Mobility Scooters			

* note: these places are outside red line, as shown, but this red line will have moved at the time of the permanent condition, when the site c existing buildings will have been demolished.

Habinteg Housing Association

All dwellings meet Lifetime Homes standards and 10% will be wheelchair accessible/adaptable. All buildings will have distinct and legible entrances, with appropriate clear signage. Garden paths, front doors and shared entrances will provide level access into individual dwellings and shared lobbies. Lifts will be provided to serve all dwellings above the third floor.

Waste management
The waste management strategy reflect that of the OPA,
as it is applied to site A
The refuse stores have dropped kerb/ level access to
the street.

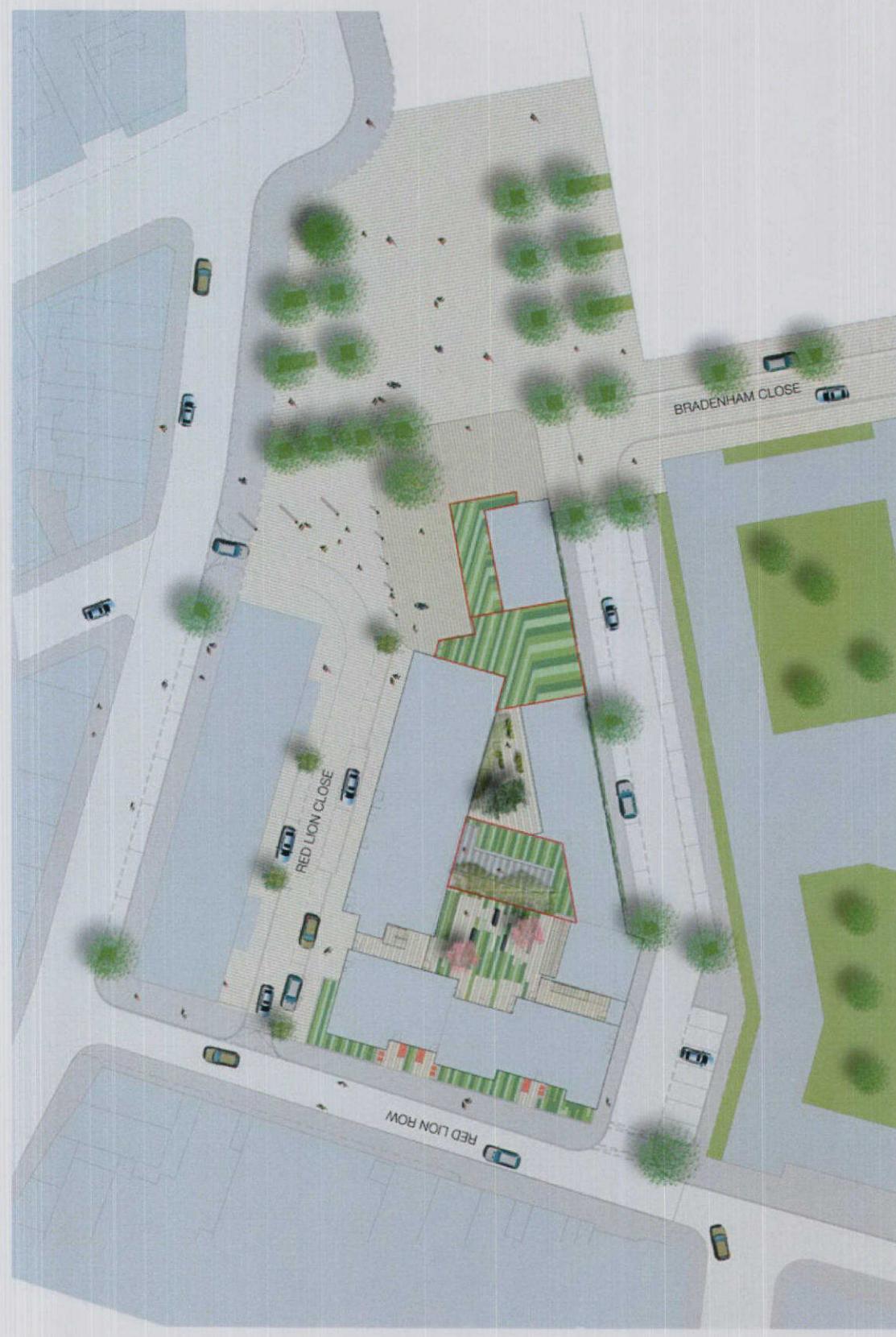


Landscape design intentions

Main Concept

The key features of the concept are as follows:

- Continuity of space, with the inside space going outside, and the outside space coming in, the fusion between the made landscape and the building.
- The stripes are like fingers that go up and down the buildings, as connecting elements that become a 'second skin' to the building, and continue as a pattern on the ground. In this way the various landscaped spaces are linked across the site.
- The proposals reflect a strong ecological and sustainable concept, with the second skin as climate control and a visual break.
- By mixing climbers, with trees, ground cover and shrubs, green continuity is created, that starts on the ground, goes up the walls, through the roof, and again falls to reach the public space facing south. The continuity is reinforced by the pavement whose pattern reflects the major east west axis of the building and the square.



Specific areas

Continuity of materials and planting , running through Site A

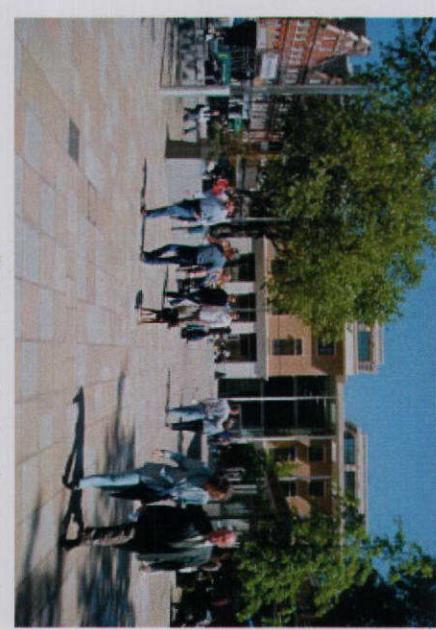
There is a clear 'green theme' running through the Site A proposals. It is in the form of a continuous green thread that runs through the buildings, over roofs and up walls, through courtyards and then eventually into the square beyond. The planting and materials within this thread vary according to their uses and location and yet there is a clear feeling of these being linked to one another as part of the overall whole.

By the same token the hard landscaping is again based on a range of linked materials used in different ways to reflect their location. All these strategies lead to an overall impression of a design with variety and vitality within a simple overall framework arising from appropriate function and location.

