

Wandsworth Local Plan

**Supplementary Planning Document**

# Roehampton

Adopted October 2015



## Contents

<b>1 Introduction and background</b>	<b>5</b>
Background	5
What is the role and purpose of the SPD?	7
Relationship to policies	7
What is the SPD area?	8
Built form and heritage	10
How was the SPD prepared?	16
How to use the SPD	17
Structure of the SPD	17
<b>2 Key issues and challenges</b>	<b>18</b>
Planning application history	18
Quality of the environment and buildings	19
Community safety	20
Access to services	20
Tenure mix	22
Transport accessibility	22
Socio-economic challenges	23
Property market	23
Ownership patterns	23

<b>3 Vision and strategic objectives</b>	<b>25</b>
The vision	25
Strategic objectives	26
<b>4 Core principles</b>	<b>28</b>
Core principle 1 - deliver high-quality homes within a mixed and balanced community	28
Core principle 2 - breathe new life into the existing centres	31
Core principle 3 - deliver new and improved community infrastructure	32
Core principle 4 - deliver a high-quality landscape and outdoor recreation facilities throughout the area	34
Core principle 5 - respect the heritage of the area	37
Core principle 6 - update and activate the public realm	40
Core principle 7 - improve access and connections	41
Core principle 8 - create a sustainable environment	44
<b>5 Key intervention</b>	<b>46</b>
Key intervention area 1 - Roehampton Local Centre	46
Key intervention area 2 - Portswood Place Important Local Parade	50
Key intervention area 3 - Danebury Avenue Housing	54
Key intervention area 4 - Central Landscape	57
<b>6 Delivery</b>	<b>60</b>
Market demand factors	60
Delivery approach	60
Infrastructure funding	60
Planning application requirements	61



## 1 Introduction and background

### Background

**1.1** The council is committed to delivering a new future for Roehampton to create a high-quality living environment for residents. This Supplementary Planning Document (SPD) reflects and builds on relevant policies in the Wandsworth Local Plan to provide additional guidance on how those policies should be implemented. In particular, it builds on the provisions of Core Strategy Policy PL15 and the area spatial strategy for Roehampton, as well as the relevant Site Specific Allocations (discussed later in this section) and other general development management policies.

**1.2** In 2013 the council commissioned consultants Bilfinger GVA and Studio Egret West (SEW) to develop a vision and masterplan to guide this transformation. The masterplan was completed in 2014. It represents the culmination of over 18 months of commitment and participation by residents, local organisations, service providers, institutions, elected council members and council officers to create a strategy to deliver the masterplan objectives. The recommended masterplan reflects the aspirations of the council, as the main landowner and planning authority, following consultation with residents and stakeholder groups.

**1.3** This SPD translates the Alton Area Masterplan into planning policy guidance. The SPD is a planning policy document and must reflect the language of the Local Plan documents. The focus area of this Roehampton SPD is the western side of the Alton Estate. This designation was previously referred to as the Alton Area, but is referenced as the SPD area within this Roehampton SPD document.

**1.4** The Alton Area Masterplan forms part of the evidence base for the Roehampton SPD, along with the following:

- Alton Area Masterplan Baseline Report (August 2013, made public October 2014)
- Alton Area Masterplan Report (October 2014)
- Draft Roehampton SPD Sustainability Appraisal (published for consultation alongside the draft SPD)
- Wandsworth Strategic Housing Market Assessment (2012) and Update (2014)
- Local Plan Review Sustainability Appraisal (October 2014)
- Wandsworth Open Space Study (2007)
- Wandsworth Retail Study (2012)
- Wandsworth Local Centres Survey (2014)
- Wandsworth Council Playing Pitch Strategy (2014)
- Alton Area Conservation Area Appraisal and Management Strategy
- London Biodiversity Action Plan (London Biodiversity Partnership)

**1.5** The council is committed to ensuring that residents living in the SPD area are able to remain part of their community. All secure council tenants are being offered a secure council tenancy and new home on the Alton Estate. All resident leaseholders and freeholders are being offered the opportunity to purchase a new home on the Alton Estate through the implementation of a shared equity scheme. The council aims to implement a one move offer. This means, that where possible, tenants, resident leaseholders and freeholders will be able to move directly from their current property into their new-build home. Further detail regarding these commitments can be found in the resident offer booklets available on the council's regeneration web page.

**1.6** The council has also committed to the replacement of all community facilities, including the Roehampton library.

**1.7** This SPD provides guidance for all future development in the SPD area. However, in order to avoid confusion relating to the residential blocks proposed for demolition specifically in the Alton Area Masterplan, the full list is provided below:

- Danebury Avenue 3, 11 – 29
- Danebury Avenue 31A – B, 61A – B, 89A – B, 37 – 115
- Allbrook House 1 – 45
- Danebury Avenue 117 – 211
- Danebury Avenue 213 – 243
- Harbridge Avenue 1 – 31
- Harbridge Avenue 33 – 83
- Harbridge Avenue 85 – 115
- Harbridge Avenue 2 – 32
- Harbridge Avenue 34 – 84
- Kingsclere Close 1 – 28
- Portswood Place 1 – 14



Figure 1.1: Illustrative masterplan visualisation

## What is the role and purpose of the SPD?

**1.8** The purpose of the SPD is to positively support the council's regeneration programme for Roehampton (as reflected in the Local Plan) by providing guidance to prospective developers, stakeholders, and the community on the nature and form of development that the council is likely to find acceptable in the SPD area (see Figure 1.2).

**1.9** The role of the SPD is to provide additional information on the detailed application of existing policies. The SPD does not contain new policies but rather provides detailed supplementary guidance. It should be read alongside the following:

- National Planning Policy Framework (NPPF) (March, 2012) and Planning Practice Guide (PPG)
- The London Plan (Consolidated with Alterations since 2011), March 2015, and associated supplementary planning documents
- The Wandsworth Local Plan:
  - Core Strategy (2010)
  - Core Strategy as amended in second proposed submission version (2014)
  - Development Management Policies Document (2012)
  - Development Management Policies Document amended in second proposed submission version (2014)
  - Site Specific Allocations Document (2012)
  - Site Specific Allocations Document amended in second proposed submission version (2014)
  - Proposals Map (2012)
  - Policies Map as amended in second proposed submission version (2014)
  - Associated supplementary planning documents

**1.10** Following any amendments made to address the responses to public consultation, the Roehampton SPD will be formally adopted by the council. Given that it has been subject to extensive community consultation and a Sustainability Appraisal (SA), the SPD will have significant weight in determining future applications for planning permission and listed building consent in the area.

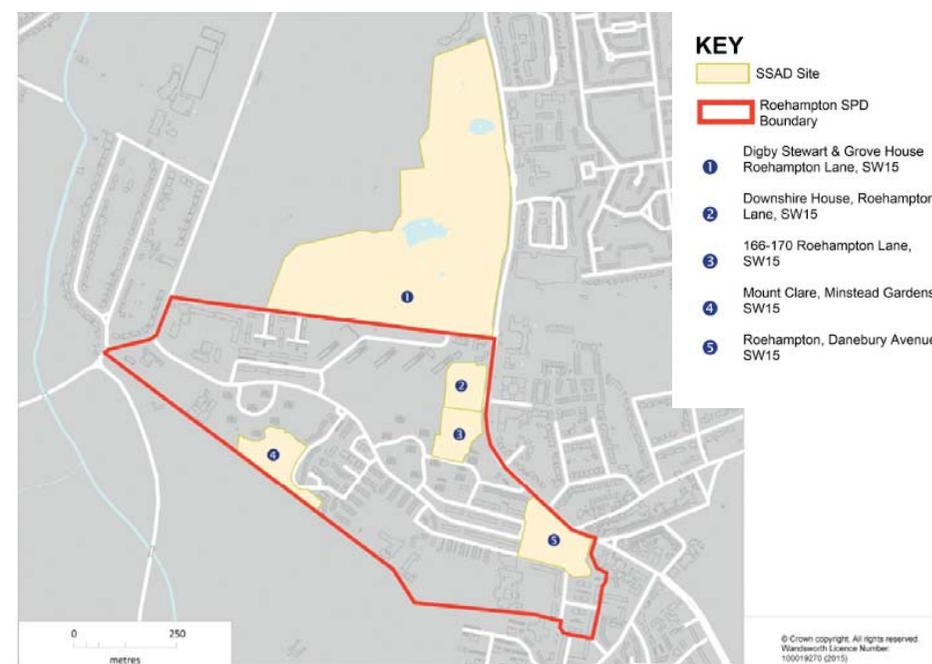


Figure 1.2: The SPD site boundary and Site Specific Allocations

### Relationship to policies

**1.11** The adopted Local Plan comprises the Core Strategy (2010), Development Management Policies Document (DMPD) (2012), the Site Specific Allocations Document (SSAD) (2012), and the adopted Proposals Map (2012). This SPD provides guidance that is supplementary to the policies contained within these documents.

**1.12** The council's Planning Service has conducted a review of the Local Plan documents in order to ensure conformity with national planning policy and the London Plan, together with other amendments. The 2nd Proposed Submission Versions of the Local Plan documents (including the Core Strategy, Development Management Policies Document, Site Specific Allocations Document and Policies Map Changes Document) were subject to public consultation in October/November 2014 and submitted to the Secretary of State for Examination in March 2015. Following the public hearings, the council agreed its final main modifications to the Local Plan and

none of these refer to the area covered by this SPD. The Local Plan is expected to be adopted by the council in March 2016.

**1.13** The Core Strategy (Policy PL1) states that deprivation and inequalities will be tackled through regeneration initiatives and the focusing of mainstream services and resources on the highest priority areas, including Roehampton.

**1.14** Core Strategy Policy PL15 states that comprehensive regeneration and new development will be supported within the Roehampton masterplan area to deliver improvements to housing, business floor space, shops, community facilities, and environmental improvements to the landscape, as well as improved employment opportunities for residents and new transport linkages.

**1.15** The SSAD 2nd Proposed Submission Version (October 2014) allocates four sites for development that are within the SPD boundary. These are identified on Figure 1.2 and as follows:

- 8.1.1 Roehampton, Danebury Avenue, SW15 (Area 5 in Figure 1.2)
- 8.1.3 Mount Clare, Minstead Gardens, SW15 (Area 4 in Figure 1.2)
- 8.1.4 Downshire House, Roehampton Lane, SW15 (Area 2 in Figure 1.2)
- 8.1.5 166 – 170 Roehampton Lane, SW15 (Area 3 in Figure 1.2)

**1.16** A range of other policies within the Core Strategy and Development Management Policies Document are also relevant to the regeneration of Roehampton and are therefore supplemented with additional guidance where appropriate within this SPD.

**1.17** The majority of the area is designated as the 'Roehampton Charging Area' on the 'Community Infrastructure Levy Charge Zones' map (within the adopted CIL Charging Schedule) where there is zero charge for all new floor space. Mayoral CIL will however be charged and development will be required to mitigate its impacts as necessary and appropriate in accordance with the Section 106 tests. The council's Planning Obligations SPD (March, 2015) provides relevant guidance in determining necessary contributions from any future development within the area.

**1.18** The SPD should be read in conjunction with the policies set out in the Wandsworth Local Plan.

## What is the SPD area?

### Location and context

**1.19** The SPD area extends approximately 47 hectares within the Alton Estate in Roehampton.

**1.20** The SPD area is located in Roehampton. It is to the west of the London borough of Wandsworth between Putney Heath and Richmond Park. It sits in a rolling landscape located directly north of Richmond Park in south-west London (see Figure 1.3). It is surrounded by the historic towns and villages of Putney, Richmond, Barnes and Mortlake.

**1.21** The nearest metropolitan centre is Kingston which is accessible by public transport and lies at the opposite side of Richmond Park. There are also a number of local town centres within easy access of Roehampton that provide residents with additional retail and leisure options. These include Putney, Wandsworth, Clapham Junction, Sheen, Richmond, Wimbledon and Hammersmith town centres.

**1.22** The SPD area is surrounded by residential neighbourhoods and a range of reputable institutions, including Kingston University, Roehampton University, Queen Mary's Hospital, Priory Hospital, Bank of England Sports Centre, the International Tennis Federation, and the Lawn Tennis Federation.



Figure 1.3: Site location and wider context

## Built form and heritage

**1.23** The area covers a large part of the Alton Estate and is located in close proximity to Richmond Park (a Grade I Historic Park and Garden) on the boundary with the London borough of Richmond. The estate, which was originally built in the 1950s was developed in two phases, Alton East and West, which were each designed by two separate architectural teams. This SPD focuses on Alton West, the area defined by Priory Lane to the west, Clarence Land to the north, Roehampton Lane and Hersham Close to the east, and Richmond Park to the south.

**1.24** The majority of the area is within the Alton Conservation Area, with the Westmead and Roehampton Village Conservation Areas in close proximity to the south-east.

**1.25** The area also contains a large number of heritage assets, including Grade I, II\* and II listed structures and locally listed buildings (see Figure 1.4). A number of other buildings are considered to contribute positively to the setting of the conservation areas (refer to the Conservation Area Appraisal for more details).

**1.26** The area consists of an 18th-century landscape overlain with a masterplan for the housing estate, developed in the 1950s by the London County Council (LCC). Numerous alterations have however taken place since the 1950s, including some insensitive later additions that have eroded the heritage value of assets and detract from their settings.

**1.27** The masterplan that underpins the principles in this SPD was developed on the basis of a thorough analysis and response both to the LCC Masterplan and the heritage significance of the site. Any future development proposals will be required to demonstrate that they respond appropriately to these principles, maximising the opportunity to reflect the original intent of the LCC Masterplan in the future regeneration plans and to conserve, restore and enhance heritage assets and their settings.

**1.28** As illustrated by Figure 1.5, the existing built form across the SPD area ranges in height from one to over 11 storeys. The section of the Ibsley neighbourhood included in Figure 1.5 and the area around Portswood Place (including Mount Clare) feature a prevailing scale of one – two storey built form, with the occasional three – four storey building. Across the remainder of the area the built form is of greater scale with tall buildings including the 11 storey Highcliffe slab blocks, the 12-storey point blocks of Tunworth and Tangle, and the four – five storey buildings and ten storey Allbrook House within the Danebury neighbourhood and Roehampton Local Centre.

**1.29** There is a generous amount of public realm and public open space that provides an important setting for the buildings and for the conservation area. This open space contributes greatly to the significance of these buildings and the conservation area.

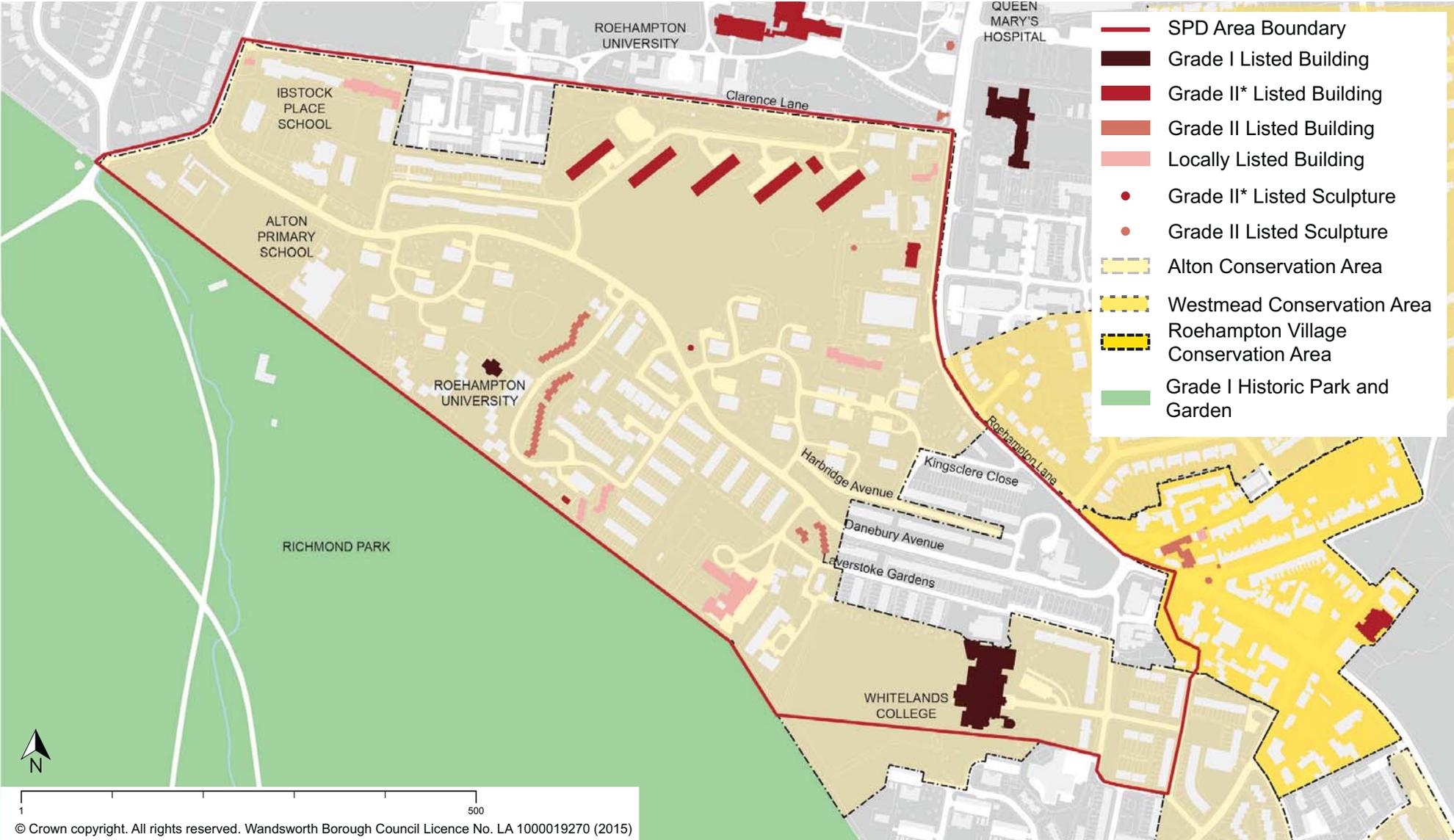
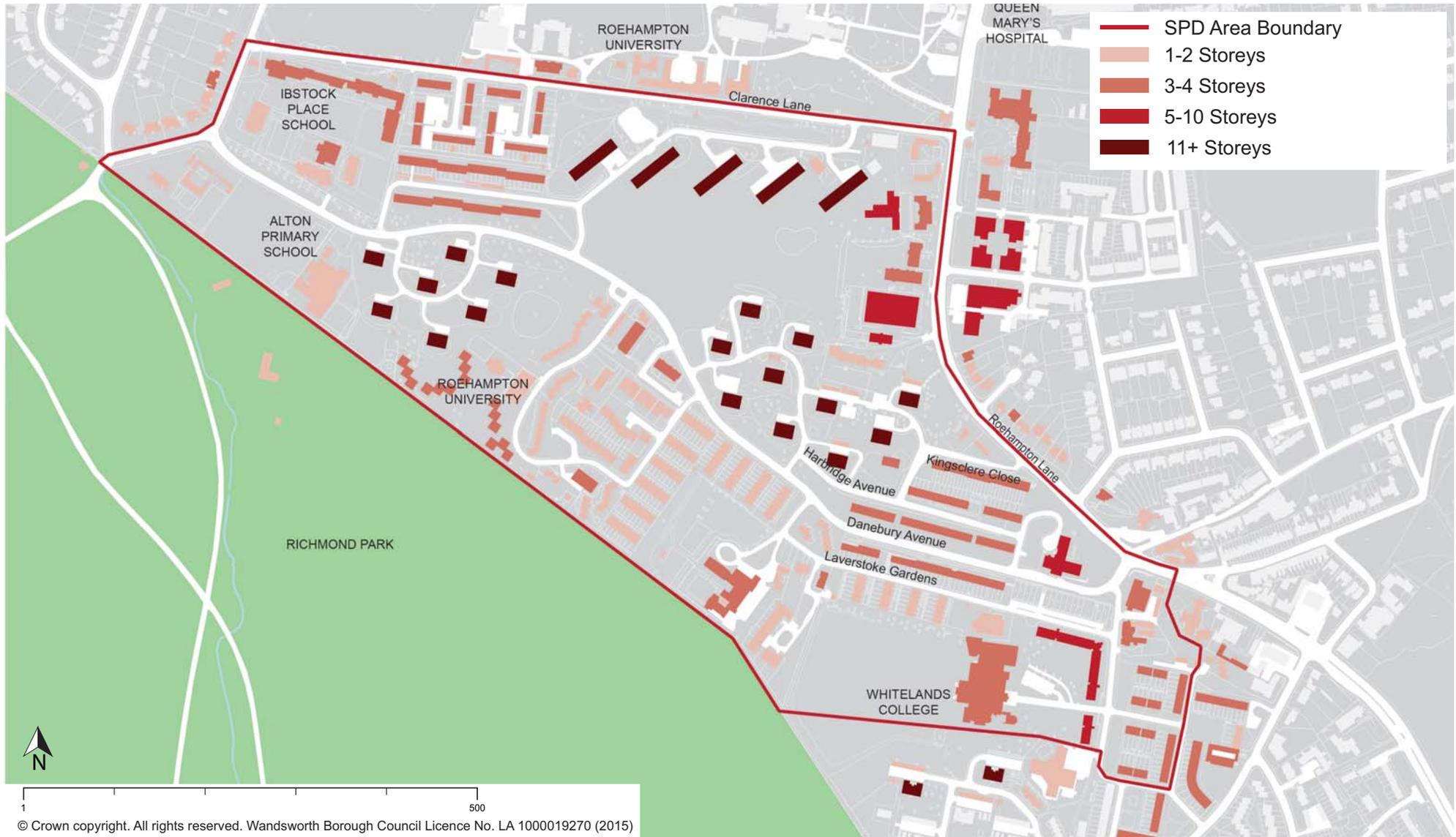


