

ALUTS Contributions

- AVDLP requires that developers on non Major Development Area sites, which this site would comprise, should fund transport improvements arising from the development. This is calculated on the vehicle trips that a proposed development would generate over and above those generated by the existing uses at the site. (See SPG4 Transport Contributions from non MDA sites)

Transportation

- A transport assessment will be required indicating the full effects of the development on the surrounding area, together with proposed mitigation measures/highway improvements.

Parking

- Parking and servicing provision will be in accordance with the Council's SPG 'Parking Guidelines'.

Affordable/Low Cost Housing

- To be provided in accordance with the Council's SPG 'Delivering Affordable Housing'.

Education

- The County Council may seek, by voluntary agreement, a financial contribution to education provision for residential development comprising 20 units and above.

Open Space

- It is expected that facilities will be provided for in accordance with the Council's SPG 'Sport and Leisure Facilities'.

Secured by Design

- Security and natural surveillance for both public and private areas to be integral to the design of the scheme. Proposals should accord with the Council's SPG 'Safety Through Design', and the police 'Secured by Design' standards. Consultation with the Police Crime Prevention Design Advisor (CPDA) will be required.

Environmental Health

- Refuse and recycling provision will be provided within the site and a waste strategy assessment will be required.

Drainage and SUDS

- A sustainable urban drainage scheme (SUDS) is required including the use of permeable surfaces.

Sustainable Construction

- New accommodation should achieve BREEAM/Offices and/or BREEAM/Ecohomes standards of 'good' or better to accord with AVDC's Sustainable Construction Advisory Guide.

Noise

- A noise assessment report will be required and should accord with advice contained in Planning Policy Guidance note (PPG) 24 and policy GP98 of AVDLP.

Without prejudice to the determination of planning applications, this concept statement provides informal officer guidance.

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'Dayla' Site Aylesbury



The 'Dayla' site at the corner of Exchange Street and the High Street

Vision

- To regenerate and revitalise this prominent and important town centre site with a high quality distinctive building(s) that responds positively to the best characteristics of the built form of Aylesbury.

Site Area

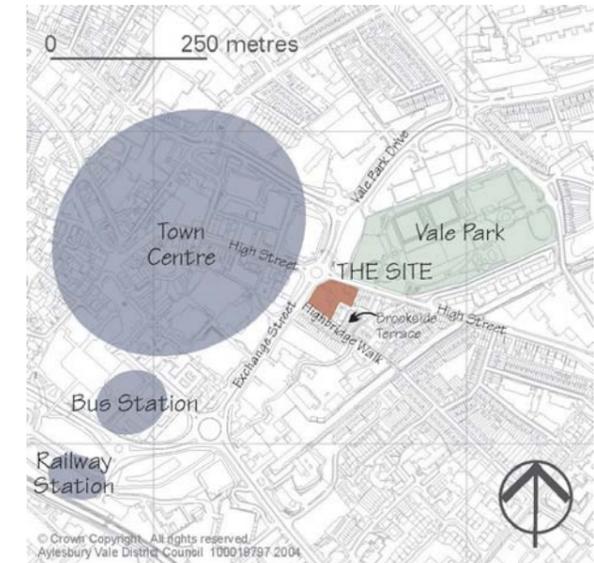
- 0.29ha.

