

Alton Estate Regeneration
Hybrid Application

STATEMENT OF COMMUNITY INVOLVEMENT

Communications Potential
May 2019



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The regeneration of the Alton area, SW15, forms part of Wandsworth Council's over-arching approach to raising aspiration across the borough, as approved by the Council's Executive on 8th October 2012.

The regeneration proposals for the Alton area have evolved through a collaborative design process, involving extensive engagement with residents and stakeholders over a period of six years.

Following Redrow's appointment as Wandsworth Council's development partner in 2017, the principles of the 2013 Masterplan and subsequent Roehampton Area Supplementary Planning Document (SPD), published in 2014, have formed the core objectives for the project design team.

EXECUTIVE SUMMARY

EXTENSIVE, ACCESSIBLE & INFORMATIVE

Building on the established vision for the Alton area, the design team has engaged with local communities and listened to a diverse range of opinions, to help ensure that all aspects of the scheme design respond to local knowledge and feedback.

Consultation events and activities were widely advertised across the Alton area, offering consultees numerous opportunities to engage with the project team, at different times of day and on different days of the week. Further participation was encouraged through local events, such as the Roehampton Festival, and through direct engagement with local groups, societies and individuals at regular meetings and social events.

Throughout each stage of the Alton consultation, materials have been presented in plain English, with every effort made to exclude technical jargon. Written information has been supported by hand drawn and computer-generated illustrations, maps, plans, aerial photographs, infographics and models – to help consultees visualise the proposals.

CONSCIENTIOUS CONSIDERATION OF COMMENTS

Each member of the project team has taken the time to consider local opinions and objectives when preparing the scheme proposals and finalising the application submission pack. Using an engagement strategy led by Communications Potential, the team has endeavoured to ensure that all consultee feedback has been recorded accurately, as set out within this Statement. Adopting a thorough and transparent approach, early consultee feedback has been fed back to participants at subsequent consultation events and workshops. The responses and suggestions received have been revisited continually, to ensure all aspects of the application proposals have been shaped in response to the needs and wishes of the Alton community.

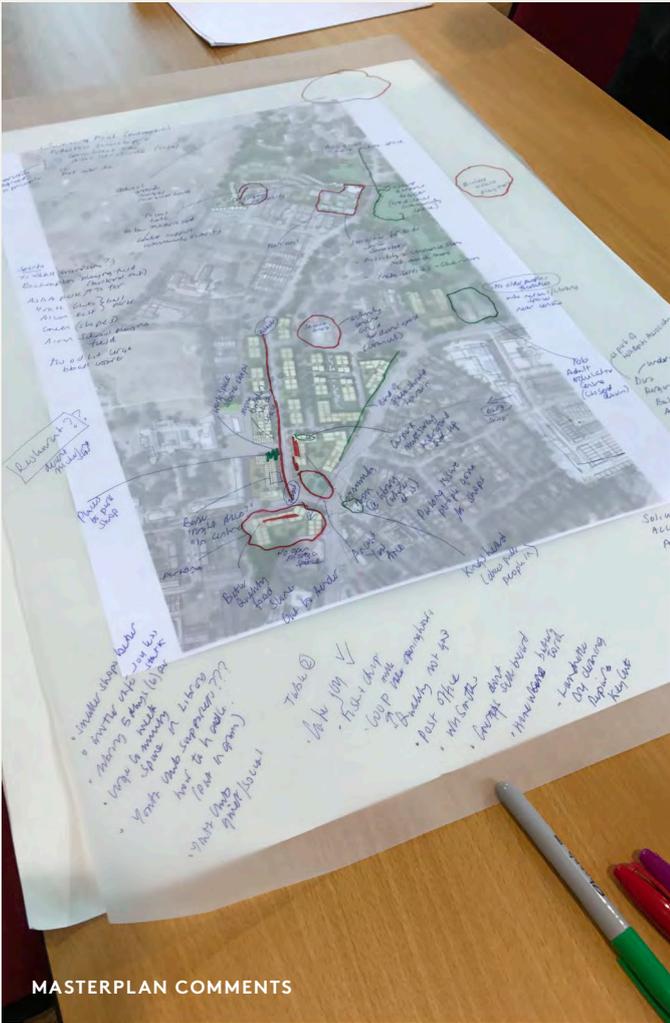
The submitted regeneration proposals for the Alton area represent truly user-focused design.



WORKSHOP SESSION 2017



REDROW EXHIBITION AT THE ROEHAMPTON FEEL GOOD FESTIVAL. IMAGE BY SEAN POLLOCK



MASTERPLAN COMMENTS



ROEHAMPTON FESTIVAL 2018

SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

A new gateway to the Alton Estate.

A landmark community building catering for a mix of uses.

Designed to attract residents from Alton West, Alton East and Roehampton.

Flexible space will accommodate a variety of community events, markets and creative activities.



VISUALISATION OF THE PROPOSED VILLAGE SQUARE AND MULTI-PURPOSE COMMUNITY BUILDING WHICH WILL FORM PART OF THE URBAN QUARTER

A new focal point for community interaction and recreation.

Located where three distinct, existing communities come together.

An enlivened shopping parade will offer an increased amount of retail space on both sides of Danebury Avenue.

The phasing of the development will allow for retail business continuity.

Making shared spaces with greater purpose and personality



SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

The new Urban Quarter will be busy, diverse and outward looking – opening up the estate to the surrounding areas.

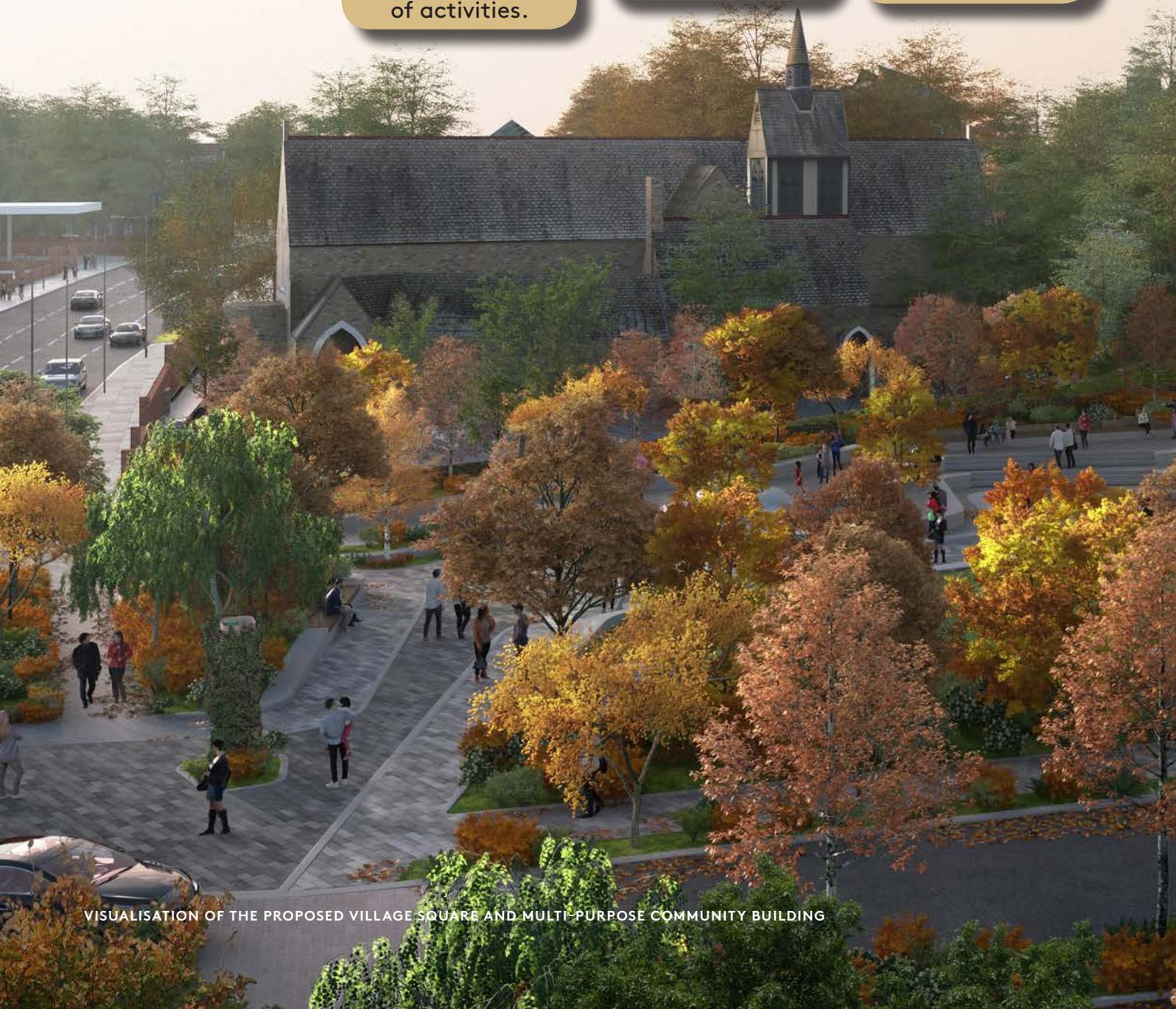
Pride of place is given to a new community building including the new Roehampton Library, which will cater for modern needs and an extended range of activities.

A focal point for local residents, containing a mix of uses.

There will be areas for community groups to meet and provide information and advice.

Lost visual connections along Danebury Avenue will be uncovered, framing views of St Joseph's Church.

The historic centre of Roehampton will be re-established.



VISUALISATION OF THE PROPOSED VILLAGE SQUARE AND MULTI-PURPOSE COMMUNITY BUILDING

The square will comprise hard and soft landscapes and play areas.

Convenient seating areas will be provided for those using the community building and café.

The new building and Village Square will be the key community space within the regeneration area.

A new community hall will provide a flexible events space for local groups.



SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

The Parkland Quarter is centred around Downshire Field - a garden for the community.

A new neighbourhood hub at Portswood Place will bring new activity and purpose to the heart of Alton West.

Portswood Place will provide important new spaces for local families.

The central parkland landscape of Downshire Field will continue to serve as a quiet and attractive open space.

This area will be improved by the relocation of the bus turnaround area.



VISUALISATION OF PORTSWOOD PLACE COMMUNITY HUB AT THE FOOT OF DOWNSHIRE FIELD IN THE HEART OF THE PARKLAND QUARTER

Existing green assets, as some of the Estate's best attributes, will be supplemented and enhanced.

The design allows for the creation of a varied programme of activities within the landscape, to maximise use and enjoyment of it.

New community spaces and facilities will be provided in different locations across the regeneration area to widen access and benefit as many people as possible.

Paths and play spaces will be sensitively upgraded to provide better facilities.



SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

Opportunities for outdoor activity, exercise and play will be offered by natural play spaces at the top of Downshire Field. A refurbished Alton Activity Centre will cater for young people of all ages.

The renewed Alton Activity Centre aims to attract young people from the estate and across the Roehampton area.

Soft landscaping will be used to frame play zones with different textures, colours and heights.

A grow garden will promote health and wellbeing and educate young people in food production.

VISUALISATION OF THE REFURBISHED ALTON ACTIVITY CENTRE

A half MUGA court (mixed use games area) will cater for informal and programmed sports activities and provide a stage for performance.

Downshire Meadows play space will be transformed into a play area with natural materials that respond to its parkland setting.

Safe and secure landscaped spaces will be available for people to enjoy and spend time in.

Smaller play hubs at key locations through the Masterplan will provide children with the opportunity for doorstep and local equipped play in a safe environment.



SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

Improved views and routes into and across the estate will be created, particularly from north to south where there are height differences.

Road junctions will be improved, streets will be made safer, public transport links will be improved and additional pedestrian and cycling routes will be created.

New, active routes will link the regeneration area to Roehampton Village and Alton East.

Across the masterplan there will be an increase in both the number of trees and in the amount of usable open space.

VISUALISATION, FROM HARBRIDGE AVENUE, OF ONE OF THE NEW PUBLIC ROUTES CONNECTING KINGSCLERE CLOSE WITH THE CENTRE OF THE NEW DEVELOPMENT

New and replacement tree and shrub planting along streets will create a greener and softer environment.

Trees and greenery will be retained and planted to provide separation from traffic.

Tree-lined streets will link the new buildings, spaces and facilities.

More building frontage will be created along Roehampton Lane to strengthen the outer edge of the Estate.



SUMMARY OF FEATURES OF THE REGENERATION PROJECT DERIVED FROM PUBLIC ENGAGEMENT

Replacement and new affordable homes will be provided to suit a variety of needs

The needs of residents have been assessed and considered, to ensure that new homes will meet these needs.

Homes are designed to meet or exceed modern space standards and design quality guidance.

Flats are designed with efficient, practical layouts and appropriate ceiling heights.



VISUALISATION OF THE PROPOSED NEW RESIDENTIAL BUILDINGS ON ROEHAMPTON LANE, VIEWED FROM DOWNSHIRE FIELD

Wheelchair adaptable and accessible homes will be provided and all homes are designed for flexible long-term use.

All homes will be well insulated and energy efficient.