Figure 1.4: Existing heritage assets



## Existing land uses

**1.30** As illustrated by Figure 1.6, housing is the prevailing land use across the area, with a total of 1,883 homes distributed across the following six neighbourhoods:

- Ibsley (84 homes)
- Danebury (462 homes)
- Tunworth (428 homes)
- Highcliffe (375 homes)
- Tangley (396 homes)
- Clarence Lane (138 homes)

**1.31** There are two places within the area that contain retail and service activities, as identified in yellow on Figure 1.6. These are within Roehampton Local Centre, located to the east end of the site and containing a Protected Core Frontage along Danebury Avenue (1 – 59), and the Portswood Place Important Local Parade, located further to the west in close proximity to Downshire Field (also known as the Bull Green) and Mount Clare.

**1.32** The area includes a range of public spaces including Downshire Field, which extends approximately 3.2 hectares and reflects the original parkland of the LCC Masterplan. Other green spaces, tree groups and incidental spaces create a leafy setting for existing buildings.

**1.33** There is a wide range of institutions, community infrastructure and services distributed across (or in close proximity to) the SPD area. The following are within the SPD boundary:

- Roehampton Library
- University of Roehampton (Whitelands College and Mount Clare student accommodation and administrative offices)
- Maryfield Convent
- The Alton Primary School
- Ibstock Place School
- Mosaic Jewish Primary School (under construction)
- 166 – 168 Roehampton Lane (which houses the Eastwood Children's Centre, two nurseries, an NHS Centre, the South Thames College, a Citizens Advice Bureau and Sure Start services )

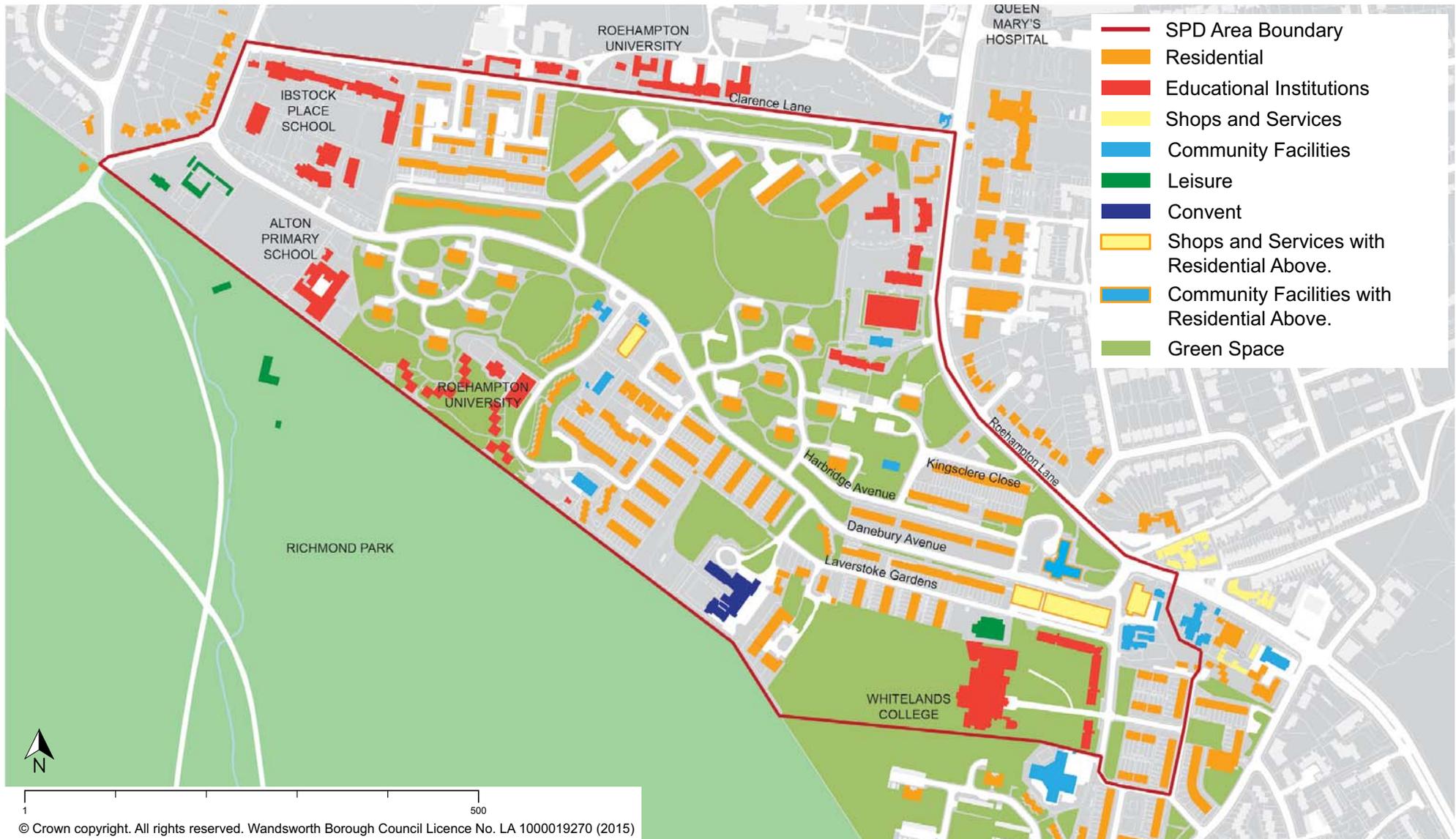
- Minstead Gardens senior citizens clubroom
- Danebury Avenue Surgery
- Roehampton Methodist church and church hall
- Focus Hall Community Centre
- Alton Activity Centre
- Roehampton Youth Club
- Western Area Housing Office
- Alton Medical Practice
- Regenerate
- Roehampton Base
- Roehampton Sport and Fitness Centre
- The Equestrian Centre

## Access

**1.34** Whilst the SPD area has a low-to medium-level of public transport accessibility (ranging from 1B to 3) it is within an approximately 20-minute walk of Barnes station where South West Trains provides direct connections to Clapham Junction, London Waterloo, Weybridge, Richmond and Kingston (see Figure 1.7). Buses provide access to neighbouring centres (Putney, Wandsworth, Clapham Junction, Sheen, Southfields, Barnes and Richmond) and the wider public transport network, including links into Hammersmith and Victoria.

**1.35** The nearest Underground station is East Putney, which is an approximately 40-minute bus ride and is serviced by the District Line, with connections to Wimbledon, Hammersmith, Edgware Road, Westminster and Whitechapel. Putney Bridge Underground station, although geographically further from the SPD area than East Putney Underground, can be reached in 20 minutes.

**1.36** The SPD area has excellent access to the primary and strategic road network through Roehampton Lane with direct connections to the South Circular and the A3. However the area does suffer from congestion at peak hours, as explained in Section 2.



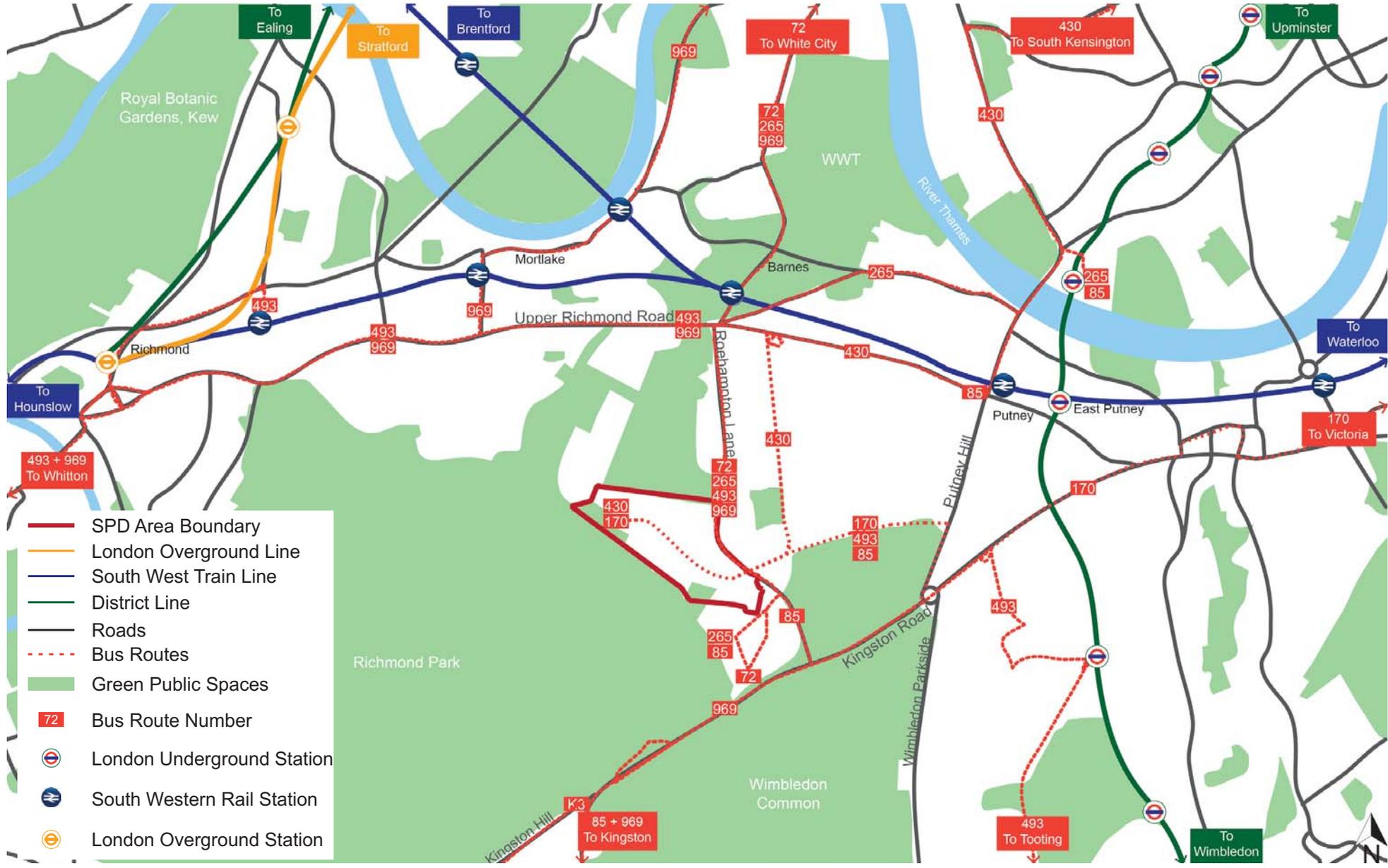


Figure 1.7: Existing site access

## How was the SPD prepared?

**1.37** The SPD has been prepared following a masterplanning exercise which involved a thorough study of the area and extensive consultation with the local community, including residents, service providers, institutions and local organisations. The key stages of the masterplan process were as follows.

- **Baseline:** A review of the opportunities, constraints and issues facing the SPD area, identifying the principal problems in the area and the factors contributing to these issues. The baseline analysis addressed design, planning, socio-economic, market and technical matters (transport, environmental, heritage, utilities and flooding). The technical analysis was supplemented by interviews and workshops with local stakeholders and organisations.
- **Issues and options:** The masterplan has evolved through a number of alternative approaches to dealing with the four areas of intervention highlighted as critical areas for change at the analysis stage. These options were subject to more detailed investigation to identify the optimum approach taking account of a wide range of factors, including viability and deliverability.
- **Preferred option:** At this stage a single and integrated direction was identified for each of the intervention areas, set in the overall masterplan framework.
- **Masterplan completion:** The masterplan was then completed with a clear narrative for change, identified actions for each of the defined focus areas, and guidance for implementation.

**1.38** At each of the above stages consultation has influenced the masterplan evolution. The final masterplan therefore represents a broad consensus on the approach required to bring about the necessary change in the SPD area.

**1.39** The SPD has been produced having regard to the masterplan and the consensus of the opinion that resulted from the process. The SPD preparation has also involved further discussions with key stakeholders and a working group of council officers (as main landowner and planning authority). It was published for consultation for a period of seven weeks.

**1.40** The SPD has been produced in accordance with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which set out the requirements for producing Supplementary Planning Documents, as well as the National Planning Policy Framework (NPPF) and Planning Practice Guide (PPG). It has been subject to Sustainability Appraisal (SA) and the draft SA report was published for consultation alongside the draft SPD. The SA builds on the SA conducted for the Wandsworth Local Plan, which appraises the sustainability of the area spatial strategy for Roehampton and the relevant Site Specific Allocations.

## How to use the SPD

**1.41** The SPD provides supplementary planning guidance to the policies mentioned earlier in this section and is the product of an extensive masterplanning and community consultation exercise. As such it will be a material consideration in the determination of planning applications going forward.

**1.42** The SPD is structured to provide clear guidance to future developers on the likely acceptable form of future development of the site. Section 4 contains the overarching core principles which cover the following matters:

- Housing (Core principle 1)
- Services and local centres (Core principle 2)
- Community facilities (Core principle 3)
- Landscape and recreation (Core principle 4)
- Heritage (Core principle 5)
- Urban design (Core principle 6)
- Transport and access (Core principle 7)
- Sustainability (Core principle 8)

**1.43** Section 5 then provides further detailed guidance relating specifically to the following key intervention areas:

- Key intervention area 1 – Roehampton Local Centre
- Key intervention area 2 – Portswood Place Important Local Parade
- Key intervention area 3 – Danebury Avenue Housing
- Key intervention area 4 – The Central Landscape (Downshire Field)

**1.44** Structured guidance is provided through principles that should be adopted for any development within the site and/or key intervention area. This guidance is supported by a summary of the reasons why the principles are important, having regard to planning policies, evidence and other relevant material considerations.

**1.45** Future planning applications within the SPD area will be required to demonstrate how they respond to the principles set out within the SPD.

## Structure of the SPD

**1.46** The SPD contains six sections, as set out in Table 1.

SECTION	CONTENT
Section 1 Introduction and background	This section explains the role, structure and how to use the SPD, including the relationship to policies and other documents.
Section 2 Key issues and challenges	This section provides a summary of the history and current challenges with the site that the SPD addresses.
Section 3 Vision and strategic objectives	This section presents the vision and key objectives for the future of the site.
Section 4 Core principles	This section contains land use, urban design, heritage, movement and sustainability principles that apply across the site.
Section 5 Key intervention area guidance	This section contains principles that are specific to the masterplan intervention areas building on (and providing a further layer of detail to) the site-wide principles in Section 4.
Section 6 Delivery	This section explains the implementation and delivery strategy.

Table 1: SPD structure and contents

## 2 Key issues and challenges

**2.1** An examination of the SPD area reveals a number of physical, environmental, social and market issues affecting the quality of the life of the people who live there. This concentration of problems distinguishes the SPD area from the surrounding neighbourhoods. Based on the masterplanning exercise, evidence suggests that the area is not working to its full potential. In order to establish appropriate interventions, a range of issues must be addressed as explained in this section. Refer to Figure 2.1 (page 24) for a summary of the key issues and opportunities.

