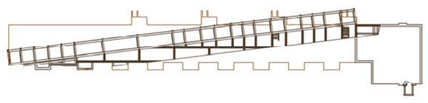
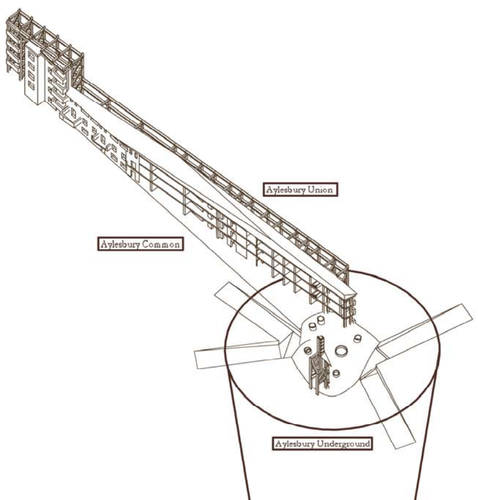
Deconstructive Preservation

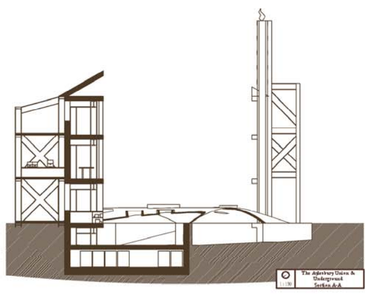
Fragments Preserved Through Demolition

Forum - from latin root: *foras*, meaning outside. A place for the exchange of goods or ideas.



The Aylesbury Common will serve as the focal point of the restructured estate. **The Aylesbury Union** is the building that made it, a monument to the potential of community and home to the estate's community organizations. The **Underground** beneath is the gathering place of the estate elders who are asked an opinion on all matters of estate management. **Elderly Access Corridors** will radiate from the Underground to the **Outposts** that secure the estate border. Distributed along these paths will be those facilities and amenities that are essential to the health of the estate, along with new services that promote 'successful ageing.' Bringing these elements out into the open will create a new type of forum that is a foundation for the estate's social organization as well as being a net that continuously draws in outside ideas and influences, renewing the community's energy.





'The Fourfold Path to Successful Ageing'

"The physical fitness and social opportunities here are nothing short of phenomenal. Here, we can live life on our own terms, at our own pace."
-Retta & Jim Petrone, University Village residents

