

# Alton Estate Regeneration

June 2018



**For a long time now, Wandsworth has held ambitions to improve the Alton area and create new opportunities for local people through regeneration. These ambitions are now being realised, following the near-completion of a five-year period of extensive masterplanning and consultation.**

The Alton Area Masterplan, which was finalised in 2014, confirmed the vision for Roehampton and set out clear objectives for the regeneration of key intervention areas (KIAs) - areas of the Alton that are in need of greatest improvement and where investment will benefit the largest number of people. Since then, we've refined the original masterplan, making improvements to it, and we've set out plans for the regeneration process in much greater detail - ensuring that the key objectives of the project will be met and the new homes and facilities can be delivered.

Working in partnership with Redrow Homes to deliver this substantial development project, the council is committed to investing millions of pounds in transforming the Alton area. The regeneration project will see the delivery of a new Village Square at the junction of Roehampton Lane and Danebury Avenue, with a new library, youth centre, surgery and café; a new retail area; a new children's centre and nursery; new and improved landscaping and play spaces; and around 1,100 new homes.

We are confident that the Alton project will improve the area and create a high-quality living environment for residents, but we also recognise that regeneration causes some uncertainty and upheaval.

Many homes on the estate will be replaced and our top priority is to ensure that secure tenants and resident homeowners are able to stay in the area and move straight into a newly-built home. We are working hard to ensure that rehousing can take place with minimum disruption to affected residents and without the need for temporary moves.

The proposals in this document are the result of extensive research, consultation, consideration, and input from directly affected residents, stakeholders and planning and development experts.

**Cllr Ravi Govindia**  
Leader of  
Wandsworth Council



# History of the Alton Estate Regeneration Project

June 2013	Masterplanning process is announced
September 2013	Options consultation begins
February 2014	Preferred options consultation begins
October 2014	Masterplan is approved by Wandsworth Council
April 2015	Roehampton SPD consultation
October 2015	Roehampton SPD adopted
March 2016	Development partner identification begins
January 2017	Redrow selected as preferred development partner
June 2017	Regeneration agreement completed between Wandsworth Council and Redrow Homes
July 2017	Redrow supports the Roehampton Feel Good Festival
September 2017	New consultation to revisit the approved masterplan
November 2017	Bessborough Road consultation begins
June 2018	Final pre-application consultation

## Realising the vision

Throughout the masterplanning and consultation period, we have received valuable feedback and input which has helped set key objectives and agree priorities. Thank you for taking part in the consultation and for helping us to decide how the Alton can be changed for the better.

Your feedback has confirmed there's support to create a safe, attractive neighbourhood with a wide range of amenities and supporting infrastructure.

### Delivering high quality new homes

Your feedback has told us there's support for:

- A mix of accommodation to provide replacement homes for those most affected and to support local housing needs
- Homes that meet or exceed the Mayor of London's space standards
- New housing that's designed to be safe and secure
- Maximising garden areas and private amenity spaces
- Attractive design and high quality materials (with brick preferred)



### Creating a new Village Square

Your feedback has told us there's support for:

- Creation of an attractive local centre at the heart of the Alton
- A new multi-purpose community facility to benefit the Alton Estate as a whole
- A public square that can be used for markets and events
- Improvements to the retail area, including a new food store
- Reconnecting the Alton with Roehampton Village

### Delivering new community facilities

Your feedback has told us there's support for a new multi-purpose community building, which will have;

- A new library
- Facilities for young people
- Community Hall with meeting/function space
- New health facilities

A new community building at Portswood Place will provide space for:

- A new nursery and children's centre
- Community health and retail uses.

### New landscaping and play space

Your feedback has told us there's support for:

- Ensuring there is no net loss of open space
- Preserving and enhancing the open, green character of the estate
- New and improved play, activity and outdoor fitness areas
- Play areas throughout the estate that are safe and accessible
- Some careful thinning of trees to open up important views
- Improved public realm and feel of streets



### Improving access and movement

Your feedback has told us there's support for:

- Improvements to the Danebury Avenue junction with Roehampton Lane
- Safer pavements and level pedestrian crossings, with more dropped kerbs
- Improved pedestrian and cycling routes to encourage people to walk and cycle through the estate
- Improved on-street parking design to ease congestion
- Improved loading and servicing facilities and secure undercroft parking

# The Masterplan – what will be delivered?



1109 homes  
256 affordable homes



9465 sq m (GIA).  
non-residential usage



1825 sq m  
approx.  
play provision



710 spaces approx.  
within podium (565)  
and on-street



1900 spaces approx.  
residential cycle  
spaces



**Portswood Place**  
New nursery and children's centre, new Minstead Gardens Clubroom, new retail, new health/community facilities

**Downshire Field play area**  
Extended and improved for all ages

**New central play space**  
Extended and improved access for all

**Minstead Gardens Refurbishment**  
Extension and upgrade of existing listed bungalows to create new sheltered housing to current standards