New homes will be made available for sale, helping to fund the overall regeneration.

The regeneration will make Alton Green a place where people want to live, work and spend time.



SECTION 1

PURPOSE OF THE DOCUMENT & METHODOLOGY

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INTRODUCTION TO THE ALTON

Built by the London County Council during the 1950s, in response to the urgent need for housing in London following World War II, the Alton is one of the UK's most renowned post-war public housing estates. The significance of the estate was recognised in 1998, when a number of estate buildings were listed. The Alton Conservation Area was designated in 2001, preserving the historic and architectural setting of the Alton area.

The Alton continues to be an important residential area. The regeneration project aims to ensure that the newest phase of development, known as Alton Green, will be a place where people want to live, work and spend time.

The Alton Green masterplan has been developed with the local community. The views of local residents are critical to make sure it is well-made, well-used and well-loved.

WANDSWORTH COUNCIL'S COMMITMENTS TO RESIDENTS

Wandsworth Council has been developing its vision for the future of the estate since 2013, holding several consultations which inputted into the Alton area masterplan in 2014 and were subsequently formalised in a Supplementary Planning Document (SPD) in 2015.

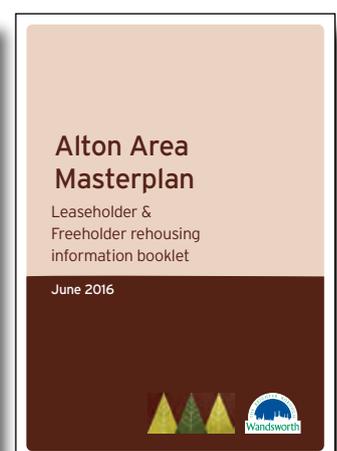
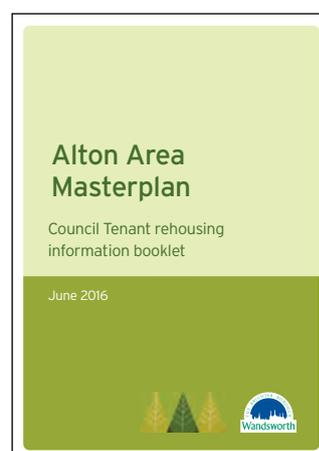
The SPD sets out clear objectives for the area that are aimed at focusing intervention where it is most needed. The successful delivery of the vision is dependent on achieving the strategic planning objectives, which are as follows:

- Create a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice;
- 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;
- Provide improved job and training opportunities for Roehampton residents;
- Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention;
- Improve or replace poor-quality buildings;
- Improve pedestrian, cycle and vehicular connections within the site and to the surrounding streets, centres, communities and open spaces;
- Upgrade existing and create new streets, public spaces and pedestrian links to make them more attractive, convenient and usable;

- Create a more attractive area with a high-quality and active landscape by upgrading existing open spaces and creating new ones;
- Conserve and enhance existing heritage assets and their settings, to better reveal the qualities of the estate.

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 information about these commitments to residents can be found in the resident offer booklets and additional clarification information available on the Council's regeneration web page, or on www.AltonEstateRegen.co.uk.





LEFT TO RIGHT: CLLR PETER CARPENTER; CLLR STEFFI SUTTERS; CLLR JEREMY AMBACHE; CLLR RAVI GOVINDIA; CLLR SUE MCKINNEY; CLLR PAUL ELLIS.

As the scheme progresses there will be future targeted engagement with affected residents to ensure they are kept informed, understand the options available and are supported during the rehousing process.

THE PARTNERSHIP BETWEEN THE COUNCIL & REDROW HOMES

Following an EU-compliant procurement process, Redrow Homes was appointed by Wandsworth Council as the preferred bidder for the regeneration of the Alton Estate. Redrow was selected from the Greater London Authority's (GLA) London Development Panel, having demonstrated its skill, experience and capacity to deliver the project.

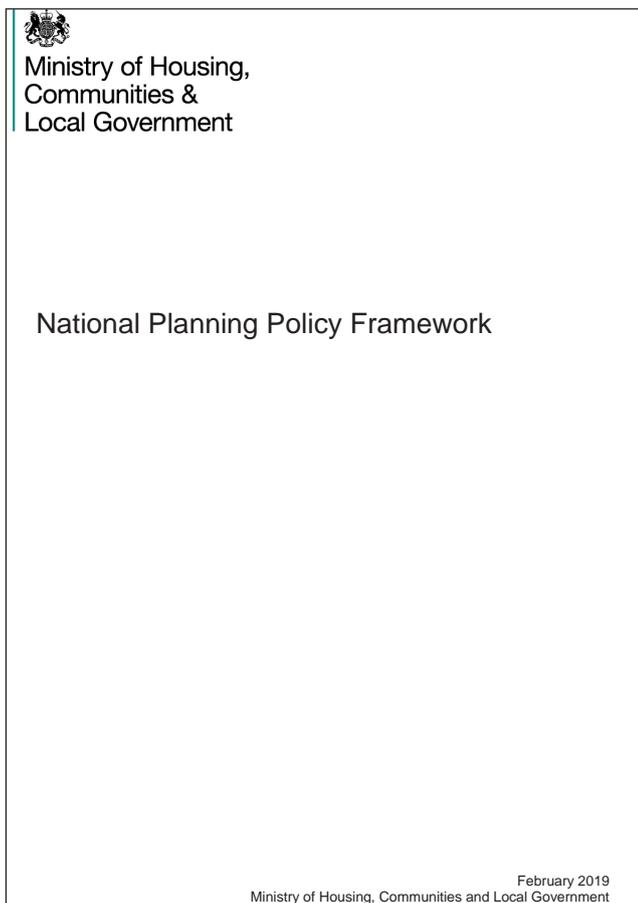
Since Redrow was appointed, Wandsworth Council have been working with them on the development and preparation of plans for the regeneration of the Alton area. A key component of this planning process was the requirement to evolve the principles set out in the masterplan and SPD and build upon the substantial consultation and engagement already carried out by the Council.

PLANNING POLICY CONTEXT

This Statement of Community Involvement sets out the extensive engagement activities which have been undertaken to encourage community involvement in the development of plans for the regeneration of the Alton. All pre-application activities have been informed by national, regional and local guidance relating to effective engagement.

The Localism Act 2011

The role of local communities in planning was further strengthened by the Localism Act 2011. The Act introduced a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.



The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development – meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The current National Planning Policy Framework, published in February 2019, states in paragraph 91 that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 93 states that:

“Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.”

The NPPF encourages positive community engagement between all parties involved and affected by development proposals. Specifically, paragraph 39 states that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

In paragraph 124, the NPPF says:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 128 says:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is

important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

The Mayor’s Good Practice Guide to Estate Regeneration

The Mayor of London has confirmed his commitment to building more genuinely affordable homes for Londoners, and to protecting existing affordable homes. He believes that plans for estate regeneration must be developed with residents and deliver better homes for local people.



The Mayor published a draft Good Practice Guide setting out principles for successful schemes in December 2016. Following an extensive and wide public consultation on the draft, Better homes for local people, the Mayor's Good Practice Guide to Estate Regeneration, was published and adopted as Mayoral policy in February 2018.

The Mayor believes that for estate regeneration to be a success there must be resident support for proposals, based on full and transparent consultation from the very start of the process, and meaningful ongoing involvement of those affected.

The Good Practice Guide states that the overarching objectives for any estate regeneration scheme will usually be to:

- deliver safe and better quality homes for local people;
- increase the overall supply of new and affordable homes; and
- improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).

Full and transparent consultation and involvement is encouraged:

“When developing estate regeneration proposals, councils and housing associations should always engage openly and meaningfully with those affected by the project from the outset. Residents should be given sufficient opportunity to be involved in shaping any proposals that will affect their homes, and they should be proactively supported to do so throughout the planning and design process.”

The Good Practice Guide states that consultation should be:

- transparent – all the issues and options should be set out in clear, accessible and nontechnical language, with information that has influenced any decisions being shared as early as possible;
- extensive – every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it;
- responsive – consultation should result in clear actions that arise directly from the views expressed by respondents; and
- meaningful – views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.

The “Better Homes for Local People” principles

Where significant regeneration is planned that involves the demolition of existing homes, the Mayor wants to ensure that any proposals include the delivery of better homes for local people. He therefore believes all estate regeneration schemes in London that involve the demolition of existing homes should provide:

- an increase in affordable housing;
- full rights to return or remain for social tenants; and
- a fair deal for leaseholders and freeholders.

These objectives are in line with the Council's commitment to affected residents.

EFFECTIVE	Ensure early engagement. Carry out targeted consultation to ensure relevant stakeholders are engaged. Promote electronic communication to make communication quicker and easier to manage.	Provide sufficient and relevant reasoning and information to enable informed responses. Employ appropriate consultation methods.
TRANSPARENT	Clearly express purpose and scope. Require that everyone connected to the proposal including respondents identify themselves and who they represent.	Affected parties are given adequate time to respond. Identify any conflicts of interest.
PROPORTIONAL	Level of consultation and resources are proportionate to the scale and impact of proposal/consultation document.	Affected parties are given adequate time to respond. Clarify the consultation process and key dates and where relevant information can be accessed.
INCLUSIVE	Ensure a cross-section of stakeholders is involved and that this is recorded to enable monitoring.	Utilise a wide range of consultation, methods and a variety of media.
COHERENT	Clearly summarise key issues/options/policies/proposals to guide responses.	Use plain English and present key documents in an easy to read format.
ACCOUNTABLE	Publicise responses and provide feedback.	Explain and give reasons how, why and where responses have or have not shaped changes to policies or affected the outcome of a proposal.

Figure 1: Principles of public involvement and engagement in planning. Source: Wandsworth Council

Wandsworth Council's Statement of Community Involvement

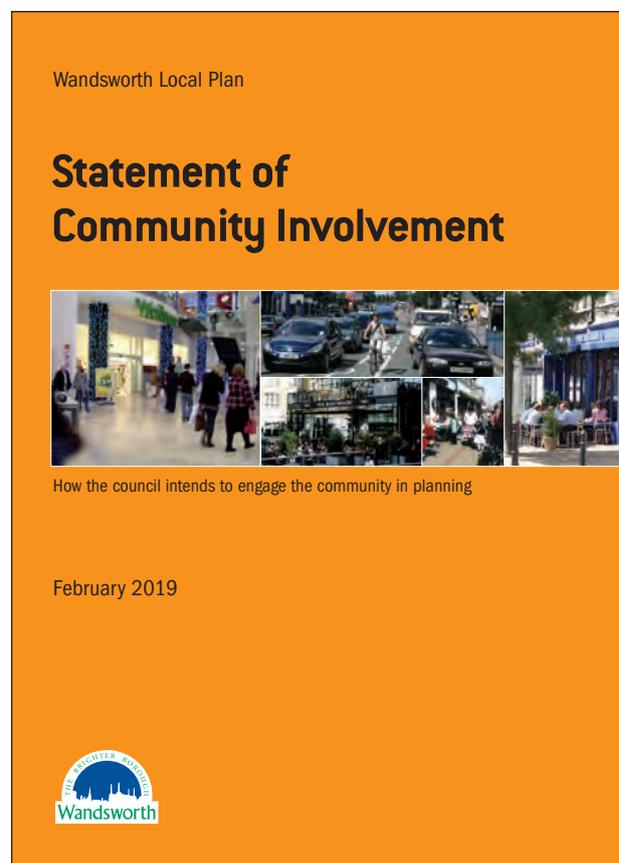
Wandsworth Council's Statement of Community Involvement (SCI) is a borough-wide document which sets out how the public, businesses and local groups can get involved in local and neighbourhood planning and the planning application decision-making process, and how the Council will consult with them.

The Council updated its SCI in February 2019 and the document sets out how and when the community and other stakeholders can engage and participate in planning, and how the Planning Service will undertake consultation.

The Council takes account of 'the Gunning Principles' of consultation. The table shown in **Figure 1** above sets out how the 'Gunning Principles' are translated into the public engagement and consultation methods currently undertaken by the Council.

The public engagement methods used by both the Council and Redrow Homes, to involve the community in the development

of proposals for the regeneration of the Alton area, accord with the principles and methods set out in the Council's Statement of Community Involvement.



REDROW'S CONSULTATION OBJECTIVES

Since being selected as Wandsworth Council's preferred delivery partner in January 2017, Redrow has been working with the Council to draw upon the principles of the Alton Area Masterplan, update the residents' needs assessment, seek further input from the local community and stakeholders, and utilise expert developer knowledge to deliver the best possible scheme.

The Regeneration Agreement between Wandsworth Council and Redrow was completed on 11th June 2017. Since then, Redrow has been engaging with the local community and statutory stakeholders – obtaining feedback to inform and evolve the development proposals prior to the submission of a planning application.

Redrow and Wandsworth Council have been working together to ensure that community involvement and stakeholder engagement continues to be central to the process.

Transparent

"All the issues and options should be set out in clear, accessible and nontechnical language, with information that has influenced any decisions being shared as early as possible"

Throughout each stage of the Alton consultation, all materials have been written in plain English, with every effort made to exclude technical jargon. Written information has been supported by extensive visuals in the form of hand drawn and computer-generated illustrations, maps, plans, aerial photographs, infographics and models.