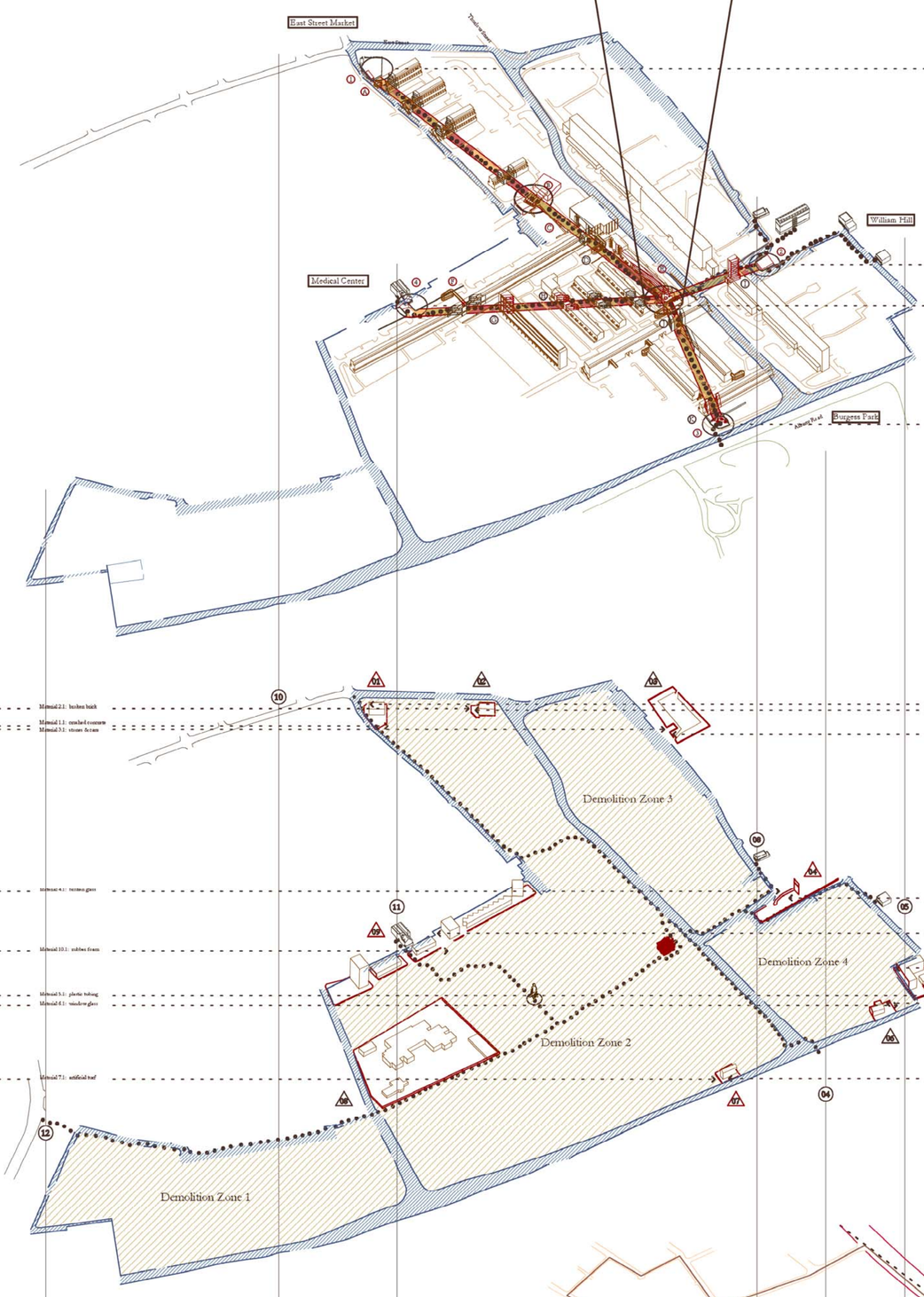
Some Significant Fragments:

	Formerly:	Proposed:	Reconstituted Estate Material:
A	external staircase	elevated vantage point	X
B	NDC container offices	political offices entryway	X
C	garden wall	Corridor Congestion Point	X
D	pedestrian ramp	territory marking point	
E	residential estate building	Aylesbury Union	X
F	elevated walkway	elevated vantage point	X
G	residential estate building	Elderly Information Tower	
H	residential estate building	Burt's Fish & Chips/Ned's Chicken	
I	residential estate building	Signal Tower	
J	pedestrian ramp	Propaganda Proliferation Point	
K	residential estate building	Aylesbury Axis Gateway	
1	Outpost 1: Bar		X
2	Outpost 2: Saloon		X
3	Outpost 3: Sunny Day Seating		X
4	Outpost 4: Back Room		X
	unruly paved surfaces		X

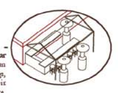
KEY
- concrete ground slabs to remain
- street asphalt to remain
- sidewalk paving stones to remain

Bar, Saloon, Back Room, and **Sunny Day Seating** act as **Outposts** in relation to **The Hour Glass**. These will be placed strategically in **Safe Zones** at **Actionable Boundaries**, adjacent to those *public* daily places frequented by the Aylesbury elderly community. The outposts will be established as soon as demolition begins and will be made from the material taken from the former estate buildings, overseen by the estate elders. They will be familiar stopping-off points for the elderly as they go about their daily rounds. When The Hour Glass is finally demolished, these outposts will remain as reliable anchors to the elderly social network of the estate, becoming physically linked to one another once the **Elderly Access Corridors** are cleared.

Elderly Access Corridors are 'no build zones' that will become better defined as the estate is rebuilt around them. They will act as mixed-use social condensers, increasing interaction between elderly estate-dwellers outside of their homes and the pub. With clear sidelines along well-lit paths between the new **Aylesbury Underground** and their common destinations, these people will feel more secure to venture out and more likely to cross paths with their friends.



Outposts



Outpost 1: Bar
A gathering point where the elderly can rest from shopping, check their bags, and have a drink with friends on their way to or from the estate.

