

ALTON

ROEHAMPTON SW15

McKinney House Bessborough Road





ALTON

ROEHAMPTON SW15

McKinney House Bessborough Road

McKinney House and the Bessborough Road development will provide ten new contemporary homes in a mix of two and three-bedroom flats and maisonettes.

Every property will have outside space with either a private garden or balcony. Parking spaces and bike stores are available and there is a secure communal garden.

Each home is light, spacious and thoughtfully designed for modern family living.

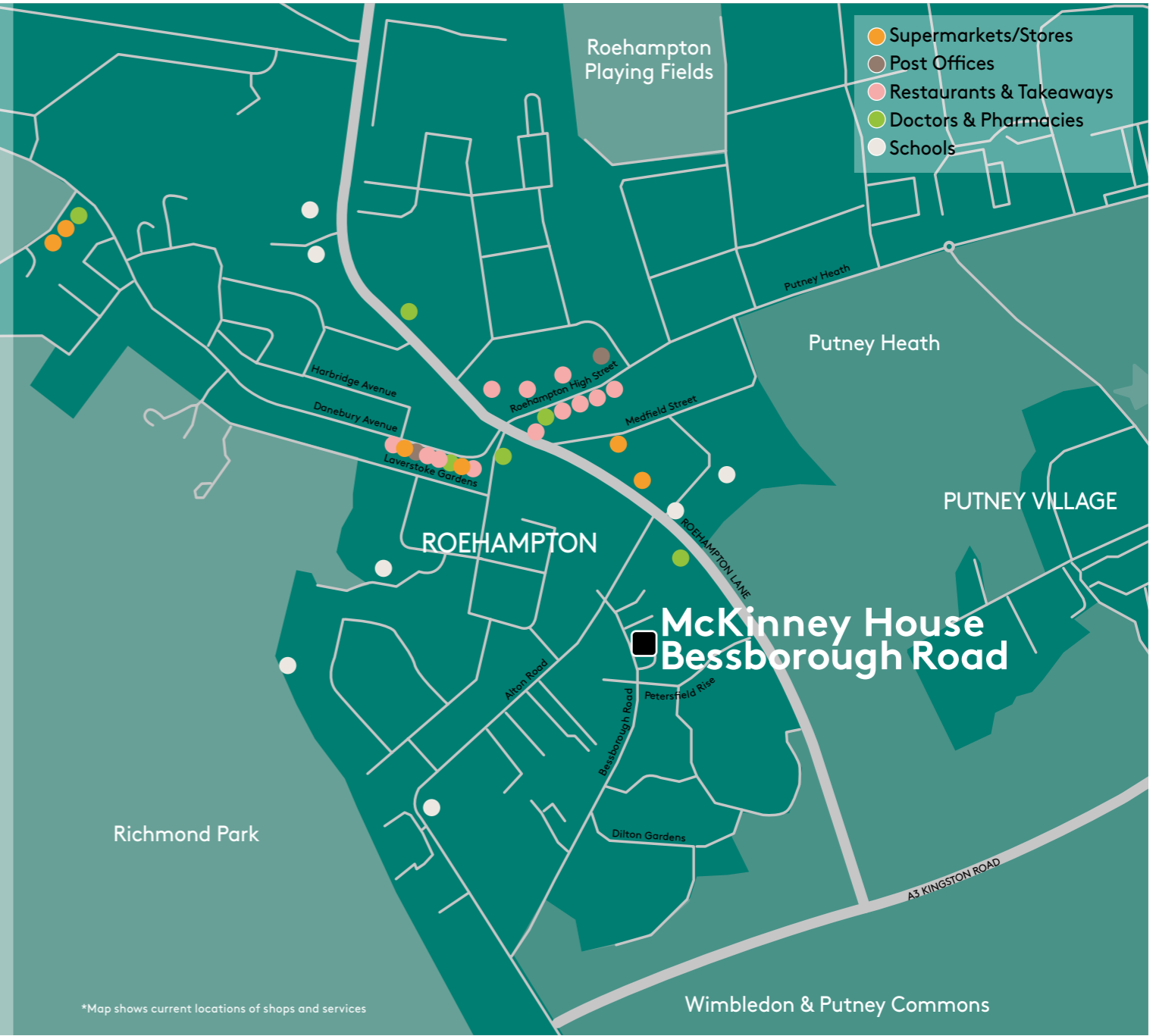
CONTENTS

INTRODUCTION **02** / LOCATION & AMENITIES **03**
THE SITE **08** / FLOORPLATES **10** / PLANS **12** / IMAGERY **20**
SPECIFICATIONS **23** / FURTHER INFORMATION **25**

The Alton Regeneration

The Alton regeneration will deliver contemporary homes for existing and new residents, two new community centres with fantastic facilities, public realm improvements and a better connected estate with improved links and pedestrian and cycle routes. Overall, the regeneration will make the Alton Estate a place where people of all ages want to live, work and spend time.

The Masterplan draws on the existing character of the area, to strengthen, and not replace its existing qualities. It is imagined as two distinct but interlinking neighbourhoods connected by a revitalised Danebury Avenue - the Parkland Quarter and the Urban Quarter.





Local Character

The Alton Estate is set in beautiful surroundings, with access to some of London's best green spaces right on the doorstep. Neighbouring parks in Richmond, Putney and Wimbledon all provide beautiful areas for walking, cycling and spotting local wildlife.