Location and Context

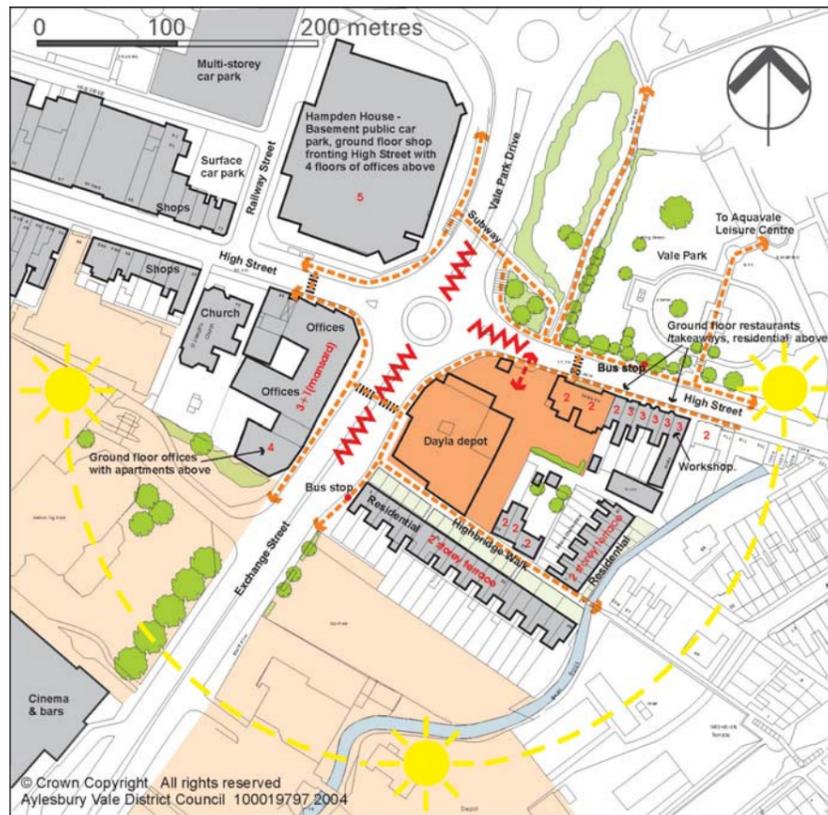
- A well connected, prominent 'gateway' site on the edge of the town centre at the junction of the High Street and Exchange Street.
- Within easy walking distance of the town centre, shops, bus and railway stations, and other facilities.
- The site, which was re-developed in the 1960s, adjoins Victorian & early 20th century housing in Highbridge Walk, Brookside Terrace, and the High Street. These buildings are 2-3 storeys high and constructed predominantly of orange/red brick with roofs of natural slate or plain tiles. (Originally these would all have been of slate)
- Historic plot widths are narrow within this locality, being 3.5m in Brookside Terrace, and 4-5m in the High Street and Highbridge Walk.
- Building heights are approximately 10.8m (3 storeys), and 7.8m (2 storeys).
- The Vale Park to the north of the site is a public park that contrasts with the high density of the development opposite. The park trees form a 'green edge' along this part of the High Street.
- There are tall 1970s office buildings immediately to the west and north-west of the 'Dayla' site. These are not considered to be suitable as references for the re-development of this site.



Victorian housing in Highbridge Walk



CONCEPT STATEMENT



CONTEXT

Development Principles

- A Design Statement will be required explaining the design rationale for the re-development of this site.
- The existing warehouse buildings on the site are not considered worthy of retention. The existing Victorian houses to the High Street frontage could be considered for retention.
- Use – either mixed use with shops and/or offices to ground floor with residential above, or entirely residential.
- Although considered as a town centre 'gateway' site, the design response should be the creation of a distinctive building(s) rather than a 'landmark'. Span depths of 7-10m are preferred (max 10m). Maximum building height to be 11m on the corner of Exchange Street and the High Street but two storeys (max 8m) fronting Highbridge Walk.

- The articulation of facades and roof-lines should relate to the adjoining narrow plot widths and heights of nearby Victorian and early 20th century development. On Highbridge Walk, floor, ridge and eaves lines should step with the gentle slope of the street.
- With the exception of a vehicular entrance, the High Street and Exchange Street edges of the site should have a continuous building frontage with a minimal set back from the back edge of the footway. The set back should allow for a widened footway at the junction of Exchange Street and High Street and a 'privacy strip' approximately 1m wide between the back edge of the footway and the building. The 'privacy strip' should have a textured surface e.g. tumbled York stone setts.
- One or two narrow gaps in the built frontage onto Highbridge walk would be acceptable provided that 1.8m high brick walls continue the building



High Street looking towards 'Dayla' site - circa 1920
Reproduced by permission of the Buckinghamshire County Museum



High Street looking towards 'Dayla' site - present day

line. Houses fronting Highbridge Walk should have front gardens enclosed with approx., 0.9m high brick walls or vertical bar railings.