Pentlantrow Associates

Outpost 2: Saloon
Housing pub games, television, and situated close to the Bookie, the men can sit here closing the day and discuss mechanics or horses over a pint.

Levitt Bernstein

Outpost 4: Waiting Room
Waiting for the doctor, or just seeking companionship to talk over ailments, elderly people can come to this sheltered information point.

Outpost 3: Sunny Day Seating
Picnicking and a children's play space under a half canopy invite grandparents to spend an easy afternoon here with the grandkids.

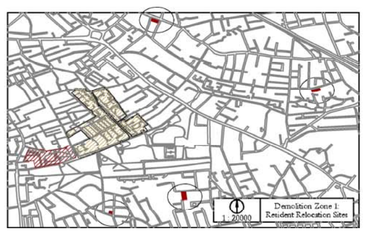
Endangered Materials

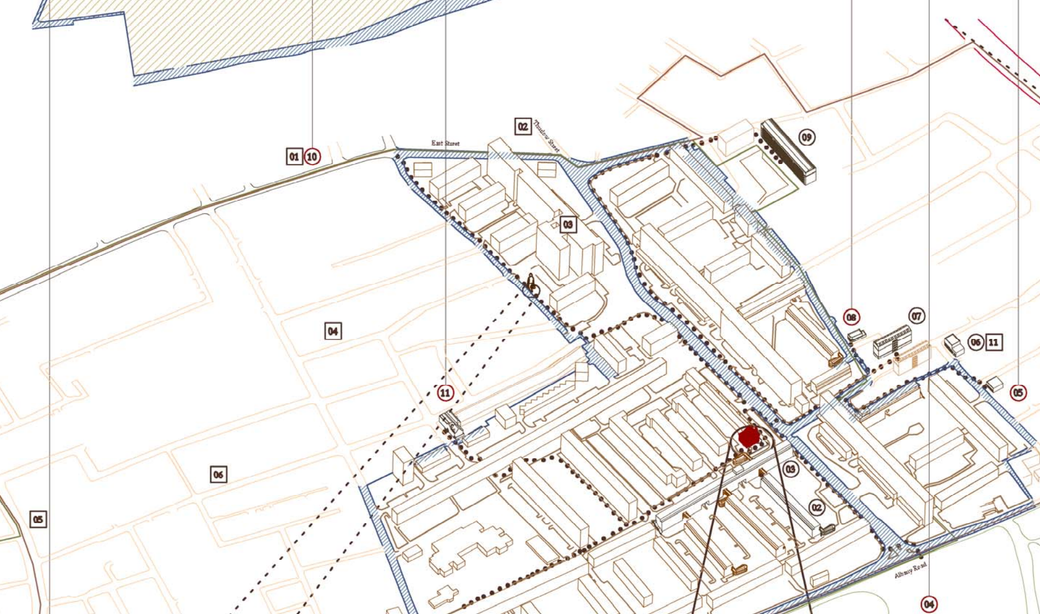
Protected Materials

Protected & Endangered Areas

Safe Zones

01	East Street & Dawes	- LINK to MARKET
02	East Street & Thurlow	- no physical connection
03	Thurlow Walk Playground	- no physical connection
04	Kinglake Street Playground	- LINK to BOOKIE & CORNERSHOP
05	Albany Road & Dagenhot	- no physical connection
06	140 Albany Road	- no physical connection
07	198-202A Albany Road	- LINK to PARK
08	Michael Faraday Primary Sch.	- no physical connection
09	Portland Street to East Dawes	- LINK to DOCTOR





Current Hour Glass Territory

Faraday Ward

Faraday Ward provides local wardens to the Aylesbury Estate to police against crime. The team of two is familiar with the local community and recognize residents by sight. The population density of the ward is nearly double that of the borough and over three times the london average. A disproportionate amount of crime here is committed by the youth.

Faraday Wardens

Bob Gipson — Andy Smyth

SRB

The Single Regeneration Budget (SRB) earmarks special funds for community and social growth for the area, making it easier to streamline funding for any proposed programs. Statistics kept by the London Development Agency are used for the evaluation of funded programs and their future eligibility.