Roehampton itself is a village with local pubs, shops, schools and churches, bringing a community feel to the area. A summer festival on Downshire Field, brings together local residents in a day of activity and events celebrating the area.





* Computer Generated Image

The Building

Mckinney House and the Bessborough Road development provides ten new contemporary homes across four floors and is significant in that it indicates the start of the regeneration programme of the overall Alton Estate with the first re-provided Council homes for existing tenants and resident homeowners.

The building sits on a quiet residential street with existing mature trees within the grounds. A local bus service connects the building to neighbouring areas, and is also walkable to Roehampton centre.



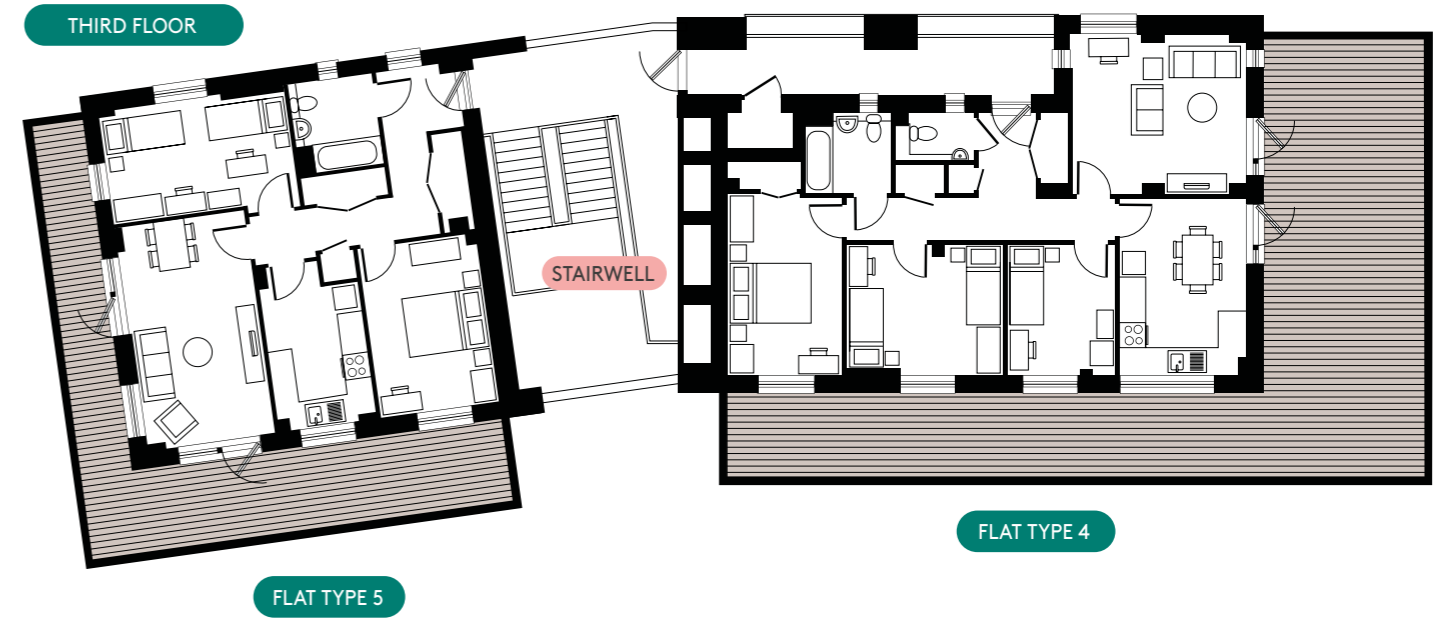
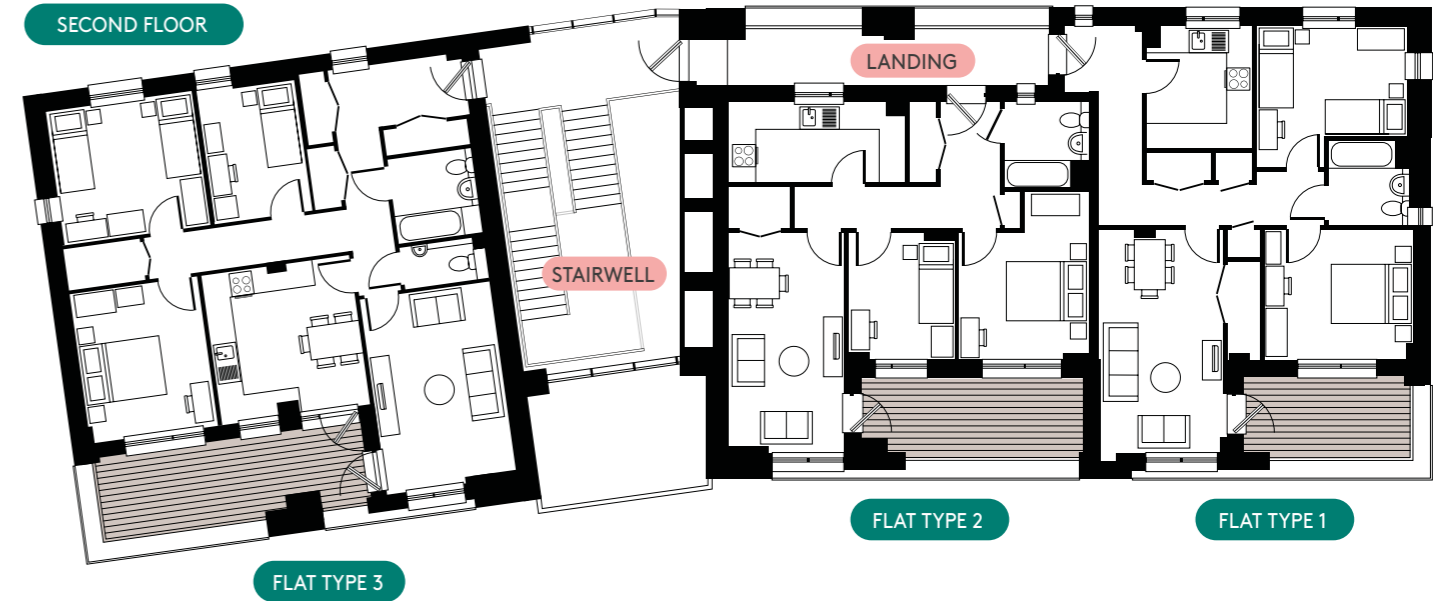
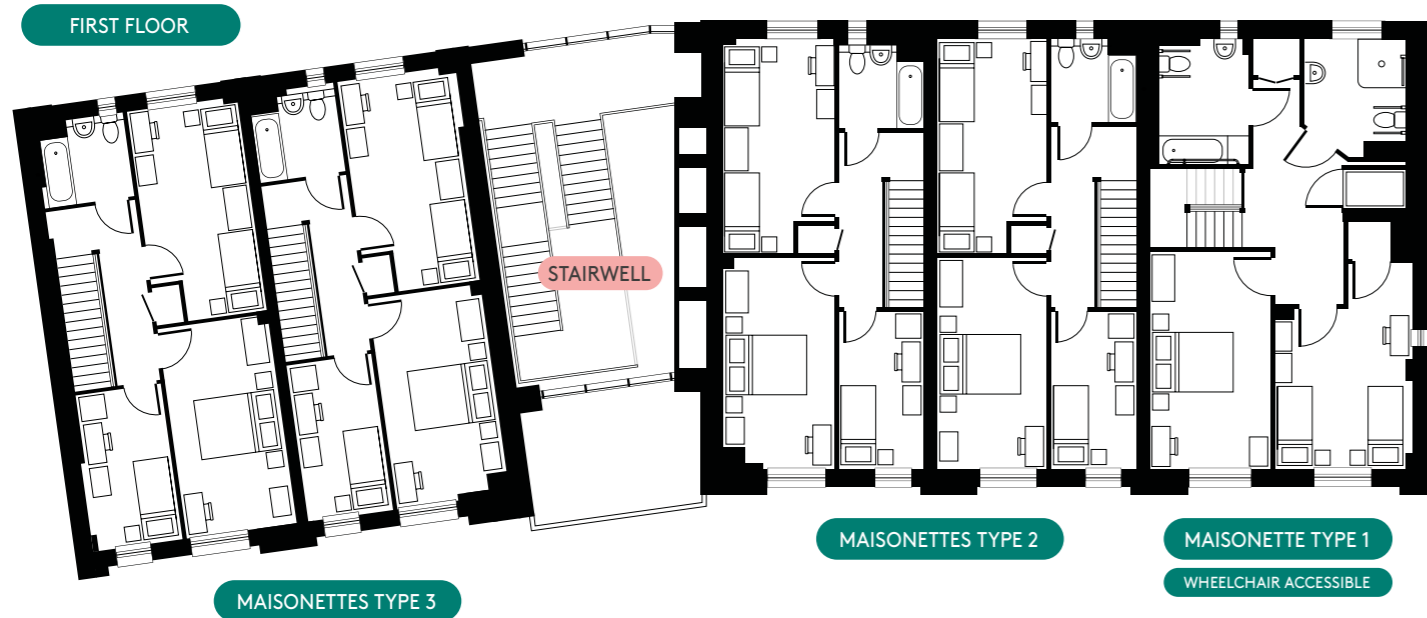
The Site