### Planning application history

**2.2** There is a considerable planning application history associated with the site, with the following key permissions granted within the site and in the immediate vicinity:

- 138 Priory Lane Roehampton SW15 (2014/1954) – Change of use of part use of ground floor from residential (Class C3) to office (B1) in conjunction with Ibstock Place School (Class D1).
- 170 Roehampton Lane SW15 (2014/2124) – Demolition of parts of existing building and erection of part three-, part two-, part single-storey building to provide two-form entry primary school, with associated landscaping, hard and soft play areas, habitat areas, bicycle parking and parking, and felling of 27 trees.
- Land at Highcliffe Drive Clarence Lane SW15 (2009/4199) – Redevelopment of disused tennis courts within grounds of Downshire House. Erection of three-storey block fronting Clarence Lane and four-storey block adjacent to Binley House to provide 20 flats (10 affordable) together with car parking, cycle parking and landscaping.
- 399–463 Clarence Lane SW15 (2005/1504) – Demolition of the garage block of 399–463 Clarence Lane to provide two ground floor flats. Alterations and new landscaping to form car parking area and children's play area.
- Vicarage Court 6 Alton Road SW15 (2003/0193) – Demolition of existing scout hut. Erection of a part four-/part five-storey building to provide nine sheltered housing units, together with associated landscaping and parking.
- 1 Cedars Cottages Roehampton Lane SW15 (2002/1125) – Erection of two-storey rear extension in connection with conversion of house into two three-bedroom houses.
- Land at Mount Clare Minstead Gardens (SW15 2001/4576) – Demolition of existing student accommodation blocks, lodge and dining block. Erection of 15 two-, three- and four-storey student residential blocks comprising 282 student bedrooms. Erection of a two-storey academic administrative/social block adjacent to Mount Clare. Provision of associated landscaping and parking.
- Queen Mary's Hospital and Roehampton House Roehampton Lane SW15 (2006/3885) – Conversion of Roehampton House to provide 24 flats. Erection of two-storey blocks to provide five residential units north-east of Roehampton House. Erection of 330 new dwellings on the southern part of the site, together with associated car and cycle parking, landscape treatment and amenity space. Main access for vehicles from Roehampton Lane with pedestrian/cycle access from Nepean and Akehurst Streets.
- (The Point) 3–5 Alton Road (2010/3628) – Demolition of no.3 and erection of new building on five floors to provide thirteen, two-bedroom flats. Conversion of no.5 to provide four flats. Includes 12 car and 18 cycle parking spaces to the rear accessed from Alton Road and refuse stores at the front (granted on appeal, 27/4/2011).
- Egleton House (2012/1713) – Demolition of existing hostel and social education centre and erection of a four-storey building comprising 31 dwellings together with car parking and amenity space. Landscaping works including replacement of trees at front of site (granted on 31/10/2012).
- The Highwayman Pub (2013/5950) – Demolition of existing public house and ancillary residential accommodation. Erection of seven three-bedroom houses with associated landscaping, cycle, refuse and recycling stores and provision of seven car parking spaces (granted on 22/1/2014).
- Ibstock School Theatre (2013/0803) – Demolition of existing multi-use games area and erection of a two-storey performing arts centre. Landscaping works including felling of 21 trees on site plus a tree located on Danebury Avenue. Erection of replacement multi-use games area pitch adjacent to school sports fields following relocation of cricket nets (granted on 7/6/2013).

- Downshire House (2013/1857) – Erection of three buildings between three- and five-storeys high, comprising 204 student bedrooms plus wardens flat. Works to include restoration of the lower lawn and landscaping with removal of 26 trees (including tree and hedge groups, 13 of which are covered by a preservation order) and planting of 19 trees. Formation and alterations to boundary treatment and pedestrian access from Roehampton Lane with alterations to car parking (granted 7/8/2013).
- Digby Stuart (2014/3330) – Construction of a part four-, part five- storey building to provide student accommodation, conference suite, academic and support space; construction of a part four-, part five- storey library building to the west of Digby Stuart lawns; associated landscaping and tree works, closure of existing main vehicular access onto Roehampton Lane, alterations to existing southern pedestrian and vehicular access including boundary walls; formation of new pedestrian and vehicular access onto Roehampton Lane; relocation of car parking; alterations and extension to internal road layout and new pedestrian footpath (granted on 13/10/2014).
- Many of the open spaces and parts of the public realm lack a clear role, function and definition and are underused.
- Ramps, steps and bollards around the retail parade combine with fences and walls around parking areas to create fragmented spaces and a series of obstacles to pedestrian, cycle and vehicle movement (see Photograph 3).
- A number of the open spaces (including Downshire Field) lack facilities and amenities.
- Whilst there are a large number of trees that contribute positively to the landscape setting, the distribution, siting and density of vegetation in a number of locations detracts from the usability and historic openness of the spaces, and obscures important views through to heritage assets.

### Quality of the environment and buildings

**2.3** With its proximity to Richmond Park and the Georgian landscape setting, parts of the area are attractive and the generosity of the public spaces and public realm contribute to a general sense of openness, particularly around Downshire Field (see Photographs 1 and 2).

**2.4** Whilst the site benefits from the amount of open (and particularly green) space, there are issues with the quality, layout and functionality of the public realm as shown in the Alton Area Masterplan Baseline report. Certain spaces limit the public realm's usability as well as pedestrian accessibility and detract from the quality of buildings. These issues include the following:

- There are poor-quality entrances to blocks. Entries to stairwells or ground floor level units are not secured in every instance. This results in areas, which should be the sole realm of residents living in these blocks, being openly accessible and deemed to be insecure and unsafe.
- There are poorly defined spaces that are frequently not overlooked and lack any positive active frontages. Residential units frequently overlook refuse and service areas, external stairways and alleyways, and the presence of these concealed inactive areas provide opportunities for antisocial behaviour.



Photograph 1: Downshire Field



Photograph 2: Open space in the Roehampton Local Centre



Photograph 3: Surface car parking, ramps and level changes in Roehampton Local Centre/Danebury Avenue

**2.5** There are many good-quality buildings within the SPD boundary which are attractive and make a positive contribution to the townscape, the conservation areas and their settings. These buildings include the designated heritage assets shown in Figure 1.4.

**2.6** A substantial number of residential and commercial buildings are however poorly sited and constructed, as well as falling considerably short of today's expectations and indeed the standards set in the London Housing Design Guide. The wider setting, including public realm and entrances as well as external and internal design, has negative effects on residents and family living conditions. Issues such as unattractive and deteriorating stairwells, external walkways exposing residents to the elements, worn exteriors, front doors facing away from the street do not only negatively impact the lives of the residents living in the area, but also shape the perception of those who visit the area.

**2.7** A combination of physical factors, including fundamental design flaws in the development layout, along with poorly sited and constructed residential buildings are contributing to the area's problems. The guidance in this SPD seeks to address these issues, whilst conserving and providing an appropriate response to the positive qualities of the site.

### **Community safety**

**2.8** The area has a range of public safety issues and performs poorly in almost all the crime indicators recorded by the Metropolitan Police when compared with borough averages. There is a particularly high rate of 'violence against the person' and 'criminal damage incidents' in the Roehampton ward, compared with Wandsworth borough as a whole. These higher than average crime levels have a negative impact upon the quality of life of residents on the estate. One of the key drivers behind the SPD is the need to address this issue and make the SPD area a safer place.

### **Access to services**

**2.9** Whilst the original intent of the LCC Masterplan was for two strong centres, with Danebury Avenue (now known as Roehampton Local Centre) providing the main retail destination and Portswood Place being a community focused cluster of facilities, the current community facilities.



Photograph 4: Space between buildings in Roehampton Local Centre

**2.10** Roehampton Local Centre has a number of units containing shops, cafes, services, a post office and a library; however, the quality of the frontage and buildings is poor (presenting a tired and unattractive entrance to the estate). The arrangement of buildings and level changes in this area is such that service areas, building backs, surface car parks, ramps and walls dominate and create unusable spaces with a lack of a public focal point. The area lacks well-defined and good-quality public spaces and routes.

**2.11** Changes of the area's use and relocation of community and educational services have resulted in Portwood Place suffering from a lack of focus and purpose. The retail parade is tired and some of the units have their shutters down in the day, resulting in a lack of activity and footfall. A number of buildings are set in the context of surface car parking and exposed service areas, which detracts from the quality of the environment. There is a lack of the green space and planting, which is characteristic of the wider area, and a lack of good-quality public gathering space.



Photograph 5: Poor-quality buildings in Portwood Place Important Local Parade

**2.12** There are shops and services within the area that benefit existing residents. However, the quality of the offer fails to cater for the daily convenience needs of the catchment population. As such, the service centres are not fulfilling their roles as a Local Centre (Roehampton) and Important Local Parade (Portwood Place). The lack of suitable modern premises affects the level of services available and both areas are set within a poor-quality environment which detracts from their attractiveness and appeal to local residents as places to shop and visit. Both areas suffer from a lack of connectivity within and beyond the estate, which compounds the issue.

**2.13** A step change in the quality of the service offer in Roehampton Local Centre is required to meet the daily needs of residents. Intervention is also required in Portwood Place to ensure it fulfils its role in meeting daily needs whilst enhancing access to community facilities.

**2.14** Turning to health care, whilst the Queen Mary's Community Hospital is in close proximity to Roehampton Lane and there are two GP surgeries within the SPD area, the closest dentist is outside the designated area. There are a number of community services, including children's and family services, youth services and an advice centre, but these are dispersed across the estate and there are issues with the quality and format of the accommodation.

**2.15** As confirmed through consultation with the various stakeholders, a number of the existing community facilities within the SPD area reflect their age in physical condition and format and are not capable of meeting modern needs. The services are dispersed and there is a lack of facilities that can provide holistic and integrated services. There are gaps in provision (particularly relating to recreation, arts and culture).

**2.16** In terms of access to education, there are two schools located in the SPD area – Alton Primary School and Ibstock Place independent school. Heathmere Primary School is just outside the SPD area, and the Mosaic Jewish Primary School is under construction. In addition, two higher and further education facilities operate in the local area, namely South Thames College and the University of Roehampton. The main campus for the latter is located immediately north of the area and there is an opportunity to improve connections to it from the site. The university also has facilities and accommodation within the SPD area, including Whitelands College and Mount Clare. There are opportunities to improve access to and quality of the setting of these buildings.

**2.17** Overall, there is a pressing need for additional and a greater diversity of high-quality community facilities, shops and services to better serve the needs of the existing and planned population.

### Tenure mix

**2.18** The prevalence of council-owned housing stock and Right-to-Buy purchases, leading to high levels of non-resident ownership, has resulted in a lack of additions to the housing offer and a lack of tenure diversity in the SPD area.

**2.19** Currently 40 per cent of the leaseholder units in the SPD area are privately owned by buy-to-let landlords and primarily let to students. This lack of tenure diversity has resulted in a prevalence of short-term tenancies.

**2.20** The SPD area has higher levels of private rented sector (PRS) properties than other estates in Wandsworth. This is due to the high rental yield levels and the growing Roehampton University population. Student households are proportionally over-represented, which is a clear consequence of the area's proximity to Roehampton University and Kingston University as well as relative cost of housing compared with other local areas.

### Transport accessibility

**2.21** A number of rail and Underground stations and centres are within a 40-minute journey time via bus. This includes Barnes (approximately 20 minute walk) and Putney rail stations (approximately a 20-minutes by bus). Barnes and Putney rail stations provide regular trains to Richmond and Waterloo. East Putney and Putney Bridge stations provide access to central London via the District London Underground line.

**2.22** Roehampton Lane acts as a north-south bus corridor with routes providing access to Putney, Wandsworth, Richmond, Clapham, Tolworth, Kingston, White City, Hammersmith, Fulham, South Kensington, and Victoria. There is, however, no direct local route from within the estate, on Danebury Avenue, to Barnes station. Local buses pass by or terminate within the estate, contributing to the sense of the estate being an isolated vehicular cul-de-sac.

**2.23** Roehampton has excellent access to the primary and strategic road network through Roehampton Lane. However, during peak hours Transport for London (TfL) prioritises traffic movement on the South Circular and, as a consequence, Roehampton Lane often experiences significant congestion and traffic queues for vehicles heading towards central London in the mornings and out of central London in the evenings.

**2.24** Access through the estate is limited by two vehicle gates on Danebury Avenue and Highcliffe Drive.

**2.25** In terms of local pedestrian and cycle accessibility, the area is within a 10-minute walk of amenities such as Richmond Park, Roehampton High Street, Putney Heath and the range of community facilities mentioned previously. However, there are a number of barriers to movement which prevent direct, safe and efficient pedestrian and cycle access to the surrounding areas and which limit movement into, through and out of the estate. These include the busy Roehampton Lane, the edges to the south and south-west (including the boundary to Richmond Park), and the lack of direct and good-quality pedestrian routes between the site and Roehampton Lane.

**2.26** The off-street pedestrian paths are of varying quality and attractiveness and, despite traffic calming measures, vehicle speeds along the central spine road of Danebury Avenue create an uncomfortable environment for pedestrians and cyclists.

### **Socio-economic challenges**

**2.27** There are high levels of deprivation within the SPD area in comparison to the wider context of Wandsworth. According to the Census, only 28 per cent of households in the area are considered not to be deprived against any deprivation measure, compared with 50 per cent across Wandsworth as a whole.

**2.28** There are also high levels of economic inactivity and unemployment. Only 38 per cent of the residents are in employment compared with 71 per cent in the borough overall. Taking into account the large student population in the area, this indicates there are a significant number of people in the area who are unemployed or economically inactive.

**2.29** Despite having a strong proportion of young adults in higher education (again largely as a result of the presence of the university), education attainment levels are actually significantly below average, with 16 per cent of residents having no formal qualifications compared with 12 per cent across Wandsworth, and only 23 per cent achieving a level 4 qualification, compared with 54 per cent in Wandsworth.

**2.30** This combination of low educational attainment and high levels of economic inactivity suggests problems with the labour supply in the area compared with the borough as a whole, with educational attainment and lack of skills, among other factors, preventing people from entering the labour market.

### **Property market**

**2.31** Despite sitting within the higher value south-west London market area with proximity to Richmond, Putney and Barnes, there is a clear disparity between the values in the SPD area and its surrounding locations. The average property prices in the SPD area are considerably below London, the wider borough of Wandsworth, and other parts of the local area. This indicates a lack of demand from the market in this area, suggesting that it is not an area of choice for many potential owner-occupiers. These low prices, however, make the housing for sale particularly attractive to certain sections of the buying market.

### **Ownership patterns**

**2.32** The SPD area presents a complex pattern of land ownership with at least 11 different types of landowners. The vast majority of the SPD area's land is owned by the council and has not been subject to development for the last 50 years.

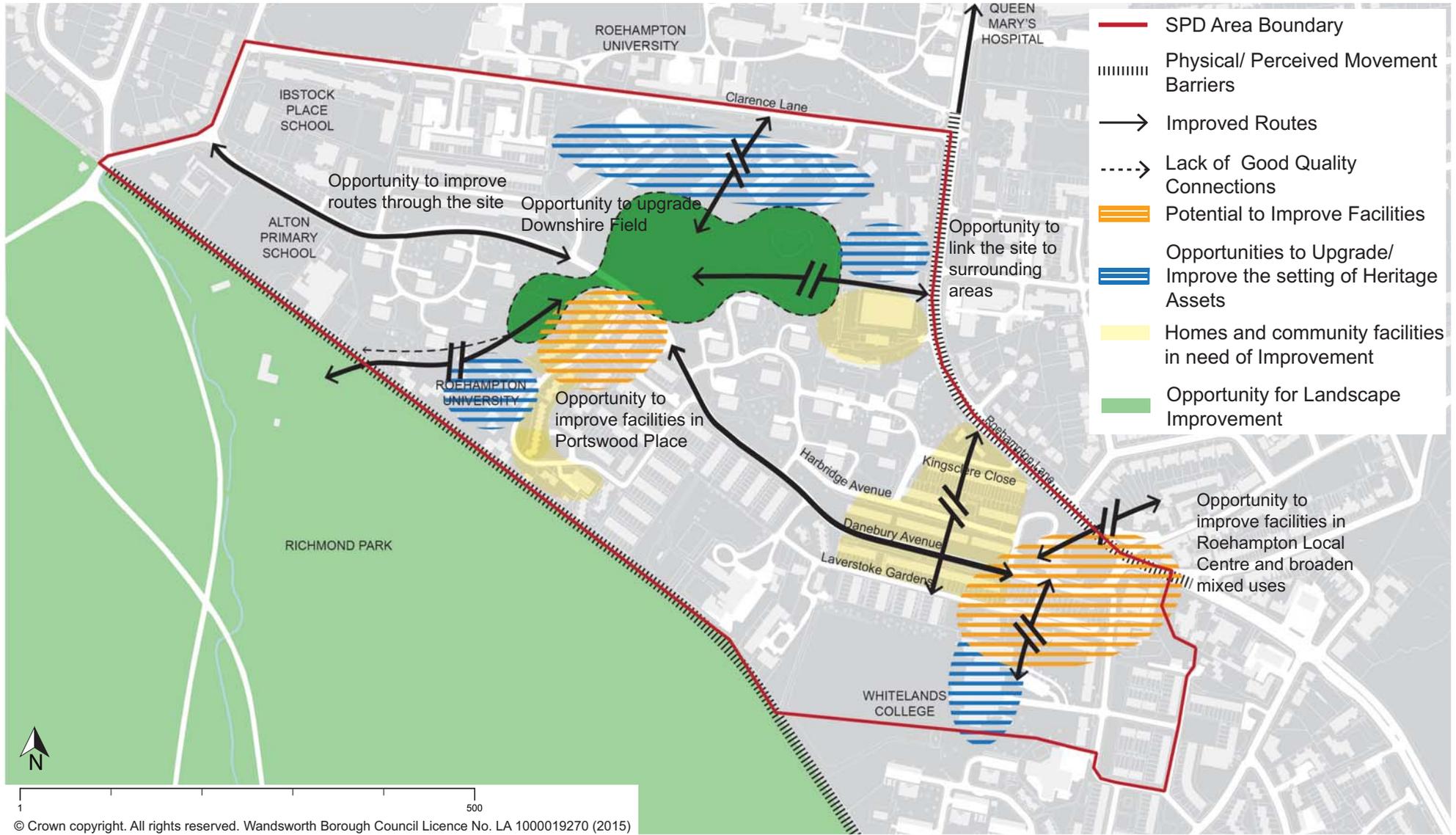


Figure 2.1: Key site issues and opportunities

### 3 Vision and strategic objectives

**3.1** This section sets out the vision and strategic objectives (in line with the area spatial strategy for Roehampton in the Site Specific Allocations Document) that underpin the guidance for the future regeneration of Roehampton. This is illustrated by the diagram shown in Figure 3.2.

#### The vision

**3.2** The SPD area will be transformed into a place of housing choice for a wide variety of households, ranging from council tenants who regard it as among the best locations in the borough, to owner-occupiers who see it as competing in the wider south-west London markets.

**3.3** A new generation of high-quality homes will be delivered with existing sub-standard homes replaced and new homes added. Residential buildings will be of high quality and attractive design, well connected to the existing street layout, and built to contemporary standards to meet the needs of a wide range of residents.

**3.4** New and enhanced shops, community services and business spaces will revitalise the Local Centre. An improved community arts and cultural offer will serve the SPD area residents and wider Roehampton neighbours. Start-up business spaces will create new and continuing employment opportunities for local residents. Extended primary health care services, exercise space, spaces for independent non-profit community organisations, workshop and enterprise spaces and local retail services will also be delivered, with a focus on the well-being of the local community.

**3.5** Existing green and open spaces will be refreshed and reinvigorated with a significant renovation of the landscape, and provision made for a range of new outdoor activities and new access for residents. A network of new and improved streets, cycle paths and footpaths will connect the SPD area to its neighbours and surroundings.

**3.6** The area will become a safe, attractive, high-quality and mixed neighbourhood. The layout and design of development will draw on the positive aspects of the historic landscape and LCC Masterplan, enhancing and better revealing heritage assets and the special qualities of the area.