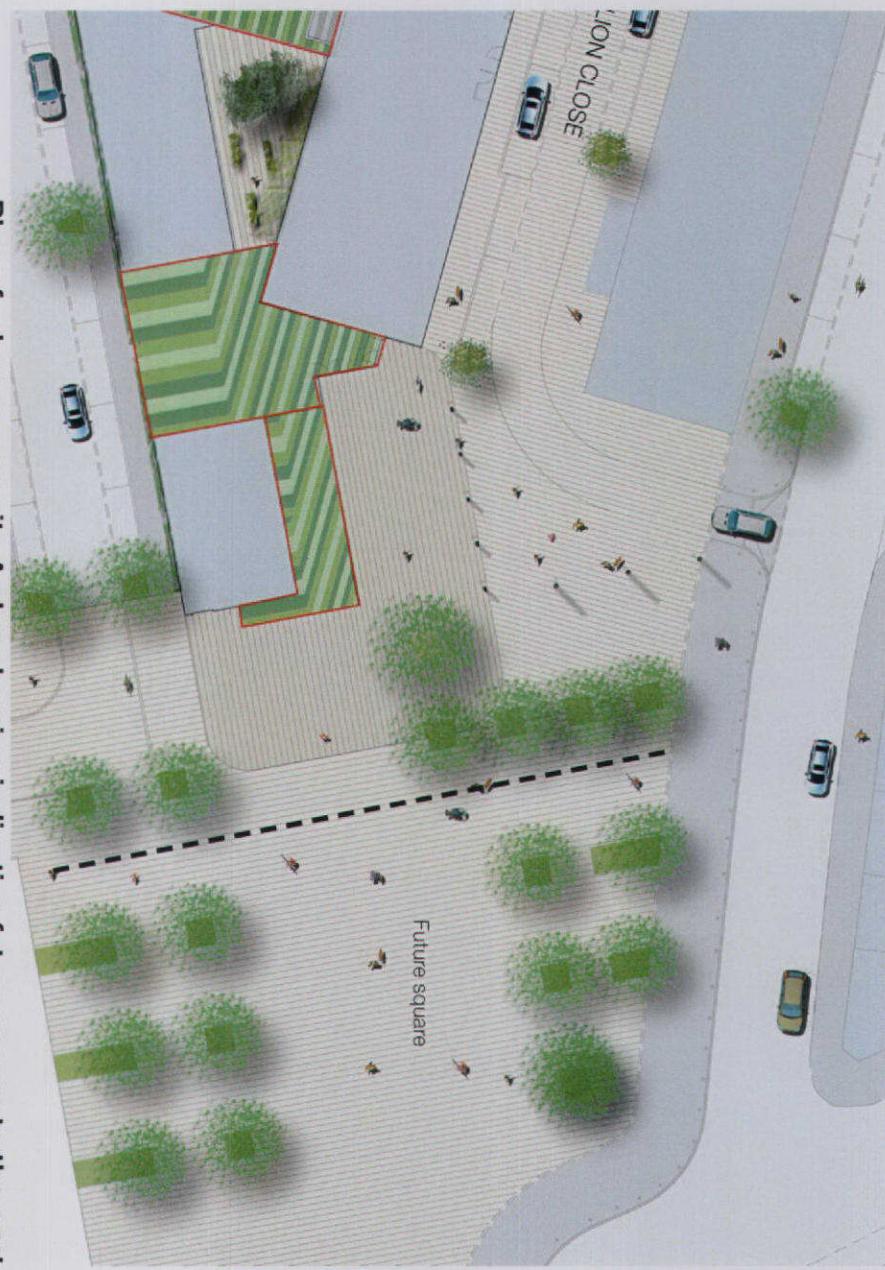
Landscape design concept



Main section showing continuity of materials and planting



Precedent of urban square



Plan of urban square site A also showing indicative future square to the east

Square
The square is designed to be both an extension of the ARC function and the start of a future neighbourhood urban square.

Thus the square is divided in two different areas: the arc square, with a strongest relation with the building and it functions, and the main square with clear urban functions where a range of activities can occur such as a street market and where people will gather or pass through this key local 'hub' of activity.

The entire square is a 'shared surface' where emergency vehicles can access without any barrier, but the service access is restricted. The automatic control set-up gives access only to minibuses, staff and authorized visitors.



Red Lion Close section

Section of urban square site A also showing indicative future square to the east



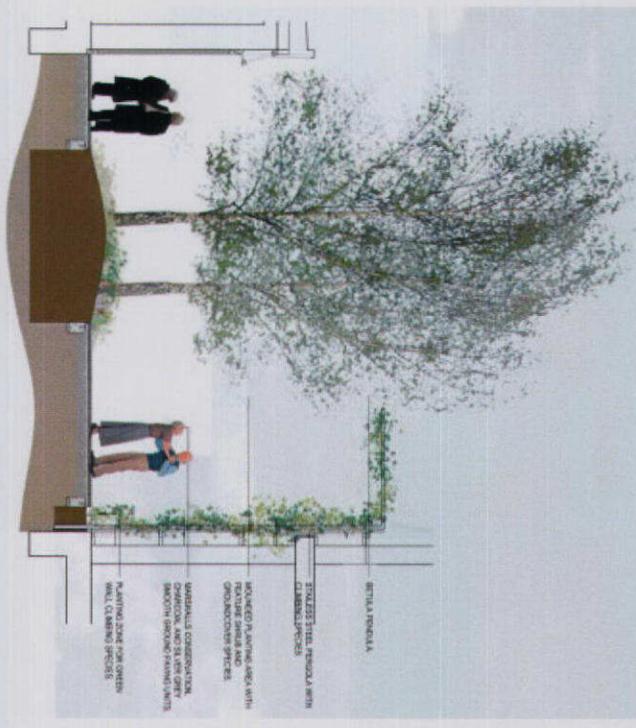
Proposed urban square viewed from east



Proposed urban square viewed from north east

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Levitt Bernstein



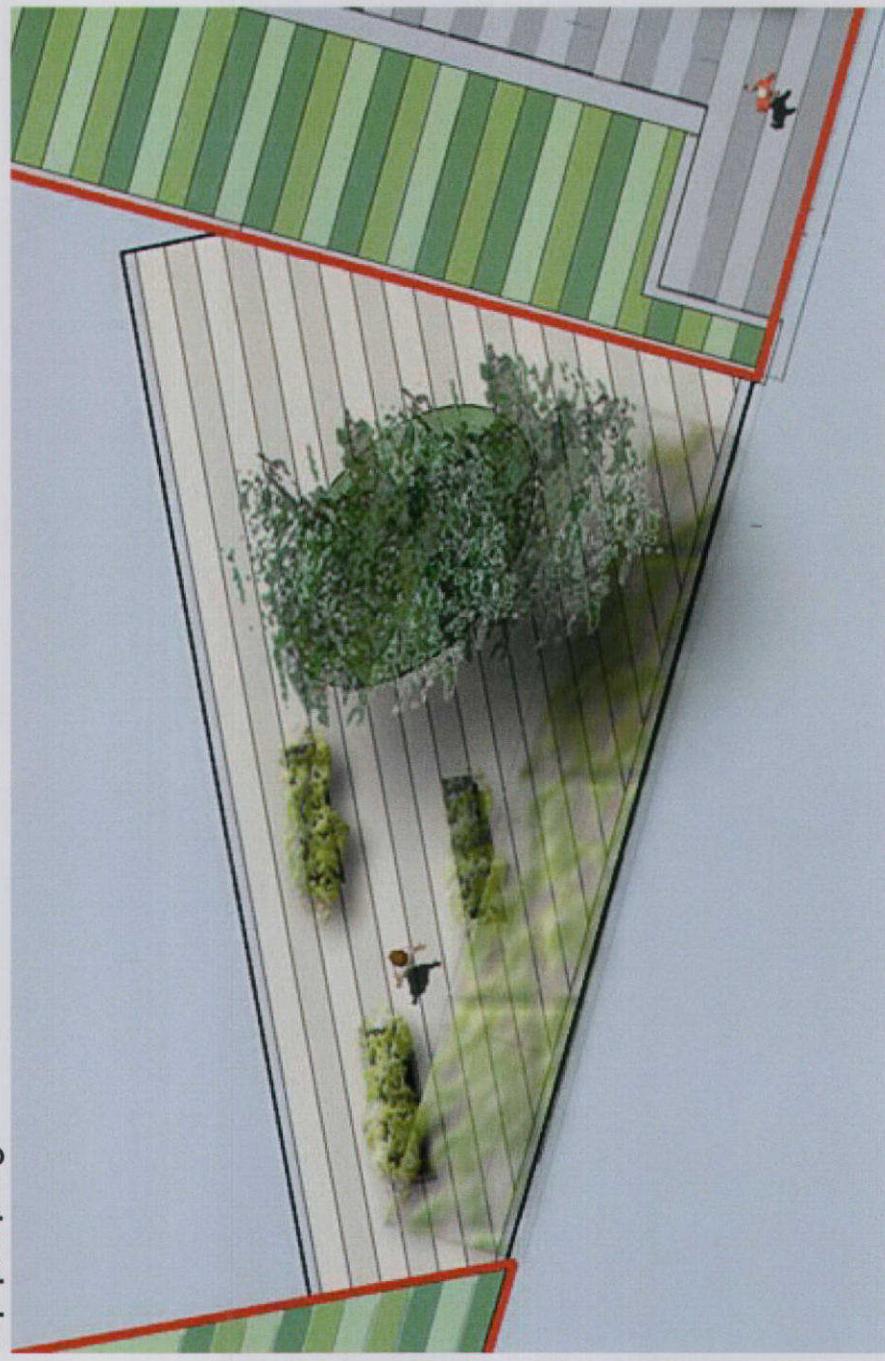
North south section of courtyard



Impression of courtyard planting



Courtyard plan



Precedent image



Arc Courtyard

This is a private space where the users can enjoy the pleasure of the open air and of the sun, in privacy. At the same time that space has an environmental function, protecting the glazed building facade from excessive sun exposure.

To further define this private space, a pergola combined with climbers and two birch trees reduce the aspect and access from the residential dwellings above the ARC on the north side.

Although limited in size the space is versatile, offering different views from different places inside the building and in different seasons. The use of mobile planters with bamboos creates a sense of perspective and the impression of a bigger space. Mobile planters with chairs that can easily be arranged around wheelchairs, or in small groups create a space with potential for a range of interactions for those using it.



Impression of communal courtyard planting



Residential Courtyard

This space is to be seen, and to be used as a quiet place with benches and a green wall. Bike parking is also provided there in racks. The materials are conservation pavement (charcoal and silver gray) in alternate stripes, in a mixed composition with ground cover plants and grasses, creating continuity with the green wall (climbers).
There are also three private gardens at the rear of the dwellings adjacent.



Courtyard east west section

Front Gardens
The main function is to create a defensible space between the street and the building and define a clear separation between public and private space. They are defined by a wall with the same material as the building, and planted with very resistant species, such as junipers and Cotoneaster.