The Aylesbury Estate

The Aylesbury Estate is part of England's New Deal for Communities (NDC), which controls a 56.2 million pound budget for area improvements. These are central government funds that are secure for the remainder of a 10 year period beginning in 1999. An additional 350-400 million pounds of housing association funding will be used to completely rebuild the estate, a process that will begin with the approval of a master plan in early 2008. Anything within the estate boundaries is eligible for improvements (or demolition) under these regeneration schemes. There are a few privately owned sites within the estate, however, that will be protected from the will of the government.

Local Amenities

01	market street	- off estate
02	shopping street	- off estate
03	single shop	- ON estate
04	pub	- off estate
05	shopping street	- off estate
06	pub	- off estate
07	pub	- ON estate - CLOSED
08	single shop	- ON estate - CLOSED
09	pub	- off estate - CLOSED
10	shopping street	- off estate - CLOSED
11	pub	- off estate - CLOSED
12	Tesco plaza	- off estate

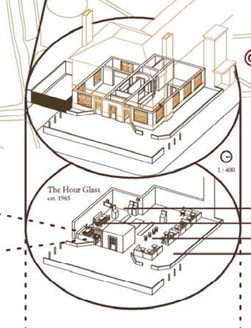
The Gang's Turf

01	The Hour Glass	- PUBLIC
02	Patsy's Place	- private
03	John's Garage	- private
04	Burgess Park	- PUBLIC
05	The Bookie	- PUBLIC
06	The Old Saloon	- private
07	Roy's Place	- private
08	Cornershop	- PUBLIC
09	Ned's Place	- private
10	East Street Market	- PUBLIC
11	Doc's	- PUBLIC
12	Walworth Road	- PUBLIC

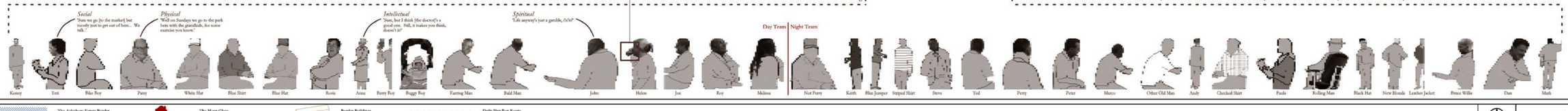
Pint Box on Daily Route

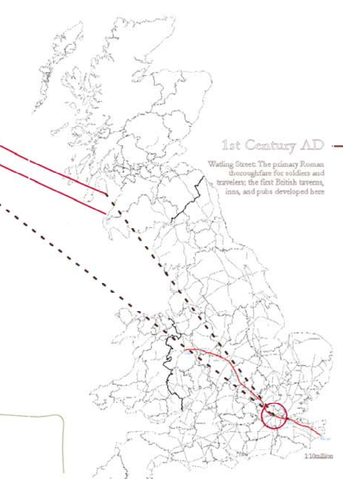
Helen's pint glass. She brings it from home.

1st Action: Pint Box

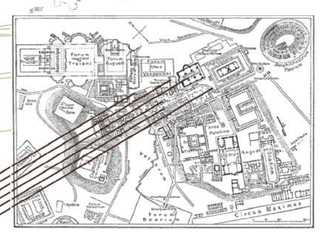


The Hour Glass Gang





1st Century AD
Watling Street: The primary Roman thoroughfare for soldiers and travelers; the first British taverns, inns, and pubs developed here



44 BC - 476 AD
Roman Forum is the center of the Roman Empire

Important spaces in the Roman Forum:
- Justice
- Temple
- Commerce & Prostitution
- Cultural Archives
- Vestal Fire
- The Sacred Way

A Long Time Ago
Zeus, Hades, and Poseidon split the Universe by dividing heaven, hell, and sea with the throw of the dice.

Gambling and Fortune Telling:
The origins of gambling are intertwined with those of more spiritual and occult matters. Decks of cards have been used to foretell events, called the practice of cartomancy. Dice have been relied to decide fates and to make political decisions and are still used by Tibetan Monks in one of their spiritual ceremonies.