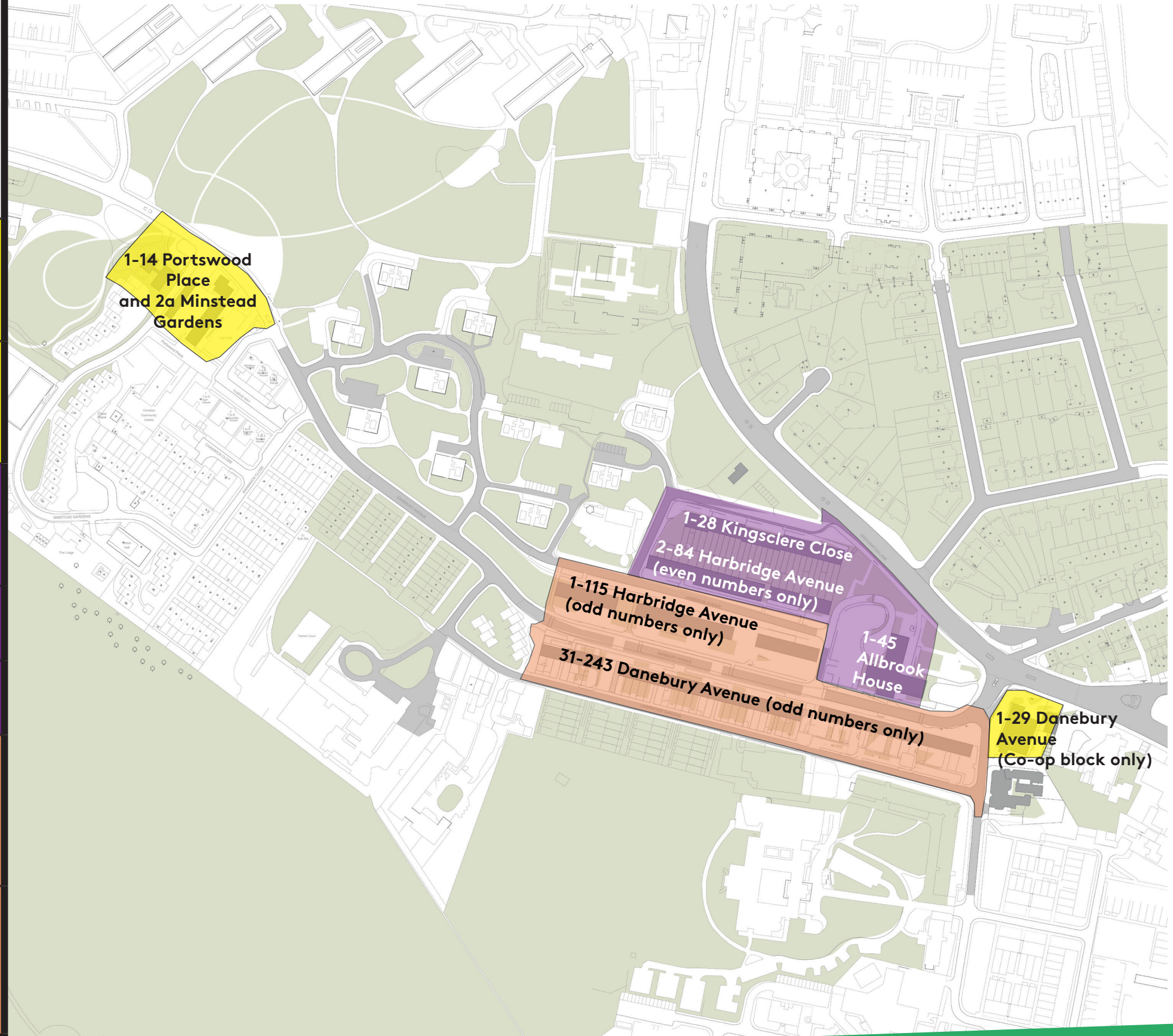
**New Village Square**  
A vibrant new public square for people to meet and a focal point for Alton East and West