Front gardens east west section

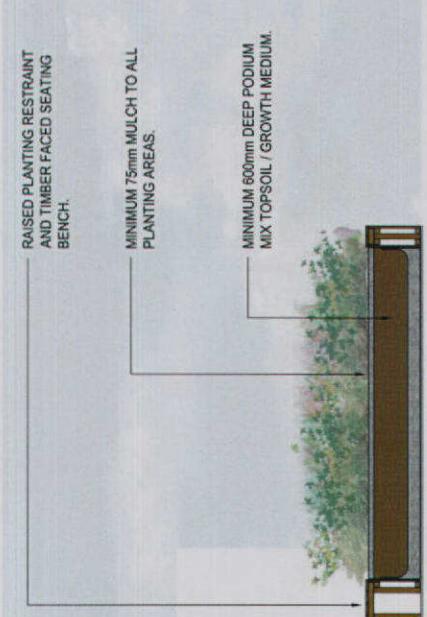
Front gardens plan

ARC First Floor Staff Terrace

This is a private space for the staff. Again it continues the soft and hard landscaping theme of the Site A proposals.

There are two different areas the paved and the planters. The paved areas have the same material as the rest of the space- the conservation pavement.

The planters have also a sitting function. In that terrace we have also a pergola that protect the users from undesirable views from the residential building and reinforce the green continuity of the residential courtyard.



RAISED PLANTING RESTRAINT
AND TIMBER FACED SEATING
BENCH.

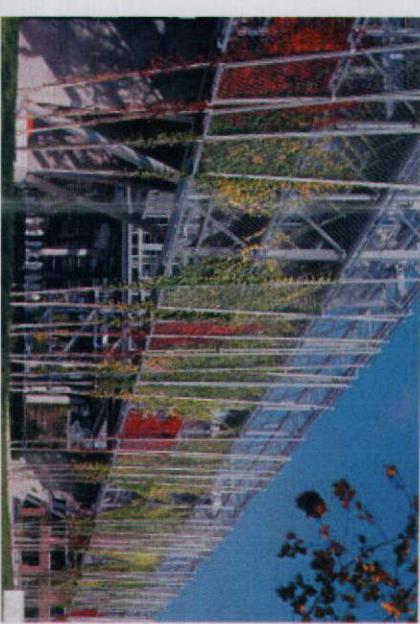


MARSHALLS CONSERVATION,
CHARCOAL AND SILVER GREY
SMOOTH GROUND PAVING UNITS.

STAINLESS STEEL PERGOLA WITH
CLIMBING SPECIES.

LOW SHRUBS, GRASSES,
GROUND COVERS AND CLIMBERS
IN PODIUM PLANTING ZONE.

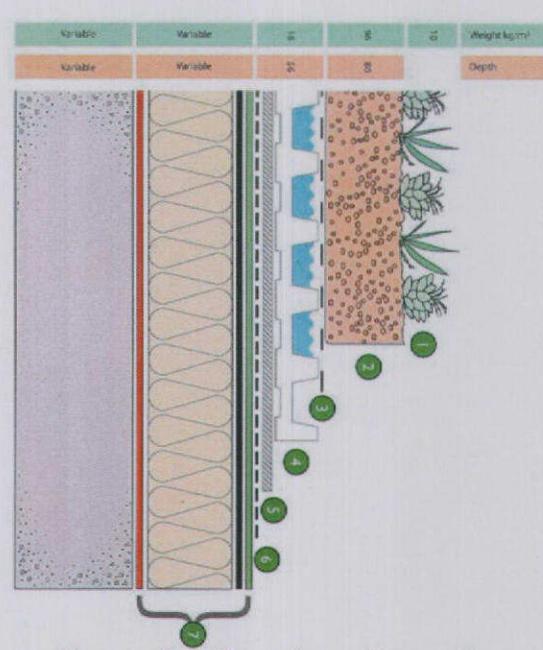
Staff Terrace section



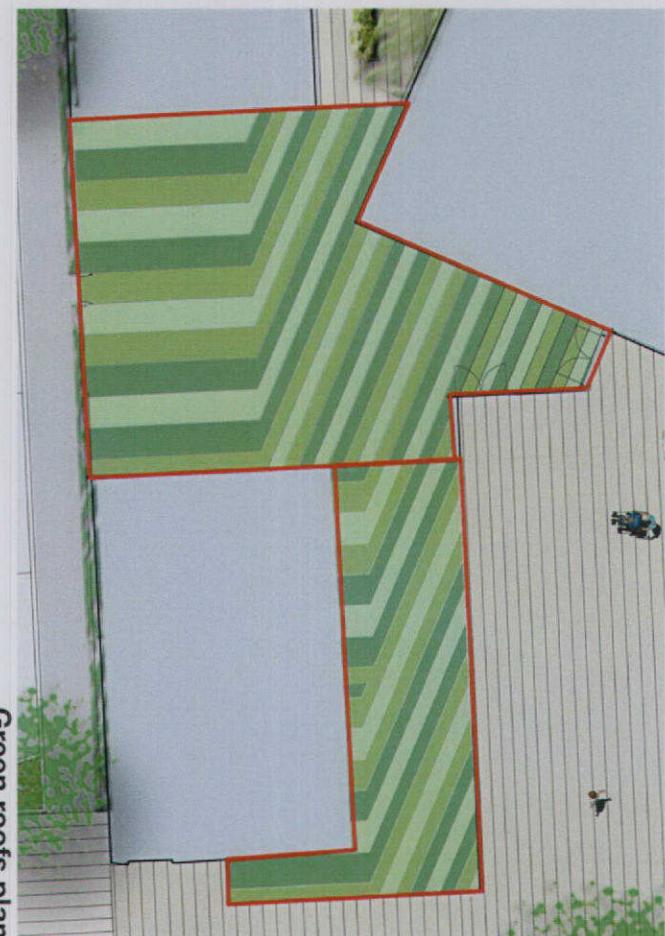
Precedent image - green wall



Boyson Road and south elevation green wall section



Green roofs detail



Green roofs plan

South façade (green wall)

This green wall as screening and ecological functions creating a very important visual reference to the building.

By using deciduous climbers with a strong blooming period that façade is always changing and protecting the building from excessive sun exposure in the summer.

Green roofs

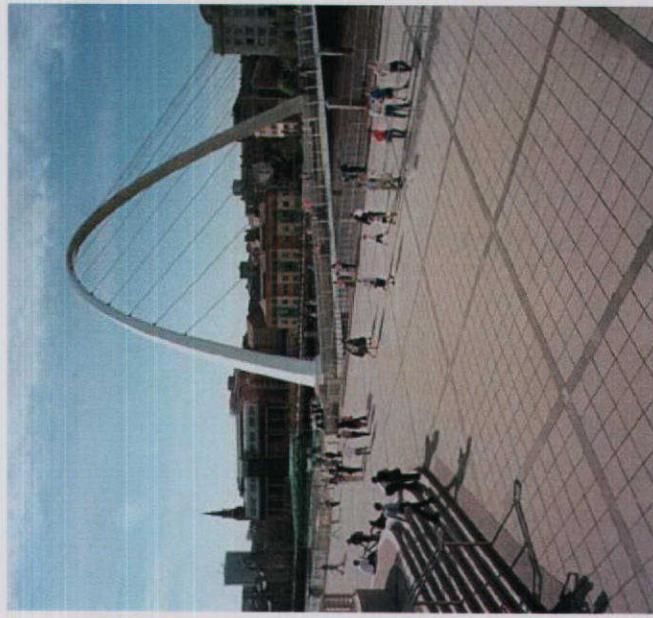
The extensive green roofs are a way to guarantee the continuity of the green skin of the building with climate benefits. Cactus and sedum species planted in lines help the thermal function of the building, reducing the energy expenditure of other thermal control measures, and, by using a system that retains water, the drainage function is reduced.

3.5 Materials

Hard landscaping materials

The hard materials choices reflect the needs and requirements by offering a range of similar products for a range of uses and locations, providing continuity and a link between inside and outside spaces, going from public to semi-public to private communal to private individual. Key factors are :

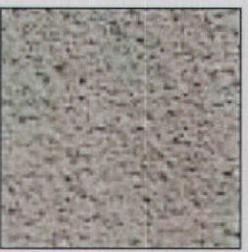
- Adaptable surfaces treatments suited to specific functions
- Ability to link in with the proposed housing and ARC character as well as with the surrounding existing buildings and hard landscape
- Ability to define spaces, pedestrian, shared surfaces and car spaces
- Ability to reflect the hierarchy of spaces
- Establishing the transition from and the continuity with the inside to the outside spaces.



Precedent



Silver Grey,
Smooth Ground



Silver Grey,
Textured



Charcoal,
Smooth Ground



Charcoal,
Textured

Paving colours and finishes

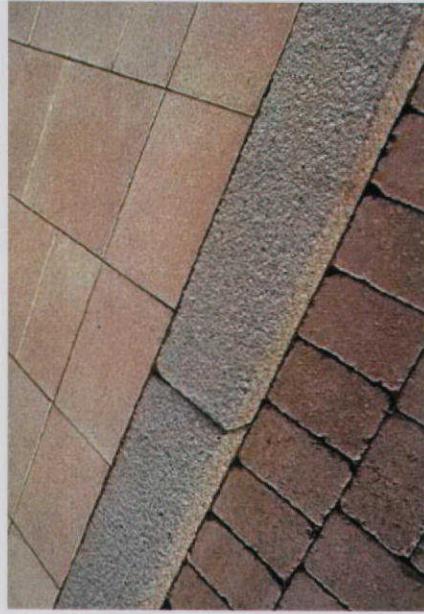
Public places: Conservation Paving, in silver grey and charcoal colour. Textured finish stretcher bond.