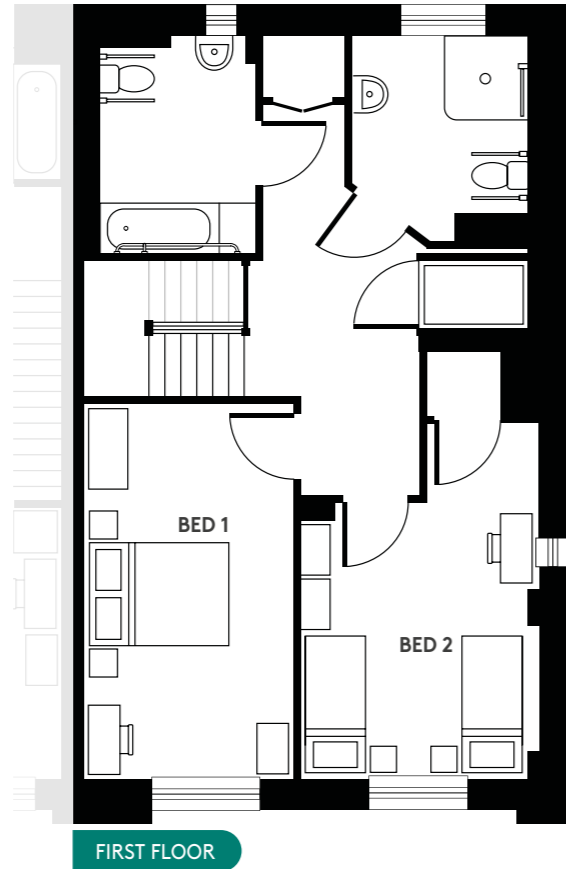
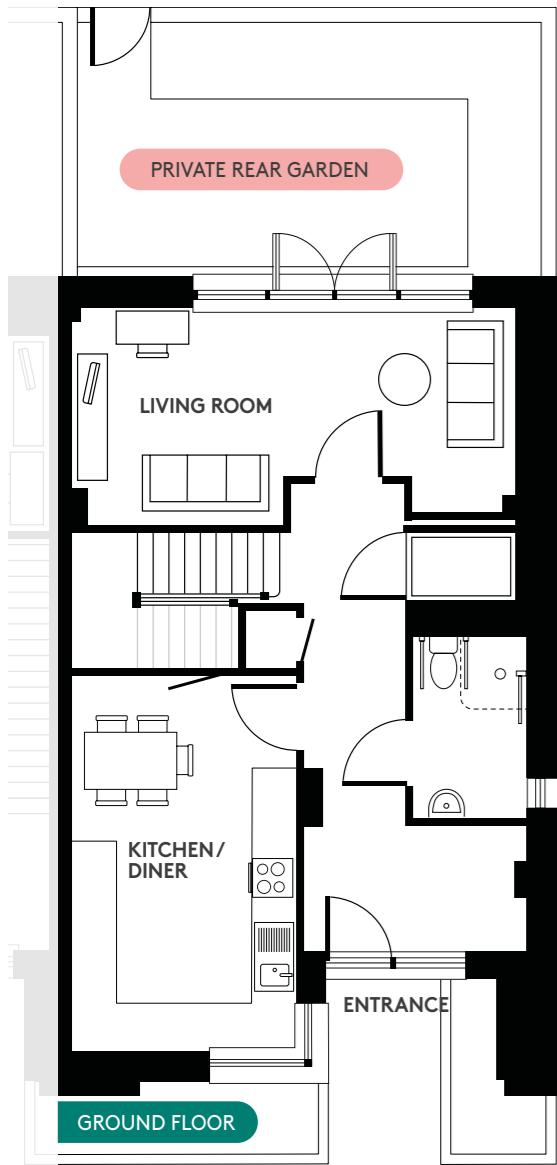