**Vibrant new retail parade**  
North and south of Danebury Avenue plus a primary food store onto the new Village Square

**Library & GP surgery building**  
And community/health facilities

# Rehousing proposals

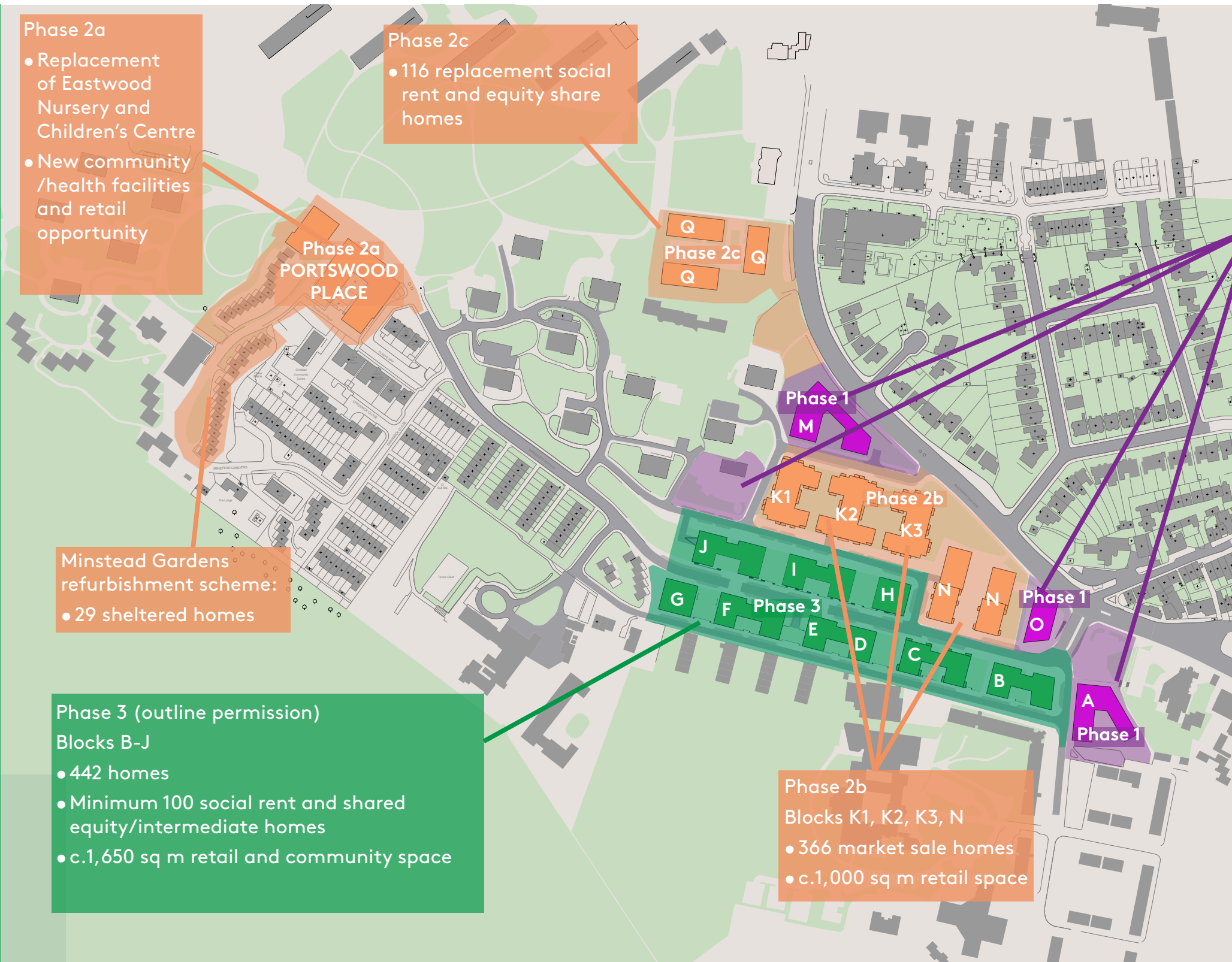
Phase	Homes Included in this phase	Estimated date for moving	Proposed area where tenants and resident homeowners will be offered replacement homes
0	1-29 Danebury Avenue (Co-op block only)	Summer 2020	Bessborough Road (Sherwood Lodge)
	1-14 Portswood Place and 2a Minstead Gardens		Bessborough Road (Sherwood Lodge)
1	2-84 Harbridge Avenue (even numbers only)	Summer 2021	Block A and Fontley Way
	1-45 Allbrook House		Block A and Fontley Way
	1-28 Kingsclere Close		Block A and Fontley Way
2	1-115 Harbridge Avenue (odd numbers only)	Late-2024 onwards	Block Q
	31-243 Danebury Avenue (odd numbers only)		Block Q



# Phasing plan

## Estimated timeline for delivery:

Dates	Phase
2019	Phase 1 construction starts
2020	Early sites for replacement homes complete
2021	Phase 1 complete
2022	Minstead Gardens refurbishment complete
2023	Phase 2a complete
2024	Phase 2b complete
2024-2027	Phase 2c complete by end of 2024 and 2025
	Phase 3 starts 2024
	All complete by 2027



# The Village Square

The new Village Square not only forms the heart of the new development, it is strategically positioned at the centre of Roehampton and the wider Alton Estate. The Village Square will provide a community hub for existing and new residents.

The space unites the Kings Head Pub and Saint Joseph Church with the proposed new library and retail space, to create a more cohesive centre to Roehampton Village.

The Village Square will provide formal play space, a seating area, opportunities for organised events and art installations. It will also create a civic setting for the new community buildings.

## Potential uses...



Market day



Book festival



Open-air cinema



During normal activity



During market day



During an event



During Christmas festival



# Multi-purpose community facility

The centrepiece of the multi-purpose community facility on the Village Square will be the new library. Its design provides a high-quality library space, with feature windows maximising daylight to reading areas. Access to the new building from Herham Close will improve links from Alton East.