**3.7** Key outcomes from the regeneration of Roehampton are:

- Improved housing – existing homes as listed in 1.7 above, replaced with high-quality new accommodation. Approximately 500 net new homes with a range of houses, maisonettes and apartments. The potential for approximately 250 net new student bedrooms or further new homes.
- New and improved shops and related uses – up to 5,000 sqm of A1-A5 floor space for retail and services.
- Improved employment opportunities – including approximately 400 sqm of dedicated workspace (B1).
- New community facilities – up to 5,500 sqm of replacement and new community and leisure facilities (D1).
- Environmental improvements to make the area safer.
- A more attractive environment to encourage people and businesses into Roehampton, including (where appropriate) the conservation and enhancement of conservation areas and their settings.
- Enhanced transport linkages to and from the Barnes station, Queen Mary's Hospital, Roehampton University, along with improved pedestrian and cycle access to and from Richmond Park.

## Strategic objectives

**3.8** The SPD sets out clear objectives for the area that are aimed at focusing intervention where it is most needed. The successful delivery of the vision is dependent on achieving the strategic planning objectives, which are as follows:

- 1 Create a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice.**
- 2 Improve the quality of the retail, service and community facilities. Improve existing community buildings and create new facilities within existing Local Centre and Important Local Parade.**
- 3 Provide improved job and training opportunities for Roehampton residents.**
- 4 Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention.**
- 5 Improve or replace poor-quality buildings.**
- 6 Improve pedestrian, cycle and vehicular connections within the site and to the surrounding streets, centres, communities and open spaces.**
- 7 Upgrade existing and create new streets, public spaces and pedestrian links to make them more attractive, convenient and usable.**
- 8 Create a more attractive area with a high-quality and active landscape by upgrading existing open spaces and creating new ones.**
- 9 Conserve and enhance existing heritage assets, including those on the Heritage at Risk Register, and their settings, to better reveal the qualities of the estate.**



Figure 3.1: Illustrative masterplan visualisation

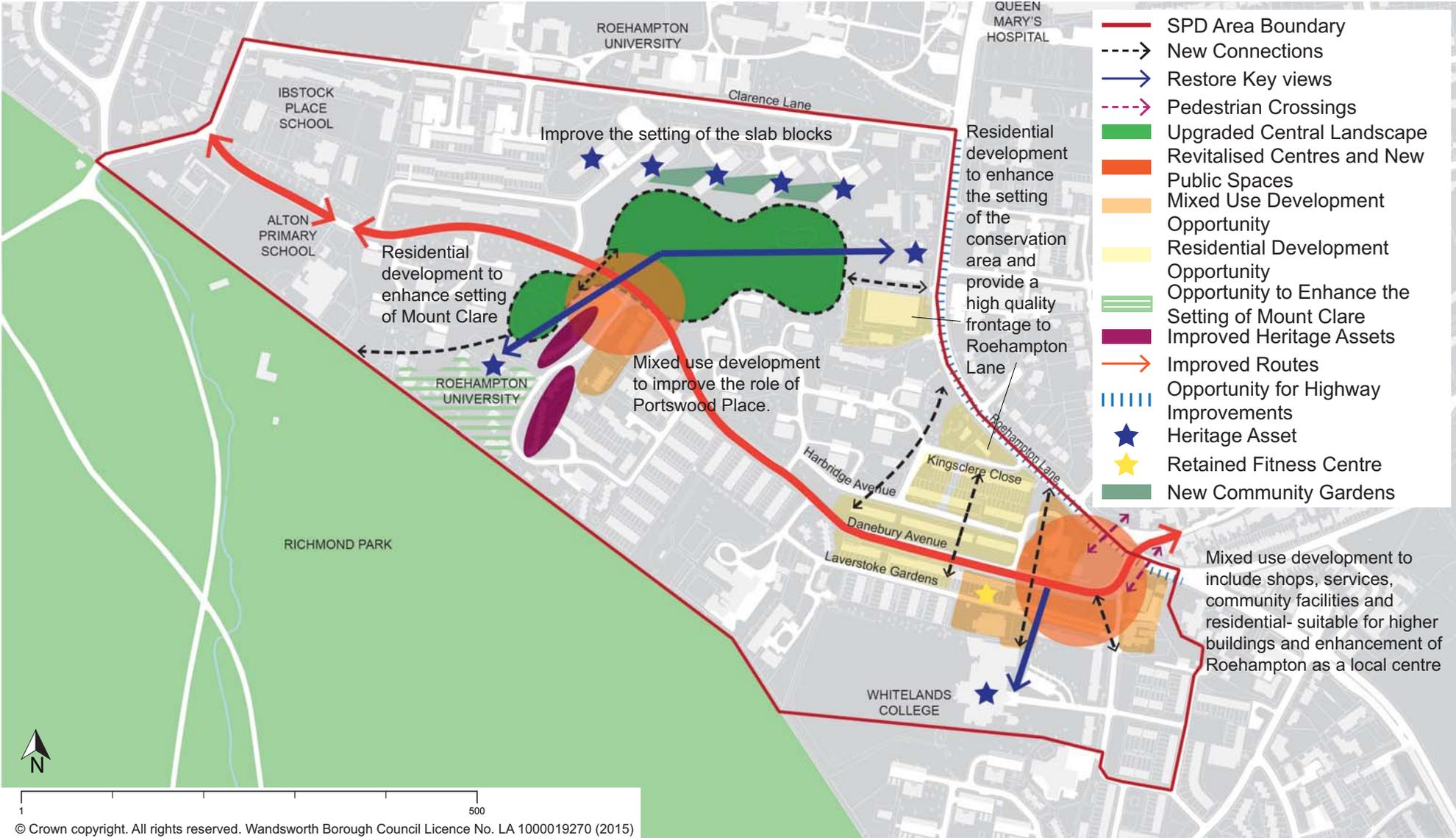


Figure 3.2: Site wide concept diagram for the SPD area

## 4 Core principles

**4.1** This section sets out the eight overarching principles as listed on page 3. These principles will guide the future regeneration of the SPD area, covering land uses, urban design, heritage, movement and sustainability. In devising development proposals for sites within the SPD area, these core principles should be the starting point, supplemented by the area specific guidance that follows in Section 5.

### Core Principle 1 – Deliver high-quality homes within a mixed and balanced community

- A. Housing is expected to be the principal land use on this site.** A primary objective is to replace existing poor-quality homes with high-quality new living accommodation with at least equivalent floor space (and no net loss of homes, including affordable homes).
- B. The introduction of additional new homes in appropriate locations across the site will be supported** (including Roehampton Local Centre, Portswood Place Important Local Parade, and in the area between Roehampton Lane and Danebury Avenue) in the context of achieving a more mixed and balanced community and meeting local housing needs.
- C. A design-led approach should be taken to determine the appropriate quantum and density of additional housing,** having regard to access to transport and community services, the impact on heritage and open space, infrastructure capacity and design quality. The masterplan identified the potential for approximately 800 new-build homes (including those replaced) across the SPD area, based on the site characteristics, context, heritage and historic landscape and open space sensitivities. These homes will achieve a high standard of modern design underpinned by a contextual approach considering the important heritage setting.
- D. Meeting the core objective of a more mixed and balanced community could be achieved through the introduction of a significant proportion of market for sale homes** alongside the maximum viable proportion of affordable housing. The expectation is that, above the required re-provision, any additional affordable housing will be structured to meet a broad range of local housing needs and specifically to meet requirements for low-cost housing targeted to the intermediate market. This includes intermediate rent and discounted market sale units that conform to the Mayor of London's income thresholds.
- E. The area is appropriate for a mixture of unit sizes including family homes** given the characteristics of the location, the access to community facilities and open space, the high proportion of student accommodation in the area and the core driver of creating a more balanced community. A significant proportion of units that are capable of accommodating families will be sought within the overall mix, having regard to DMPD Policy DMH3. The DMPD defines family-sized units, in line with the London Plan, as having three bedrooms or more (at least one of which is a double bedroom) comprising at least 74 sqm.
- F. The area is appropriate for development that delivers a mixture of houses, maisonettes and apartments.** The mix for any given site should be determined according to local housing needs, as well as the specific location and characteristics.
- G. The area is unlikely to be appropriate for large-scale institutional-based Private Rented Sector (PRS) schemes** due to the characteristics of the location and the high proportion of student/rented accommodation. Any such housing would need to be tailored to meet the needs of the local working population and lower to middle incomes through rental levels and longer leasing arrangements. In accordance with Core Strategy Policy IS5g (as amended in the Second Proposed Version), subject to the stated conditions, the impacts on the market value of such provision will be taken into consideration in viability assessments.
- H. Proposals for new student accommodation will be supported in Roehampton Local Centre, provided it is of an appropriate scale** that is directly linked to meeting the needs of local universities and forms part of a balanced housing and land use mix. In accordance with DMPD Policy DMH9 the loss of existing student accommodation will be resisted unless existing floor space is provided for within the proposal, to an equivalent or greater standard, or it can be demonstrated that the facility no longer caters for current or future needs. The masterplan identified the potential for up to 400 additional student bedrooms (with a net gain of approximately 250 bedrooms) to replace the existing accommodation at Mount Clare and support the needs of local universities.

- I. All new homes will be required to meet the highest residential quality standards.** This should be achieved by seeking to:
- Achieve high standards of sustainable design including efficient use of energy and water in line with the London Plan, Core Strategy Policy IS2 and DMPD Policy DMS3
  - Meet and exceed the baseline and good practice standards for residential quality set within the London Plan Housing SPG
  - Meet Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' (90 per cent of all new dwellings) and meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' (10 per cent of all new dwellings)
  - Deliver high standards of security in the design and consultation with the local police Architectural Liaison Officer.

## Reasons

**4.2** The above guidance is informed by the following relevant material planning considerations associated with the principle of residential as the prevailing use and the appropriate amount of housing.

- The NPPF requires local planning authorities to significantly boost the supply of housing (para 47), to meet the full objectively assessed needs for housing in their area and maintain a supply of deliverable sites to meet five-years' worth of housing requirements.
- The strategic targets for new homes in Wandsworth have increased substantially. The London Plan (Consolidated with Alterations since 2011), March 2015, sets a target of 18,123 new homes over the period of 2015/16 to 2024/25. The London Plan specifically requires boroughs to exceed housing targets, optimise output and encourage higher densities (Policy 3.3). The 2nd Proposed Submission Version Core Strategy (2014) sets a target of 27,180 net additional homes over the period 2015/16 to 2029/30. As confirmed by Core Strategy Policy PL5, these should be considered as minimum targets in accordance with the London Plan.
- The SPD area is identified for comprehensive regeneration and new development (Core Strategy Policy PL15), including housing. The Core Strategy and SSAD policies aim to improve the quality of homes in the SPD area and the masterplan baseline study identifies that some existing housing is unsuitable.

- The core strategic planning objective for this area is estate renewal, with a primary focus on meeting the needs of the existing community. The requirements in relation to the re-provision of existing social rented units will be determined by the council's Housing Service.
- The area includes places that are within and in close proximity to existing defined service centres (Roehampton Local Centre and Portswood Place Important Local Parade). These are sustainable locations for new homes, in accordance with planning policy. Provided there are improvements to the quality of the service offer, environment and access, these centres will be capable of supporting additional people in future.

**4.3** The guidance is informed by the following relevant material planning considerations associated with the mix of tenures.

- The Local Plan seeks to create mixed and balanced communities. In areas such as this where there is a high concentration of social housing, it is appropriate to achieve this through the introduction of new private homes. As social rent tenures dominate the current housing provision on the site (estimated at 60 per cent of the current stock) and the area suffers from high levels of deprivation, the mix of additional housing should be considered in the context of the key objective of creating a more mixed and balanced community. In accordance with Policy DMH3 any additional affordable housing should seek to rebalance the community through the provision of intermediate tenures, including shared ownership, intermediate rent and discounted market sale. The provision of shared equity units will allow leaseholders, who would otherwise be forced to relocate, the opportunity to stay in the area. Affordable housing policy applies subject to viability, taking into account any intermediate provision for existing leaseholders.
- The masterplan identified a principle of providing new homes for all council tenants and the opportunity for all resident leaseholders to buy back into the development and the council is committed to delivering this. The masterplan also identified an opportunity to provide additional homes with a range of housing for market sale or rent.

- London Plan Policy 3.12 requires the maximum reasonable amount of affordable housing to be provided in private residential schemes, having regard to locally set affordable housing targets and the need to encourage rather than restrain residential development. The London Plan refers to the Mayor's strategic target that 60 per cent of new affordable housing should be social and affordable rent and 40 per cent for intermediate tenures (rent or sale).
  - The Mayor recognises that the new affordable rent product is crucial in meeting London-wide affordable needs, including those previously addressed by social rent, as defined in the GLA's Housing Supplementary Planning Guidance (SPG) (2012). The SPG confirms that affordable rent will cover similar types of needs to traditional social housing but may also be allocated to meet the needs of working households.
  - Core Strategy Policy IS5 requires the maximum reasonable amount of affordable housing and sets out the mix of affordable tenures that will be required on new developments (intermediate (40 per cent), social and affordable rent (60 per cent) as amended in the 2nd Proposed Submission Version).
- 4.4** The guidance is also informed by the following relevant material planning considerations associated with the mix of tenures.
- The London Plan requires developments to offer a range of housing choices in terms of the mix of housing types and sizes (Policy 3.8). It identifies the provision of affordable family housing as a strategic priority, subject to local needs.
  - Wandsworth Core Strategy (Policy IS5) requires a mix of housing types to be provided in conformity with the London Plan and seeks to ensure that new housing developments include a mix of types and sizes of dwellings to reflect the varying needs in the borough, having regard to the particular location and nature of the individual sites concerned. DMPD Policy DMH3 sets out the council's planning policy on the unit mix in new housing.
  - Rented accommodation prevails in this area. The location offers excellent access to community facilities, public open space and recreation facilities, and is therefore an attractive and suitable location for families. This environment and setting also lends itself to a street network with a good proportion of houses and maisonettes in addition to apartments. A core objective is to widen housing choice for existing residents, with developments encouraged to deliver new family housing to create a more mixed and balanced community.
  - The council's 2012 Strategic Housing Market Assessment (SHMA) identifies that there is still demand for and potentially a growing role that could be played by shared housing in meeting the demand for lower cost rented housing, including student housing. It identifies that insufficient provision for student accommodation places additional pressure on the lower end of the private rented sector.
  - Subject to meeting a number of criteria, Policy DMH9 supports new student accommodation and seeks to resist the loss of existing units unless existing floor space is provided for within the proposal, to an equivalent or greater standard, or it can be demonstrated that the facility no longer caters for current or future needs. Student accommodation (where required to meet identified needs) is best located close to the places of study to reduce the need to travel. The site is located in close proximity to universities which have confirmed that there is a requirement for additional student accommodation to meet their needs.

## Core Principle 2 – Breathe new life into the existing centres.

### A. **Development proposals will be required to support the revitalisation of Roehampton Local Centre and Portwood Place Important Local Parade.**

This will be achieved by ensuring that they become active places (where a range of appropriate and good-quality shopping, employment, community, arts and leisure facilities are available), as well as being accessible, safe, and attractive. Regard must be paid to the designated frontages within Roehampton Local Centre and Portwood Place, although the council recognises that there are opportunities to reconfigure and relocate these frontages within the centres where this contributes to the wider regeneration objectives.

### B. **New and improved shops and services should be delivered at an appropriate scale within the existing centres.**

The masterplan has identified the potential for up to 5,000 sqm (gross) A1-A5 of replacement and new floor space across the area (approximately 3,100 sqm additional floor space over and above existing), providing new employment opportunities for local residents. This should include:

- a convenience store in Roehampton Local Centre (of sufficient size to meet daily shopping needs) with associated car parking and visibility from Danebury Avenue
- new smaller units in Roehampton Local Centre
- replacement small units (for retail and other appropriate uses) in Portwood Place Important Local Parade. There will be at least one convenience store included in these units.

### C. **The council will support proposals for high-quality new housing within the existing centres (alongside an appropriate mix of uses)**

to provide a greater mix of new homes and to encourage activity at different times of day. This may include an appropriate amount of student accommodation in the Roehampton Local Centre, subject to the guidance under Core principle 1.

### D. **Development proposals within the Roehampton Local Centre should seek to create new employment opportunities for local residents**

by delivering additional B1 floorspace for small businesses and workspaces, including enterprise and incubator space. (approximately 400 sqm gross).

### E. **Signature architecture should be used in new community buildings**

to create focal points to reinforce the existing centres as key hubs of activity. Where applicable, these community buildings should enhance the setting of heritage assets as outlined in the masterplan.

### F. **New public spaces will be required within the centres,**

supported by improvements to the public realm and streets to create an attractive and usable environment.

## Reasons

**4.5** The above guidance is underpinned by the following material planning considerations.

- In accordance with the NPPF, a strong and sustainable neighbourhood must have vibrant and successful service centres. New homes within centres can make a valuable contribution to vibrancy, in particular adding activity at different times of day, but this must be supported by access to good-quality services and facilities and a high-quality environment.
- London Plan Policy 2.15 seeks to enhance the vibrancy of town centres in London through higher-density retail, commercial, and mixed-use development. It supports capacity in and around town centres in places with good public transport accessibility to accommodate leisure, retail and civic needs (in addition to housing).
- Core Strategy Policy PL1 states that deprivation and inequalities will be tackled through regeneration initiatives and the focusing of mainstream services and resources on the highest priority areas, including Roehampton.
- Core Strategy Policy PL6f states that, in areas lacking local jobs, measures to promote additional employment through regeneration initiatives will be supported. It is estimated that the additional retail and service (A1-A5) and employment (B1) floor space may generate approximately 200 new jobs for local residents (source: HCA Employment Densities Guide, 2nd edition, 2010).

- The SPD area is currently reasonably well provided for in terms of access to services (including convenience shopping) from a quantitative perspective. According to the Local Centres Survey 2014, the Protected Core Shopping Frontages at 1 – 59 Danebury Avenue have a total of 16 units and had a vacancy rate of 0 per cent in 2014 and 7 per cent in 2012. However, there are issues with the range of services and the quality of the environment in which they sit. A step change will be required to meet the needs of the existing catchment population.
- Furthermore, the wider Roehampton area is experiencing significant change with the addition of new homes (e.g. St James' Roehampton Lane development) and student accommodation, with limited additional services provided as part of those schemes. This increase is placing additional pressure on the existing services. Further increases in population will need to be supported by upgrades to the quality of the services provided within both Roehampton Local Centre and Portswood Place Important Local Parade.
- Planning policy seeks to strengthen Roehampton Local Centre as a service centre. It is identified in the Core Strategy as a main focus for comprehensive development and new development through a masterplan process (PL15). The SSAD promotes the regeneration of Roehampton Local Centre, with objectives for improved shopping facilities, new B1 incubator employment space, library, leisure, health, housing, student accommodation and public space.
- The role of Portswood Place Important Local Parade is to provide day-to-day necessities for local residents. It is important that this is retained for sustainability reasons to meet local needs in a location that is less accessible and has high levels of deprivation. Policy DMTS6 does, however, allow development involving ground floor units for appropriate town centre uses provided a minimum of five units are retained, there is no loss in the amount of existing floor space of the ground floor units, and a shopfront would be retained/provided. It is estimated that there is currently 350 sqm floor space.
- The masterplan has identified the potential for approximately 5,000 sqm of town centre floor space (A1-5) in total across the SPD area (equating to approximately 3,100 sqm additional floor space over and above the existing), with the majority of such floor space directed to Roehampton Local Centre (approximately 4,300 sqm).