Meanwhile...
the owner watches from afar

Vince

Things Learned in Florida or The Ballad of Lazaros & Grace:

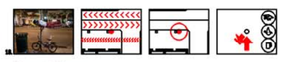
Lazaros (age: 74) — Grace (age: 72)

home is behind a skip in a muddy car park

home is at 100 Lincoln Avenue in an oceanview mansion

But Lazaros really occupies the city. It is a forum where he enjoys all *four* aspects of enrichment.

And Grace is nowhere to be found... back home where it's safe we suppose.



The moral of the story:
Get out and about. Follow the Four Points. It may help you live longer.

20??
When construction is complete, residents who have been moved to the four Relocation Sites will be given the opportunity to move back west onto the new Aylesbury Estate.

201?
Remainder of The Sacred Way to be populated with useful amenities and services. Incentive system introduced for those establishments that benefit the elderly and promote a safe and vibrant Aylesbury.

201?
Access Corridors to be cut ahead of remaining demolitionin in order to ensure estate stability as early as possible.

201?
Aylesbury Union, Beacon Light, and Underground to be constructed, creating a central base of operation for the estate community, from which to monitor daily affairs and estate regeneration, celebrate local culture, and take greater control of the territory.

201?
Residents evacuated from Zones 2-4 will be moved west into newly constructed buildings as they become available.

2010
Residents will be begin to be evacuated from the remainder of Zone 1 and moved west into newly constructed buildings on Sites A-D as they become available.

ASAP
Build Outposts of the rubble from former Aylesbury buildings as soon as material becomes available to create as strong an overlap as possible between the old and the new.

2008
Residents evacuated from Zone 1, Sites A-C will be moved east to four Relocation Sites away from the Aylesbury Estate. See inset for locations.

2007
Nationwide ban prohibits smoking in public workplaces

2006
Southwark Council's stable of architects chosen to be part of the project is announced to include Maxwerner Lovington, Alfred Hall Monaghan Morris, Edward Cullinan, Glenn Howells Architects, Hawkins Brown Architects, Burrell Foley Fischer, de Rijke Marsh Morgan, Patel Taylor, Haworth Tompkins, Sarah Wigglesworth, and SMC Alsop.

2006
Residents choose Urban Initiatives to take over planning of the estate, while Levitt Bernstein remain as architects of the the first redevelopment phase in the estate's SW corner. Finalists included SS33, Witherford Watson Mann, and deRijke Marsh Morgan.

2005
Structural weaknesses discovered affecting over 700 residences put a halt to the Levitt Bernstein refurbishment scheme. The NDC deems refurbishment to be no longer a viable option and begins a PR campaign to convince estate residents of the same.

2003
Pubs now apply to local authorities for opening hours of choice

2001
73% turnout of Aylesbury tenants votes 73% against stock transfer and privatization

1999
Levitt Bernstein chosen as master planners for estate and begin a 2 year evaluation process

1999
NDC grants the Aylesbury 53m GBF funding in a 10 year initiative for redevelopment. Act encourages designation as an SRB area. NDC takes over planning of estate's future.

1970
Blurring of class distinctions has lead to the removal of partitions, joining 'saloon' and 'bar' as one room in most pubs

1965
The Hour Glass established

1914
Defence of the Realm Act holds pub hours to no more than 12:00-14:30 and 18:30-21:30

1900
'Saloon' is now a middle class room, carpeted and cushioned, while the 'bar' remains working class, with sawdust on the wooden floors.

1869
The Wine & Beerhouse Act requires a license for the sale of beer, wine, or spirits. Laws begin regulating opening hours, gaming, drunkenness, cleanliness, etc.

1800
Pubs now commonly have a 'saloon' with entertainment

1446
Hostellers of London are granted guild status

1393
'Whomsoever shall brew ale in the town with the intention of selling it must hang out a sign, otherwise he shall forfeit his ale.'
-King Richard II

Middle Ages
Saxon alewives put a green bush up on a pole to show that the brew is ready

The Aylesbury Estate Border
SRB Boundary (Single Regeneration Budget)
Faraday Ward Boundary
The Hour Glass
Aylesbury Estate Buildings
Non-Estate Building In Estate
Border Buildings
Daily Elderly Links
Daily Pint Box Route
Actionable Boundaries
Demolition Zone
Burgess Park

1 : 2000

The Hour Glass: Deconstructive Preservation

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