* Floorplans show approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for furnishing, appliance or furniture sizes.

The upper floors

Floorplans show approximate measurements only.
Exact layouts and sizes may vary.
The dimensions are not intended to be used for
furnishing, appliance or furniture sizes.





Kitchen/dining
190 Ft²/17.7M²

Living room
200 Ft²/18.6M²

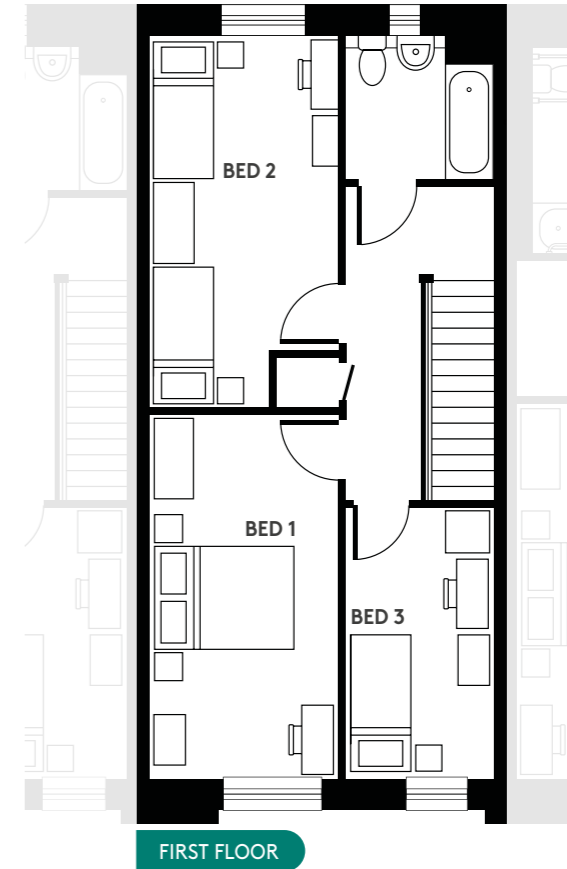
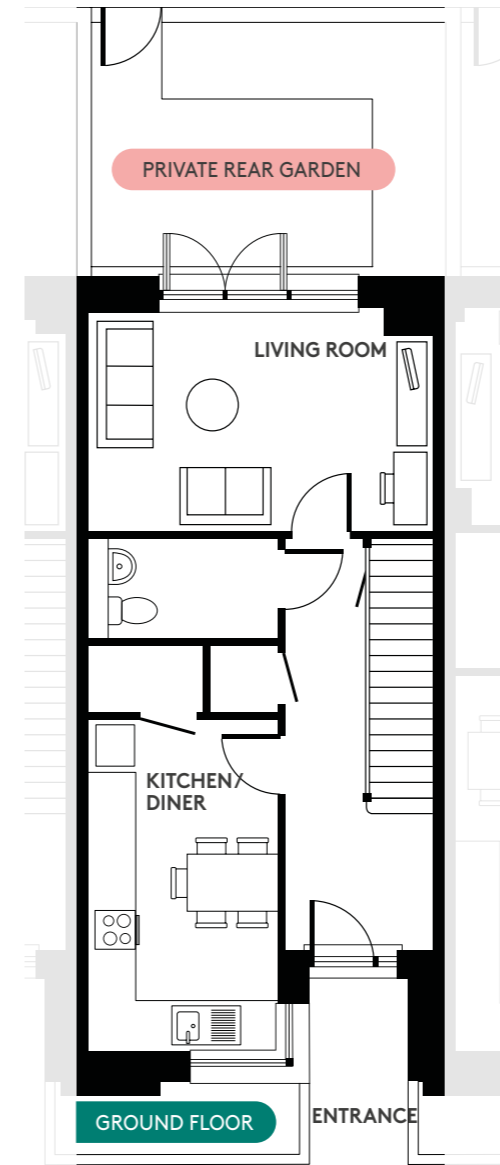
Bedroom 1
180 Ft²/16.7M²