Additional community facilities will include:

- A new café
- A new space for youth services
- A community hall
- GPs' surgery



**1040 sq m (GIA)**  
Library



**240 sq m (GIA)**  
**175 sq m (GIA)**  
Youth Centre  
& Community Hall



**595 sq m (GIA)**  
GPs' surgery/  
community uses



Library ground floor layout



Library first floor layout



Interior view of library - entrance area



Interior view of library - first floor

## Block A Key Facts



**40**  
Affordable homes



**1040 sq m (GIA)**  
Library Space



**240 sq m (GIA)**  
**175 sq m (GIA)**  
Youth Centre &  
Community Hall



**595 sq m (GIA)**  
GPs' surgery/  
community space

- This building is the backdrop to the new Village Square, it is the key marker building within the development and includes the new library, youth centre, GPs' surgery and café, as well as 40 new homes.
- This is an important, distinctive building in a pivotal location between Alton East and Alton West.
- All homes in this block will be available for secure tenants or resident leaseholders who need to be rehoused
- It is a building "in the round" with active frontages on all sides, and is seven storeys in height



Block A location

## BLOCK A - FLAT TYPE MIX (all social rent or equity share)



**2B** **4P** -----> 20 total units

**3B** **5P** -----> 10 total units

**4B** **5P** -----> 6 total units

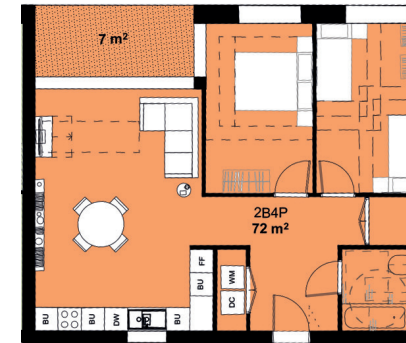
**4B** **6P** -----> 4 total units



Indicative view from Roehampton Lane

## Block A

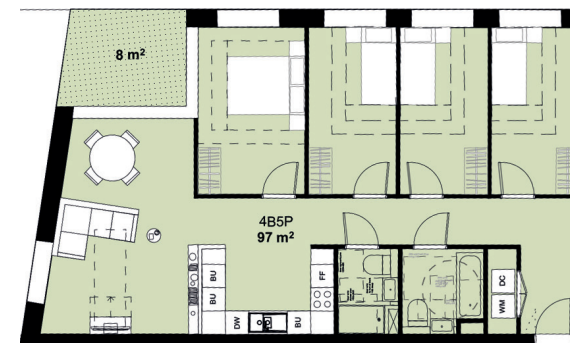
### Typical 2-bedroom flat for 4 people



Flat area: 72 sq m  
Mayoral standard - 70 sq m  
(2 sq m above standard)

External recreational area: 7 sq m  
Mayoral standard - 7 sq m

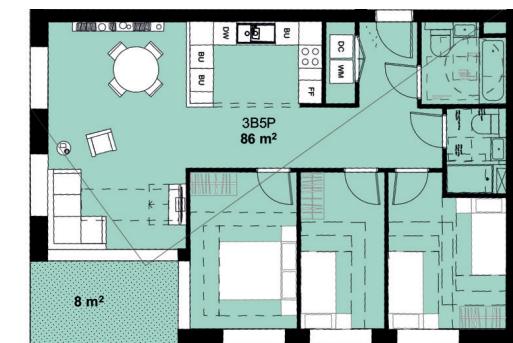
### Typical 4-bedroom flat for 5 people



Flat area: 97 sq m  
Mayoral standard - 90 sq m  
(7 sq m above standard)

External recreational area: 8 sq m  
Mayoral standard - 8 sq m

### Typical 3-bedroom flat for 5 people



Flat area: 86 sq.m.  
Mayoral standard - 86 sq m

External recreational area: 8 sq m  
Mayoral standard - 8 sq m

### Typical 4-bedroom flat for 6 people



Flat area: 101 sq.m.  
Mayoral standard - 99 sq m  
(2 sq m above standard)

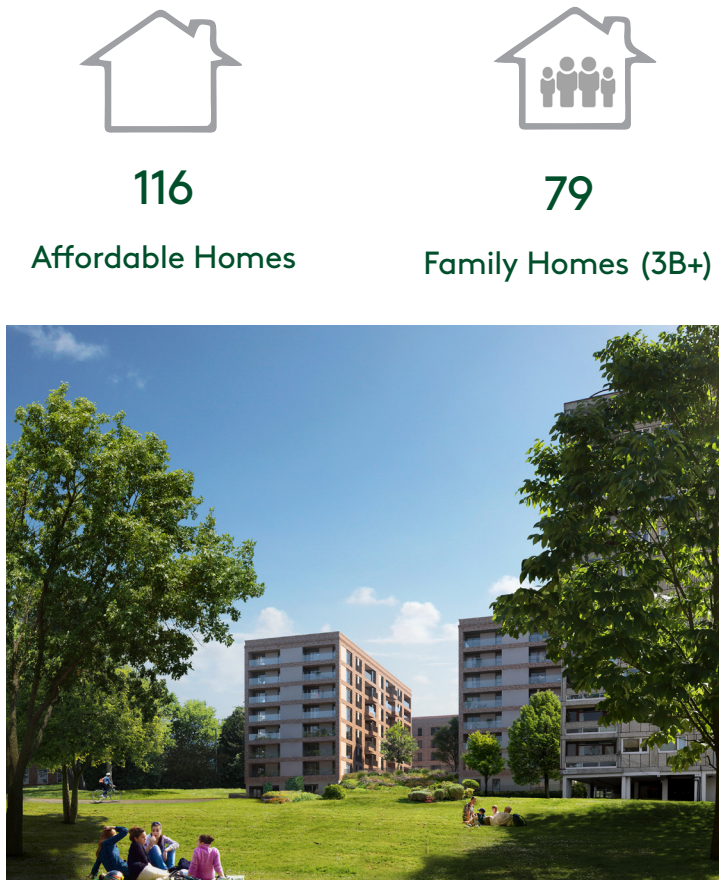
External recreational area: 9 sq m  
Mayoral standard - 9 sq m