Private and communal spaces: Conservation Paving, in silver grey and charcoal colour . Smooth ground finish stretcher bond.

Adaptable areas: Concrete pavers colour neutral square edged, stretcher bond @ 90° to kerb
Parking areas: Marshalls Conservation sets charcoal colour stretcher bond.

Other:

- P.C.C, Blister paving, Buff coloured Tactile
- 145x255mm (nominal) granite kerb to road, upstand 145mm (TAS)*
- 145x255mm (nominal) granite kerb to road, laid flush with road (TAS)*
- 145x255mm Marshalls Conservation Kerb, Charcoal, laid with 50mm upstand to pavement*
- 145x255mm Marshalls Conservation Kerb, Charcoal, laid flush with pavement*
- 145x255mm Marshalls Conservation Kerb, silver grey, as edge to tree pits and planted areas, laid flush with adjacent pavement*
- 100x150x5mm L-section Stainless steel edge pinned to compacted sub-base to pavement or planted area
- 100x150x5mm PVC edge "Olyola" or equivalent, between pavement and planted area



Paving and kerbs material



Demarcation studs



Soft landscaping

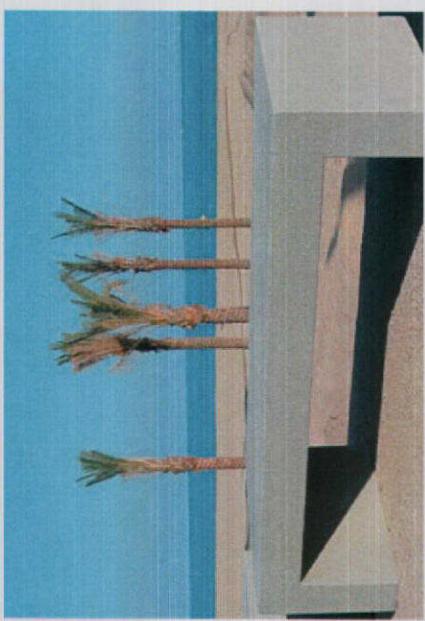
The planting choices respect the main principles:

- Perfect adaptation to the micro-climatic situations
- Preference for autoctone or adapted species
- Low maintenance and reduced need of irrigation
- Planting choices reflect the hard landscaping and spacial identity.

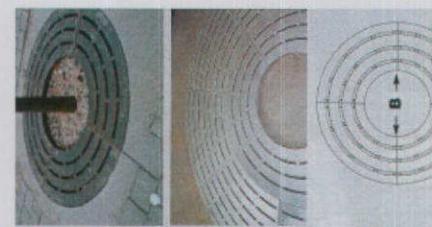
Planting palette as shown on planting scheme drawings

Furniture

- The furniture and other equipment respect the following principles:
- Resistance and durability, and vandalism resistance;
 - Homogeneous image and coherence within the relevant space and the surrounding area.



Precedents



4.0 Appendices



ARC ENTRANCE VIEWED FROM THE SQUARE



ARC ENTRANCE AND RED LION CLOSE VIEWED FROM THE SQUARE

Outline Planning Application Documents

No.	Document	Prepared by	Size
1	Design Statement	Levitt Bernstein	A3
Separate documents			
2	Statement of Community Involvement	LBS	A4
3	Green Travel Plan	JMP	A4
4	Renewables, Energy and M+E Services	Fulcrum	A4
5	Civil and Structural Services Report	Conisbee	A4
6	Drawings	Levitt Bernstein	A3, A1

STAGE D PLANNING DRAWINGS

Site A General Arrangement

D25	Tenure Key Plan	A1	NTS
D26	Waste Management Plan	A1	1:200
D30	Ground Floor Plan	A1	1:100
D31	First Floor Plan	A1	1:100
D32	Second Floor Plan	A1	1:100
D33	Third Floor Plan	A1	1:100
D34	Fourth Floor Plan	A1	1:100
D35	Fifth Floor Plan	A1	1:100
D36	Roof Plan	A1	1:100

Site A Sections & Elevations

D40	North Elevation	A1	1:100
D41	South & West Elevation - Housing	A1	1:100
D42	East & South-East Elevation	A1	1:100
D43	South Elevation - ARC	A1	1:100
D50	Section A-A	A1	1:100
D51	Section B-B and Section D-D	A1	1:100
D52	Section E-E	A1	1:100
D53	Sections H-H & I-I	A1	1:100

Site A Coloured Elevations/Perspectives

D60	North Elevation	A3	1:200
D61	South Elevation	A3	1:200
D62	ARC South Elevation	A3	1:200
D63	ARC E Elevation	A3	1:200
D64	ARC - Square Perspective	A3	N.T.S
D65	Aerial Perspective - SE	A3	N.T.S
D66	Aerial Perspective - SE	A3	N.T.S
D67	Perspective View- E	A3	N.T.S
D68	Aerial Perspective - NE	A3	N.T.S

Site A Landscape Drawings

900	Parking strategy Plan	A1	NTS
901	Landscape Concept plan	A1	1:200
902	Site Survey	A1	1:200
910	Ground Floor Key Plan - at completion	A1	1:200
911	1st Floor Key Plan - at completion	A1	1:200
912	2nd floor key plan- at completion	A1	1:200
913	Ground floor key plan - intermediate stage	A1	1:200
914	Car Parking and highways - at completion	A1	1:200
915	Car Parking and highways - intermediate stage	A1	1:200
916	Levels and setting out plan	A1	1:200
917	Tree Strategy	A1	1:200
918	Planting scheme	A1	1:200
919	Road - Typical details	A1	various
920	Private and communal areas - Typical details	A1	various
921	Tree pits - Typical details	A1	various

Part Stage E Drawings - Assembly Details

602.1, 602.2, 602.4

626.1, 626.2, 626.3

626.4, 630.1, 630.4

630.5, 630.6, 630.7

630.8, 630.9, 630.10

630.11, 630.15, 630.16

630.17, 638.1

Aylesbury SW Corner

Ph. 1a | Site A

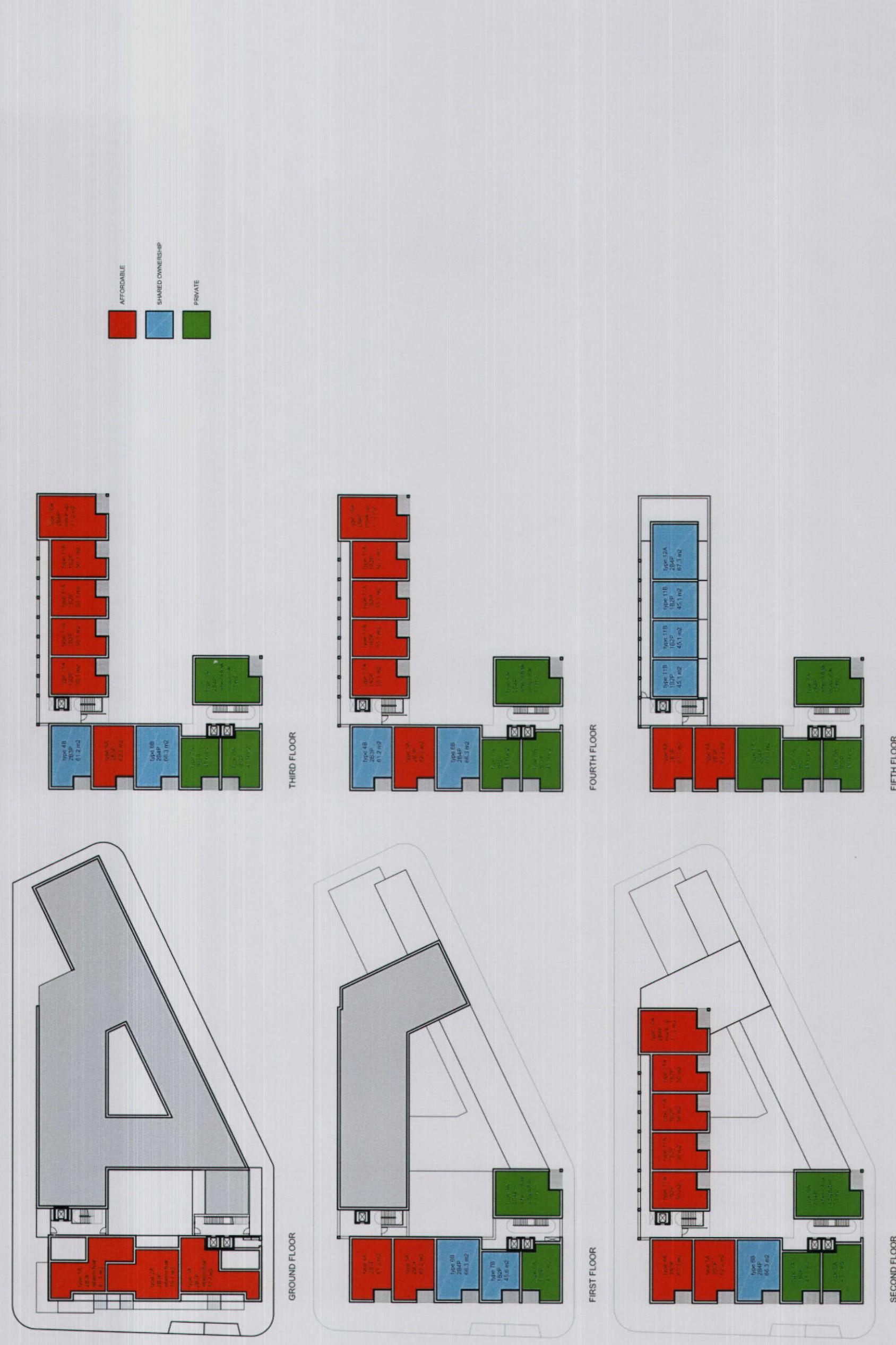
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e: levitbernstein.co.uk
or reception@levitbernstein.co.uk
Levitt Bernstein