Throughout the process, participant feedback and input has been reported back and the development of the proposals has been explained to consultees. For example,

between September and November 2013, a series of masterplan issues and options were presented to the local community – exploring the extent of change and the form it could take. The masterplanning team then assessed the consultation feedback and financial viability before presenting a preferred option for consultation throughout February and March 2014.

Feedback provided during the consultation events that took place during 2017 has been reported back to consultees and members of the Roehampton Partnership and has also been published on the www.AltonEstateRegen.co.uk website.

Affected residents have also been kept informed about the development of the proposal and questions about the options available to them have been answered. During the consultation events in June 2018, the project team explained how feedback continued to influence the development of the masterplan. Consultation feedback, design updates and frequently asked questions from the June 2018 consultation were subsequently presented at the "Get Active Roehampton Festival", to members of the Roehampton Partnership during their meetings, and made available on the project website.

There have also been regular newsletters (Alton Area Regeneration News), to provide updated information on the scheme, which have been delivered to approximately 4,500 households and other premises over the consultation period. Newsletters, event invitations and general information has also been sent to an email distribution list of registered residents and stakeholders. Copies of Alton Area Regeneration News are provided in Appendix 1.

This newsletter is produced by Wandsworth Council to help keep you informed about the regeneration of your estate

Regeneration partner announced

An experienced residential developer has been chosen to be the council's partner for building hundreds of new homes, and community facilities, in Roehampton.

Redrow Homes was selected at a meeting of the council's Executive committee on 23 January.



A competition was launched in March, 2016, to find a development partner to build around 1,000 new homes, a new library and retail area both twice the size of existing provision; a new community and wellness centre; and a new park, during the next ten years, all subject to planning permission.

All council tenants and owner-occupiers are guaranteed a newly-built home on their estate.

As a condition of appointment, the council requires Redrow Homes to provide local residents with opportunities for jobs, training and apprenticeships. Construction is only one aspect of the openings

expected to be available through the regeneration, which can include security, site office administration; decorating and more, through Work Match, the council's employment brokerage.

The regeneration of the Alton is a key priority for the council as part of its Aspirations programme to improve life chances in the borough, through new housing, employment and training initiatives.

Continued on back page.



Left to right: Cllr Peter Carpenter; Cllr Steffi Sutters, Cabinet Member for Communications; Cllr Jimmy Ambache; Cllr Ravi Gounder, Leader of the council; Cllr Sue McKinney; and Cllr Paul Ellis, Cabinet Member for Housing. Image by Sean Pollock.

www.wandsworth.gov.uk/roehampton



This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate



ROEHAMPTON CHRISTMAS LANTERN PARADE

Throughout December children from local schools and residents of Roehampton worked hard to make and decorate lanterns to celebrate the beginning of the festive season.

Children and residents attended over a dozen workshops organised by the Regeneration Team to make their own lanterns and exhibited their own festive flare by decorating the lanterns with glitter, tinsel and tissue paper.

Pupils and parents assembled outside Eastwood Nursery and Nursery School, Sacred Heart Catholic School and Heathmere Primary School, from where they paraded their lanterns through Roehampton to the Alton Green. On arrival, the lantern bearers were served festive treats and beverages (made by the Camden Society) and a selection of carols were performed by An A-Choir'd Taste, the Alton estate's over-60's choir. Attendees were then treated to performances by World Heart Beat Music Academy, a local music charity providing musical tuition to residents from across Wandsworth.

Continued inside



www.wandsworth.gov.uk/roehampton



Extensive

“Every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it.”

An eighteen-month masterplanning process, exploring a range of options, preceded the creation of the draft SPD. Two formal consultation stages and multiple informal consultation methods and events contributed to the formation of the final masterplan and the draft SPD. This pre-SPD consultation included pre-masterplanning baseline stakeholder meetings and interviews as well as arts and community activities, a six-week options consultation, and an eight-week period of preferred option consultation.

The later consultation stages included meetings with statutory and non-statutory groups, local businesses and residents as well as presentations at community groups and forums, a tailored door knocking exercise, a questionnaire and updates in local publications.

Leaflets were delivered to all properties within an extensive target area, including full booklets to affected residents in the intervention area ahead of the June 2018 event, to encourage consultation event attendance. Further participation was encouraged through local events, such as the Roehampton “Feel Good Festival” in 2017, the “Get Active Roehampton Festival” in 2018 and through direct, on-the-ground engagement.

More detailed information about the audiences targeted during the pre-application consultation is provided on page 30 – Target Audiences.

Responsive

“Consultation should result in clear actions that arise directly from the views expressed by respondents”

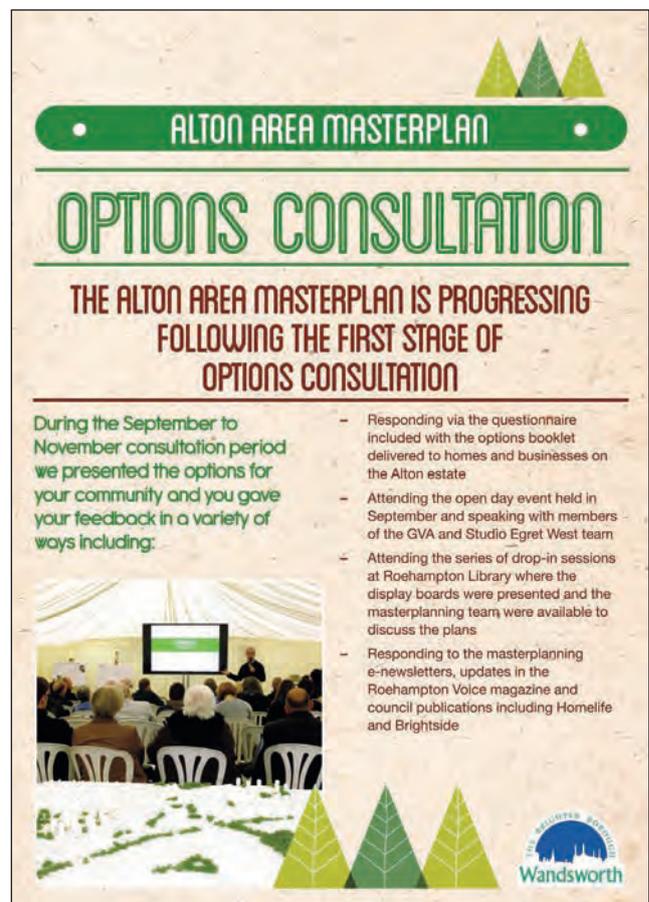
The Alton Area Masterplan, which was published in 2014, contains a section which sets out very clearly how consultation initially informed the design evolution process (through the discussion of issues and options) and subsequently prompted amendments and refinements to the masterplan proposals.

Although the vision for the Alton Estate – together with the strategic objectives and core principles – had already been established prior to Redrow’s appointment and guided the development of the proposals, the new project team recognised the importance of building upon the substantial consultation and engagement that had already taken place.

Whilst there have been elements of repetition, this has been considered necessary to test the masterplan principles, ensure that all issues have been identified and to enable a “real time” assessment of the acceptability of what is proposed.

Throughout the consultation undertaken in 2017, residents and other workshop participants were asked to revisit the approved masterplan and were encouraged to suggest further improvements to it. Whilst the core principles and key objectives of the original masterplan remain unchanged, some adjustments – such as the creation of a new village square – were put forward by the design team for consultee consideration. All feedback provided during the consultation sessions in 2017 and 2018 was summarised and reported back to consultees, as well as being circulated to all members of the project team, to inform the ongoing masterplanning process.

Consultation participation was also monitored and suggestions about developing more effective engagement methods were encouraged, although none were received. Some consultees suggested that events should be held in different locations, which prompted us to arrange drop-in sessions in different locations around the estate. During the 2017 workshops, residents were also given the opportunity to suggest additional topics to those originally proposed for discussion. Finally, we arranged additional sessions and briefings for those who were unable to attend scheduled sessions.





Meaningful

“Views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.”

When the Alton Area Masterplan’s proposals were formalised in the Supplementary Planning Document (SPD), the Statement of Consultation detailed all the representations received during the statutory consultation process, as well as providing the Council’s response to each of the points raised.

Throughout the latest phase of consultation, the project team has endeavoured to ensure that consultees are aware of the planning guidance that informed the original plans, can recognise how the proposals have evolved to date, and are also able to understand their role as influencers in the process.

This document aims to demonstrate how participants’ views have informed the development of the proposals — so that consultees are aware of the benefits and outcomes of their involvement.