Bedroom 2
165 Ft²/15.3M²

All areas are approximate
Net Internal Area
(NIA) in Ft² & M²

Maisonette Type 1

Wheelchair accessible / 2 bedroom, 4 person



Kitchen/dining
140 Ft²/13.0M²

Living room
172 Ft²/16.0M²

Bedroom 1
157 Ft²/14.6M²

Bedroom 2
150 Ft²/13.9M²

Bedroom 3
90 Ft²/8.4M²

All areas are approximate
Net Internal Area
(NIA) in Ft² & M²

Maisonette Type 2

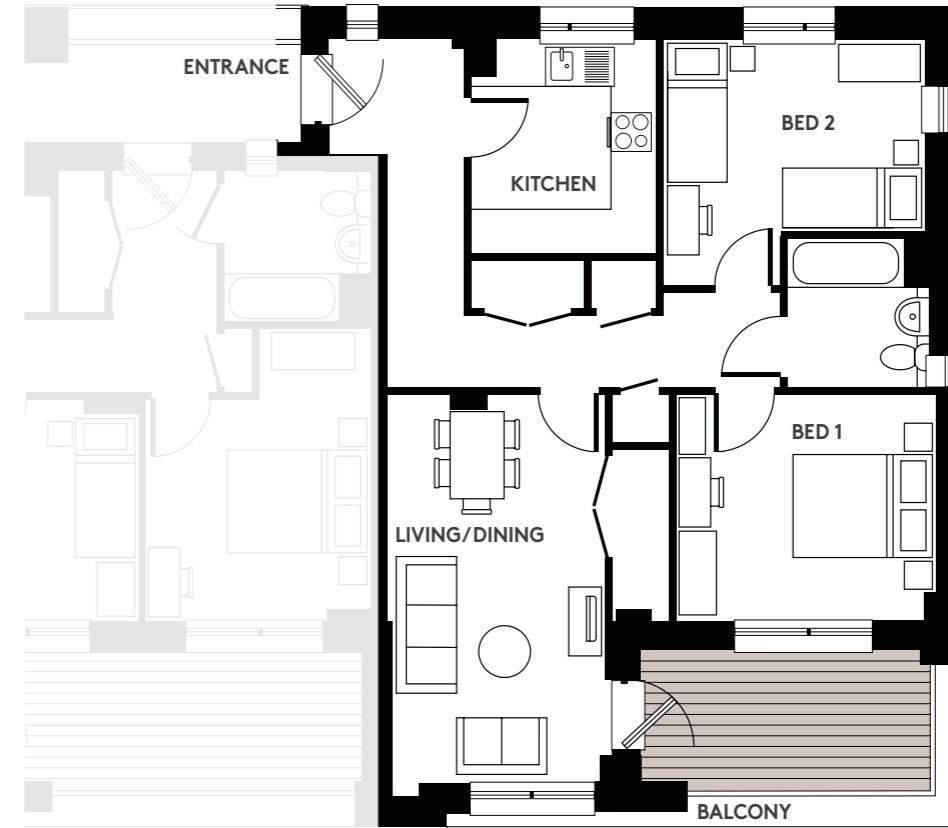
3 bedroom, 5 person

* Floorplans show approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for furnishing, appliance or furniture sizes.