### Core Principle 3 – Deliver new and improved community infrastructure

- A. Developments will be required to upgrade the existing community and social infrastructure.** This may be achieved by upgrading existing buildings and facilities in the following locations (as well as delivering new facilities):
- enhancements to the Sports and Fitness Centre in Roehampton Local Centre
  - enhancements to the Roehampton Methodist church and church hall in Portswood Place by improving its setting or providing a replacement facility.
- B. Developments will be required to make a significant contribution towards the delivery of new community facilities across the SPD area** (in Roehampton Local Centre and Portswood Place Important Local Parade). Up to 5,500 sqm of community floor space will be required (including that replaced) across the SPD area to meet the needs of and improve quality of life for residents. It is envisaged that the facilities will include:
- a reprovided library facility in Roehampton Local Centre
  - new community and arts facility including a meeting space accessible to all local groups
  - new community services (including health, youth, housing, police services and community organisations) in Roehampton Local Centre
  - a new community building at Portswood Place containing co-located community facilities, including the nursery and family services relocated from Roehampton Lane, additional health facilities, space for community organisations, workshops and enterprise space and local retail
  - the Minstead Gardens senior citizens club will be replaced with a new community pavilion.
- C. The council will require an assessment of the education and health care requirements generated by proposed developments** (based on the quantitative and qualitative capacity of local schools and health-related services) to support planning applications. Appropriate mitigation will be required where necessary.

## Reasons

**4.6** The above guidance is underpinned by the following material planning considerations.

- In accordance with the NPPF, a strong and sustainable neighbourhood must have vibrant and successful service centres. Access to good-quality community facilities is necessary to provide a good quality of life for residents. Existing community facilities are inadequate (both qualitatively and quantitatively) and do not meet the needs of the existing resident population.
- Existing community and leisure uses are poorly sited and not of a form or quality that supports the vibrancy and vitality of Roehampton Local Centre or aligns with modern service delivery models.
- Consultation with the community and stakeholders during the preparation of the masterplan has identified a need for a new library to replace the existing services within Roehampton Local Centre. The new facility could include space for community meetings, as well as new arts and performance space as detailed in the masterplan.
- Consultation with stakeholders during the preparation of the masterplan has identified a need for a new community building at Portswood Place to host the nursery and family services relocated from Roehampton Lane, extended primary health care services, a linked exercise suite, spaces for independent non-profit community organisations, workshop and enterprise spaces and local retail services. A community pavilion will replace the Minstead Gardens senior citizens clubroom. The community pavilion may include a meeting hall, cafe and bar and could provide a new location for the Danebury Avenue Residents' Association, which currently operates out of the Focus Hall Clubroom.
- There are a number of schools in and around the SPD area:
  - The Alton Primary School is a local authority primary school
  - Heathmere Primary School is a local authority primary school
  - Sacred Heart Catholic Primary School is a local authority primary school
  - Roehampton Church School is a local authority primary school
  - Mosaic Jewish Primary School is developing a new purpose-built modern school building on Roehampton Lane which will provide 420 places for local children
  - Ibstock Place School is a fee paying independent school catering for girls and boys aged between 3 and 18
  - ARK Putney Academy is a local authority secondary school.
- Any development proposals will be required to assess and mitigate any impacts on education places.
- The council's population yield calculator should be used to assess the population yield from proposed developments and to inform the requirements for community facilities.

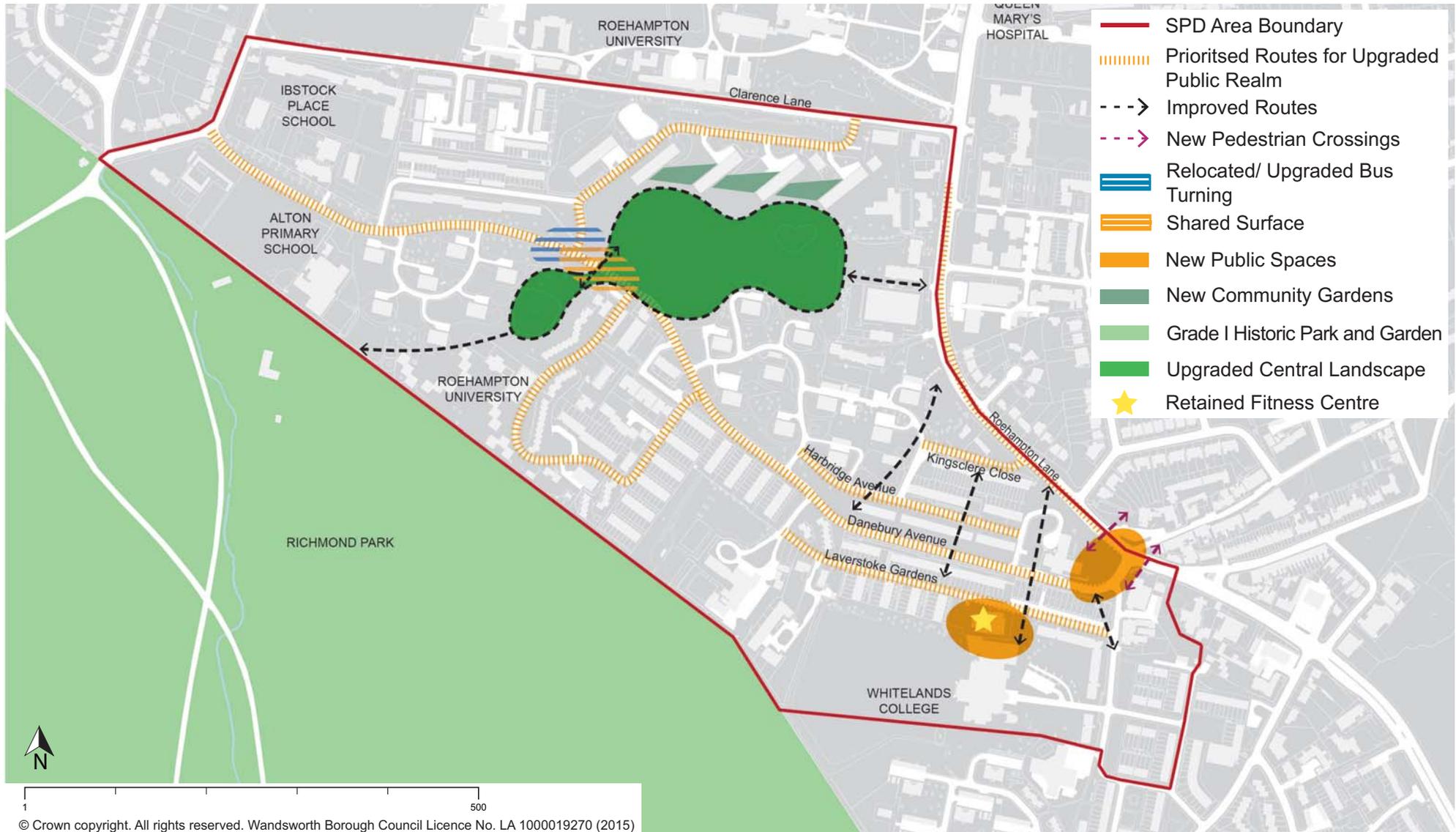
**Core Principle 4 – Deliver a high-quality landscape and outdoor recreation facilities throughout the area**

- A. There must be no net loss of public open space as a result of development proposals and the council will seek opportunities to extend existing provision wherever appropriate.** The council will require the amount of new public open space provided as part of developments to be determined by an assessment of the future population.
- B. Developments will be required to maintain the openness of and contribute towards improvements to Downshire Field** to preserve and enhance this important heritage asset, to preserve and enhance the settings of other heritage assets, and to provide better-quality amenities for residents across the SPD area. Refer to Section 5 (Central Landscape) for further guidance on the upgrades to Downshire Field.
- C. Developments will be required to deliver and make an appropriate contribution towards the enhancements of sports and play facilities.** This should be achieved by:
- improvements to the setting of the existing Sport and Fitness Centre in Roehampton Local Centre.
  - incorporating new public outdoor sports and play facilities within Downshire Field.
  - provision of new children’s play facilities (10 sqm of new play space per child) in Roehampton Local Centre, the Danebury Avenue housing area and in Downshire Field.
  - providing new opportunities for contact with nature.
- D. Developments will be required to contribute towards the creation of a network of green infrastructure throughout the area.** This should be achieved by:
- retaining existing trees where possible
  - creating green tree-lined streets
  - incorporating soft landscaping into public spaces.

**Reasons**

- 4.7** The above guidance is underpinned by the following material planning considerations.
- The NPPF requires local authorities to meet identified needs for open space, sport and recreation (para. 73). It resists building on existing open space, sports and recreational buildings and land (para. 74), unless demonstrably surplus to requirement or replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
  - The London Plan seeks to protect, promote and expand green space (Policy 2.18) and to improve the quality and access to open space (Policy 7.18). It promotes spaces that form part of a multifunctional network and provide a range of benefits (including biodiversity, sports and recreation, local food growing, climate change adaptation, community health and well-being).
  - A London Plan priority is to provide access to good-quality children’s play space (Policy 3.16) and to increase participation in, and tackle inequality of access to, sport and physical activity in London, particularly among groups/areas with low participation (Policy 3.19).
  - The council's Local Plan Policies (CS Policy PL4 and DMPD Policy DMO1) provide for the protection and enhancement of open spaces, including smaller areas not shown on the Proposals Map.
  - The requirements for open spaces in new development are set out in DMPD Policy DMO3, including the preference for on-site provision of open space in larger new developments.
  - According to the Wandsworth Open Space Study (2007) the Roehampton ward has the lowest population density per hectare in the borough and the highest amount of open space per 1,000 population (23.78 ha).
  - The northern part of the Roehampton ward is, however, identified as an area deficient in public parks (taking into account severance issues created by roads and railways). Improving access to public open space and improving the quality of existing provision will therefore be key to meeting the recreational needs of existing and future residents.

- The Open Space Study identifies the north and south of the Roehampton ward as being areas that have a significant deficiency in access to children's play facilities. Approximately 13 additional Neighbourhood Equipped Areas for Play (NEAPs) are needed across the Putney/Roehampton sub-area to redress the deficiencies in children's play provision within the sub-area.
- The Playing Pitch Strategy (2014) identifies a significant amount of latent and anticipated future demand for access to football pitches. This demand can be met by improving the quality of existing football pitches rather than providing new ones. It also identifies a lack of cricket pitches designed to the correct standard and the need to provide more specific rugby training areas.
- The area is within the context of a rolling landscape, in close proximity to Richmond Park. The parkland landscape of Downshire Field is a unique setting that is greatly valued by Roehampton residents. Reprovision of open space should be at least at the same level as the existing, taking account of the needs of any increase in the proposed population relating to the new development.
- The potential of Downshire Field as an amenity is not being fully realised. The landscape could be significantly improved and more directly linked to Richmond Park, as well as providing new outdoor recreation opportunities to improve its usability and quality of life for residents.



© Crown copyright. All rights reserved. Wandsworth Borough Council Licence No. LA 1000019270 (2015)

Figure 4.1: Landscape strategy diagram

## Core Principle 5 – Respect the heritage of the area

**A. All new development must respect and enhance existing heritage assets and their settings** in accordance with planning policy and the supplementary guidance below.

**B. The council will support developments that enhance the conservation area and its setting** through the redevelopment of poor-quality housing stock and built form in the following areas:

- Roehampton Local Centre
- the area between Roehampton Lane and Danebury Avenue
- Portswood Place Important Local Parade
- Mount Clare.

**C. The scale of buildings must respond sensitively to the special character and qualities of the site and its context, including the conservation area, listed buildings and Richmond Park.** Areas of particular sensitivity (where development of more than three storeys is likely to be inappropriate) include:

- development in the setting of Mount Clare
- development in the setting of listed buildings adjacent to Portswood Place Important Local Parade.

**D. There are opportunities to explore the potential for tall buildings in less sensitive areas where this reflects an established scale and where there is a clear urban design rationale.** Any buildings of five or more storeys will however only be acceptable where they satisfy the criteria of DMPD Policy DMS4. Subject to design quality (and impact on the conservation area), this could include:

- optimising the potential of sites within Roehampton Local Centre and announcing this as an important local service centre
- responding to the scale of larger built form in the Danebury Avenue area and providing a strong edge to Roehampton Lane.

**E. Developments should be designed to conserve and better reveal the positive qualities of the heritage assets across the area** through the following:

- improving views to heritage assets
- sensitive extensions and alterations to improve existing heritage assets, subject to listed building consent
- sensitively designing new development including high-quality modern architecture by ensuring that the scale and materials used reflect local character and distinctiveness and respond to the setting of the conservation area and listed buildings
- incorporating high-quality new public spaces
- upgrading the landscape and public realm
- sensitive transport and community infrastructure improvements throughout the area
- respecting the original intent of the LCC Masterplan in the definition of the street network
- respecting and restoring the original Georgian landscape in Downshire Field, whilst improving the accessibility and usability of the space.

**F. The council will support direct improvements to the following buildings where they maintain and enhance their heritage significance:**

- Mount Clare (Grade I listed)
- The Highcliffe slab blocks (Grade II\* listed)
- Doric Temple (Grade II\*)
- Bull sculpture (Grade II\*)
- Minstead Gardens bungalows (Grade II listed).

## Reasons

**4.8** The above guidance is underpinned by the following relevant material planning considerations.

- The National Planning Policy Framework emphasises the importance of conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para 17).
- In accordance with Policy 7.8 of the London Plan, development should identify, value, conserve, restore, reuse and incorporate heritage assets. Policy 7.9 recommends that regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant in order to help stimulate environmental, economic and community regeneration.
- In accordance with Core Policy IS3, the council will protect and reinforce the existing varied character and heritage of the borough. The layout, form and design of new buildings and the spaces around them should also contribute positively to the local environment.
- As identified within the masterplan baseline, this is a historic site (with built form spanning almost 250 years) with many valuable heritage assets. The original Georgian landscape and intent of the LCC Masterplan has however been eroded through incremental changes post-1950 and there are opportunities to restore and better reveal these features.
- The original layout of the masterplan was fundamentally about the central park linking to country estates – Mount Clare and Downshire House. Strategic tree planting was used to frame and enclose the area, but never obscure. Over the years however, the central landscape has become overgrown with trees and sections of impermeable vegetation. The sweeping link between the two historic mansions has been severed, surrounded by mature trees and shrubs, and is no longer visible, even at close distance.
- The majority of the SPD area is within the Alton Conservation Area and there are numerous statutorily and locally listed buildings within the site. In addition to a number of Grade II listed buildings, there are Grade II\* (the Doric Temple, Downshire House, the Highcliffe slab blocks in Downshire Field, and the Bull Sculpture by Robert Clatworthy) and Grade I listed buildings (Parkstead House and Mount Clare), which must be afforded a degree of protection that is consistent with the scale of the designation. The Grade II\* Doric Temple and the Grade II Watchers statues are included in Historic England's Risk Register for England.
- The site additionally abuts the Roehampton Village Conservation Area and there are a number of listed buildings within the immediate surroundings.
- The conservation areas, listed buildings and their settings have been compromised in certain instances through insensitive development and there are opportunities for redevelopment to enhance their value and significance.
- The council's policies on tall buildings are set out in the Core Strategy Policy IS3, DMPD Policy DMS4 and the Tall buildings maps in Appendix 1 of the SSAD. The site lies within an area where tall buildings are likely to be inappropriate.
- Any proposals for tall buildings (i.e. buildings of five storeys and above), wherever they are located, will need to satisfy the criteria of DMPD Policy DMS4 in respect to matters such as social inclusion, transport, climate, massing and scale, visual and townscape/streetscape/landscape impact (including cumulative impact), and the relationship to open space.
- The siting, scale, form and appearance of any development must have regard to the sensitivity of views to the site from Richmond Park.