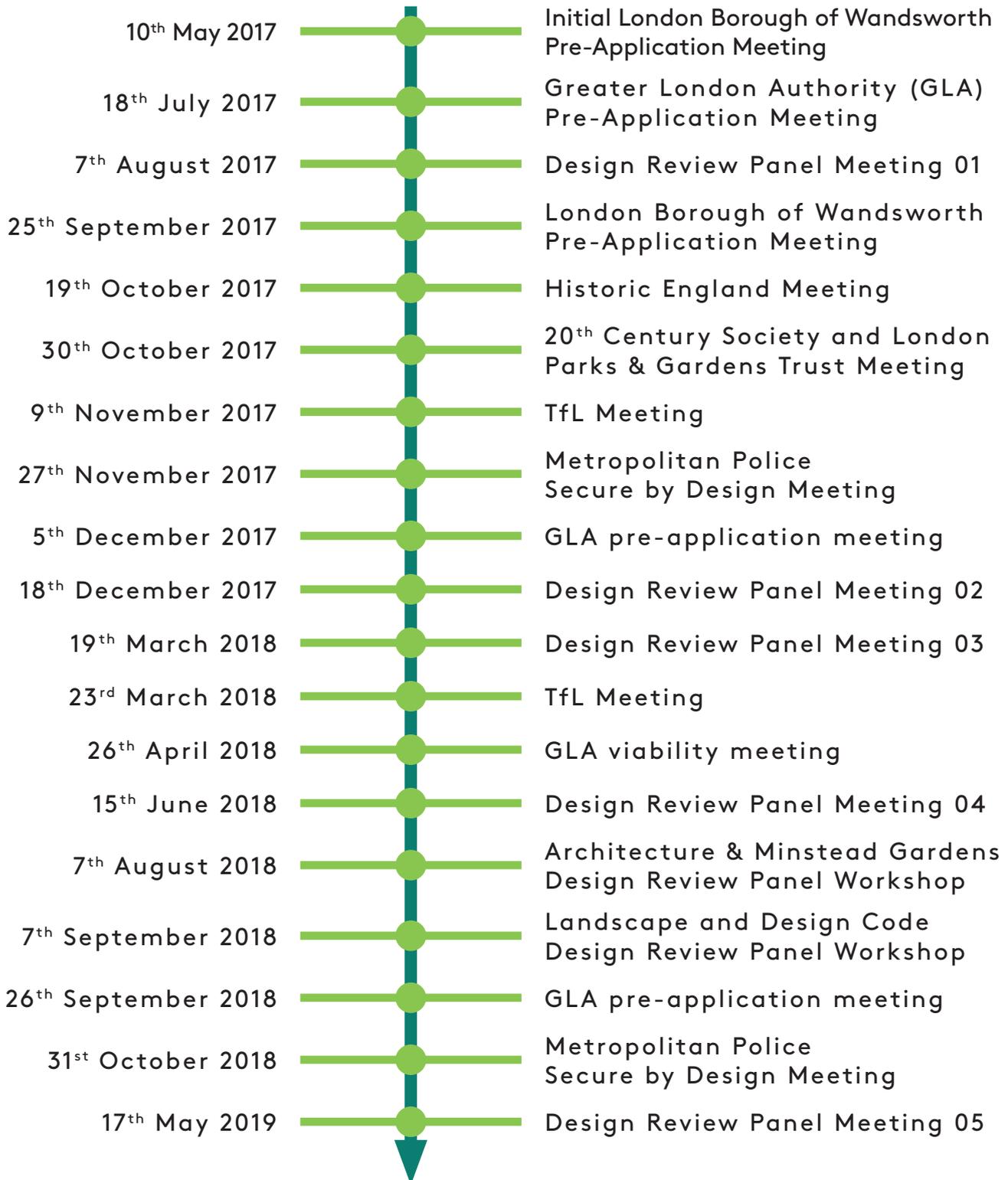
TARGET AUDIENCES



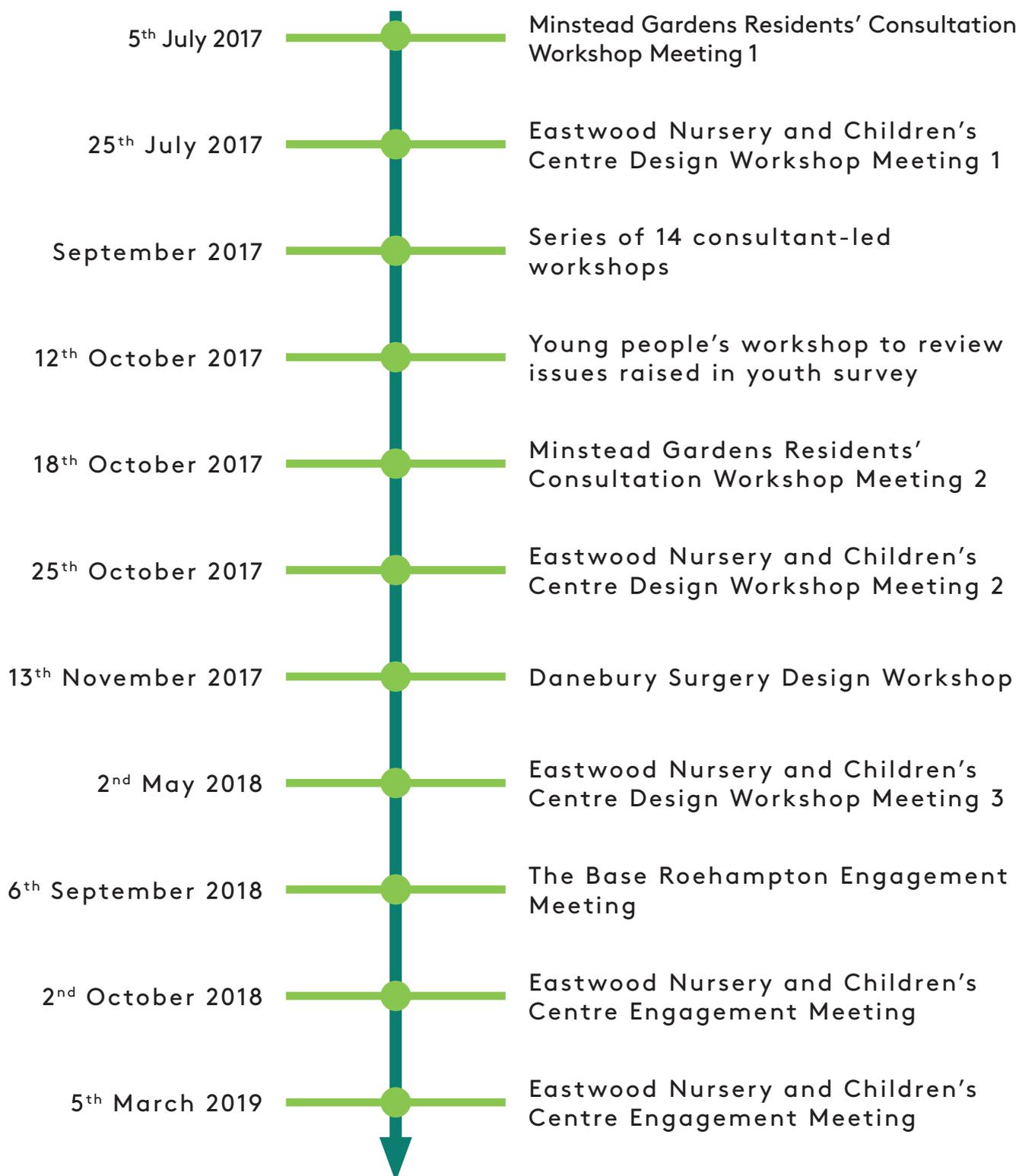
ENGAGEMENT TIMELINES

The engagement process has included discussion and consultation with statutory stakeholders, as well as events and design workshop meetings with local groups. The meetings that have taken place since Redrow’s appointment are indicated in the timelines on the following pages.

The Wandsworth Design Review Panel (WDRP) was established in April 2012. It comprises a panel of independent professionals with architectural and design expertise. The Panel assess pre-application schemes within the borough with a view to improving design quality.



Design workshops





COLLECTING FEEDBACK

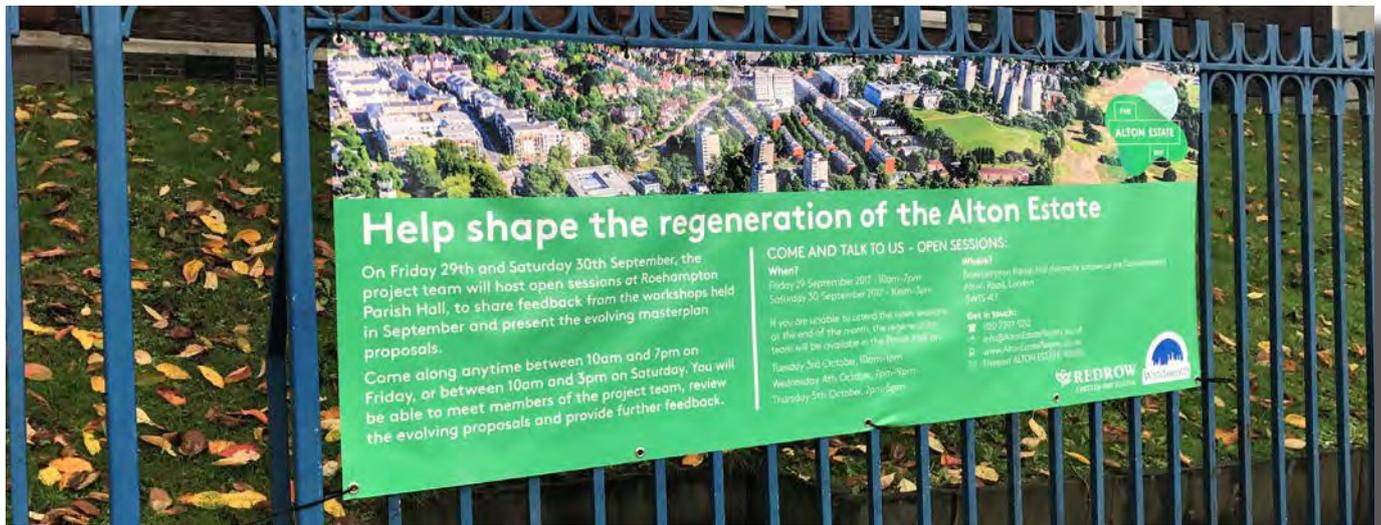
METHODS OF ENCOURAGING PARTICIPATION AND SEEKING FEEDBACK

The engagement team has endeavoured to ensure that the consultation has been as extensive as possible. In order to target hard to reach groups and individuals, we:

- Sought advice and suggestions from ward councillors at the beginning of the process to assist us in identifying those who are harder to reach/likely to be less responsive.
- Attended local events and participated in community meetings to encourage other attendees to engage in the workshops and attend consultation events.
- Engaged in conversation with people whilst visiting the estate and attending local events.
- Encouraged people to contact us if they were unable to attend the advertised consultation events.

- Offered to help those who required assistance getting to consultation venues.

Wandsworth Council's regeneration team has undertaken needs assessments with all secure Council tenants and sought to engage on a one-to-one basis with all tenants and resident homeowners on the estate. These discussions took place to ensure the scheme mix provides the homes which meet residents' assessed needs and enable them to stay in the area, in line with the residents offer.



Being mindful of the fact that many members of the local community had previously participated in consultation activities during the earlier masterplanning and SPD process (and were perhaps reluctant to attend new events) the project team also ran an extensive programme of direct engagement. This involved members of the team going out into the community and attending a series of meetings, briefings and events at venues on and around the estate. Meetings and events attended by members of the team included a Safer Neighbourhoods Meeting, a meeting with the President of Roehampton Students' Union, visits to the Over 60s Café and meetings with representatives of Roehampton Methodist Church and St Joseph's Church.

Methods of informing residents and encouraging participation included but were not limited to:

- Alton Area Regeneration News (ten issues published since 2017) delivered to more than 4,500 addresses – residential, commercial and community buildings.
- Email distribution of PDF invitation flyers to each consultation event (with approximately 700 recipients on the Alton email list).
- Circulation of hard copy invitation flyers to more than 4,500 addresses.
- Communication through the Housing Team and residents' associations.
- Website advertising on the www.wandsworth.gov.uk/roehampton and www.altonestateregen.co.uk websites.
- Posters displayed on estate notice boards and at other community venues.
- Targeted letters sent to Danebury shopkeepers.
- Promotional banners at the Parish Hall, Roehampton Lane and Portswood Place
- A booklet sent to every tenant and homeowner in the intervention areas (including landlords where away addresses were known) which set out the rehousing and phasing plans. The booklet restated the Council's offer to those affected and encouraged attendance at the June events. An additional booklet summarising the exhibition content was hand delivered to all tenants and resident homeowners in advance of the June 2018 consultation.
- Additional phasing and open event invitations posted to away leaseholders/freeholders.
- Door knocking exercise targeting all secure tenants and resident leaseholders to encourage feedback and answer questions.

Seeking feedback

Arrangements were made so that feedback could be submitted in a variety of different ways.

Freepost ALTON ESTATE REGEN

This simple freepost address was created for consultee responses. The single line freepost address was issued on pre-printed postcards and it could also be handwritten by consultees. Royal Mail delivered all mail addressed in this way to Communications Potential's office.

Dedicated telephone line – 020 7397 5212

A dedicated telephone line was provided in the Communications Potential office. The line was answered during office hours, with an "Alton Estate Regeneration Project" greeting. Messages were taken outside working hours.

www.AltonEstateRegen.co.uk

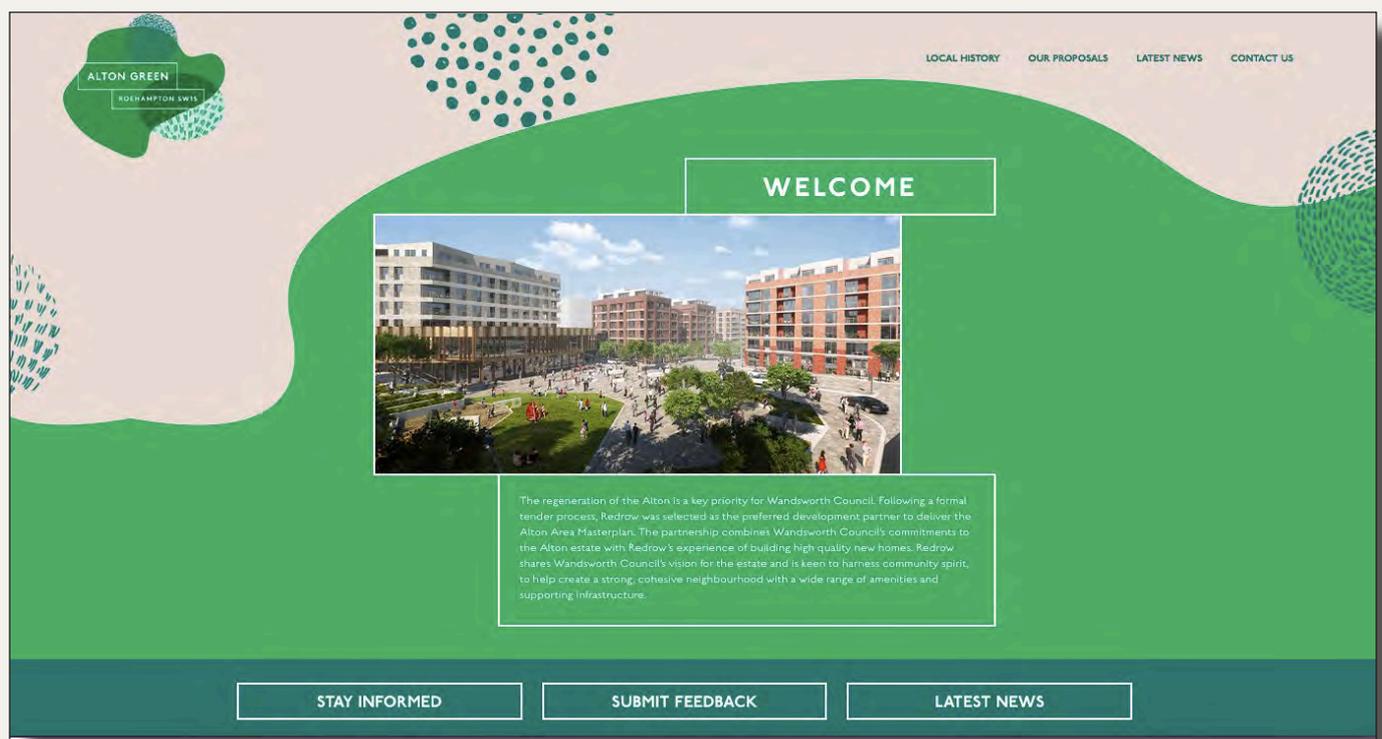
An information gathering website was set up in 2017, which was also used for

information sharing purposes. The website followed a simple structure and included:

- Introductory information explaining the project and the consultation process
- History – of the estate and the regeneration project to date
- Summary of proposals – this section of the site was populated as the project advanced
- Latest news – including copies of information presented (e.g. display boards) and feedback received
- Contact information
- Opportunities to register for the workshops, provide feedback and ask additional questions

Dedicated emails

Dedicated email addresses were established to match the website URL (and aid enquiry filtering) and the team provided responses to queries raised.