## Block Q Key Facts

- Block Q is located next to Chadwick Hall Student Accommodation and Grade II Listed Downshire House. The uilding is designed to respond to the understated elegance of Downshire House and modernist elevations of the Alton Estate buildings.
- A number of existing trees along Roehampton Lane are proposed for retention and these will significantly screen the new blocks from view
- Building Q acts as a marker at the southern edge of the estate.
- The building is split into three blocks: Block Q2 facing Roehampton Lane and Block Q1/Q3, offering expansive views of Downshire Field.
- Active frontage along Roehampton Lane is achieved by duplex units, with private entrances and living accommodation located on the ground floor.
- The main entrance to the development is from Roehampton Lane, with Blocks Q1 and Q3 accessed through the communal garden.
- Building Q contains 116 units, over 7 and 8 storey elements, with an undercroft car park for exclusive use by residents in the block.
- All homes in this block will be available for secure tenants or resident leaseholders who need to be rehoused.
- Communal open space, including door step play, will be provided for residents of the three blocks at podium level.



View of Block Q - east elevation



View of Block Q - west elevation

### BLOCK Q - FLAT TYPE MIX (all social rent or equity share)

		----->	19 total units
1B	2P		
2B	4P	----->	19 total units
3B	5P	----->	61 total units
3B	6P	----->	2 total units
4B	5P	----->	7 total units
4B	6P	----->	6 total units
4B	7P	----->	1 total unit
4B	8P	----->	1 total unit



116

Affordable Homes

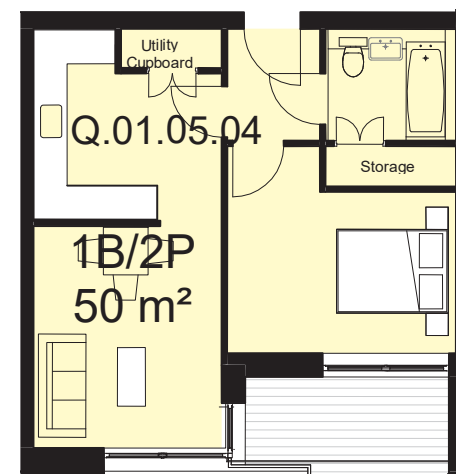


79

Family Homes (3B+)

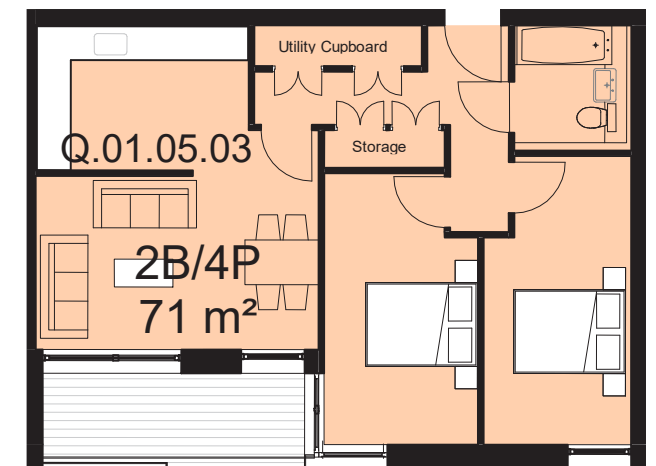
## Block Q

### Typical 1-bedroom flat for 2 people



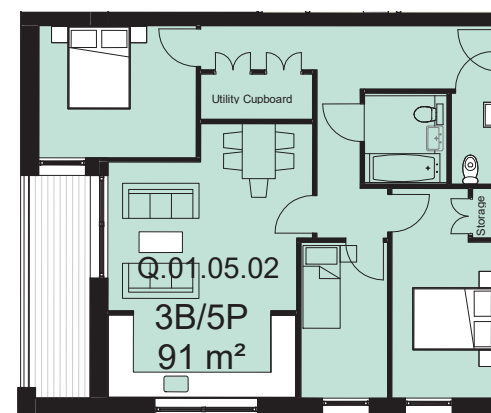
Flat area: 50 sq m  
Mayoral standard - 50 sq m