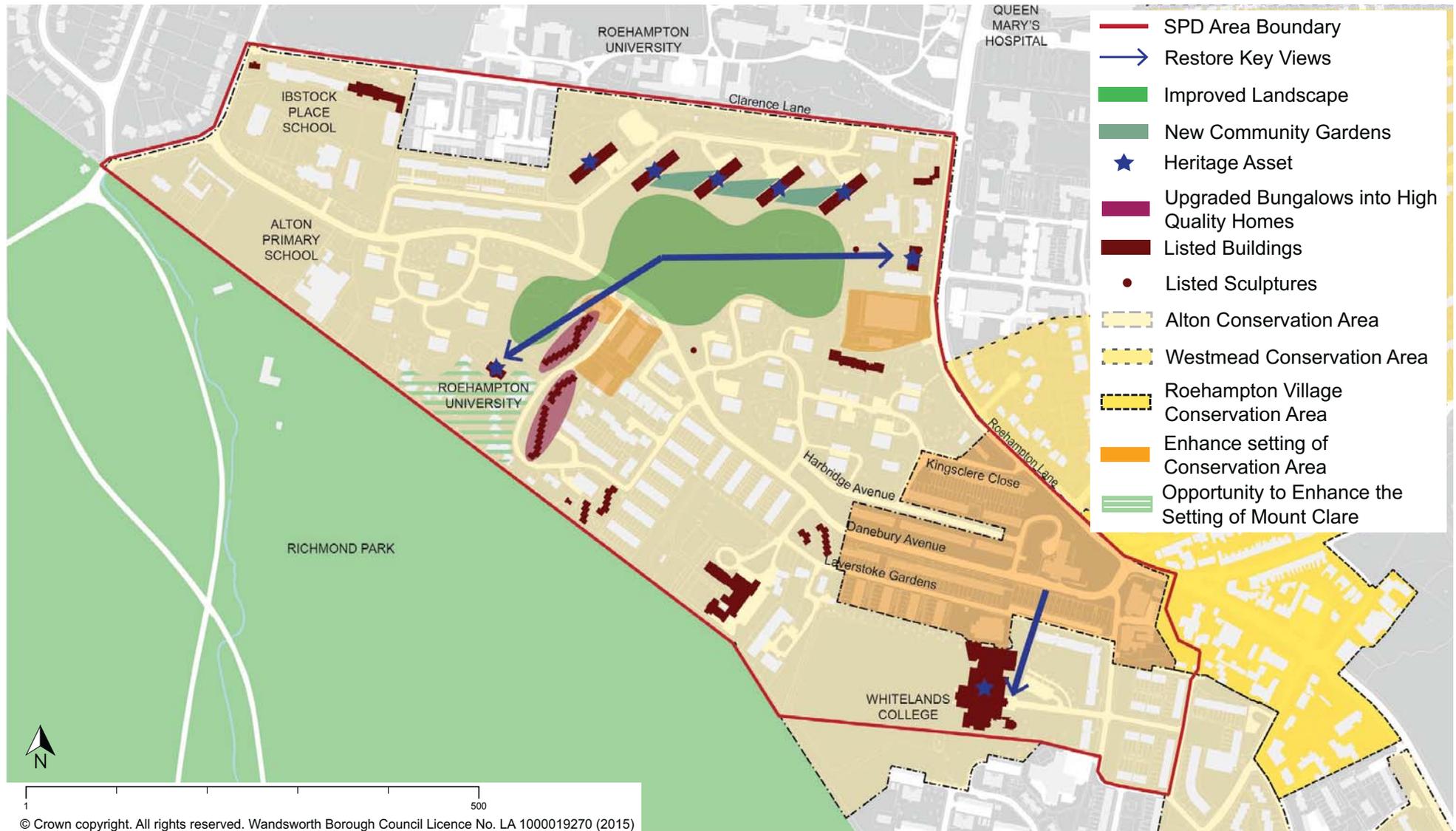


Figure 4.2: Heritage and design principles diagram

## Core Principle 6 – Upgrade and activate the public realm

- A. Meeting the needs of the existing community whilst optimising the development potential is highly dependent on high-quality design.** The council therefore expects the highest standards of design throughout all aspects of the development.
- B. A place-making approach should be adopted to inform the design of development proposals,** having regard to the priority of creating an integrated, socially inclusive, mixed and balanced community. Key priorities for future development are to create a safe, welcoming and accessible environment.
- C. The council will support high-quality and sensitive proposals** that are based on the principles of protecting, strengthening and repairing the existing public realm.
- D. The council will support proposals that retain and improve existing good-quality buildings and enhance heritage assets and their settings.**
- E. Proposals for new buildings will also be supported where they replace poor-quality buildings, modernise the housing and community offer, improve the quality of the environment, respect heritage, and accord with other principles in this document.** As detailed in the masterplan, new development should be designed to frame streets and public spaces, to rationalise car parks and service areas, and to create a more people-friendly place.
- F. Existing streets, public spaces and pedestrian links will be upgraded** so that they are more convenient and usable. New buildings will also provide frontage and definition to the street edges.
- G. Streets and spaces should be enlivened by increasing public access and permeability, including new uses within the spaces, and through the addition of active ground floor uses in appropriate locations.** A key intervention in this regard will be incorporating active frontage along Roehampton Lane, where 166, 168 and 190 Roehampton Lane are currently situated. These new residential properties will enliven this route and announce arrival to the SPD area.

## Reasons

- 4.9** The above guidance is underpinned by the following material planning considerations.
- The NPPF establishes the principle that good design (buildings and the public/private spaces in which they sit) is a key aspect of sustainable development (para 56) and is therefore necessary for development to be acceptable in planning terms. Whilst encouraging the use of design codes, planning authorities should avoid unnecessary prescription of detail and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development (para 59).
  - The London Plan mirrors the NPPF in requiring high-quality urban design and includes a number of specific policies aimed at addressing policy priorities relating to inclusive access, designing out crime, local character/distinctiveness, public realm, and architecture.
  - Qualitative urban design-based policies are included in the Wandsworth Core Strategy (Policy IS3) and DMPD (Policies DMS1-4).
  - Good design is at the heart of a place-making approach to regeneration. This includes priorities for urban design that encourages integration and social inclusion, creates places that are safe, and establishes a sense of place.
  - Like any other part of London, the SPD area has evolved with layer upon layer added over time, gradually changing the nature of the place. A new perspective is now required to modernise the housing and community offer, to reconsider building orientation and layout to increase the capacity of some sites, to repair edges and interfaces, to frame streets and public spaces, to rationalise car parks and service areas and to create a more people-friendly place.
  - A number of existing buildings within the area lack a positive relationship to surrounding buildings, streets and open spaces. There are spaces that are car dominated and poor quality with hiding places that encourage antisocial behaviour and fly-tipping.

- A combination of physical factors, including fundamental design flaws in the development layout, along with poorly sited and constructed residential buildings contribute to the area's problems. Fundamental design flaws have created an abundance of dark and insecure settings, including non-overlooked alleys and external stairwells, which are conducive to antisocial behaviours such as drug dealing, street drinking and vandalism.
- The estate is isolated from neighbouring areas and has little presence on arrival to the area along Roehampton Lane.

### Core Principle 7 – Improve access and connections

**A. New pedestrian and cycle connections will be provided** to ease movement throughout the SPD area and to improve integration with the surrounding neighbourhoods. This will include:

- a new pedestrian connection to Roehampton Lane from Harbridge Avenue
- a new pedestrian and cycle access to Richmond Park from Downshire Field via Portswood Place
- new high-quality street connections between new buildings
- improved cycle routes between Roehampton Lane and Barnes station
- reinforcing Downshire Field as the pedestrian axis through the neighbourhood by providing clear pedestrian and cycle routes through the park.

**B. A new traffic-free, green pedestrian and cycling route between Downshire Field and Richmond Park (via Portswood Place) will, through partnership with Royal Parks, improve connections to green space and centres, as well as providing more efficient routes to nearby rail stations.**

**C. Developments will be required to deliver (and contribute towards) improvements to existing routes and facilities** through the following interventions:

- Upgrading pedestrian crossings at Danebury Avenue and Roehampton Lane in partnership with Transport for London (TfL). Consideration will be given to any impact upon, or enhancement of, TfL programmes.
- Upgrading existing pavements and the public realm across the area.

- Relocating the bus turnaround and stops further to the west of Danebury Avenue. This will improve accessibility between Portswood Place Important Local Parade and the Park.

**D. Developments will be required to make an appropriate contribution towards improvements to public transport to improve connectivity in and through the estate (based on assessed impacts).** Any step change in service requirements may necessitate drawdown of funding from strategic Community Infrastructure Levy (CIL) contributions. Improvements to public transport will be developed in conjunction with TfL and could include:

- an increase in the frequency of buses on existing routes, including the 72 on Roehampton Lane
- the provision of a new route passing through the heart of the area – this may be achieved through the extension of the existing K3 service and with the retention of the Danebury Avenue barrier
- improving the connection to Barnes station along Roehampton Lane through better signage, road markings and the addition of cycle lanes.

**E. Developments may be required to make an appropriate contribution towards improving the local highways network (based on assessed impacts).** This includes improvements to the section of the route between Roehampton Lane and Danebury Avenue junction and Queen Mary's Hospital. Any step change in service requirements may necessitate drawdown from strategic CIL contributions.

**F. Parking and cycle parking for new residential units must be provided in accordance with the London Plan standards.**

**G. The council will require adequate parking to support commercial and retail uses within Roehampton Centre and Portswood Place Important Local Parade.**

**H. Parking is to be provided either on street and/or on plot (within the structure of new buildings).** On-street parking will be managed in a way to ensure that the needs of residents are met.

## Reasons

**4.10** The above guidance is underpinned by the following relevant material planning considerations.

- Successful places have strong connections to destinations in the wider area and allow movement through them. The NPPF recognises the role of transport in facilitating sustainable development, and requires needs to be balanced in favour of sustainable transport modes, which allows people a choice in how they travel. Section 6 of the London Plan reflects the NPPF objectives of reducing the need to travel (especially by car), improving public transport, and increasing attractiveness of walking and cycling.
- Core Strategy PL15 requires that the provision of new housing be supported at appropriate densities compatible with public transport. Public transport accessibility to the SPD area is low, with the PTAL classed as between 1B to 3 (very poor to moderate). Access to rail and Underground services is restricted to provision via buses. Improvements will therefore be required to support growth on this site.
- The Wandsworth Core Strategy requires support for improved linkages and improvements to public transport including enhanced capacity on rail and Underground lines, improved bus and rail services and access to stations. Quality cycling conditions and improved conditions for walking will also be delivered (PL3).
- As identified within the masterplan baseline, the area suffers from physical and perceived barriers to pedestrian movement and a lack of direct pedestrian and cycle routes. Travel on foot and by bike, particularly in the vicinity of the SPD area, is significantly influenced by the impenetrable edge of Richmond Park. The closest entrances to Richmond Park are Roehampton Gate off Priory Lane and Chohole Gate in Roehampton Vale, both of which are at least 15 minutes walk from the Danebury Centre. The SPD area also has limited connections into surrounding areas, with a number of insecure and poor-quality pedestrian connections from Roehampton Lane.
- Primary vehicle access into the SPD area is from Danebury Avenue via Roehampton Lane, in addition to a minor vehicle access point from Kingsclere Close via Roehampton Lane. There are no vehicle access routes from the south and west due to the lack of entrances from Richmond Park. Additionally, vehicle access from the north and west of the site area is restricted by two vehicle gates on Danebury Avenue and Highcliffe Drive. These barriers prevent access from Priory Lane and Clarence Lane respectively. The masterplan discounted the proposal to remove the Danebury Avenue barrier. The full removal of the Highcliffe barrier is also not an option. However, improvements to movement including potential opening of the Highcliffe barrier for public transport, will be required to support growth on this site.
- Roehampton has good access to the primary and strategic road network through Roehampton Lane, which provides direct connections to the South Circular and the A3. However, the relatively high journey times into central London, coupled with the distances from rail stations and town centres, result in a sense of general disconnection and remoteness for residents of the area.
- As identified in Core Policy PL15, comprehensive regeneration and new development will be required to deliver enhanced transport linkages to and from the centre of Roehampton. Improved pedestrian and cycle access to and from Richmond Park is also necessary.
- Additional new housing on the site is likely to result in an increased population. This is likely to be reflected through increased numbers of buses on existing routes and the provision of a new route passing through the heart of the area.

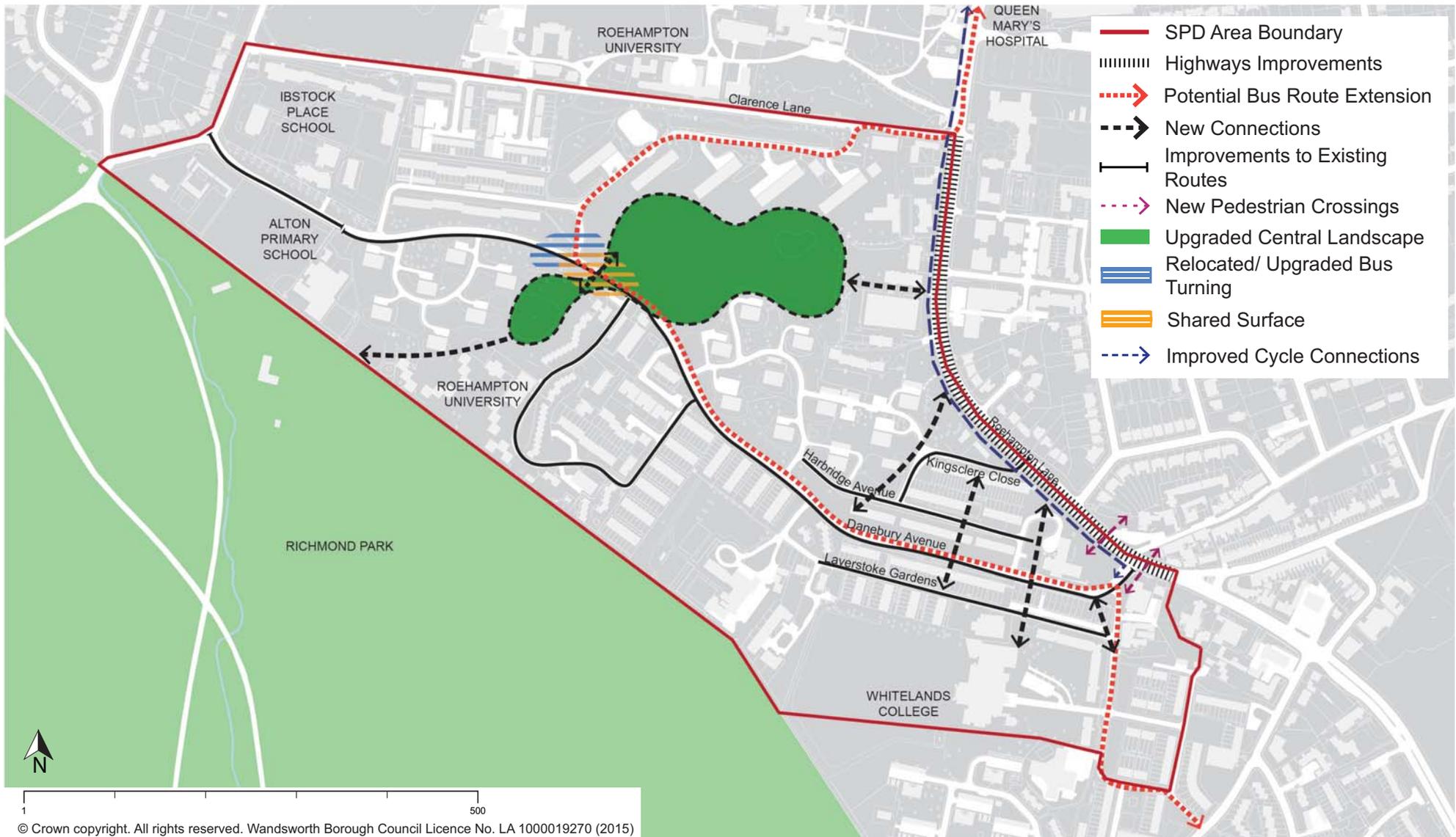


Figure 4.3: Access and movement principles diagram

**Core principle 8 – Create a sustainable environment**

**A. Proposals will be required to be consistent with policy requirements relating to climate change mitigation/adaptation, energy, and sustainable design and construction** as set out in the NPPF and Section 5 of the London Plan. This should include:

- compliance with policies on energy efficiency, decentralised and renewable energy supply
- consideration within the Energy Strategy of the potential to connect a decentralised heating network into surrounding developments
- climate change adaptation measures, including a tailored sustainable urban drainage strategy
- achieving BREEAM Very Good and high standards of sustainable design, including efficient use of energy and water in line with the London Plan, Core Strategy Policy IS2 and DMPD Policy DMS3
- employing sustainable design and construction measures.

**B. Proposals will be required to demonstrate that they will result in the maintenance and enhancement of biodiversity and habitats.** This will be informed by an Ecology Survey and include the following:

- integrating planting and habitats within the new Downshire Field landscape along circulation routes and public spaces
- incorporating Sustainable Urban Drainage Systems (SUDS) in the new Downshire Field in a form that supports drainage and provides biodiverse areas
- prioritising native species (with support planting from some non-native species that have a landscape and ecological value)
- increasing habitat availability through the addition of nesting bat and bird boxes, log piles, insect boxes and other features in appropriate locations
- managing any new lighting between Richmond Park and the SPD area in order to manage dark areas for wildlife
- a robust biodiversity management plan.

**C. The council will consider proposals that incorporate opportunities for community food production within Downshire Field.**

**D. Development proposals will be required to include a comprehensive tree planting and landscape management strategy** (informed by an Arboricultural Survey/Impact Assessment and Ecology Survey). This should include:

- the retention, where possible, of good-quality existing trees
- new high-quality tree planting along streets and within public spaces
- sensitive management and clearance of existing tree planting and shrubs where required to improve important views through the estate, enhance the setting of heritage assets, highlight key public spaces, improve visibility and safety in Downshire Field, and allow sunlight penetration.

**E. Proposals will be required to incorporate measures that minimise water consumption and reduce surface water run-off rates.** This will be achieved through the following:

- incorporating SUDS, including channels within paths and planted dry swales
- new tree planting within hard surfaced areas to provide water retention
- incorporating rainwater harvesting to attenuate run-off and provide irrigation for gardens and the landscape
- a robust management plan for the landscape and SUDS features.

**F. Development proposals will be required to be supported by a comprehensive energy strategy** in accordance with London Plan policy.

## Reasons

**4.11** The guidance is informed by the following relevant material planning considerations.

- The Alton Estate falls into the Arcadian Thames section of the Green Grid, a landscape infrastructure network of interlinked, multi-purpose open spaces, which incorporates the biodiverse wetlands of Barnes and the large open spaces of Richmond Park, Wimbledon Common and Putney Heath. The rolling landscape is habitat to a range of species and age groups of trees, including a number of veteran trees and important specimens, as well as large stands of mature trees.
- Over the years the central landscape has become overgrown with trees and sections of impermeable vegetation. There are significant areas of overcrowding and evidence of tree failures and some trees in poor health.
- The site is located within Flood Zone 1. A site-specific Flood Risk assessment is required where an application site is greater than 1 ha.
- A core planning principle within the NPPF is to support the transition to a low carbon future, with development required to take full account of flood risk, and encouraged to reuse existing resources and use renewable resources.
- London Plan Policy 5.2 seeks to ensure that development makes the fullest contribution to minimising carbon dioxide emissions by using less energy, supplying energy efficiently and using renewable energy. New development is expected to comply with adopted policies on decentralised energy supply (unless demonstrably not feasible or viable), as well as being designed to minimise energy consumption through layout, massing and orientation, etc. As identified within the SSAD (8.1.1), Danebury Avenue is located within a decentralised energy opportunity area.
- London Plan Policy 7.19 requires a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity.
- London Plan Policy 5.13 requires development to utilise sustainable urban drainage systems (SUDS), and to design and implement drainage in ways that deliver other objectives, including water use efficiency and quality, biodiversity, amenity and recreation.
- The Wandsworth Local Plan (and associated Supplementary Planning Documents) set out relevant borough-wide policy requirements.

## 5 Key intervention area guidance

**5.1** This section contains principles that are specific to the focused masterplan intervention areas. The guidance in this section provides a further layer of detail to, and should be read in conjunction with, the core principles explained in Section 4.

### Key intervention area 1 – Roehampton local centre

**5.2** The redevelopment of Roehampton Local Centre (at the eastern end of Danebury Avenue) is a long-standing priority to improve the facilities at the principal entrance to the SPD area. The proposals will bring about a transformation into a more attractive destination and service and shopping centre. The emphasis is on creating a vibrant service centre to serve the entire community alongside a variety of housing types and tenures.