date 13.08.07
scale 1:50
drawn AN SL
checked drawing number 2621_D_025
File location

revisions
P1 06.08.07 first issue
P2 09.08.07 Planning Draft
P3 14.09.07 Planning Submission

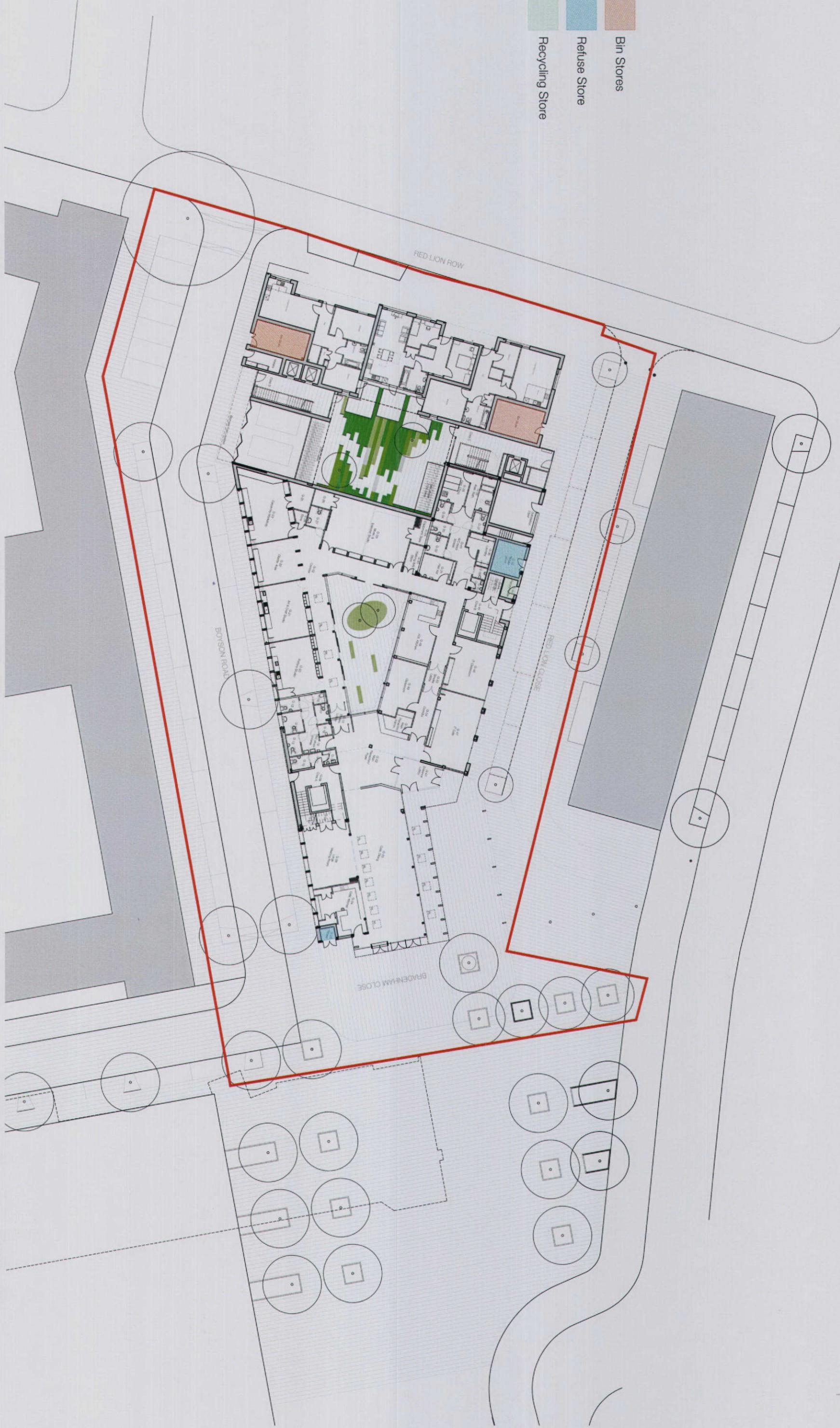
drawing notes

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 3. Unless shown otherwise, all dimensions are to structural surfaces.
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Aylesbury SW Corner

Ph. 1a | Site A



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revisions

P1	06.09.07	Issue to Council
P2	14.09.07	Planning Submission

date

14.09.07

client

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Aylesbury SW Corner

Ph. 1a | Site A

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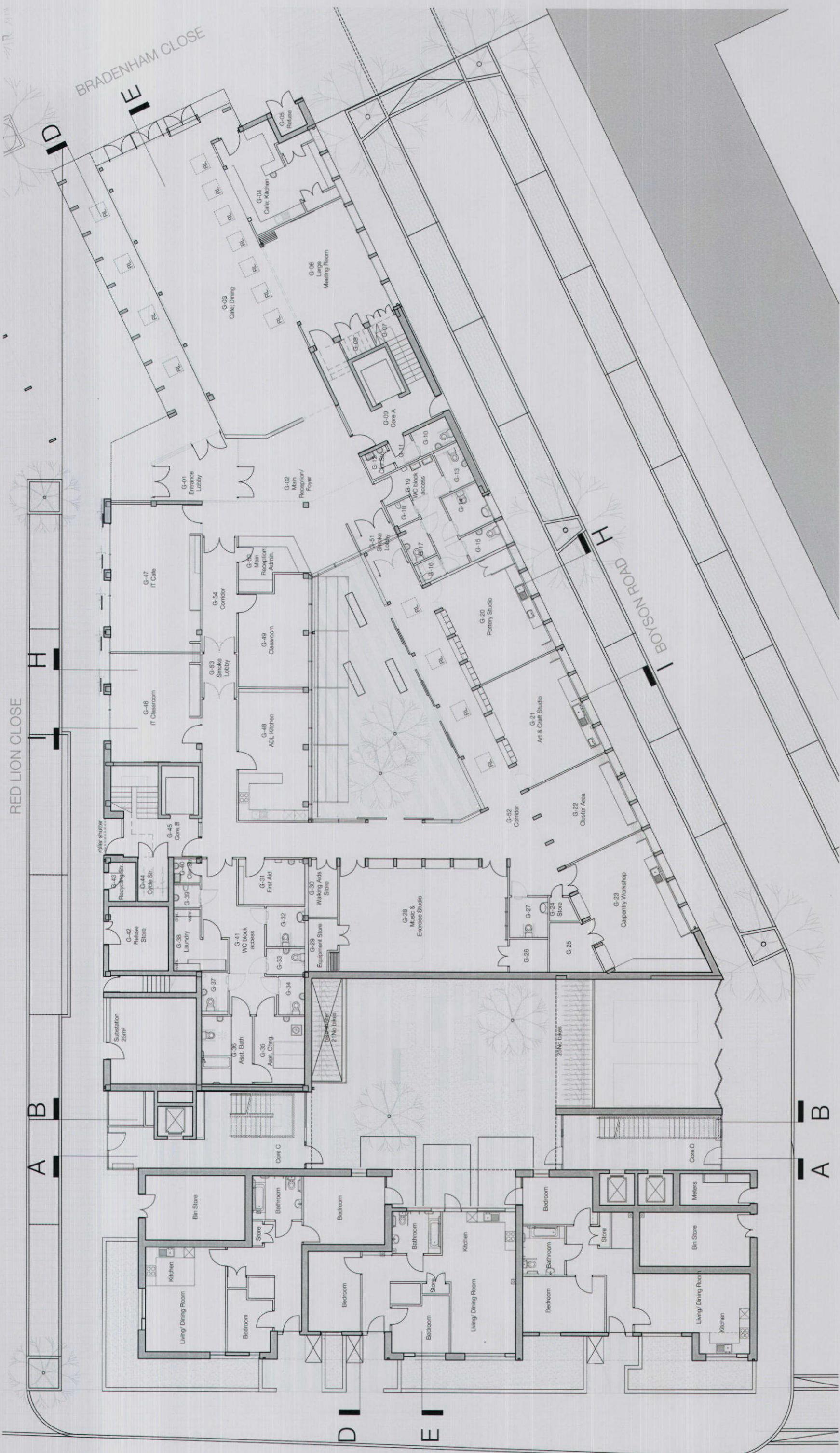
client London Borough of Southwark
drawing Ground Floor Plan
date 30.07.09
scale 1:100
checked rev
drawing number 2621_D_30
File location P8