### Typical 2-bedroom flat for 2 people



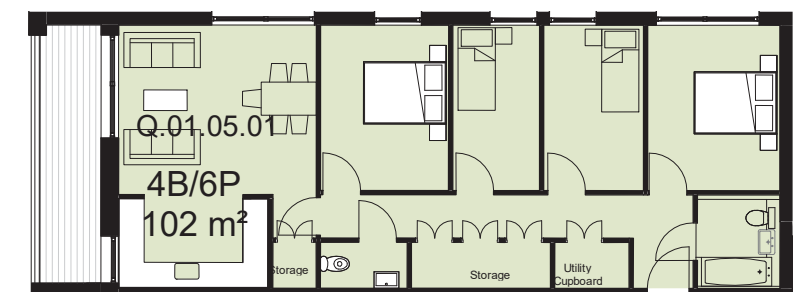
Flat area: 72 sq m  
Mayoral standard - 70 sq m

### Typical 3-bedroom flat for 5 people



Flat area: 91 sq m  
Mayoral standard - 86 sq m  
(5 sq m above standard)

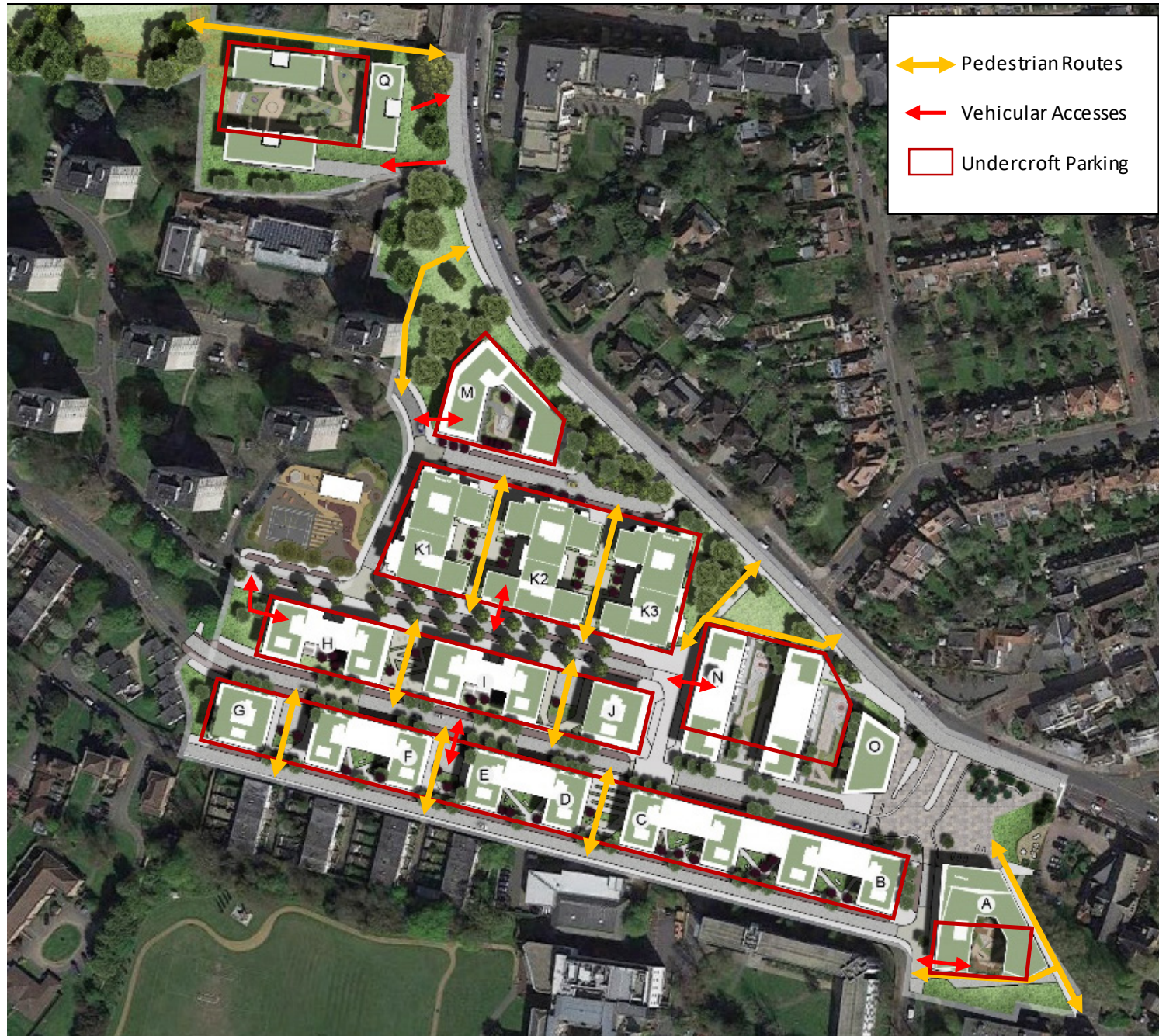
### Typical 4-bedroom flat for 6 people



Flat area: 102 sq m  
Mayoral standard - 99 sq m  
(3 sq m above standard)