**5.3** The key principles that apply specifically to this area are set out below.

- A. A range of new and improved shops and services will be delivered on each side of Danebury Avenue and Holybourne Avenue.** This will result in up to 4,300 sqm of A1-A5 floor space (net gain of approximately 2,700 sqm) and should include:
- a new convenience store (of a sufficient size to meet daily shopping needs)
  - a range of smaller shops, cafes and restaurants.
- B. A range of new and improved community facilities will be delivered (with associated parking facilities).** This will result in approximately 2,000 sqm of D1/D2 floor space (new gain of approximately 1,000 sqm), including:
- a purpose built, state-of-the-art library
  - a new community cultural arts facility
  - additional community services within smaller units.
- C. The new convenience store, library and community facilities should front onto Danebury Avenue** in order to provide a quality entrance announcing arrival to the SPD area. Additional B1 floor space for small businesses and workspaces will also be delivered (approximately 400 sqm gross).
- D. Smaller units for shops, cafes, restaurants and community services should be provided within the Danebury Avenue frontage** to reinforce this designated Core Frontage.
- E. The existing Sports and Fitness Centre will be retained and enhanced** by improved views and connections through from Danebury Avenue. A new multi-use games area (MUGA) will also be provided.
- F. The council will support proposals for approximately 250–275 new homes** through the following:
- existing homes replaced where necessary to provide high-quality living accommodation for existing residents
  - high-quality new homes added to reinforce activity within Roehampton Local Centre, including homes above shops and services.
- G. The council will support professionally managed student accommodation in this location** (up to 400 new student units) where it is linked directly to the needs of University of Roehampton and is part of a balanced mix.
- H. The village green will be transformed** to provide a high-quality setting for the library and arts facility and a new focus for Roehampton Local Centre.
- I. A new public square will connect Danebury Avenue, the Sport and Fitness Centre and Whitelands College.**
- J. New children's play facilities should be provided in close proximity to the new homes.**
- K. Pedestrian crossings will be upgraded (and new ones provided)** at Danebury Avenue and Roehampton Lane to provide safe access into and through the area.
- L. Existing streets and public realm will be upgraded** so that they are safe and high quality, using consistent materials that contribute to a clear identity for Roehampton Local Centre.
- M. New connections will be created to improve permeability into and through the area.**
- N. Danebury Avenue should be maintained as the central spine road of the estate and the key view through to Parkstead House restored to better reveal this important heritage asset.**

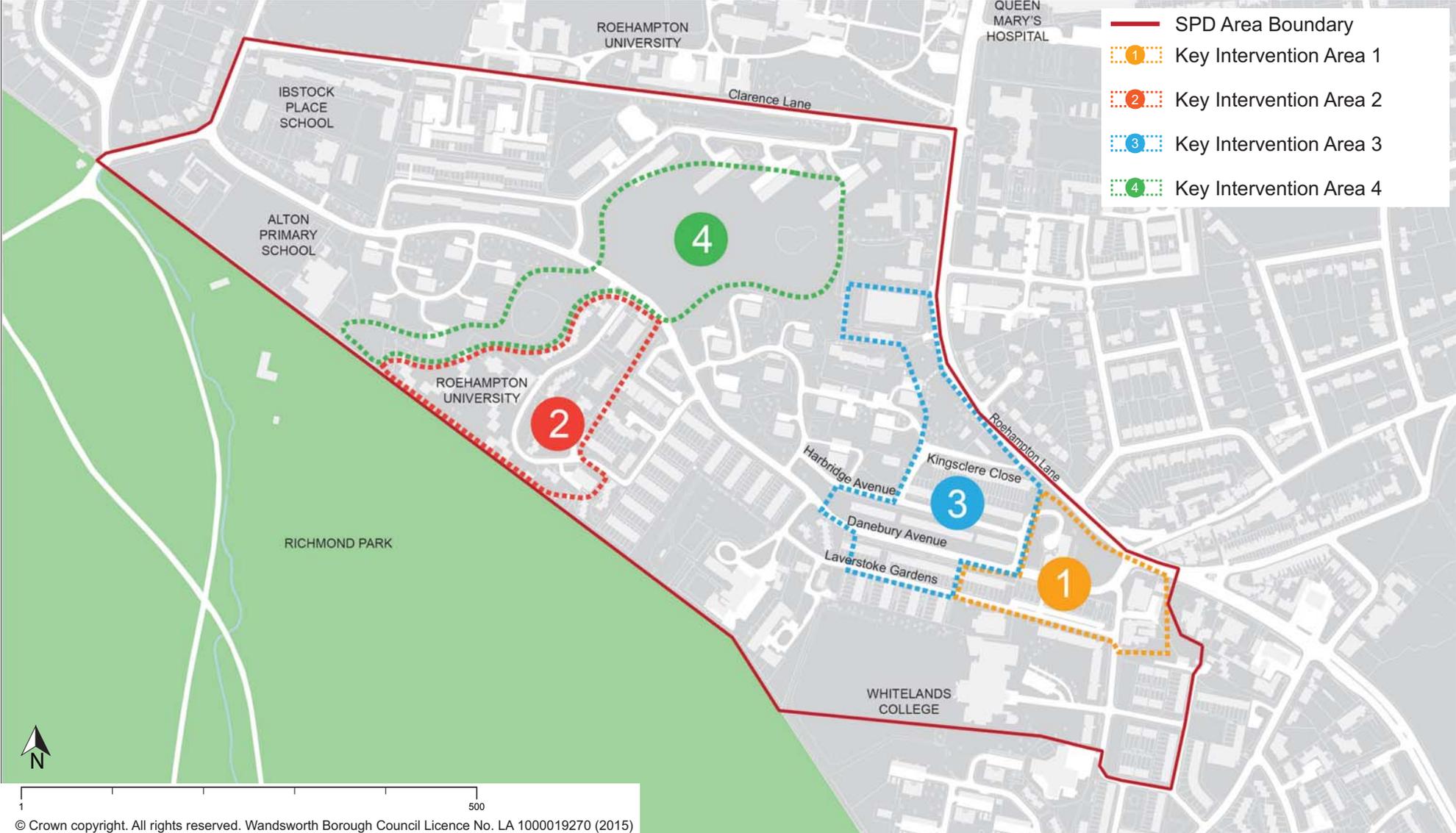


Figure 5.1: Key intervention areas

## Reasons

**5.4** The above guidance is underpinned by the following relevant material planning considerations.

- Roehampton Local Centre is not currently fulfilling its role in meeting daily needs and providing access to higher order centres. Although the shopping area is a highly visible gateway to the Alton Estate, it presents a harsh environment at the front and rear, and, overall, is largely unattractive. Public space has also seen significant deterioration over time.
- Numbers 1–59 Danebury Avenue are designated as a Protected Core Frontage. In accordance with Policy DMTS3, proposals involving ground floor units in identified core shopping frontages will only be permitted should a minimum of 70 per cent of units remain in A1 use. Additionally, the proposed A class use must be complementary to the primary shopping function of the core frontage and not result in three adjoining non-retail uses in the parade.
- The NPPF requires provision of sufficient assessable local services to meet the local needs of the community (para 17) to support health, social and cultural well-being, including shared space, community facilities and other local services.
- The NPPF requires guarding against the unnecessary loss of valued facilities and services (para 70) where this would reduce the community's ability to meet its day-to-day needs.
- The London Plan requires resistance to proposals that would result in a net loss of social infrastructure unless it can be appropriately replaced (policy 3.16).
- Core strategy Policy IS6 sets out the council's approach to providing facilities and services that meet the needs of Wandsworth's diverse and growing population.
- Policy IS6 is supplemented by policy and guidance relating to the achievement of social sustainability and sets out the detailed approach for the protection, enhancement and continued provision of community facilities and services.
- Policy DMC1 provides further guidance on the circumstances where a loss of community facilities or floor space, the council will require evidence to justify the loss. The council must be satisfied that either an adequate replacement facility is provided, or there are no reasonable prospects of reuse by an alternative community use.

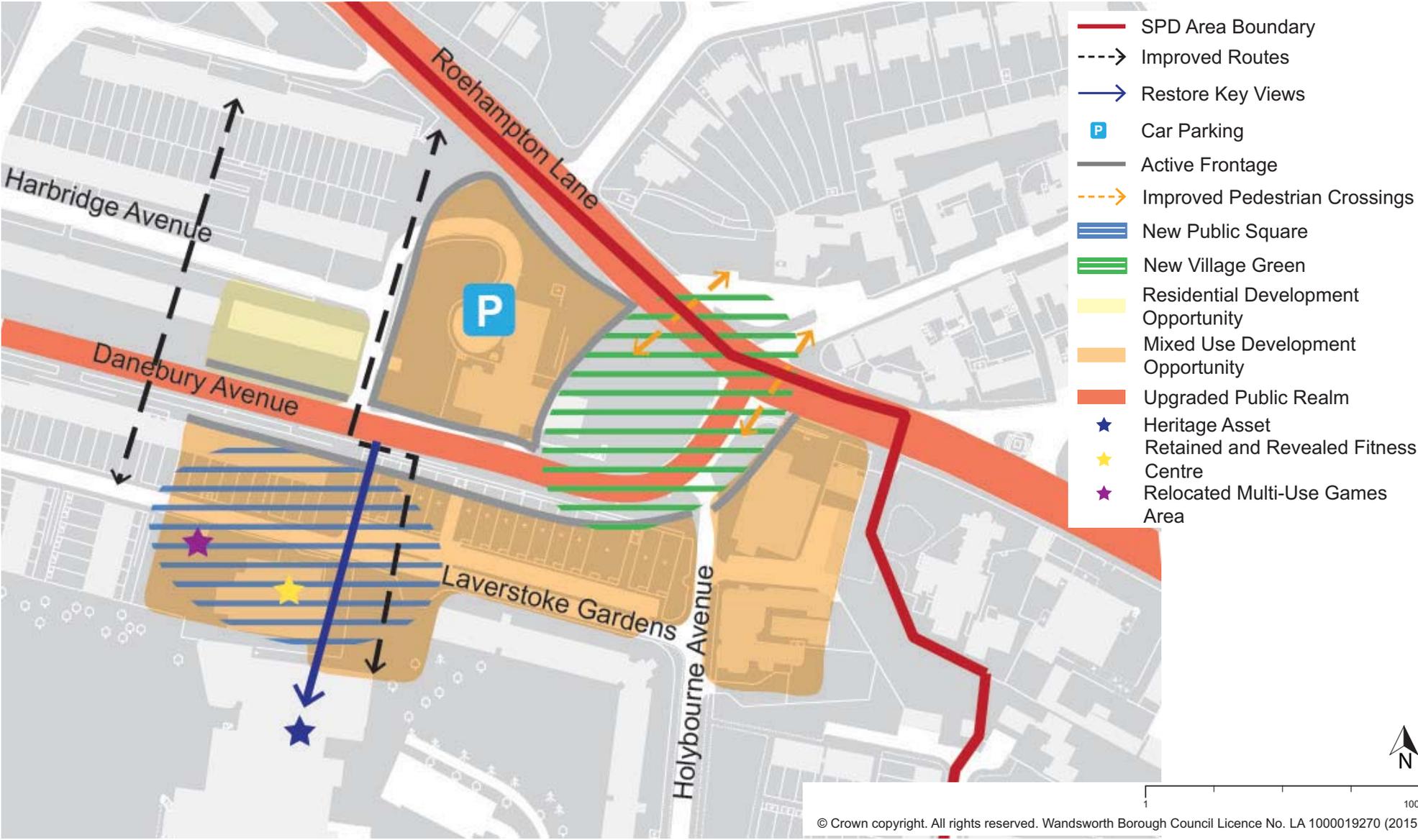


Figure 5.2: Key principles for Roehampton Local Centre

## Key intervention area 2 – Portswood Place Important Local Parade

**5.5** Portswood Place Important Local Parade will be transformed into a vibrant community hub. It will be an active, well used part of the SPD area which plays a significant role in residents' daily lives.

**5.6** The key principles that apply specifically to this area are set out below.

**A. Development in Portswood Place will provide new improved shops and services (A1),** commensurate with the scale as an Important Local Parade, to meet the daily needs of local residents. In accordance with policy DMTS6, there should be no net loss of floor space in the ground floor units. It is recognised that there is an opportunity to reprovide the Important Local Parade in a different layout.

**B. To reflect the original intended role for this area, a key requirement will be the provision of new and improved community and employment facilities (approximately 3,500 sqm D1 and B1 floor space should be delivered). The masterplan includes initial community facility design development work which responds to the design principles of the LCC Estate and the heritage setting of Portswood Place.** This development may include:

- New flexible accommodation for co-located community facilities. Consultation with the community and stakeholders has confirmed that this should include space for the children's centre, nurseries and family services relocated from Roehampton Lane, extended primary health care services, a linked exercise suite, space for non-profit community organisations, as well as workshop and enterprise spaces.
- A new community pavilion building fronting Minstead Gardens to replace Minstead Gardens senior citizens club. Consultation with the community and stakeholders has indicated that this pavilion could provide a new venue for the services currently run from Focus Hall clubroom and will include a cafe and bar. A meeting hall available for use by local groups and individuals will be included in the pavilion.
- A new children's play area within the existing public open space.
- A new facility for the Roehampton Methodist church and church hall.

**C. Adequate parking should be provided in association with the community facilities.**

**D. The council will support proposals for new and improved homes in this area (approximately 60–70) including the following:**

- Retention and refurbishment of the Grade II listed bungalows on Minstead Gardens. The masterplan identified that a minor extension (of 1.3 metres) would enable the transformation of these into good-quality one-bed units. These extensions would be subject to listed building consent.
- New homes to replace the relocated Focus Hall and current student accommodation around Mount Clare.

**E. Development should provide a balanced mix of housing across the area** with the type and tenure of units determined through an assessment of local needs. This location is however deemed particularly appropriate for family-sized accommodation due to the location close to community facilities and parks.

**F. The following are key design requirements that the council may expect new development to deliver within this area:**

- provision of a new community building on Portswood Place at the foot of Downshire Field (fronting Danebury Avenue)
- active ground floor uses with a presence on Danebury Avenue and Minstead Gardens
- a shared surface connecting Portswood Place to Downshire Field
- a new pedestrian and cycling route to create a connection between Downshire Field and Richmond Park
- a relocated bus turning facility moved further east on Danebury Avenue, to the far end of Downshire Field
- provision of a replacement Roehampton Methodist church and church hall, or improved setting.

**G. Existing heritage assets and their settings must be conserved and enhanced where appropriate** through the following:

- sensitively weaving any new buildings into the existing context through siting, scale and appearance that respects and enhances the settings of the Minstead Gardens cottages (Grade II listed)
- high quality architecture in new buildings and landscape improvements to enhance the setting of Mount Clare (Grade I listed)
- creating direct views and pedestrian connections to Mount Clare from Downshire Field through tree management, alterations to the layout of Minstead Gardens and relocation of the bus turnaround and stops
- given the relationship to Richmond Park and listed buildings it is unlikely that development of more than three storeys would be supported in this area.

## Reasons

**5.7** The above guidance is underpinned by the following relevant material planning considerations.

- Since its construction, Portswood Place has undergone significant change to the detrimental effect of the built environment and public realm. Extensive additions, demolitions and reconfigurations have left this space suffering from a lack of focus, also presenting a harsh environment at the front and rear. The Portswood Place shopping parade lacks basic services and amenities.
- Numbers 1–7 Portswood Place are designated as an Important Local Parade. Important local parades (ILPs) have a key role in contributing to sustainable development. However, there is considerable variation in their size, vacancy rates and shopping function. Development proposals in Important Local Parades involving ground floor units must not result in the number of units in A1 retail use falling below 50 per cent and a minimum of five retail units being retained. The proposed use must be an appropriate town centre use, and the shop front must be retained/provided.
- The NPPF requires provision of sufficient accessible local services to meet the local needs of the community (para 17) to support health, social and cultural well being, including shared space, community facilities and other local services.
- The NPPF requires guarding against the unnecessary loss of valued facilities and services (para 70) where this would reduce the community's ability to meet its day-to-day needs.
- The London Plan requires resistance to proposals that would result in a net loss of social infrastructure unless it can be appropriately replaced (policy 3.16).
- Core strategy Policy IS6 sets out the council's approach to providing facilities and services that meet the needs of Wandsworth's diverse and growing population. Policy IS6 is supplemented by policy and guidance relating to the achievement of social sustainability and sets out the detailed approach for the protection, enhancement and continued provision of community facilities and services.
- Policy DMC1 provides further guidance on the circumstances where a loss of community facilities or floor space, the council will require evidence to justify the loss. The council must be satisfied that either an adequate replacement facility is provided, or there are no reasonable prospects of reuse by an alternative community use.
- DMPD Policy DMC2 provides provision of new and improved community facilities.
- The proximity of this area to Richmond Park and the presence of high grade heritage assets in this location places constraints on the scale of any future development in this area. There are, however, opportunities to enhance the existing heritage assets and their settings through high-quality redevelopment, including Mount Clare.

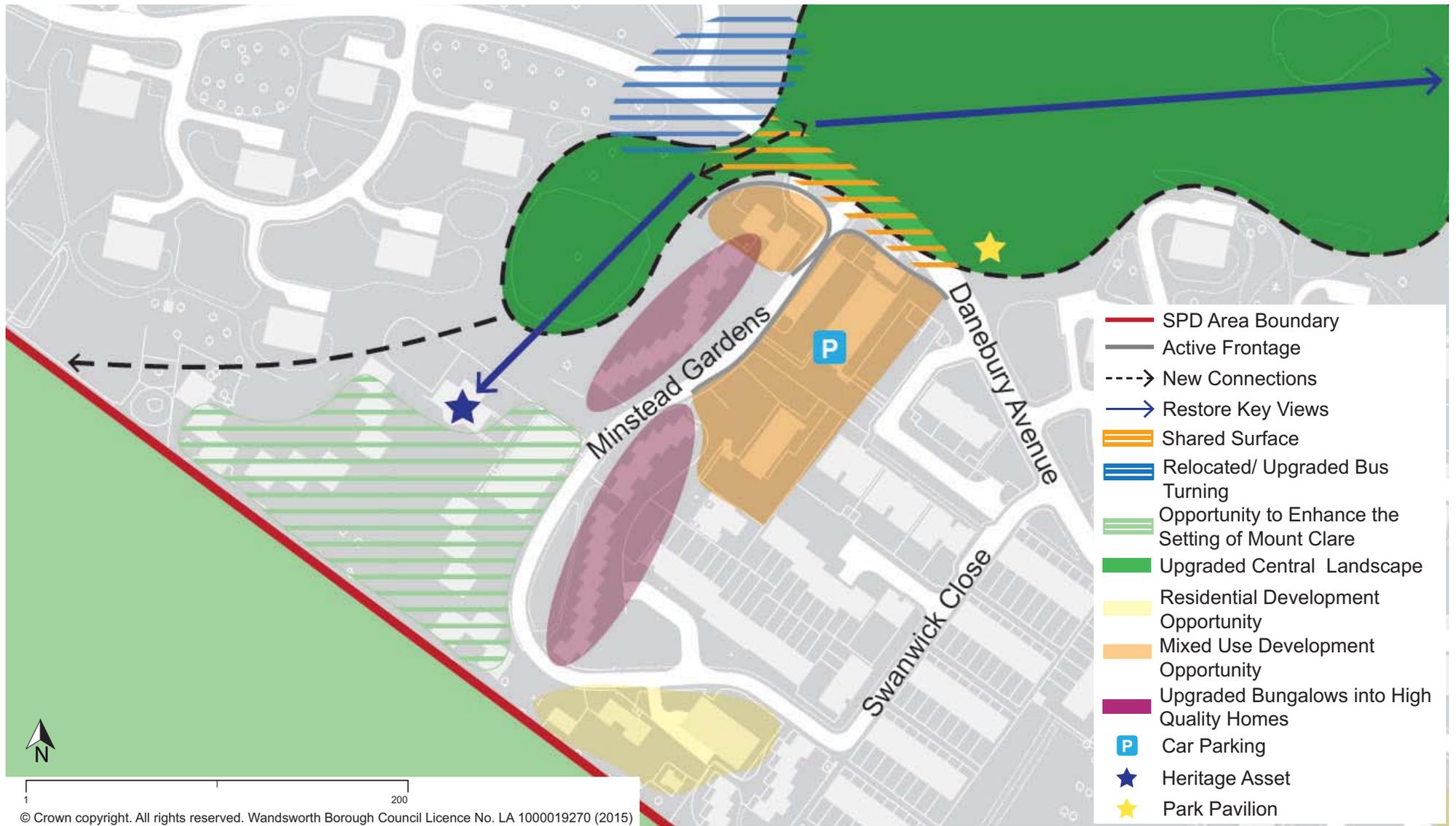


Figure 5.3: Key principles for Portswood Place Important Local Parade

### Key intervention area 3 – Danebury Avenue Housing

**5.8** The area between Roehampton Lane and Danebury Avenue will see a new generation of high-quality homes that address the dramatic topography and relate to surrounding streets and buildings. The design approach will reflect and enhance the street and public space framework set by the original LCC Masterplan.