client Levitt Bernstein
drawing Ground Floor Plan
date 30.07.09
scale 1:100
checked rev
drawing number 2621_D_30
File location P8

revisions Planning draft
P1 31.07.07 Client issue for consultation
P2 02.08.07
P3 08.08.07
P4 20.08.07 Room dimensions altered
P5 22.08.07 Internal arrangements amended
P6 04.09.07 Amended structural layout
P7 05.09.07 RWP's and SLP's added
P8 14.09.07 Planning Submission

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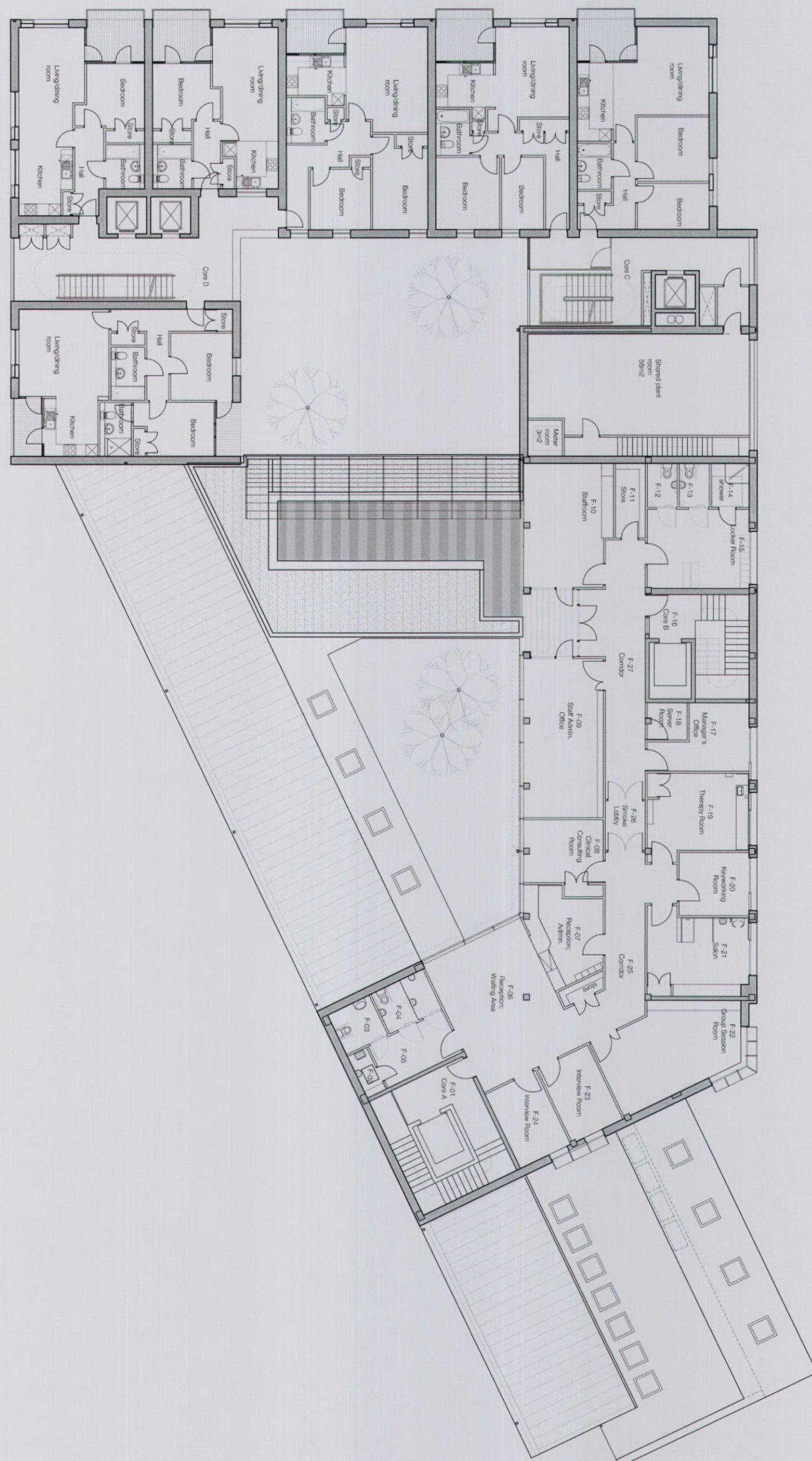


0
1m 2m 3m 4m 5m



drawing notes

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Aylesbury SW Corner

Ph. 1a | Site A

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client
London Borough of Southwark

drawing
Second Floor Plan
rev P5
drawing number
2621_D_32
File location

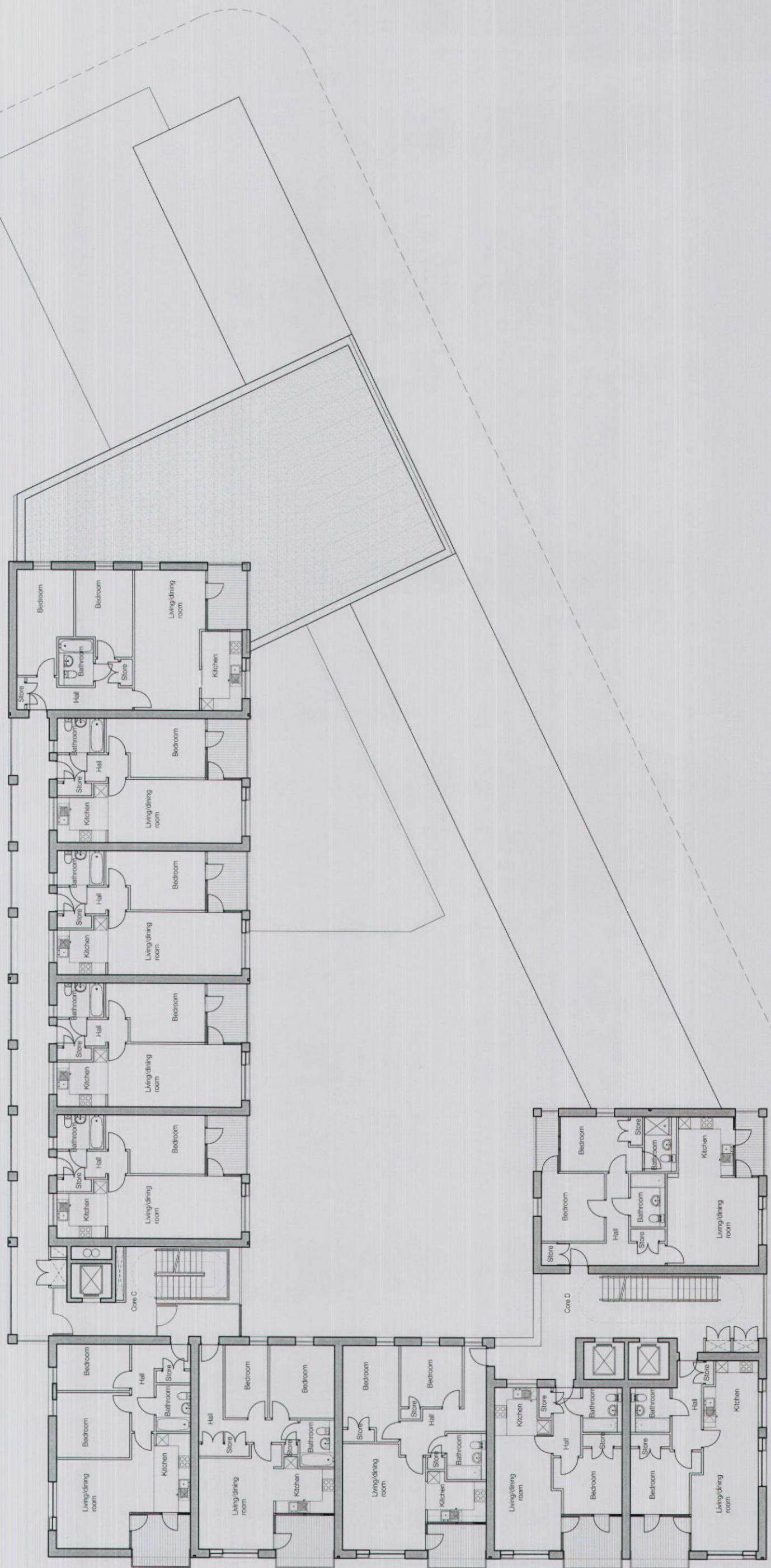
revisions
Core C
Planning draft
Planning draft
Room signs updated
RWPs and SVPs added
Planning Submission

drawing notes



standard notes

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0
1m 2m 3m 4m
5m

drawing notes

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Aylesbury SW corner Ph. 1a | Site A

date	client
30.07.09	London Borough of Southwark
scale	1:100
drawing	Third Floor Plan
drawn	GN
checked	BM
drawing number	2621_D_33
rev	P4
File location	