Maisonette Type 3

3 bedroom, 5 person



Flat type 1

2 bedroom, 4 person

Kitchen
86 Ft²/8.0M²

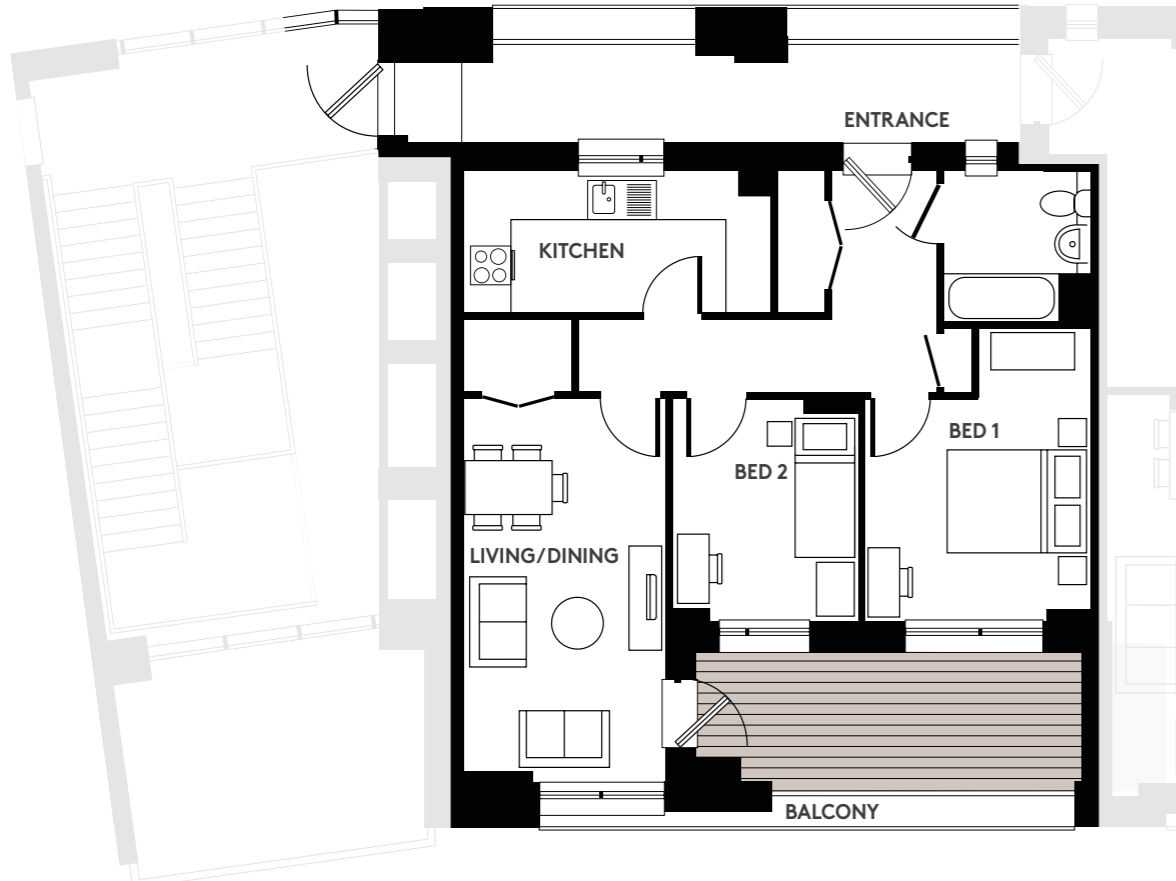
Living/dining room
188 Ft²/17.5M²

Bedroom 1
131 Ft²/12.2M²

Bedroom 2
130 Ft²/12.1M²

All areas are approximate Net Internal Area (NIA) in Ft² & M²

* Floorplans show approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for furnishing, appliance or furniture sizes.



