

6. Community: Enhanced social and economic opportunities

6.1 Community

- 6.1.1 The new neighbourhood will have shops, work opportunities, schools and learning places, health facilities and places for the community to meet and use. These will be grouped together in easily reachable places.

COM1: Location of Social and Community Facilities

New social and community facilities will be provided at five main locations (see Figure 16) within the masterplan area. These are:

THE AMERSHAM SITE

The Amersham Site is the preferred site for health facilities for the AAP area (see Policy COM3) and will provide approximately 2,500 square metres of medical and health service floorspace (D1 Use Class). It will also provide about 400 square metres of shopping floorspace (A Use Classes) and 500 square metres of community facilities within a mixed use building. The Amersham site will be brought forward early to provide for a range of important facilities needed throughout the redevelopment process.

THURLOW STREET

A cluster of non-residential uses will be focused around the junction of Thurlow Street and the Community Spine. This location will provide about 400 square metres of shopping (A Use Classes).

EAST STREET

About 2,500 square metres of employment space (B1 Use Class) with around 300 square metres of shopping (A Use Classes) to complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street.

WESTMORELAND ROAD

The new neighbourhood square at the junction of Westmoreland Road and Queens Row will provide about 2,100 square metres of non-residential space, including the re-provision of the Aylesbury Day Centre (D1 Use Class) and about 650 square metres of shopping (A Use Classes).

MICHAEL FARADAY PRIMARY SCHOOL AND COMMUNITY LEARNING CENTRE

This will be the location for the new school and community learning centre.



Figure 16: Local facilities



A computer-generated image of Westmoreland Square

REASONS

6.1.2 Clustering together shops, health, employment and community facilities helps to make them more viable as well as more convenient and accessible for residents. For example by locating shops close to learning centres, people can do their daily shopping before or after attending courses and workshops. The aim is to create a successful and sustainable neighbourhood rather than just a renewed housing area, and to provide the community with a choice of opportunities to meet its needs.

COM2: Opportunities for new business

About 2,500 square metres of employment floorspace will be located at the junction of Thurlow Street and East Street. This space will be flexible space, which will adapt to the needs of small and medium sized businesses.

REASONS

- 6.1.3 This employment space will be related to the employment space proposed at Elephant and Castle, which will comprise B1 space, including incubator units, managed workspace and accommodation for small businesses, social enterprises and the cultural industry sector. The Elephant and Castle Business Incubator will support the development of local businesses directly through outreach work and providing advice and assistance. There is evidence of unmet demand within and around the AAP area for small, flexible office employment accommodation to allow local people to start up small businesses.

COM3: Health and social care

We will seek to ensure that about 2,500 square metres of floor space is provided in the masterplan area for health facilities. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. The space should be flexible so that it can be used for other purposes during the early phases of the development when the health facility will not need to function to full capacity. It should have a ground floor frontage with easy access and should be clearly visible from the street.

We will also provide 1,500 square metres of social care space within the Aylesbury Resource Centre at Westmoreland Road.

REASONS

- 6.1.4 We will make sure enough space is provided for health facilities to meet the needs of the future population of the AAP area. Overall, the facilities should be able to accommodate 9 GPs, in accordance with the standards of the Primary Care Trust, which will enable them to serve the increased population and have a slightly wider catchment area. The Amersham Site is the most suitable site for a health facility because it will be developed early. Located with other community facilities, the health facilities will be easily walkable from most of the Aylesbury area and on one of the main transport routes. If a health facility is not located on the Amersham site it can be accommodated on Thurlow Street or East Street.
- 6.1.5 The health facilities will be complementary to the larger facility at Elephant and Castle. Their design should allow other activities to take place while the development is growing, before they need to operate at full capacity.

COM4: Education and learning

Development proposals should provide sufficient facilities for early education and childcare space. About 1,150 square metres total of pre-school facilities will be required which will be provided in three or four locations, preferably co-located with other facilities.

We will ensure that there will be provision for existing pre-school facilities to keep running through the course of the redevelopment.

The King William IV public house site in Albany Road will be used as one of the locations for youth training in social enterprise, catering and IT.