# Parking and transport



## Site Principles

- c. 550 additional undercroft parking provided underneath each block to reduce on-street parking demand
- Improved on-street parking design, balancing parking demand with improved landscaping and level access
- Pedestrian and cycling routes throughout the site to ensure high permeability
- Access complemented by existing levels
- Improved loading and servicing facilities
- Improved access into Block Q (166-168 Roehampton Lane site)

## Improving Danebury Avenue / Roehampton Lane junction

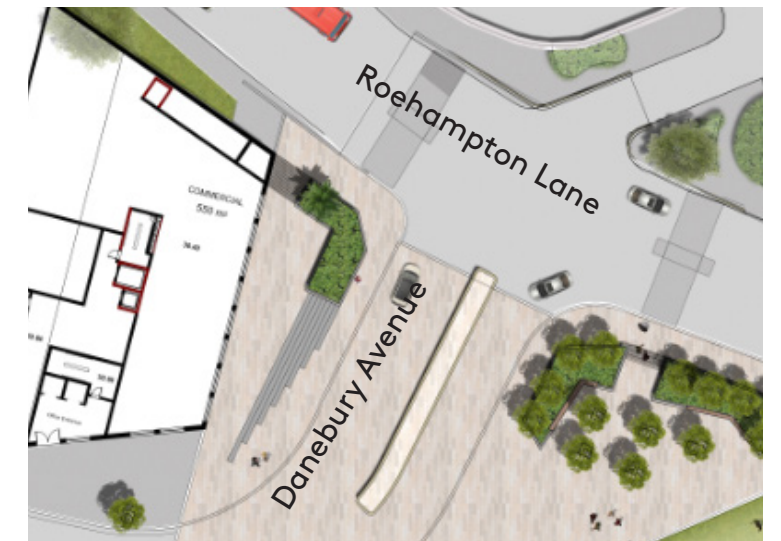
- The approach to Danebury Avenue will be widened to allow two cars abreast and the number of vehicles that can exit during every traffic signal cycle will be increased
- The principles of TfL's Quietways proposal will be enhanced by providing new cycle facilities

## How will parking be managed?

- On-plot parking will be managed separately from street parking
- Block residents will be able to request a free parking permit for secure undercroft spaces

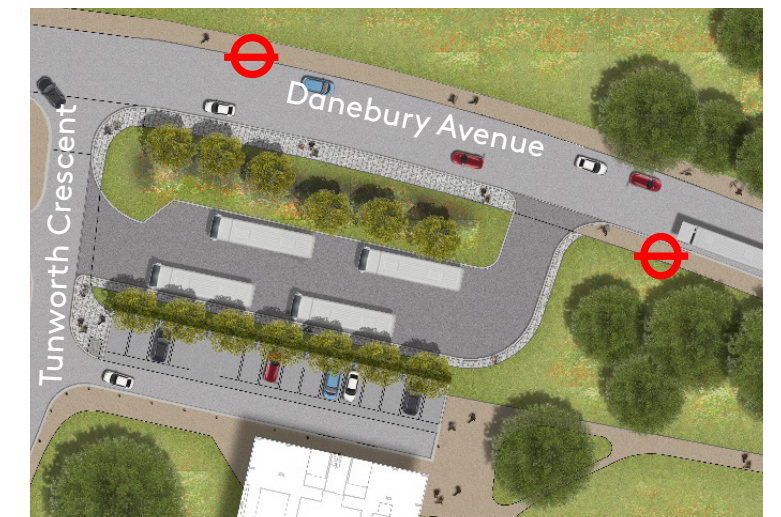
## How has the parking need been assessed?

We carried out parking surveys across the whole of the estate in November 2017, using 2011 census data to understand predicted trends in future resident car ownership. The table on the previous page shows how the level of spaces to be provided will be sufficient to cover numbers of cars on the street after the regeneration.



## The new bus turnaround

- The existing bus turnaround is proposed for relocation in front of Shalden House. This will improve the historic parkland setting of Downshire Field
- The improved bus turnaround will provide space for up to four buses to wait, plus additional running lane
- Additional bus stops will be provided in both directions to serve Tunworth Crescent
- Improved landscaping and screening will soften the interface between the new bus turnaround and Shalden House



	Undercroft spaces	Spaces on street in intervention area	Cars on street
Today	0	743	534
After regeneration	c.550	641	491

Numbers subject to change as the scheme develops

# Portswood Place

The regeneration of the community and retail facilities at Portswood Place will create a new focal point in the centre of Alton West, against the backdrop of Downshire Field and Mount Clare

These new buildings, occupying the heart of the estate, will provide a range of facilities that will open up and activate the area including:

- New nursery and community centre
- New clubroom for Minstead Gardens
- New retail
- Space for health/community uses

These buildings are sensitively designed to sit within the landscape and be respectful to the setting of the listed buildings and conservation area.

A multi-functional hall can be made available to the local community for shared use.

The new Eastwood Children's Centre and Nursery will be accessed from Danebury Avenue.

Classrooms will be located around a main courtyard, with direct access to external play space.