Kitchen
95 Ft²/8.8M²

Living/dining room
173 Ft²/16.1M²

Bedroom 1
129 Ft²/12.0M²

Bedroom 2
89 Ft²/8.3M²

All areas are approximate Net Internal Area (NIA) in Ft² & M²

Flat type 2
2 bedroom, 3 person



Kitchen/dining
151 Ft²/14.0M²

Living room
174 Ft²/16.2M²

Bedroom 1
132 Ft²/12.3M²

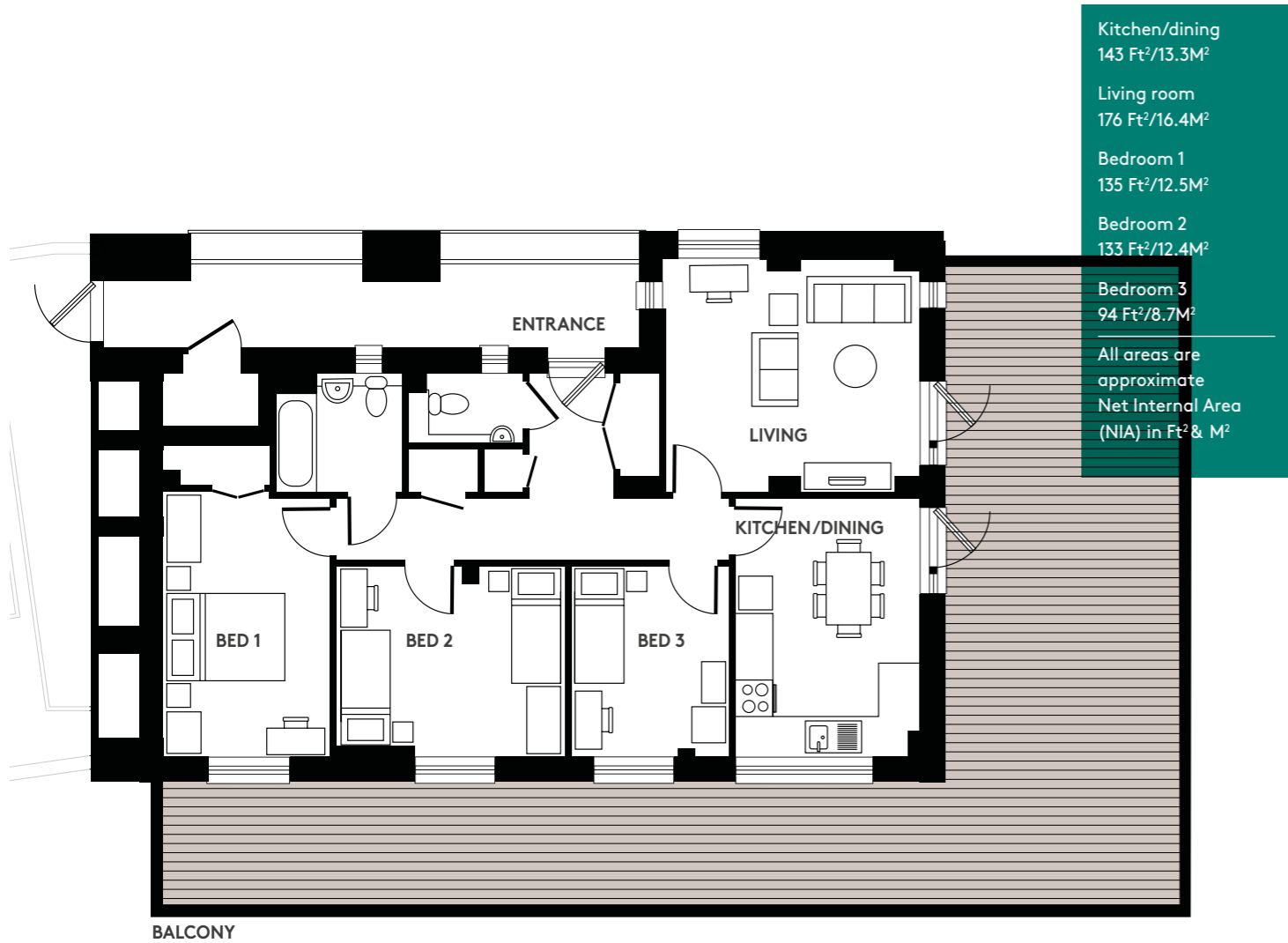
Bedroom 2
136 Ft²/12.6M²

Bedroom 3
88 Ft²/8.2M²

All areas are approximate Net Internal Area (NIA) in Ft² & M²

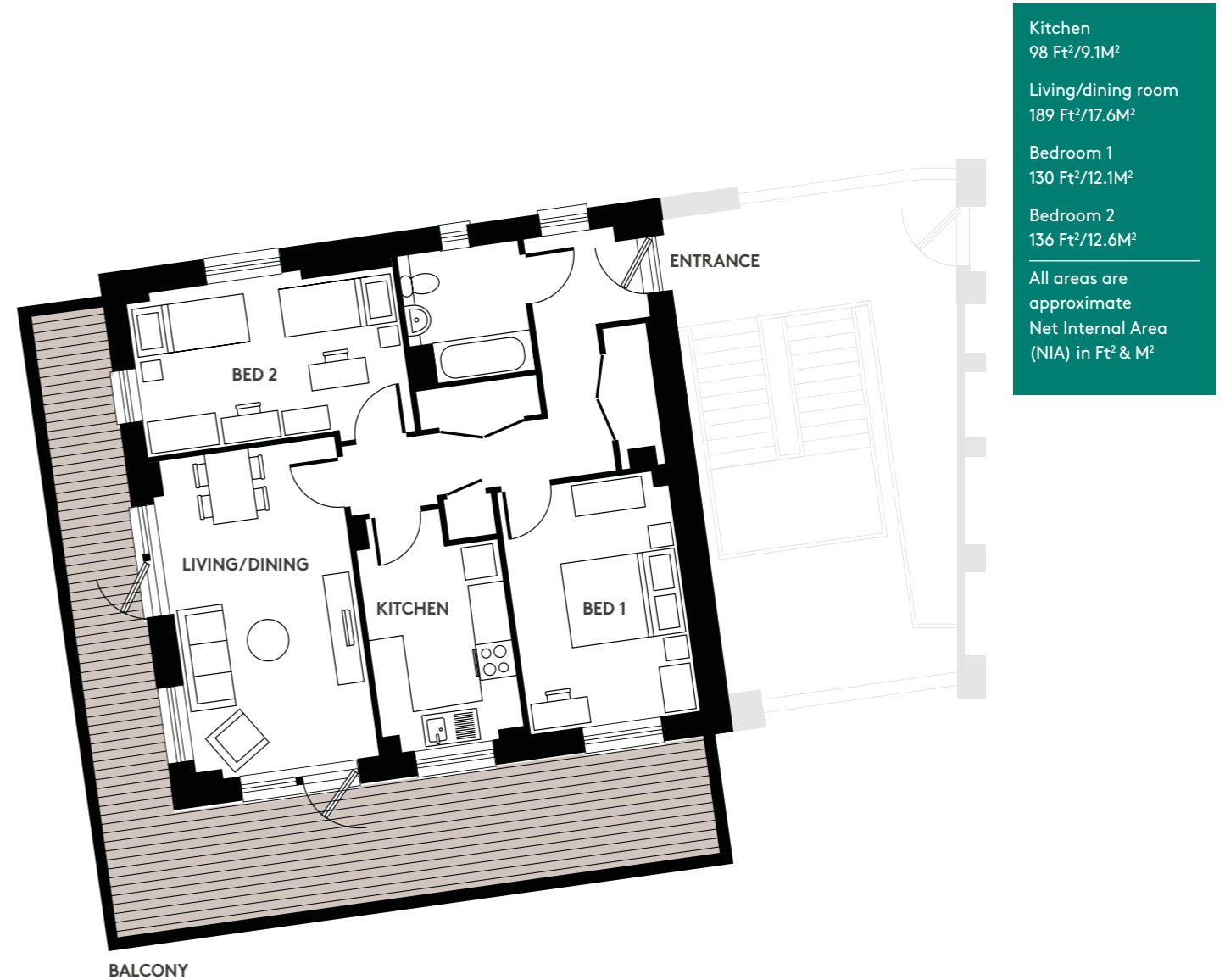
Flat type 3
3 bedroom, 5 person

* Floorplans show approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for furnishing, appliance or furniture sizes.



Flat type 4

3 bedroom, 5 person



Flat type 5

2 bedroom, 4 person

* Floorplans show approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for furnishing, appliance or furniture sizes.

The Kitchen Diner

Flat type 3



* Computer Generated Image for illustrative purposes only

The Living Room

Flat type 3



Example of paint and flooring from palette 1: white/grey

* Computer Generated Image for illustrative purposes only

The Master Bedroom

Flat type 3



Example of paint and flooring from palette 2: cream/beige

* Computer Generated Image for illustrative purposes only

The Specification

GENERAL

- All homes dual or triple aspect
- Large private balconies or gardens with patio and grass area
- TV points and telephone sockets in living room and principle bedroom
- Community fibre internet ports in living room and principle bedroom
- MVHR (mechanical ventilation heat recovery) - an energy recovery ventilation system which reduces energy costs
 - Individual boiler in each home

INTERNAL FINISHES

- Walls painted in Dulux matt emulsion – choice of a cream or white/grey colour paint to all walls in bedrooms, living rooms, hallways and cupboards
 - White internal doors and skirting with stainless steel ironmongery
- Choice of either laminate wood flooring or carpet in all bedrooms, living rooms, hallways and cupboards
 - Child-proof roller blind on all clear windows and balcony doors
 - Pendant lighting to living room, bedrooms and hallways
 - Double glazed aluminium/timber frame composite windows

BATHROOM

- White colour walls
 - White ceramic tiles to selected walls
 - Slip-resistant vinyl flooring
 - White sanitaryware
- Thermostatically-controlled shower over bath