REASONS

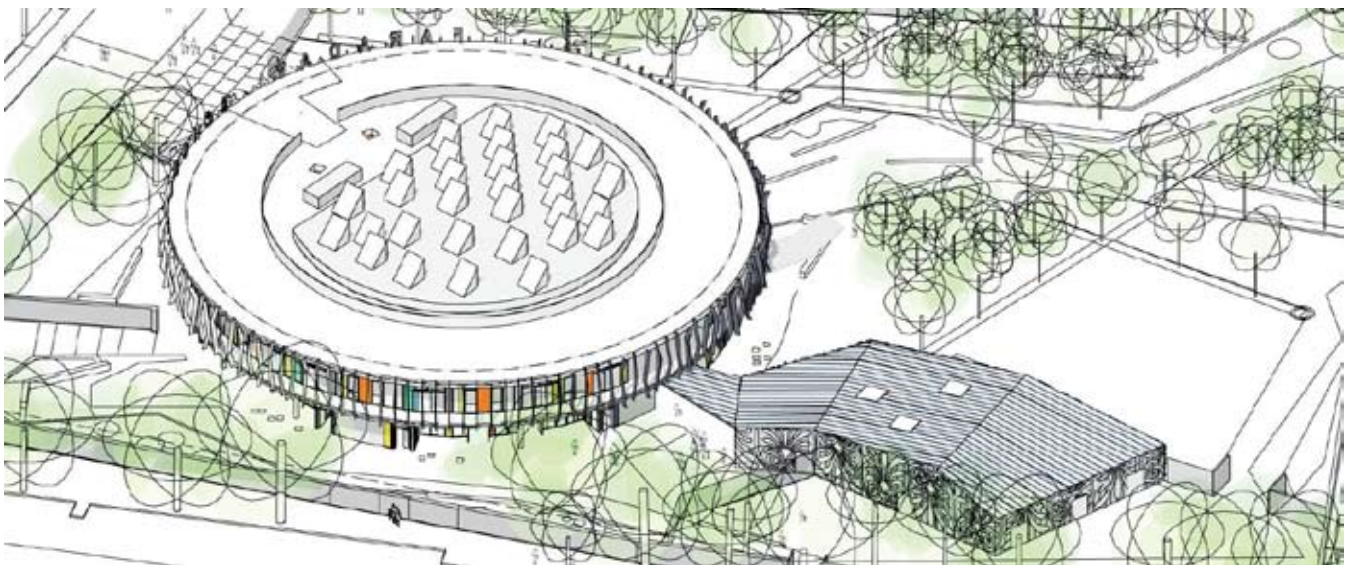
6.1.6 The educational needs of the new population of the AAP area will be met by new school places that are already planned. Significant progress is being made in improving education and learning facilities in the AAP area through the redevelopment of Michael Faraday school and Community Learning Centre as well as the Walworth Academy, which has six forms of entry (1080 places) and will open a sixth form as soon as the new buildings are completed. Adult learning will also take place in Walworth Academy following the refurbishment of the Victorian building. Another new school is also planned on the Walworth lower school site, which will have five forms of entry (750 places) plus

150 sixth form places. The planned opening date for the new school is September 2013.

- 6.1.7 We will work with Creation to ensure that replacement pre-school facilities are provided at the right time. The policy makes provision for existing pre-school facilities such as Tykes Corner, Half Pint Club and the Aylesbury Early Years Centre, to keep running through the course of the redevelopment causing less disruption to people living in the area
- 6.1.8 The former King William IV public house in Albany Road has been acquired by the Creation Trust and will provide additional facilities to those provided in Walworth Academy and the new secondary school.
- 6.1.9 We will work with developers and the local schools to build linkages between schools and other local facilities, for example, between the physical education curriculum and new facilities in Burgess Park, and between vocational courses and the employment space (see Policy COM2). The Southwark Plan promotes multi-use spaces that will make the best and most efficient use of any new facilities.



Plans for the Walworth Academy



Plans for Michael Faraday School

COM5: Community space and arts and culture

We will aim to make provision for about 500 square metres of flexible community space (Use Class D1) in the masterplan area. The preferred location is the Amersham site although the space may be provided elsewhere in more than one location. This space may accommodate a range of uses such as meetings, parties, weddings, exhibitions, arts and cultural events, small-scale indoor recreation and sports, training, health-related activities and faith-based uses. We will only seek the provision of such space where there is a clear requirement and an identified body who will manage such facilities on a viable basis.

REASONS

6.1.10 The Elephant and Castle and Aylesbury developments will support better public transport, which will make it easier to get to arts and culture facilities such as the South Bank. The plan therefore concentrates on providing space for more local activities. The policy promotes multi-use space to meet a range of community functions and needs. In addition, the Southwark Plan requires new educational facilities to be multi-functional, providing for wider community uses where possible.

COM6: Shopping/Retail

Approximately 1,750 square metres of A Use Class space will be provided across the masterplan area. Approximate floorspace to be provided within each proposals site is set out in Appendix 5. New retail space should be provided within the locations identified in COM1 and should meet day-to-day convenience retail needs or food and drink uses.

REASONS

6.1.11 A range of new local retail facilities such as shops, cafes and pubs, a post office and other services within easy reach will be provided to meet local needs. The projected population of the masterplan area will generate the need for about 850 square metres of convenience shopping space by 2023, but a modest additional amount of Use Class A will be allowed for to take into account the wider catchment of East Street and Westmoreland and the potential for a small number of cafes or restaurants.

6.1.12 The masterplan area already has two existing high streets and the market in easy reach and will benefit from around 75,000 sq m of new retail floorspace along with a mix of other complementary town centre uses planned at Elephant and Castle. Policies TP1, TP2 and TP3 promoting better connections will make these facilities even more easily accessible from the masterplan area. Therefore new large scale facilities are not needed and the policy will provide small scale facilities closer to where people live.