SECTION 2

LONDON BOROUGH OF WANDSWORTH CONSULTATION

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DEVELOPING A MASTERPLAN

In 2013 the Council commissioned consultants to develop a vision and masterplan to guide the transformation of the Alton Area. Following an 18 month period of consultation and engagement, the masterplan was completed in 2014.

The Roehampton Supplementary Planning Document (SPD) translated the Alton Area Masterplan into planning policy guidance in 2015.



BASELINE STAGE

The first stage in the process involved a period of on-site and desktop research, along with some initial community meetings ('pre-consultation'). Initial findings of this baseline stage identified a number of principles which were taken forward into the development of the Masterplan. Key findings from the baseline stage were:

- a) Significant parts of the housing stock are poorly placed and designed, and do not meet today's needs;
- b) the town and local centres present harsh environments and limited services;
- c) ageing and obsolete community infrastructure does not reflect today's service models;
- d) an absence of a wider leisure, recreation or cultural draw;
- e) higher levels of deprivation among residents than found across the wider area due in part to the tenure mix in the area with a high level of social housing;
- f) high numbers of student residences in private rented accommodation present housing management challenges;
- g) physical separation of the area from its South West London context and nearby assets, including Richmond Park, leading to a perceived sense of isolation and detachment; and
- h) an expectation that conditions will decline further and increase the financial burden on the Borough without major intervention.

POTENTIAL AREAS OF CHANGE

KEY ISSUES TO HAVE IN MIND

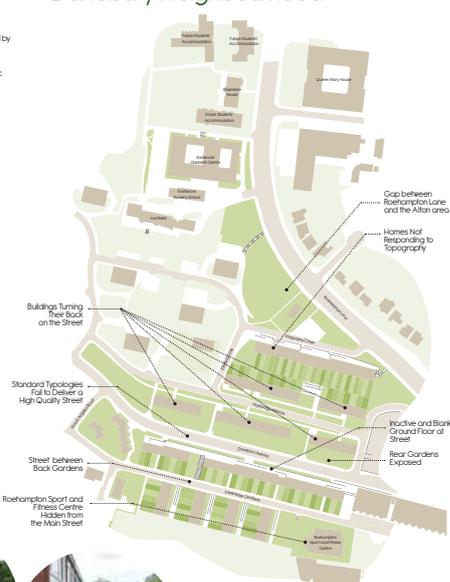
Town Centre



Park Centre - Portswood Place



Danebury Neighbourhood



Public Realm dominated by Car Parking and Servicing

Local Parade sites isolated from the Park

Lack of active frontage onto street

The outcomes of the baseline research, initial feedback through pre-consultation, and the principles identified above set out the key factors that the subsequent Masterplan options stage addressed.

OPTIONS STAGE

A number of options suggesting how the Alton West area could change and develop were produced and consulted on for six weeks during September and October 2013. These identified four key areas of change on which three options were presented, each including an increasing level of intervention. These areas of change were the Danebury Avenue centre, the Portswood Place centre, the housing area along Danebury & Harbridge Avenue, and the central park area between Downshire House and Mount Clare including Downshire Field (also known locally as Bull Green).

Options for the key intervention areas:

- a) A revitalised town centre – the Danebury Avenue centre:
- Option 1: including a refurbished Allbrook House, upgraded car park, relandscaped village green, refurbished buildings and retail parade on Danebury Avenue, and decluttering and upgrading the service areas behind the shops;
 - Option 2: new homes, new metro food store, new community arts centre, redeveloped retail and community facilities, new library/innovation hub (workshops/incubator units), improved connection to Whitelands College, new village green; and
 - Option 3: new homes and new venue/performance/arts centre to replace Allbrook House, retail/café/restaurant on new village green, new metro food store, ground floor retail and new community facilities, library & innovation hub, improved link to Whitelands College;
- b) A New Community Hub – Portswood Place Centre:
- Option 1: new homes, new multi-purpose community hall;
 - Option 2: new homes, new health centre, sports/fitness & spa, new multipurpose community hall;
 - Option 3: relocated Alton Primary School, with school wrapping play area and direct access to Park, new café, new community & sports centre;
- c) Create higher quality, site specifically designed homes in the Danebury Avenue area.

Proposals for the public realm included:

- d) A re-programmed neighbourhood park, which could include play facilities, performance space, growing and allotment space, fitness trails, new planting;
- e) A new connection to Richmond Park;
- f) A better relationship to Roehampton Lane, with development to provide a more complete frontage, and potentially new and upgraded connections;
- g) The Public Realm Framework: including the reprogrammed neighbourhood park, the village green, connection to Richmond Park;
- h) The Potential Movement Framework: options for improving public transport, improving pedestrian connections, improving access to Danebury Avenue.

The feedback provided helped determine the level of change the community wanted to see in each area, as well as feedback on specific ideas and proposals. The general themes, issues and patterns received through this consultation process are summarised below.

a) Danebury Avenue Town Centre

- There was support for transformative change in the town centre area, though not always agreement as to how the area should change;
- Residents were vocal about the need for a better variety of shops;
- There was support for community-focussed areas, with ideas such as a landscaped village green with café area being popular;
- People were generally supportive of better community facilities and the option for increased arts activities or a cultural venue;

- There was support for retaining youth services at either end of the estate, in both The Base and youth centre and Regenerate. However, there was acceptance there might be changes to how these services are provided;

and

- There was support for a new, improved library to be built in the town centre.

b) Danebury Avenue Housing

- There was support for significant redevelopment in this area; and
- There was support from families living in Harbridge Avenue, with families explaining issues with the inadequacy of existing housing including a lack of privacy, badly laid out kitchens, external stairwells, baths next to windows, dark outside spaces and so on.

c) Portswood Place

- There was general support for change at Portswood Place, where residents had a positive response to development being proposed on the site of the existing shopping parade;
- The suggested relocation of the The Alton Primary School, Danebury Avenue, was not popular, with a lack of support from parents groups, governors, the Head teacher and the Children's Services Department;
- Forming a new community focal point at Portswood Place was a popular idea and there was strong support to retain existing services such as the GP surgery, the Methodist Church and Regenerate. Discussions are ongoing with these and other service providers; and

- There was strong feedback that there should be a retail element at this end of Danebury Avenue, such as a convenience store.

d) Open spaces and Bull Green

- There was general support to make open spaces more usable for residents and specifically for children and families, such as community gardens, allotments, and play areas;
- There was general support to retain the green spaces and work around the existing trees where possible;
- It was generally agreed there are a lot of wasted or under-used spaces, used mainly by dog walkers and not many other people or families;
- Some elements were not popular, such as the pond and water features;
- The proposed greenway down from Roehampton Lane to Park was popular with the community; and
- The gate to Richmond Park was popular providing it was only for pedestrians and cyclists.

e) Highcliffe and Danebury Barriers

- Responses were split in support for the removal or opening of the barriers; a petition against opening the Danebury Barrier was also received separately.

f) Transport

- Opinions regarding local buses were split, depending upon the time and days used by different respondents. There was also a campaign and petition to TfL to extend route 22 from Putney Common to Roehampton.

PREFERRED OPTIONS STAGE

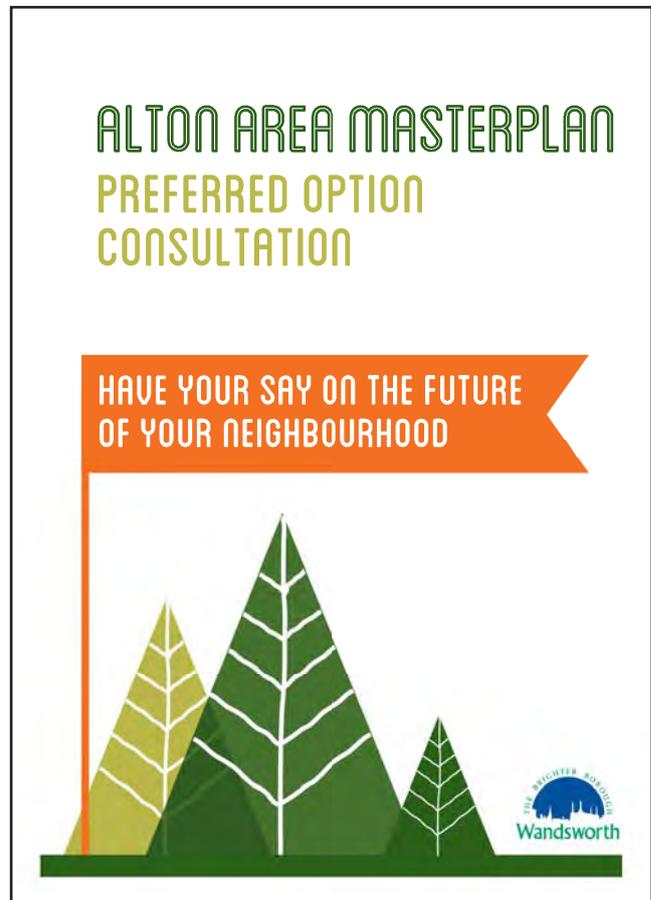
Following the options consultation a preferred option was developed, which took into consideration the results of the consultation described above, and feedback from other stakeholders, Council officers, and elected members. It was also informed by discussions with statutory stakeholders such as English Heritage (now Historic England), the GLA, TfL, and neighbouring authorities such as Royal Parks and LB Richmond. The proposals were also tested to ensure they are affordable and deliverable.

As with the options stage, the preferred option focused on the four key areas of change. The preferred option included a series of proposals that reflected the scale of change supported during the options stage, and a series of specific proposals which received support. These included:

- a) A revitalised town centre which included an improved village green, environmental improvements, better and more varied shops, a new community cultural facility, and new buildings for a range of community service providers
- b) A revitalised park centre at Portswood Place including a new community hub for family, health, wellbeing and community facilities, and the potential for a relocated Recreation Centre from the town centre. A relocated bus stand and environmental improvements to streets and spaces. The potential for a new role for Mount Clare, which could include residential uses including specialist housing for older people.
- c) New housing and apartment blocks along Danebury Avenue, Harbridge Avenue, and Kingsclere Close, providing higher quality homes with better layouts within the existing street pattern. New housing was also proposed to replace

the buildings at 166 & 168 Roehampton Lane, with relevant services from here moving to Portswood Place.

- d) Improvements to open spaces and the public realm including an improved Central Park at Bull Green, to include a redesigned children's playground, a woodland play area, an amphitheatre and stage, an events field and a café in the park, and a 'necklace' path around the edge of the park for pedestrians and cyclists.
- e) Improvements relating to transport and movement were also suggested including an extension of the K3 route through the Alton Estate to Barnes from Kingston via the Alton. Further consideration was also given to the controlled opening of the Danebury avenue barrier outside peak times.



A REVITALISED TOWN CENTRE

THIS IS THE PREFERRED OPTION

The Town Centre at Danebury Avenue will be transformed, benefiting the residents of the Alton Estate and the wider Roehampton community. New shops, new homes, business spaces and a new place for arts or community activities will be matched by transformation of public spaces, pavements and streets.

Existing homes will be replaced and re-provided and new homes added. Residents will be able to stay in this location or move to other areas on the Alton Estate where new homes will be constructed. Student housing could be focused here, allowing other areas to have year round and permanent residents. There will be more residents in the area overall.

The village green will be transformed, and a new public square will connect Danebury Avenue to Whitelands College. More and improved connections will make the centre easier to walk to. These incentives will encourage more people to visit, including residents who have moved to Roehampton in recent years, which will help support better shops and services.



KEY INTERVENTION GOALS

- A cleaner, more attractive, active and safer place
- A wider range of shops and services close to home for residents
- A new focus for the Alton and wider Roehampton communities
 - More people visiting



Examples we can learn from



Preferred option feedback gathering

The consultation and engagement programme included the following ways in which residents and local stakeholders provided feedback on the Masterplan options:

- a) Attending 8 evening drop-in sessions at Roehampton library
- b) Participating in a door knocking exercise of all properties proposed for redevelopment
- c) Attending 37 community groups, stakeholder meetings and forums
- d) Meeting with 10 local retail businesses
- e) 254 postal or online questionnaires
- f) 17 Community organisations and Council departments responding in writing
- g) Responding to consultation materials online
- h) Responding to regular updates about the Masterplan process via:
 - Roehampton Voice
 - Brightside
 - Homelife
 - E-Newsletter to those on consultation database

In order to ensure that all local residents were aware of the proposed redevelopment and masterplanning process, the masterplanning team attempted to speak, face to face, with every household living in a property proposed for redevelopment. 70% of all households gave the team feedback about the masterplan and had their comments answered or logged for future contact.

Preferred option consultation feedback

More than 800 residents and stakeholders

spoke directly to the masterplanning team during the preferred options consultation (though this includes an element of duplication). These comments, along with the views discussed in the 100+ emails exchanged between the team and local residents and stakeholders, were summarised as the feedback contained in the Preferred Option Consultation Report.

Feedback about Danebury town centre

During the Preferred Option consultation 63% of respondents to the questionnaire exercise stated that they supported the idea that Danebury Avenue could have a mix of shops, housing, business space and community facilities, 67% thought that Danebury Avenue should provide services to the wider Roehampton community, 70% supported upgraded pavements and public areas and 67% supported the plans for an improved village green.