- Vanity mirror with shaving light and charger
 - Chrome finish heated towel rail

KITCHEN

- Contemporary-designed kitchens
 - White colour walls
 - White ceramic tiled splashback
- Slip-resistant wood-effect vinyl flooring
- White gloss kitchen units and Everest Black laminate-finish worktops by Symphony
 - Stainless steel sink and drainer with single lever mixer tap
 - Space provision for electric cooker, fridge-freezer and dish washer

SECURITY/FIRE

- Sprinkler protection in all homes which react to high temperature in the event of a fire
- Fobbed door entry systems to main entrance doors to communal area, in addition to a fully automated system to the accessible flat front door
- Multi point locking mechanism to all front doors - Winkhaus AV2 or AV2-E depending on whether a general-needs or wheelchair adapted flat
- Front doors with integrated spy holes, letterboxes and internal security chain

TRANSPORT

- 2 external bike stores (with total capacity for 20 bikes)
- 5 on-site parking spaces (including one space for a blue-badge holder)
- 1 electric car charging point

COMMUNAL SPACE

- Double height entrance lobby
- Bin store with recycling facilities
 - Secure outdoor play area
- CCTV coverage in ground floor communal areas

INTERIOR PALETTES - RESIDENTS CHOICE

Residents will have a choice between two colour palettes. They will pick one paint colour for all walls in their property (except in the kitchen and bathroom), and either the matching carpet or the matching wood laminate in that colour palette for all the floors in their property (except in the kitchen and bathroom).

Pallet 1: White/Grey

Carpet: Saxony Arctic Grey

Paint: Dulux Trade Professional Cornflower White

Laminate: Grey Shelby Oak EBL028

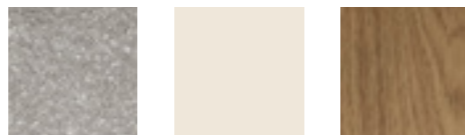


Pallet 2: Cream/Beige

Carpet: Saxony Mother of Pearl

Paint: Dulux Trade Professional Almond White

Laminate: Yorkshire Oak EBL023



Above samples are for indicative purposes only and the colours may vary slightly.

For more information

For more information please contact the Regeneration Team at:
ROEHAMPTON@WANDSWORTH.GOV.UK
or **020 8871 6207**

Or visit the regeneration website at:

WWW.ALTONESTATEREGEN.CO.UK
or
WWW.WANDSWORTH.GOV.UK/ROEHAMPTON



ALTON

ROEHAMPTON SW15



**McKinney House
Bessborough Road**

WWW.ALTONESTATEREGEN.CO.UK