**5.9** The key principles that apply specifically to this area are set out below.

**A. To reflect the original intended role for this area, it is expected that the main focus will be on the provision of improved and new high-quality homes.** It is envisaged that approximately 375–400 new homes will be provided in this area.

**B. New high-quality homes (with no net loss of floor space) will replace existing poor-quality accommodation, including those at:**

- 213–243 Danebury Avenue (odd numbers only)
- 1–115 Harbridge Avenue (odd numbers only)
- 2–84 Harbridge Avenue (even numbers only)
- 1–28 Kingsclere Close.

**C. Proposals for high-quality additional homes, alongside the replacement accommodation, will be supported.**

**D. Development that makes more efficient use of land, providing high-quality living accommodation, and improving the streetscape and pedestrian environment will be supported, including:**

- active ground level frontages to existing streets and spaces (including Roehampton Lane, Kingsclere Close, Harbridge Avenue, Danebury Avenue and Laverstoke Gardens)
- making efficient use of land through the form and scale of development (provided it responds appropriately to the settings of the conservation areas)
- providing adequate provision for children’s play
- improving permeability and ease of movement by creating new streets and pedestrian routes
- retaining existing mature trees

- incorporating high-quality soft landscaping and planting into boundary treatments and parking and service areas and create a high-quality environment
- incorporating podiums where necessary to overcome the significant changes in topography
- podium parking underneath each of the new residential blocks.

**E. Development will be required to provide a balanced mix of housing across the area,** with the type and tenure of units determined through an assessment of local needs. It is acknowledged that, as well as providing family housing, the location may be appropriate for a greater proportion of smaller (one and two bed) units due to the proximity to Roehampton Local Centre.

**F. Existing heritage assets and their settings will be conserved and enhanced where appropriate** through the following:

- enhancement of the setting of Downshire House and Hartfield House through the provision of better-quality new residential buildings to replace the existing building at 166 Roehampton Lane
- high quality architecture in new buildings to enhance the conservation areas and their settings
- reflecting and restoring the original LCC Masterplan street layout
- retaining the important tree corridor.

## Reasons

**5.10** The above guidance is underpinned by the following relevant material planning considerations.

- A combination of physical factors, including fundamental design flaws in the development layout, along with poorly sited and constructed residential buildings, has contributed to current issues with this part of the site. The current design of areas such as Danebury Avenue has resulted in fragmentation and an excess of leftover, directionless and rarely used spaces.
- This area lies predominantly outside the conservation area and therefore offers an opportunity for more intensive development than currently exists, subject to quality and other development management considerations. It is important however that development in this area provides an appropriate and high-quality response to the settings of the conservation areas and nearby listed buildings.
- The Core Strategy sets out the importance of maintaining the range of dwelling sizes in available stock. Whilst the provision of new homes is required to meet targets, it is also important to ensure that existing residential properties and land last used for housing are adequately protected. The DMPD's Policy DMH1 outlines the council's policy on the protection of residential land and buildings, whilst the London Plan protects residential use including affordable housing.
- The circumstances, under which land or buildings are not suitable for continued residential use and loss of housing may be acceptable (although very limited), are set out in Policy DMH1.

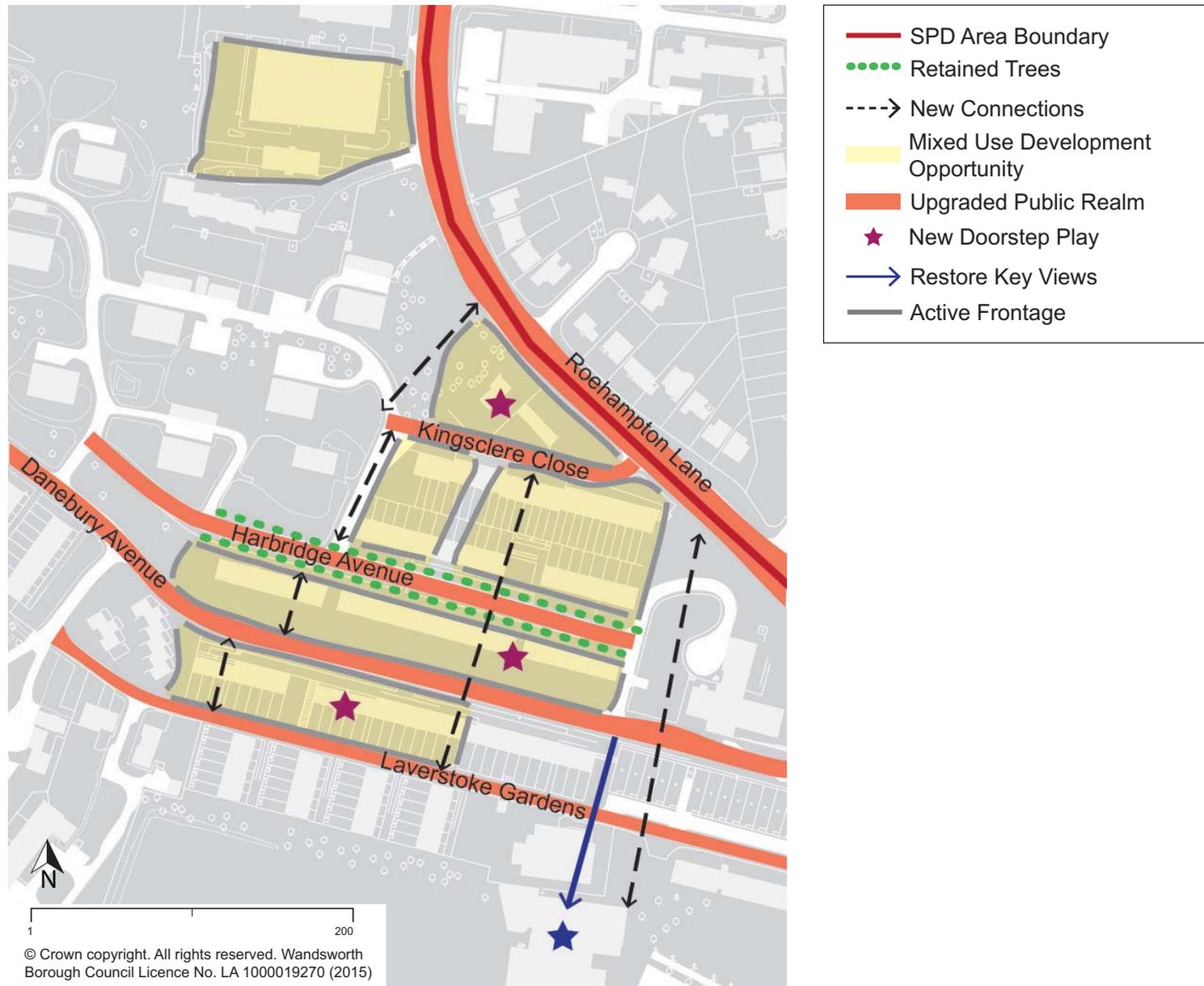


Figure 5.4: Key principles for Danebury Avenue Housing

## Key intervention area 4 – Central Landscape

**5.11** Downshire Field will become the centre piece of the neighbourhood and an active neighbourhood resource. It will play an important role in the local community and event calendar with several flexible and complementary new features and elements. A sensitively enriched landscape will be created that retains the qualities of nature and actively supports the community. The design approach will respect the echoes of the Georgian landscape and the principles of the original LCC Masterplan, contributing to the setting of surrounding heritage assets and other development.

**5.12** The key principles that apply specifically to this area are set out below.

**A. Downshire Field will be restructured and upgraded to incorporate community, events, play, and recreation facilities. There must be no net loss of public open space.** It is envisaged that this could include the following:

- a walking and cycling circuit around the park edge
- an event lawn
- an amphitheatre
- communal gardens
- play areas providing a range of types of play (including formally equipped and informal, playable spaces) for different ages
- an adventure zone providing for a range of activities and ages.

**B. The park will be redesigned to improve accessibility and ease of movement, to link key destinations and activity areas, and to respect the original intent for the Georgian landscape.** This will be achieved through the following:

- visually connecting Mount Clare and Downshire House, respecting the original masterplan and pulling the connection across the park
- a strategic approach to tree cover that creates a visually open character across the park
- establishing a path circuit around the park, with changing character along its 1 km length

- establishing a shared connecting space at Danebury Avenue addressed by the new community facilities (within Portswood Place Important Local Parade) and engaging with activities within the park
- creating activity nodes along the path circuit with seating areas, play and community facilities
- extending and activating the edges so that existing buildings address the park, increasing natural observation and the sense that the park is part of the community.

**C. The layout should respect, restore and enhance the original Georgian landscape.** This may be achieved through the following:

- better revealing the parkland setting by strengthening views between the historic country houses
- reflecting the intent of the LCC Masterplan by reinstating and enhancing the openness of the parkland
- encouraging active use of the landscape and connections to the wider setting through the creation of a pedestrian and cycle entrance to Richmond Park
- placing activities around the outer edge of the central lawn to open up views through
- creating a route that allows appreciation of the historic views and assets.

**D. The landscaping and layout of Downshire Field should enhance its biodiversity value, sustainability and increase opportunities for contact with nature.** This will be achieved through the following:

- incorporating Sustainable Urban Drainage Systems (SUDS) within the public realm and infrastructure, including channels, swales, and new tree planting
- retaining good quality trees
- sensitive and coordinated management/clearance of existing trees (informed by a robust survey, impact assessment and tree strategy)
- providing wild flower buffer zones and community gardens.

## Reasons

**5.13** The above guidance is underpinned by the following relevant considerations.

- The LCC Estate overlays the former Capability Brown designed landscape. Downshire Field became an important amenity space for the estate proposals, which set high-density blocks within a landscaped setting. Over the years, however, the central landscape setting has become overgrown with self-seeding trees.
- The parkland landscape remains unique in setting. The LCC masterplan was fundamentally about the central park linking two historical country estates: Mount Clare and Downshire House.
- The NPPF requires local authorities to meet identified needs for open space (para 73), as well as seeks to resist building on existing open space.
- The London Plan seeks to protect, promote and expand green space (Policy 2.18) and to improve the quality and access to open space (Policy 7.18).
- The council's Local Plan Policies (CS Policy PL4 and DMPD Policy DMO1) provide for the protection and enhancement of open spaces.
- The requirement for open spaces in new development are set out in DMPD Policy DMO3, including the preference for on-site provision of open space in large new developments.

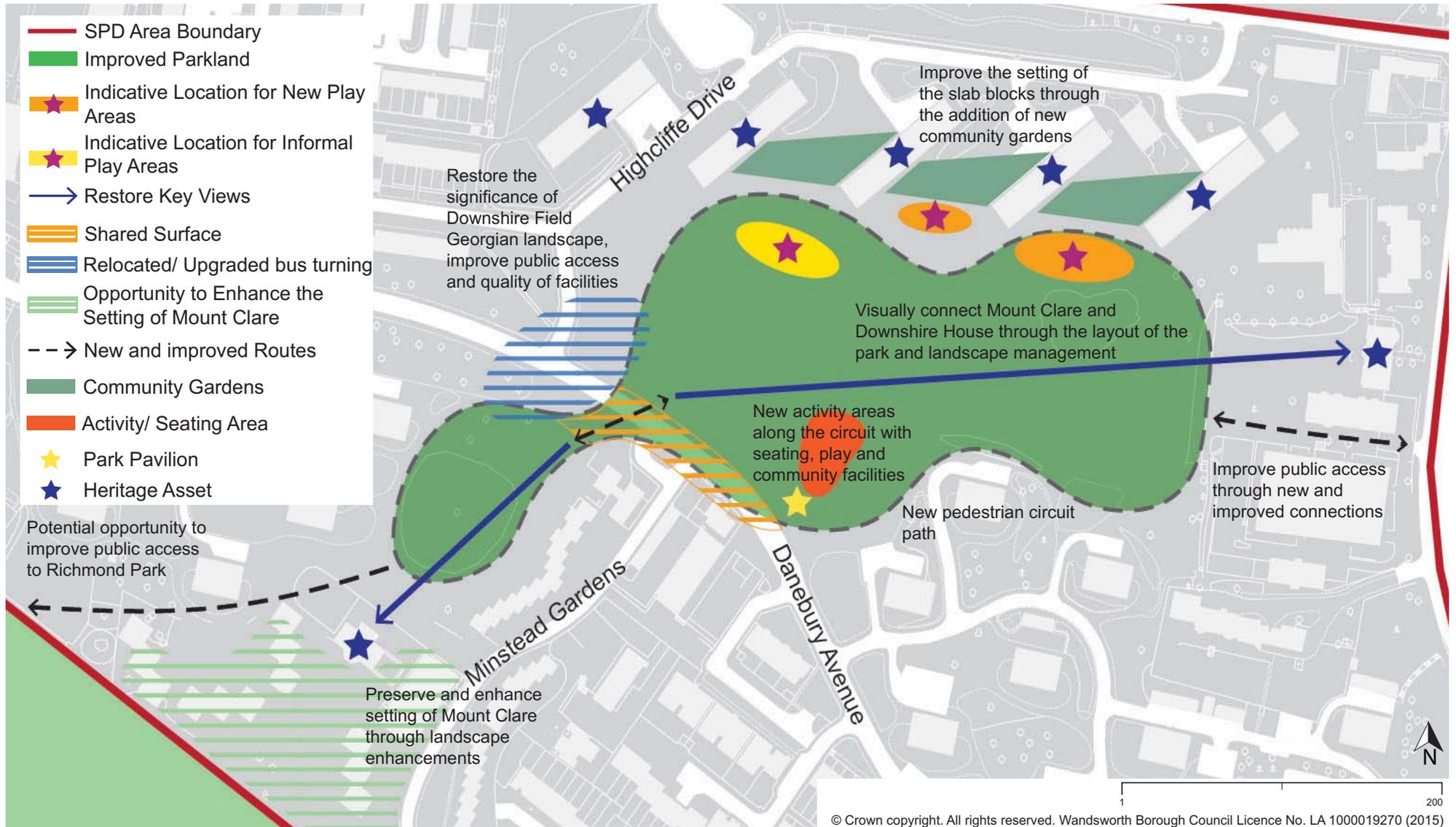


Figure 5.5: Key principles for the Central Landscape

## 6 Delivery

**6.1** Throughout the evolution of the masterplan that underpins this SPD, project feasibility and viability have been primary considerations to ensure a deliverable solution that meets market aspirations and takes full advantage of public and private sector funding schemes. This section provides guidance on the delivery approach and requirements for future planning applications.

### Market demand factors

**6.2** Demand for housing is very strong in the south-west of London. Housing price sales values and rental levels reflect the level of demand. Soft market testing with a range of residential development interests has indicated that there would be strong interest in investing in the SPD area.

**6.3** Local retail demand has also increased in recent years, particularly with new residents arriving in the area at schemes along Roehampton Lane such as Queen Mary's, Emerald Square and other infill developments. New residents coming into the area as the masterplan is implemented will increase the demand for local shopping. Similarly, any additional future student accommodation also creates additional demand for services. Soft market testing has confirmed market interest in future retail provision at the scale indicated by the masterplan.

**6.4** Demand for purpose-built and professionally managed student accommodation will continue to grow. There is demand from students attending the adjacent Roehampton University. There is also demand in the area from Kingston University. Consultation with specialist student accommodation providers has indicated there would be strong interest from market developers in providing student accommodation. This would be provided to local universities on a commercial basis with a nominations agreement.

### Delivery approach

**6.5** Wandsworth Council is committed to delivering the regeneration of the SPD area in partnership with the private sector (one or more partners). The council is willing to use its statutory powers (including CPO) to facilitate the delivery of development across the whole site if required.

**6.6** Further engagement will be undertaken with key stakeholders including TfL, other landowners, the community and residents, and developer partners in order to facilitate delivery.

**6.7** The SPD seeks the comprehensive regeneration of the SPD area. Any development proposals will be required to demonstrate that they facilitate, contribute to and do not prejudice the achievement of the wider regeneration objectives set out within this SPD.

### Infrastructure funding

**6.8** The site lies with the Roehampton Charging Area as designated in the Adopted Community Infrastructure Charging Schedule where a zero charge applies for all uses. Mayoral CIL charges will however apply.

**6.9** Council will seek Section 106 planning contributions in accordance with legislative requirements as set out in the Adopted Planning Obligations Supplementary Planning Document where these are necessary to make individual proposals acceptable in planning terms.

## Planning application requirements

**6.10** Future planning applications for development proposals within the SPD area will be required to be supported by sufficient information which demonstrates an appropriate response to the guidance set out within this SPD. This required information will include a statement on and justification for any significant deviations from the SPD. As an indication, in addition to the national and local validation requirements, major planning applications should be supported by the following information in order to demonstrate that the development is appropriate in planning terms:

- a Design and Access Statement demonstrating how the proposals respond to the principles within this SPD
- a visual impact assessment to demonstrate that the proposals respond positively to and will not detrimentally impact upon local views (from Richmond Park and conservation areas)
- a Heritage Statement, containing a comprehensive analysis of the significance of the heritage assets, including landscape, affected and demonstration that the proposal represents a high-quality and appropriate response
- an infrastructure statement setting out how the proposals will contribute towards the delivery of the site wide infrastructure requirements (including for example education, health care, public open space, transport) and any contributions required towards off-site infrastructure (based on robust assessments)
- an assessment of the transport impacts of the development in accordance with DMPD Policy DMT1
- a statement setting out how the proposals will adhere to the requirements for arts and culture and employment, skills and enterprise, as set out in the Planning Obligations SPD.