There was broad support for the proposals designed for the eastern end of Danebury Avenue. Residents were enthusiastic about the prospect of a more diverse retail offer, increased opportunities created by new youth facilities, as well as arts, leisure and entertainment facilities. A new library and provision of community space were the most popular suggestions for inclusion in an arts and community centre, that feedback strongly argued must be affordable and accessible to the current community.

The principle of redevelopment in this area was widely supported by the local community but detail such as building densities and heights, as well as ongoing maintenance, were raised as concerns by those qualifying their support. Many residents prioritise the retention of green spaces and concurred with plans to landscape the village green whilst retaining the actual area.

The issue of student housing in the

A REVITALISED PARK CENTRE

THIS IS THE PREFERRED OPTION



Portswood Place will be transformed with a focus on a range of new community facilities, services and shopping. This area will become the heart of Alton, and act as a bridge between the Alton Park and Richmond Park. The scheme proposes a high quality approach towards signature buildings, landscaping, the park, public spaces and pavements. There are also opportunities for new homes.

KEY INTERVENTION GOALS

- Revitalise this key location within Alton
- Create a new generation of community services meeting the best needs of residents through the highest standards of facilities
- Upgrade landscape, public spaces, streets and pedestrian connections in all directions



Danebury centre was one of the most discussed subjects when meeting local residents. 34% of the questionnaire respondents did not support the proposal for managed student accommodation in the town centre. However, during the door knocking exercise, when discussing the proposal to include managed, self-contained student accommodation in one location, as opposed to the potential growth of student accommodation through private rented property across the estate, many residents accepted the rationale for the proposal.

Feedback about a revitalised park centre

Residents and service providers tended to support the proposals for Portswood Place, and felt these to be an important part of the overall vision for the area, as well as the more visible Danebury Avenue centre. During the Preferred Option consultation 66% of respondents to the questionnaire exercise supported proposals to include a new health centre at Portswood Place, 56% and 50% supported the inclusion of convenience shopping and a café respectively. 45% said that they would use the new facilities, and a further 31% said they would use some of the facilities to be located at Portswood Place.

The provision of current and new services in modern premises that are tailored for each individual organisation was popular with the Eastwood Children's Centre, the Danebury Surgery and youth service users. The most popular proposals for inclusion in a new centre were GP/Primary health care, convenience shopping, exercise facilities and a café. Concerns were raised in relation to the design of the large centre, both in regard to conservation issues and noise reduction, as well as concerns about parking and traffic.

The door knocking team spoke with residents from 80% of the affected properties in Portswood Place and learned that the majority of Minstead Gardens sheltered residents support the plans for new accommodation. Priorities for new sheltered accommodation include gardens, more internal space and the implementation of noise reduction measures.

Feedback about high quality homes

There was general support for targeted housing development in the Danebury neighbourhood with 52% and 21% of respondents to the questionnaire supporting, or supporting in part, the proposal that new housing for existing residents and others could be provided along Roehampton Lane, and replacement housing provided on Harbridge and Danebury Avenue. During the door knocking programme residents in Harbridge Avenue were more likely to support these proposals once the Residents' Offer had been fully explained and concerns about displacement were addressed. They also frequently asked about the internal and external layout of the new homes and the design standards, citing concerns with present accommodation with inadequate kitchens, lack of space and damp problems being raised. The potential external layout of the new homes was also raised, with issues such as anti-social behaviour in external stairwells and back gardens fronting onto the street in current accommodation being referenced as issues in present accommodation.

Kingsclere residents were often apprehensive about the proposals and voiced concerns about the retention of their private gardens. Some Danebury and Harbridge residents, specifically families, also prioritised access to outside space within the new accommodation.

HIGHER QUALITY HOMES

THIS IS THE PREFERRED OPTION



The residential neighbourhood between Roehampton Lane, Laverstoke Gardens, the Town Centre and the Tangleby neighbourhood will be transformed. This is an opportunity to provide new housing that reflects today's standards, internally and externally. All outside spaces will be upgraded and useable open spaces provided for residents.

Existing homes will be replaced and re-provided. Residents will be able to stay in this location or move to other areas in Alton where new homes will be constructed. New rules will aim to contain and organise private rented housing to provide a focus on homes for long term residents.

Surplus land along Roehampton Lane will be used to provide new homes and create a new high quality façade to the street. Activities at 166 Roehampton Lane will be relocated to the Park Centre at Portswood Place or to the Town Centre, which will release space for new homes. New landscaping and trees will create an avenue character along Roehampton Lane and provide screening from traffic.

New pedestrian connections will be established between Roehampton Lane and Harbridge Avenue and the existing route along 166 Roehampton Lane will be widened and upgraded.

KEY INTERVENTION GOALS

- A cleaner, safer, better managed environment that meets current housing and community design standards
- Homes to meet the needs of families with children, young people and older people
- A better place to live day to day
- A variety of homes including 1 bed, 2 bed, 2 bed duplexes, 3 bed and 4 bedroom duplexes
- Clear public and private spaces around buildings
- Upgraded pavements and public areas on all streets
- High quality and well managed entrances and shared circulation spaces
- Incorporation of private amenity spaces, including balconies
- Dual aspect living rooms (meeting London Plan standards)



The door knocking team spoke with residents in 74% of properties in the Harbridge area and this meant they were able to directly address resident concerns and any misunderstanding. The main misunderstanding was confusion as to whether current social tenants would be able to continue living on the Alton Estate. Once it was explained that all secure Council tenants would be offered a new home on the Alton Estate residents were frequently more supportive and inclined to pose questions about the proposed new homes.

Feedback about a new Alton Park

Investment in the Bull Green area was supported by the vast majority of local residents and was particularly prioritised by families and children focussed services. Upgraded play areas, which are integrated into green space, are the most popular proposal with a 61% support level from questionnaire respondents, whilst the amphitheatre and stage are deemed to be the least important elements with a support level of 28%. The local community are vocal in their assertion that it is important to improve this park space and make it more usable whilst ensuring that it does not become overdeveloped and cluttered.

Feedback about transport and connections

Residents strongly endorsed the majority of proposals regarding transport and connections to the wider community. 70% and 68% of respondents to the questionnaire supported the proposal to create a new pedestrian connection to Richmond Park and Roehampton Lane from the Alton. The plans to upgrade pedestrian connections from Richmond Park and Roehampton Lane, to extend the K3 bus route and increase the running frequency

of the 72 bus, were all supported by at least 62% of questionnaire respondents. Those providing children's services supported the provision of a new bus turnaround away from the new nursery but others highlighted concerns that this new space could decrease the park's size.

The community's response to the Danebury and Highcliffe barrier proposals was not as cohesive as the reactions to the other transport plans. Only 33% of questionnaire respondents supported the idea of a controlled, limited vehicular access at the western end of Danebury Avenue. A majority of residents supported proposals to extend the K3 route through the Alton and through the Highcliffe barrier but there was opposition from the Alton Primary School and Tunworth residents to the Danebury Avenue barrier being opened at set times.

Consequently, it was confirmed that proposed changes to the traffic barrier at Danebury Avenue would not be included in the final masterplan. The proposal to open the Highcliffe Drive barrier would also not be taken forward in the masterplan, but given the estate's lack of public transport access the team will continue to explore options, including the extension of the K3 bus route, with Transport for London.

A NEW ALTON PARK

THIS IS THE PREFERRED OPTION



A new bus stop conveniently located outside the Wellbeing Centre



Growing gardens: a place for the community to grow fruit and vegetables



Woodland play: new play areas amongst the trees



An events field for sports, informal play and community activities



Shared surfaces for pedestrian priority



A meadow with areas of wildflower and tall grass



Connection to Richmond Park: open accessible and safe



Wellbeing and play: sheltered and secure play and flower gardens



Café in the park



A flowing ribbon path, wide enough for a cycle lane and generous footpath, with no-slip material



Mount Clare: a new public garden



Woodland garden beneath the existing trees



Stage and amphitheatre: outdoor performances and public seating area



The new paths will join together the new facilities and the residential areas

KEY STAKEHOLDER FEEDBACK FROM OPTIONS AND PREFERRED OPTIONS CONSULTATION

The masterplanning team met with the GLA at both options and preferred options stage, who commended many of the elements of the masterplan especially those pertaining to the town centre. However, at options stage they advised that greater sensitivity to the heritage assets on the estate, especially the listed bungalows, should be demonstrated in the final masterplan.

English Heritage commented on both the preferred option and the refined designs devised at the final stages in the process.

During the preferred option stage, English Heritage were sceptical about the Park

Centre proposals. Concerns were raised in relation to the proposed demolition of the grade II listed Minstead bungalows as well as the size of the proposed Health and Wellbeing Centre, and the possibility that it will obscure views of Mount Clare.

Taking this feedback into consideration, the preferred option design was amended for the Final Masterplan, and a further meeting was held with English Heritage. English Heritage are supportive of the Final Masterplan design and are reassured by the design approach adopted. They welcome the retention of the Minstead Garden bungalows but acknowledge that they need to be modified to modern standards as suggested in the Final Masterplan design proposals.

THE PREFERRED MASTERPLAN





The 20th Century Society were also consulted at each stage of the process, who would favour a refurbishment approach to development rather than redevelopment in the Danebury and Harbridge areas. However, proposals regarding the parkland, upgrading of public realm, development at Portswood Place with retention of bungalows were supported.

Roehampton University expressed their support of the masterplan at Options and Preferred Options stages, in particular the consideration of the need to include student housing in the Danebury Avenue centre. The University were also supportive of major change at Portswood Place and Mount Clare, and were willing to continue dialogue with the Council in this area. The University was also keen to work with the Council to improve transport links to and from Roehampton.

APPROVAL OF THE MASTERPLAN AND ADOPTION OF THE ROEHAMPTON SPD

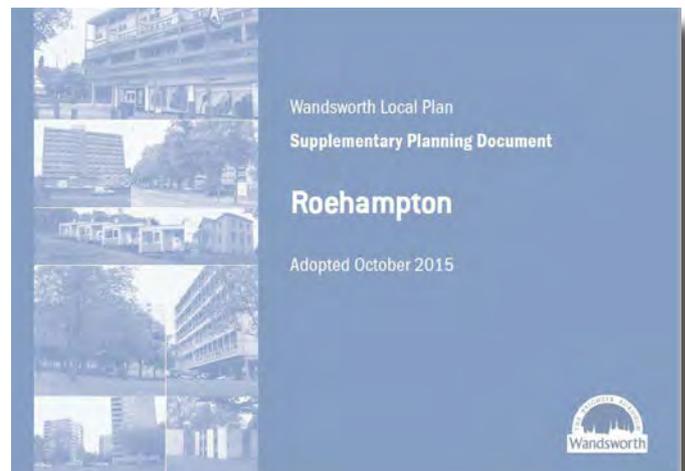
The Alton area masterplan was approved by the Council's Executive on 6 October 2014. The masterplan's proposals were subsequently formalised in a Supplementary Planning Document (SPD).

The Roehampton SPD does not include new proposals, but is a land use and planning document which formalises the masterplan's ideas within planning policy. The SPD covers eight key principles including housing, transport connections and sustainability.

The Council adopted the Roehampton Supplementary Planning Document on 14 October 2015.

Full copies of the final Masterplan and the Roehampton SPD, along with consultation documents, are available on Wandsworth Council's website.

www.wandsworth.gov.uk/roehampton



THE PREFERRED MASTERPLAN





SUMMARY OF CONSULTATION OUTCOMES

The Roehampton SPD reports that consultation with the community and other stakeholders during the preparation of the masterplan identified:

- a need for a new library, with space for local group meetings and other complementary community uses, to replace the existing library building;
- a focus on community-based organisations, including voluntary groups and non-profit organisations;
- a focus on improving the landscaping and public spaces at the junction of Danebury Avenue and Roehampton Lane;
- a need for a new community building at Portswood Place to host the nursery and services relocated from Roehampton Lane;
- a need for flexible accommodation for co-located community facilities – including health services and spaces for children and young people;
- a desire for the retention of the bungalows on Minstead Gardens, whilst allowing for their extension and improvement;
- a preference to retain the leisure centre in its current location; and
- concerns about proposals to change the barrier arrangement on Danebury Avenue, which resulted in the decision not to pursue this opportunity.



STRATEGIC PLANNING OBJECTIVES

The Roehampton SPD sets out clear objectives for the area that are aimed at focusing intervention where it is most needed. These overarching strategic planning objectives were informed by engagement with local people and designed to successfully deliver the vision for the regeneration:

- 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.



ILLUSTRATIVE VISUALISATION
FROM ROEHAMPTON SPD

SECTION 3

REDROW CONSULTATION

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Consultation events in June 2018	110
“Get Active” Roehampton Festival September 2018	140
Engagement with young people	148
Art and Culture Engagement	152
Other events and methods of engagement	156
Additional questions raised and answers provided in 2019	164
The role of residents and stakeholders in shaping the proposals	168



REFINING THE MASTERPLAN

A key component of the regeneration scheme design process has been the desire to build upon the substantial consultation and engagement already carried out by the Council. The professional design team invited consultees to review the principles set out in the masterplan and SPD, to ensure they continue to address key local issues and reflect needs. Workshop attendees were invited to suggest and explore opportunities to adjust and refine the masterplan.