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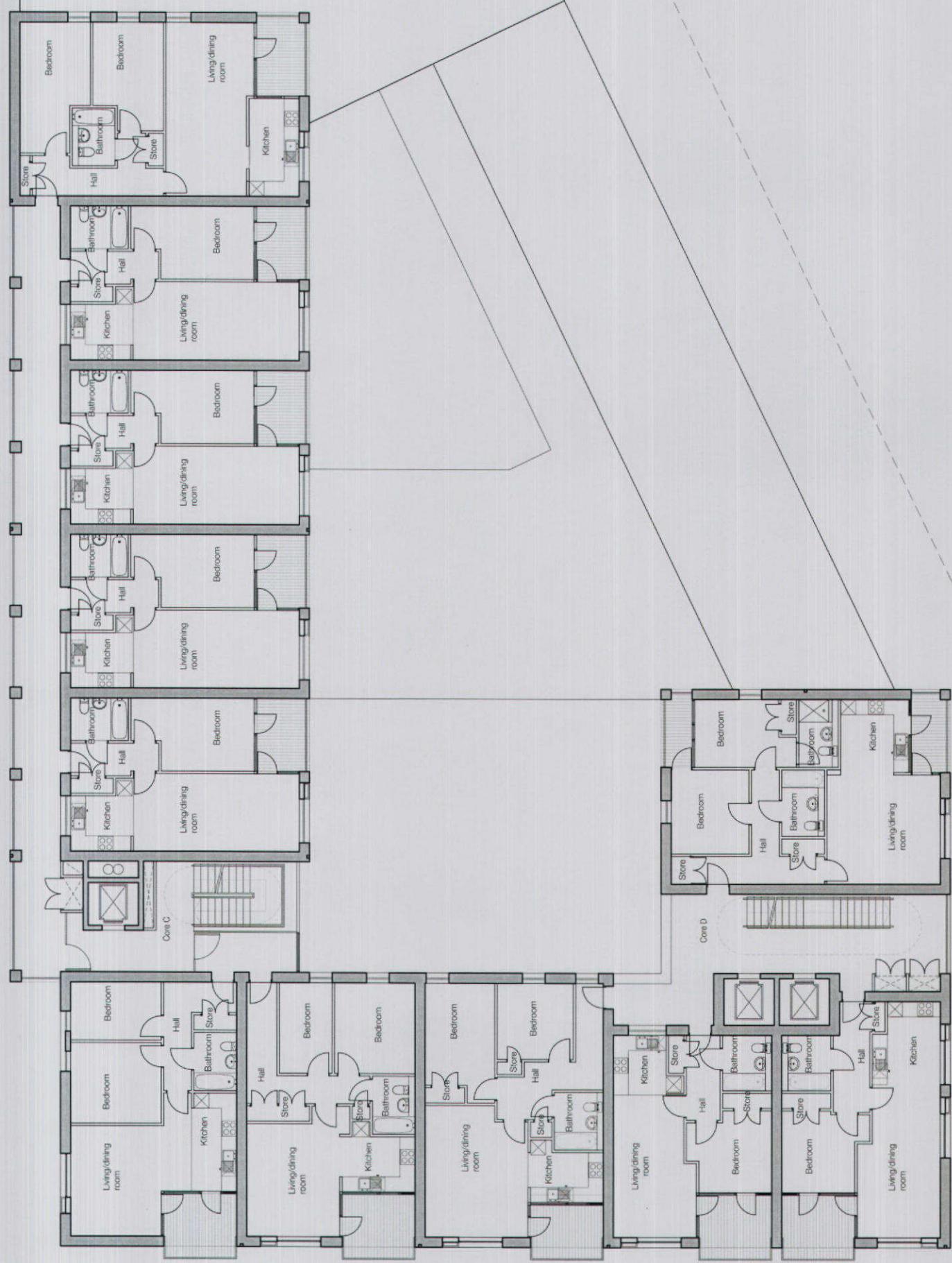
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Aylesbury SW Corner

Ph. 1a | Site A



standard notes

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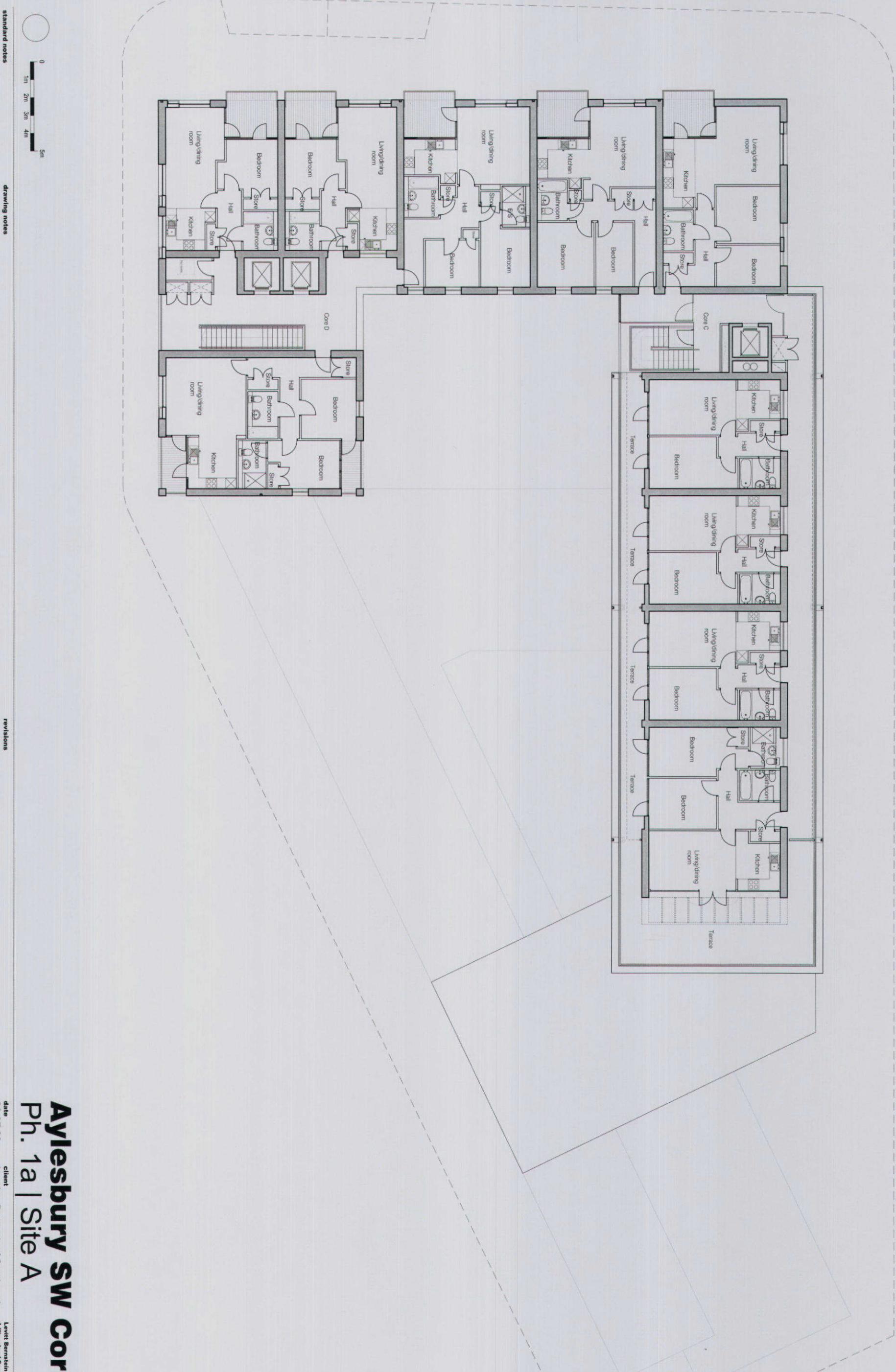
revisions
P1 31.07.07 Planning draft
P2 09.08.07 Planning draft
P3 05.09.07 RMPs and SPPs added
P4 14.09.07 Planning Submission

client London Borough of Southwark
drawing Fourth Floor Plan
scale 1:100
drawn checked drawing number rev
GN BM 2621_D_34 P4
File location

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Levitt Bernstein

0
1m 2m 3m 4m 5m



standard notes

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2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to finished surfaces.