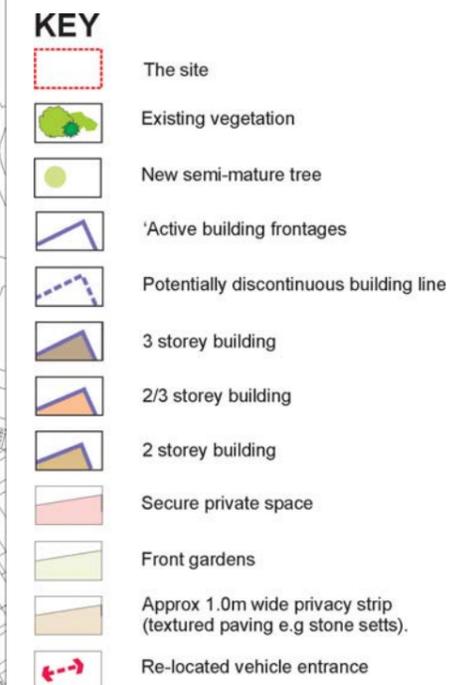
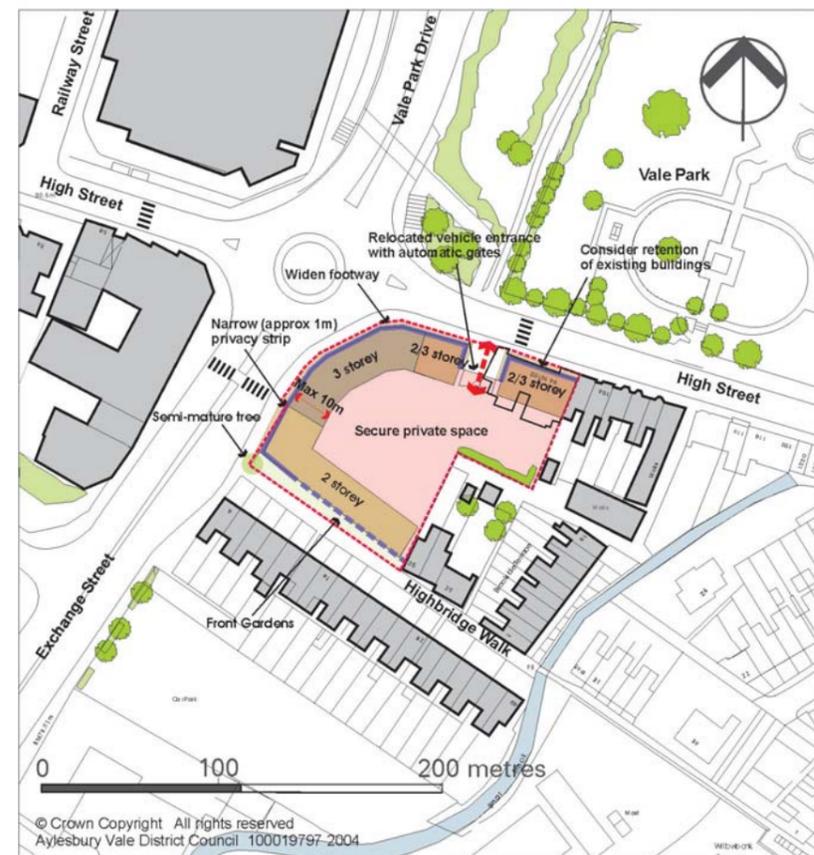
- Bay windows are a characteristic feature of existing houses in Highbridge Walk. They are an aid to natural surveillance and should be a feature of new buildings fronting this street. All buildings must have active frontages with frequent doors and windows which face onto the street.
- For residential uses fronting Exchange Street and the High Street the level of the ground floor should be raised by between 0.5 and 1.2m above footway level to give privacy and security to ground floor rooms whilst maintaining good surveillance of the street and an 'active' frontage.
- There must be a clear distinction between public and private space. The area to the rear of the building/s should be private and secure. Balconies should be provided to upper floor accommodation, if the development is flats, and be of a functional size. If ground floor uses are commercial the area between the front of the buildings and the back edge of the footway should be paved using a high quality material.
- A new gated (automated) vehicular access is required, the positioning of which subject to agreement with the Bucks County Council, should be sited as far from the junction with Exchange Street as possible. A secure parking area to the rear of the building(s) will be required.

If undercroft parking is required it should be at least half a storey below ground level and active street frontages maintained.

- A semi-mature tree should be planted at the south-west corner of the site, at the top of Highbridge Walk. The private secure area at the rear of the buildings should be planted with several extra-heavy standard trees and other planting as an amenity for residents and to enhance the neighbourhood.
- In consultation with the Highway Authority and AVDC Environmental Health Division, developers should seek agreement regarding refuse and recycling collection from the site. Discreet bin stores should be located at a convenient collection point.
- Equipment boxes (meter cupboards etc) to be unobtrusive.

Development Plan Policy

- The Development Plan comprises the Buckinghamshire County Structure Plan (BCSP) 1996-2011, and the Aylesbury Vale District Local Plan (AVDLP), which was adopted in January 2004. These plans are available to view on both the Bucks County Council's and Aylesbury Vale D.C. websites.
- Supplementary Planning Guidance (SPG) is a material consideration and is available on AVDC's website.



DEVELOPMENT PRINCIPLES

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