104
Housing Need
Surveys completed



88
Workshop attendees



537
Consultation event
attendees



350
Visitors to the project
tent at each Roehampton
Festival



152
Feedback forms
submitted



90
Emails received with
comments and questions

THE ROEHAMPTON “FEEL GOOD” FESTIVAL JULY 2017

The Roehampton “Feel Good” Festival was held at Downshire Field on Saturday 29th July 2017. Redrow supported the event and had a strong presence, with a large marquee in the shape of a tipi. The tipi space included exhibition boards introducing Redrow and providing information about the September consultation – including postcards for people to sign up for design workshops.

The presence of both Redrow and the Council was extremely well received and there were many useful conversations with residents and community members.

The exhibition in the tipi comprised:

- Introduction to Redrow Homes and the project team
- Information about Redrow’s work in the community
- History of the Alton
- What happens next? – details of the consultation programme
- Talk to the team – information about how to talk to the team, engage in the process and provide feedback.



A copy of the materials presented at the Festival can be found in Appendix 2.

There were also “Alton Estate” branded giveaways and activities. Members of the project team – from Redrow, Barton Willmore and Communications Potential – worked alongside staff from Wandsworth Council. The Council’s Regeneration Team were on hand to answer questions, particularly about the tenant and leaseholder/freeholder offers.

The Roehampton “Feel Good” Festival was well attended and the Redrow tipi was visited by around 350 visitors. The presence of both Redrow and the Council was extremely well received and there were many useful conversations with residents and community members.

During the Festival, 36 people registered their attendance, signed up for workshops, or expressed an interest in being kept informed.





REDROW EXHIBITION AT THE ROEHAMPTON
FEEL GOOD FESTIVAL. IMAGES BY SEAN POLLOCK



PUBLIC EXHIBITION IN ROEHAMPTON LIBRARY, SEPTEMBER 2017

As some considerable time had passed since the consultation was undertaken to develop the masterplan, focused consultation was undertaken to inform the development of detailed plans. This started with a month-long exhibition in Roehampton Library – from 1st September 2017 – to remind local people about the regeneration proposals and explain the evolution of the masterplan.

Redrow's exhibition comprised:

- Introductory information about Redrow (with images of other high-quality schemes)
- Aerial photograph and plan showing the existing estate layout
- The original masterplan – from the 1950s
- Review of “What worked?” and “What didn't work?”
- Existing building types and uses
- Key Intervention Areas identified in the SPD
- Constraints and opportunities
- 2014 Alton Area Masterplan
- What to expect – overview of what was proposed in the masterplan and a summary of what the regeneration project expects to deliver
- Next steps and opportunities to participate in the process



ABOUT US

WHO ARE REDROW?



Redrow was established in 1974. Today, it is one of the most successful and acclaimed property developers in the UK, building around 5,000 premium quality family homes a year in prime locations across England and Wales.

Redrow has been awarded the "Best Large Housebuilder" title twice in the last three years at the What House? Awards. This year, Redrow was named as a UK Top 100 Apprenticeship Employer for the fourth consecutive year.

REDROW IN LONDON
 Formed in 2010, Redrow London is committed to creating new communities where people aspire to live. As a business, we are focused on contributing to economic development and creating vibrant, healthy communities where we work.

Since arriving in London in 2010, Redrow has designed and delivered exceptional developments around the capital. Our committed and enthusiastic team takes pride in the developments we create, and has an excellent record of community-led schemes which ensure that local people are empowered to have a real say.



ALTON WEST - Aerial Overview




HISTORICAL MAPPING



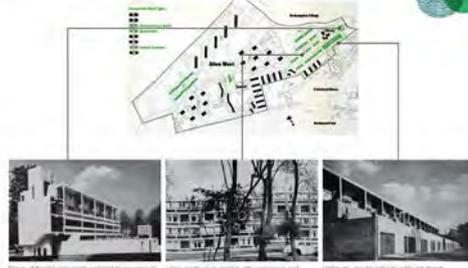

ORIGINAL MASTERPLAN




ALTON WEST - What worked?



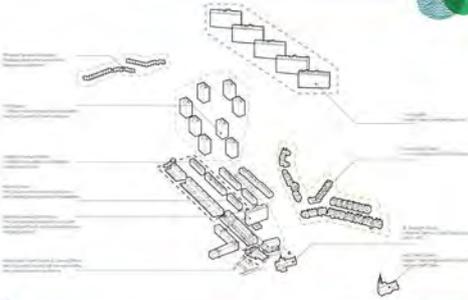

ALTON WEST - What didn't work?




EXISTING LAYOUT




EXISTING BUILDING TYPES




THE CONSULTANT-LED WORKSHOPS

A full calendar of consultant-led workshops was developed to run throughout the formal consultation period. All workshop sessions were held in Roehampton Parish Hall. Residents were given the opportunity to suggest additional topics to those originally proposed and we also arranged additional sessions and briefings for those who were unable to attend the scheduled sessions.

The purpose of the workshop sessions was to generate interest in the regeneration and planning process by offering focussed sessions on key topic areas. Consultees were encouraged to sign up for the sessions that were most relevant/interesting to them. Rather than simply outlining the evolving proposals and requesting feedback, the workshops posed key questions to identify issues and opportunities and help inform the project team.

Participation in the workshops was actively encouraged through:

- Verbal promotion during the Roehampton Festival
- Postcard handouts, which provided a proposed workshop schedule and encouraged people to register (postcards were delivered to all properties within the Key Intervention Areas)
- The www.AltonEstateRegen.co.uk website
- In the August edition of Alton Area Regeneration News

A series of 14 workshop sessions were held, covering the following topics:

- Understanding the masterplan principles
- Arts, heritage and culture
- Rehousing and understanding housing quality
- Community safety
- Landscaping and play space
- Retail, leisure and community uses
- Car parking, transport and accessibility
- Building scale, design and appearance

A full report on each of the workshop topics, containing all the feedback provided, is included in Appendix 3.



EXISTING BUILDING USES

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

LISTED BUILDINGS & CONSERVATION AREA

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

PLANNING DESIGNATIONS - Intervention Areas

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

CONSTRAINTS

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

OPPORTUNITIES

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

ALTON AREA MASTERPLAN - Concept Diagrams

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

ALTON AREA MASTERPLAN - London Borough of Wandsworth 2014

THE ALTON ESTATE 2017

REDROW
A BETTER WAY TO LIVE

Wandsworth

NEXT STEPS & GET IN TOUCH

THE ALTON ESTATE 2017

The masterplan sets a vision for how the Alton area could change and develop over the coming years. The timeline below outlines the next steps for Redrow Homes and Wandsworth Council to engage with the community and discuss the masterplan in more detail.

September	October	November	December	January	February	2018
Ongoing meetings and discussion with community groups and consultees						
Series of workshops	Analysis and consideration of feedback		Preparation of planning application	Submission of application	Potential decision by end of 2018	
Presentation of feedback						
Exhibition of evolving ideas						
Open event to present proposals						

TALK TO THE TEAM

Call the project team on: 020 7397 5212
Email: info@AltonEstateRegen.co.uk

Visit our website: www.AltonEstateRegen.co.uk
Write to us: FREEPOST ALTON ESTATE REGEN

REDROW
A BETTER WAY TO LIVE

Wandsworth

Understanding the masterplan principles

This workshop provided a review of the background to the Alton Estate, 2014 Alton Area Masterplan and the broad principles outlined in the Roehampton SPD. Participants were invited to respond to a number of questions relating to the qualities of the existing estate and the 2014 masterplan. Large versions of the existing estate map and 2014 masterplan were provided to enable participants to place specific comments on the map exploring how the masterplan could be improved.

“Understanding the masterplan principles” workshop sessions were run on the following dates and times in 2017, attracting 13 participants in total:

- Monday 4th September, between 10am and 12 noon – attended by eight participants
- Monday 11th September, between 7pm and 9pm – attended by four participants
- Wednesday 20th September, between 7pm and 9pm – attended by one participant

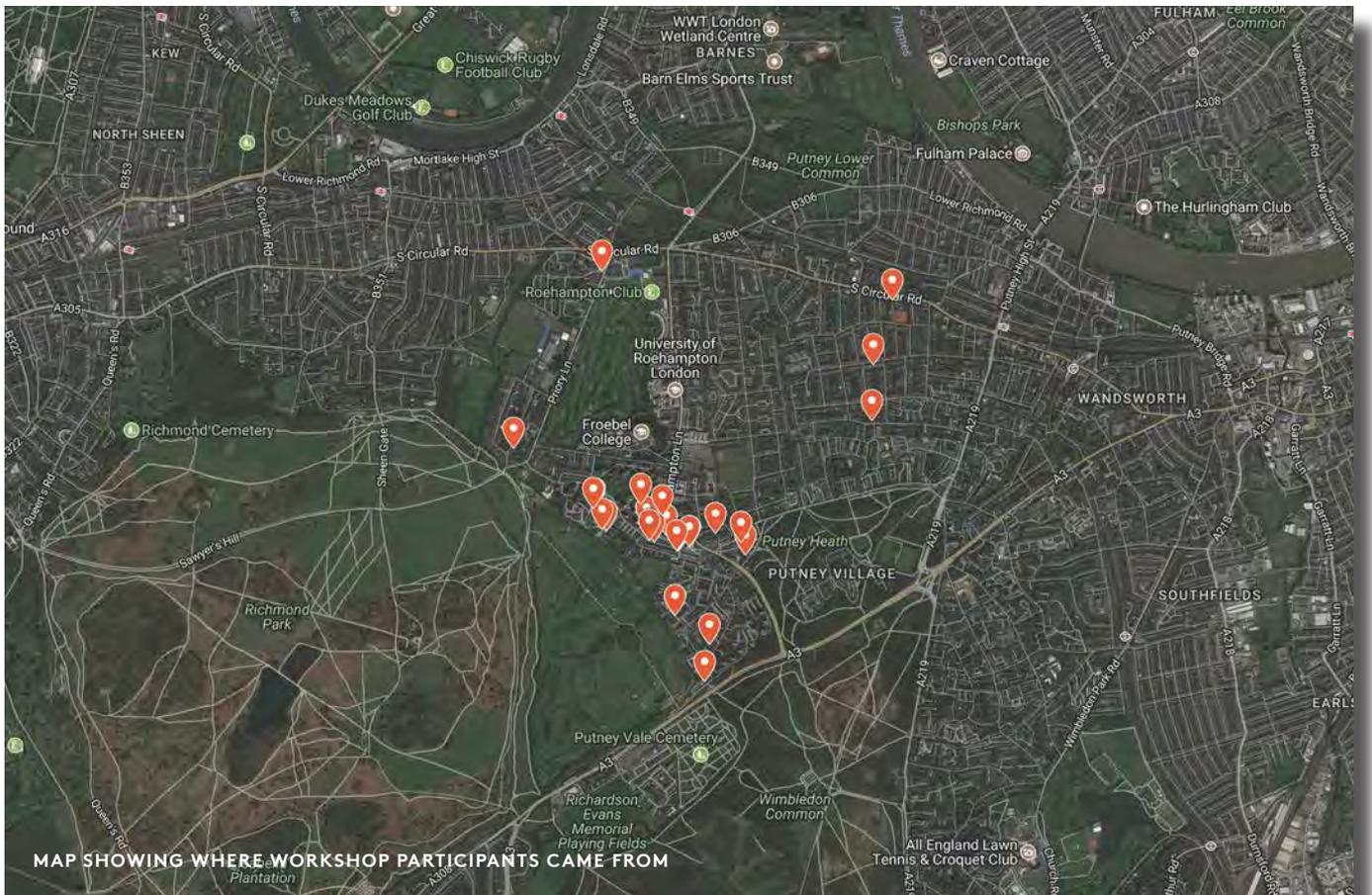
Arts, heritage and culture

This session explored the heritage and historical background of the estate. Participants were asked to discuss what heritage assets on the estate they particularly valued and suggest how they could be better revealed. Potential alterations to Downshire Field were also discussed – to see whether participants agreed that Capability Brown’s original historic landscape concept could be reinvigorated.

The “Arts, heritage and culture” workshop took place on Wednesday 6th September, between 7pm and 9pm. The session attracted four participants.

WORKSHOP TITLE	NUMBER OF PARTICIPANTS
UNDERSTANDING THE MASTERPLAN PRINCIPLES	13
ARTS, HERITAGE AND CULTURE	4
REHOUSING AND UNDERSTANDING HOUSING QUALITY	14
COMMUNITY SAFETY	5
LANDSCAPING AND PLAY SPACE	7
RETAIL, LEISURE AND COMMUNITY USES	10
CAR PARKING, TRANSPORT AND ACCESSIBILITY	19
BUILDING SCALE, DESIGN AND APPEARANCE	16
TOTAL NUMBER OF WORKSHOP PARTICIPANTS*	88

* A NUMBER OF PARTICIPANTS ATTENDED MORE THAN ONE WORKSHOP SESSION



MAP SHOWING WHERE WORKSHOP PARTICIPANTS CAME FROM

Rehousing and understanding housing quality

This session explored potential layouts of future homes and explained how they will meet the design standards set out in the Mayor of London’s planning guidance. Wandsworth Council officers also attended to discuss the rehousing process with residents.