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drawing notes

revisions
P1 31.07.07 Planning draft
P2 09.08.07 Planning draft RWS's and SWS's added
P3 05.09.07 Planning Submission
P4 14.09.07 Planning Submission

Aylesbury SW Corner

Ph. 1a | Site A

date	client	Levitt Bernstein
30.07.09	London Borough of Southwark	1 Kingland Passage London SE2 2BB
scale		
1:100	drawing	t: 020 7275 7676 f: 020 7275 9346 w: levitbernstein.co.uk e: reception@levitbernstein.co.uk
GN BM 2621_D_35	rev	P4

Aylesbury SW Corner

Ph. 1a | Site A

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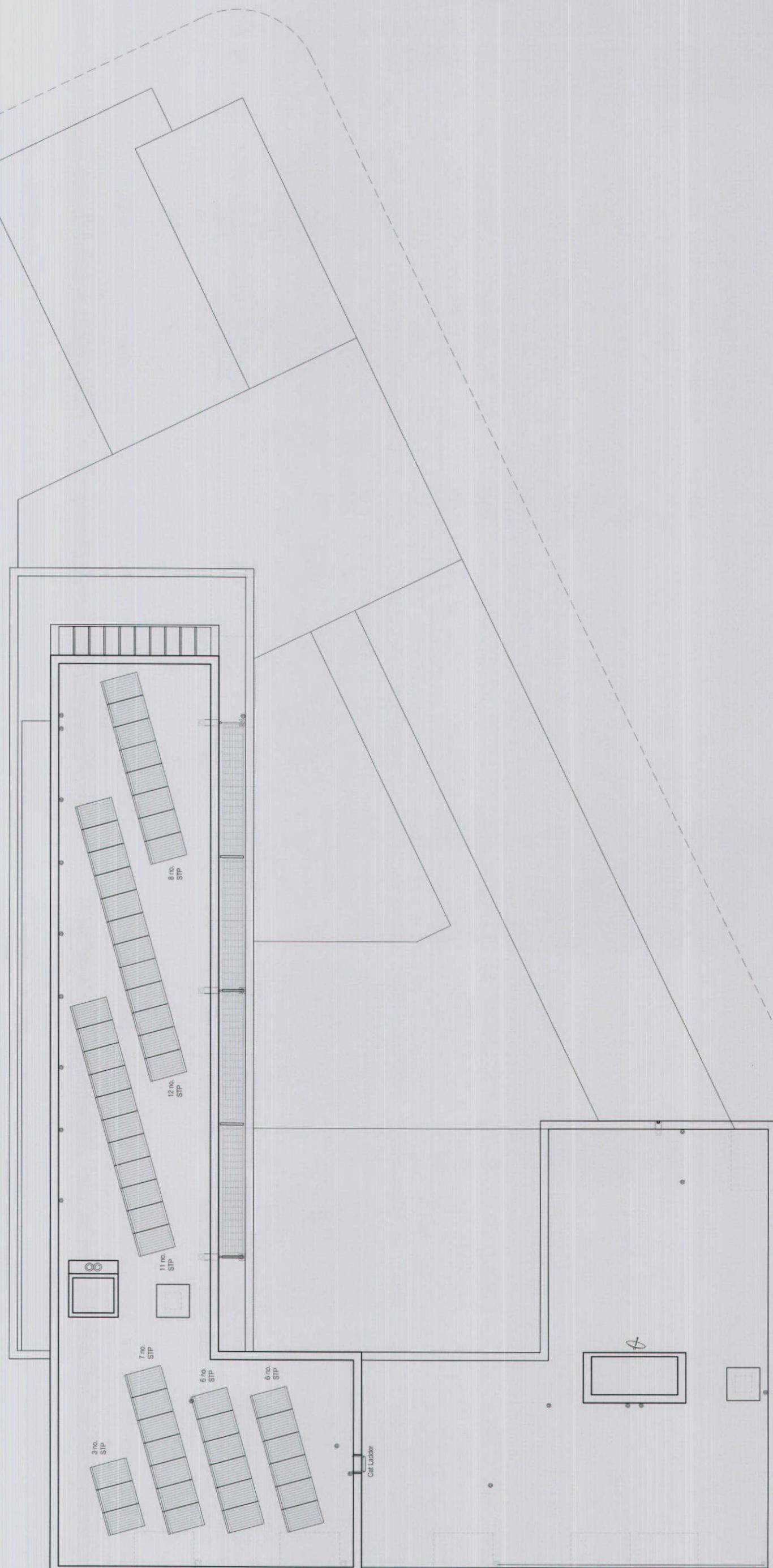
client London Borough of Southwark
drawing
scale 1:100
drawn checked drawing number rev
GN BM 2621_D_36 P4
(file location:

date 30.07.09
client London Borough of Southwark
drawing
scale 1:100
drawn checked drawing number rev
GN BM 2621_D_36 P4
revisions
P1 31.07.07 Planning draft
P2 09.08.07 Planning draft
P3 05.09.07 RWPs and SVPs added
P4 14.09.07 Planning Submission
Planning draft
RWPs and SVPs added
Planning Submission
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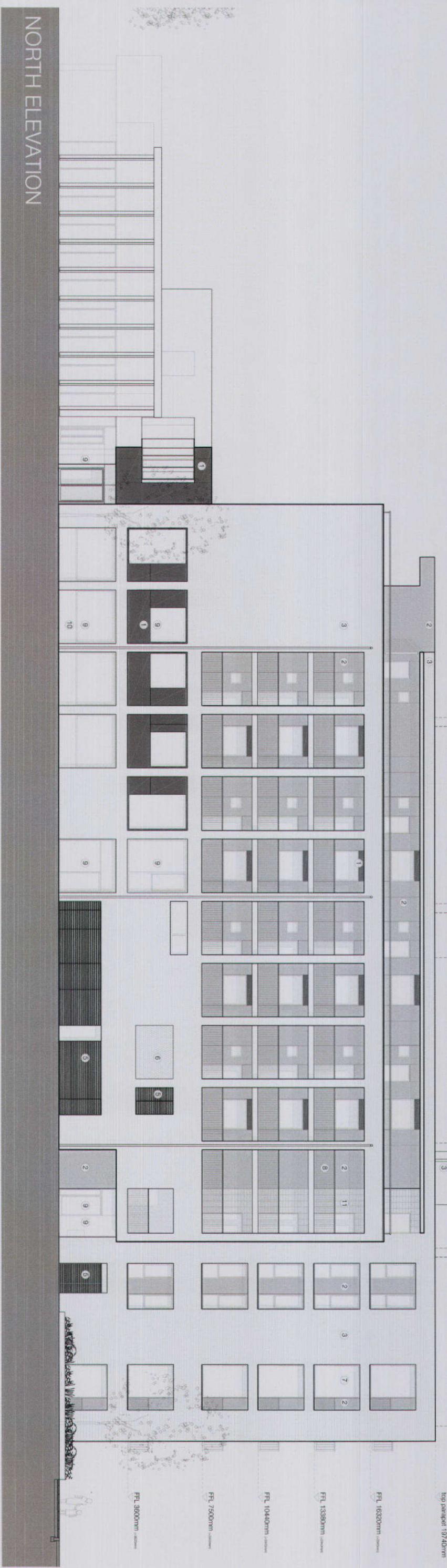


drawing notes



Aylesbury SW Corner

Ph. 1a | Site A



- 1 BLACK ZINC
- 2 TRESPA - RED WINE
- 3 BRICKWORK - MISTOLUE 50mm
- 4 BROKWORK - ASHFORD 50mm
- 5 STAINED TIMBER BATTENS
- 6 HIT AND MISS BRICKWORK
- 7 ALUMINIUM / TIMBER COMPOSITE WINDOWS
- 8 GALVANIZED STEEL BALUSTRADE
- 9 CLEAR GLASS
- 10 OPAQUE GLASS
- 11 METAL GRILL
- 12 POST BOXES
- 13 STAINED TIMBER TO MATCH TRESPA
- 14 BRUSHED STAINLESS STEEL
- 15 CURTAIN WALLING SYSTEM
- 16 FRAMELESS GLAZING
- 17 ALUMINIUM FRAMED SLIDING DOORS
- 18 SOLAR SHADING

standard notes

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revisions	
P1	31.07.07
P2	06.08.07
P3	14.09.07

Planning draft
Planning draft
Planning Submission

File location

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Aylesbury SW Corner

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client London Borough of Southwark
drawing South and West Elevations
date 30.07.09
scale 1:100
drawn AN BM
checked P3
drawing number 2621_D_41
File location

revisions
P1 31.07.07 Planning draft
P2 08.08.07 Planning draft
P3 14.09.07 Planning Submission

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