South West view from Downshire Field



View South from Downshire Field



Portswood Place - multi-functional hall



Eastwood Children's Centre and Nursery - typical classroom and view towards courtyard



**1910 sqm (GIA)**  
Nursery/  
Children's  
Centre



**588 sqm (GIA)**  
Community /  
Health facilities



**70 sqm (GIA)**  
Retail Usage

# Landscape and playspace improvements

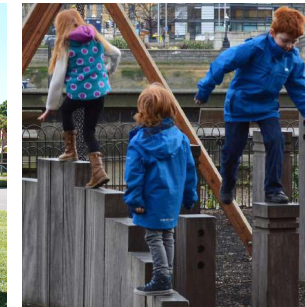
## Play within Downshire Field

The redesign of the current Downshire Field Playground is a part of the overall landscape and play strategy for the site. This is a key public realm and social engagement area. At the moment, it is fenced off, with amenities that are in need of refurbishing. The design proposals are looking to open up the area and make general outdoor play and fitness available for the wider public. The design proposes:

- Creating a trail of fitness and play nodes across the parkland
- A careful process of thinning trees, to create a visual connection between Downshire Field and Portswood Place, creating a sense of openness across the estate
- A better, enlarged play area, with natural play and fitness to address all age ranges



Fitness equipment



Rustic play



Sensory experience



Illustrative perspective of Downshire Field playground

## Play within Alton Activity Centre

The Alton Activity Centre will play an important role in delivering substantial play provision to the estate.

The proposals will include opening up of part of the space to provide older children's play provision, whilst maintaining a level of play for younger years in a managed environment.

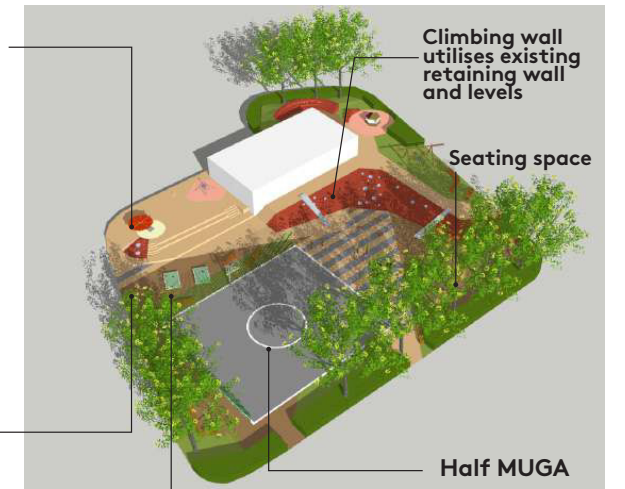
A new multi-use games area (MUGA) will be provided which will be accessible to all members of the public.



Nature area with timber seating and play equipment

Growing space

Table Tennis



Climbing wall utilises existing retaining wall and levels

Seating space

Half MUGA

Left: MUGA (multi-use game area)

Centre: Climbing Structure

Right: Table tennis facilities

# Have your say

The latest round of consultation begins with two public exhibition sessions in Roehampton Parish Hall on Wednesday 6th June between 3pm and 8pm and on Saturday 9th June between 10am and 5pm. Members of the project team will be available during these sessions to answer your questions and collect your feedback.

A feedback form and freepost envelope are enclosed with this summary booklet. You can complete it by 29th June and either return it in the post, drop it off at one of our consultation sessions, or post it in a feedback box at Roehampton Library.

## **Additional drop-in sessions:**

We will be holding additional drop-in sessions on Monday 11th June in Roehampton Library from 2pm until 5pm and on Thursday 14th June on Downshire Field/Bull Green from 2pm until 5pm.

We will also be doing community group specific drop-ins and attending community meetings.

## **Roehampton Library:**

Following the exhibition sessions, copies of the exhibition boards will be available to view, throughout June and July in a large presentation folder in Roehampton Library.

## **Online:**

The exhibition boards will also be made available on the [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk) and [www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton) websites, where you can also submit comments.

## **Contact us:**

Call the project team on: **020 7397 5212**

Email: [info@AltonEstateRegen.co.uk](mailto:info@AltonEstateRegen.co.uk)

Write to us: **Freepost ALTON ESTATE REGEN**

For any housing queries please contact the regeneration team on 020 871 6207 or email [roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk)

## Next steps

### The planning application process explained...

As the project will be delivered in separate phases, we will be submitting what's known as a "hybrid" planning application, which will seek outline permission for the entire scheme and full detailed permission for the first two phases of development.

Outline applications are generally used to agree the scale and nature of developments and require more detailed information to be submitted for approval at a later stage. By submitting a hybrid application, with both outline and detailed elements, we can ensure that the regeneration process can begin as quickly as possible. Once the first phase of development is underway, we will submit further applications to agree detailed aspects of the future phases.

We will also be submitting a separate application for the refurbishment of sheltered housing in Minstead Gardens.

Once the application has been submitted, Wandsworth Council's Planning Department will undertake a further period of consultation where views on the proposed development can be expressed. This formal consultation period will last for 21 days, and more information will be made available about how to contribute to this process once the application is submitted.