“Rehousing and understanding housing quality” workshop sessions were run on the following dates and times, attracting 14 participants in total:

- Wednesday 6th September 2017, between 10am and 12 noon – attended by nine participants
- Monday 11th September 2017, between 7pm and 9pm – attended by five participants

Community safety

This workshop opened with a review of the MET Police’s Secured by Design principles. Following this, participants were invited to raise community safety concerns and identify areas of the estate where they feel either particularly safe or unsafe. Discussions were focused around how the estate can be made safer in the future.

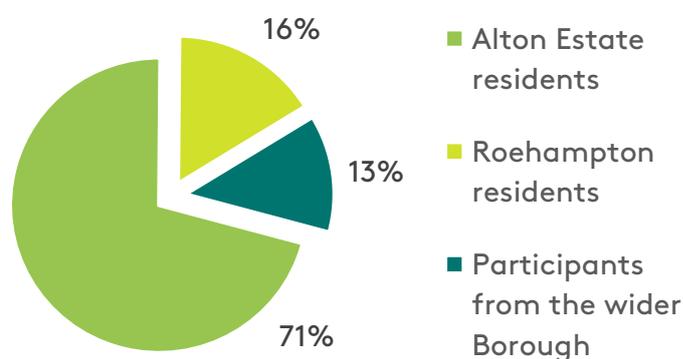
The “Community safety” workshop took place on Monday 11 September 2017, between 10am – 12noon, attracting five participants.

Landscaping and play space

Participants were invited to talk about the existing estate in terms of how they use the landscape and public realm areas. There was an open discussion about all the external space issues.

The “Landscaping and play space” workshop took place on Monday 11th September 2017, between 2pm and 4pm, attracting seven participants.

Workshop Participant Profile



WORKSHOP PARTICIPANT PROFILE	NUMBER OF PARTICIPANTS
TOTAL NUMBER OF UNIQUE PARTICIPANTS	31
RESIDENTS DIRECTLY AFFECTED BY PROPOSALS	11
RESIDENTS FROM ALTON WEST	17
RESIDENTS FROM ALTON EAST	5
TOTAL NUMBER OF RESIDENTS FROM THE ALTON ESTATE	22
ROEHAMPTON AREA RESIDENTS	5
PARTICIPANTS FROM WIDER BOROUGH	4



Retail, leisure and community uses

In these sessions, participants were invited to discuss how and when they use existing retail and community facilities, before going on to explore how new facilities could be made more convenient and attractive to use.

“Retail, leisure and community uses” workshop sessions were run on the following dates and times, attracting ten participants in total:

- Monday 4th September 2017 between 2pm and 4pm – attended by five participants
- Wednesday 6th September 2017, between 7pm and 9pm – attended by five participants

Car parking, transport and accessibility

Participants in these sessions were invited to discuss how they access the estate and visit local facilities, reviewing various modes of travel. They were asked to explain their experiences and share their opinions about existing transport issues and possible solutions.

“Car parking, transport and accessibility” workshop sessions were run on the following dates and times, attracting 19 participants in total:

- Wednesday 6th September 2017, between 2pm and 4pm – attended by four participants
- Wednesday 13th September 2017, between 7pm and 9pm – attended by 15 participants

Building scale, design and appearance

These workshop sessions looked at existing buildings on the estate and how they’re designed. Participants were asked to provide feedback on possible “precedent” design approaches influenced by the character of the estate, describing what they liked and disliked about each approach.

“Building scale, design and appearance” workshop sessions were run on the following dates and times, attracting 16 participants in total:

- Monday 4th September 2017, between 7pm and 9pm – attended by 10 participants
- Wednesday 13th September 2017, between 10am and 12 noon – attended by six participants



PROPOSED WORKSHOP TITLE	SEPTEMBER WORKSHOPS											
	MON 4th			WED 6th			MON 11th			WED 13th		
	AM	PM	EVE	AM	PM	EVE	AM	PM	EVE	AM	PM	EVE
Understanding the masterplan principles	x				x				x			
Arts, heritage and culture						x	x					
Rehousing and understanding housing quality				x					x			x
Community safety			x							x		
Landscaping and play space										x		
Retail, leisure and community uses		x						x				x
Car parking, transport and accessibility	x				x				x			
Building scale, design and appearance			x	x			x			x		
"Reflections on Home" (arts project)						x	x				x	

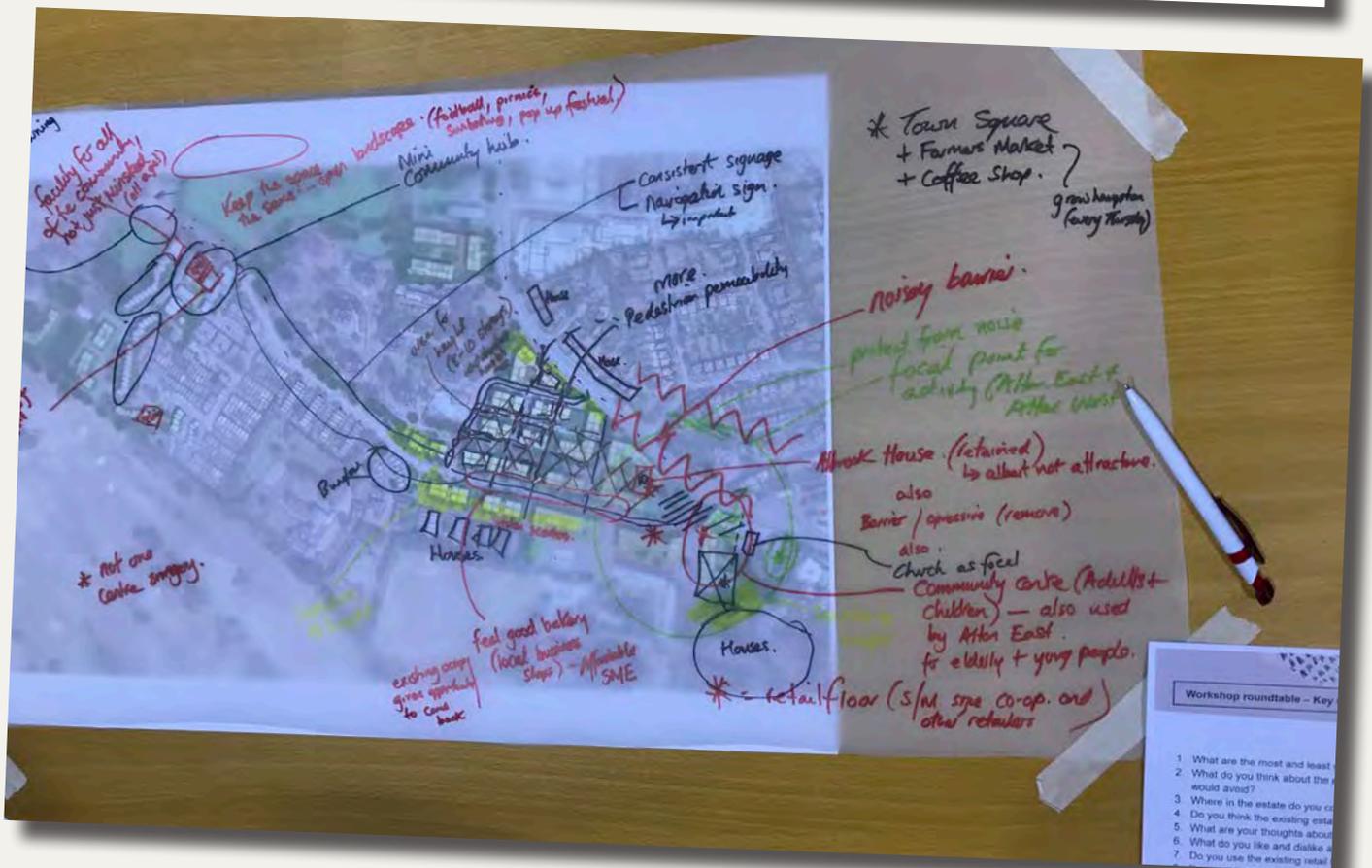
Please indicate which workshop session(s) you would like to attend by putting a circle around the appropriate X in the table above.

Title: First name: Surname:

Address: Postcode:

Tel: Email:

Additional workshop title suggestions:



Comments from the workshops

Detailed notes were taken to record all the comments made and feedback provided during each workshop session. Full workshop notes are provided in the appendices. Workshop participants were also encouraged to provide their own written feedback on comment forms at the end of each session. These are summarised on the opposite page, alongside the responses from the design team.

Revisiting previous decisions

The masterplanning process, which began in May 2013, created the vision for the Alton area. Once thorough consideration had been given to the needs and desires of the local community and the strengths and weaknesses of the current buildings and facilities, four Key Intervention Areas were identified as critical areas for change and the most appropriate and effective locations for redevelopment.

Many of the most significant decisions about the regeneration were taken before the partnership agreement between Wandsworth Council and Redrow was formed. These included confirming the extent of the regeneration area, the identification of existing buildings to be completely redeveloped, and key principles for the redevelopment.

With an approved masterplan in place, which had been translated into planning policy guidance by the Roehampton SPD, Redrow and Wandsworth Council invited the local community and other consultees to revisit the masterplan during the workshops to ensure that previous decisions and conclusions were still relevant. The workshops were also designed to identify local priorities and issues that may have changed since previous engagement work took place.

Helping to develop detailed proposals

The input of the local community during the workshops particularly helped the project team to flesh out the proposals, through:

- Understanding the key concerns of residents and stakeholders
- Understanding and allowing for lifestyle needs and requirements and planning spaces effectively having heard more about desired uses
- The use of local knowledge and practical experience to eliminate options and ideas that were considered impractical
- The identification of specific issues e.g. lighting and security in particular locations
- Discussing access issues and tabling opportunities to address them – to gauge opinion
- Assistance with the selection of a palette of preferred building materials
- Assistance with the identification of preferred building designs and features

We understand there's an opportunity to improve accommodation and building design to meet modern standards

The homes we design will meet modern space standards and we can use some of the building materials you favoured in the workshops

We support the idea of a new village square with a new library and improved retail area to serve local needs

We propose to create a new village square as a focal point for Alton East, West and Roehampton

There should be community and retail facilities at Portswood Place for those living at the western end of the estate

Our proposals for Portswood Place will include new spaces for community, retail and health use

You need to improve safety and security and think of ways of reducing anti-social behaviour when you are designing the development

Views and entrances into the site will help improve movement through the estate and we will create strong and continuous active frontage

A variety of building heights should be used, as there are buildings of different heights on the estate now

An estate-wide diagram of proposed building heights (presented in September 2017) showed buildings of up to 8 storeys in context with existing 12-storey blocks

Car parking on the estate is a major problem so it needs to be considered

Parking will be provided in secure undercroft car parks and on-street parking will be rearranged to improve movement and the streetscape

Downshire Field is a valuable green space and we want to keep it as it is

Although the play space at Downshire Field will be upgraded and new pathways will provide connections to Portswood Place, the highly valued green space will be largely untouched

We need play spaces and facilities for young people on the estate

We could create a fitness trail around Downshire Field for older children and there will be doorstep play facilities associated with each of the new buildings, together with other play improvements

Outcomes relating to housing proposals

- There was general support in the workshops for the inclusion of u-shaped blocks and courtyard blocks, which were viewed as positive solutions for providing communal gardens and privacy for residents. These workshop discussions about the design of the new blocks were particularly helpful to the architects in developing more detailed designs.
- Differing needs and preferences relating to the layout of bungalows were highlighted during the Minstead Gardens design workshops – as a result, the designs evolved to provide a combination of refurbished and extended one-bedroom bungalows, as well as refurbished studio bungalows. Interiors have also been adjusted to provide a non-open-plan layout and provision for wet rooms.
- The provision of garden areas was a particular concern for those residents who currently have access to a garden. Whilst it is not possible to provide residents with private gardens, the design of amenity spaces has been carefully developed during the consultation process. Private communal courtyards are included within each block, as well as private amenity terraces, with access onto the courtyards.
- Private communal amenity courtyards have been designed to include features that were identified as being important by the local community – such as areas of flexible lawn, doorstep play and furniture for socialising, as well as defensible buffer planting and small specimen trees.
- Workshop participants expressed concern that enough parking is provided and a desire for secure parking under the residential buildings. 551 parking spaces are proposed and these will be provided in the form of undercroft parking beneath the new buildings. Additional information about parking, including the on-street parking arrangements, is provided in the Transport Assessment which forms part of the planning submission.
- Workshop participants stressed that existing green spaces and planting on the estate are highly valued and existing green areas should be protected and enhanced, so that they can be enjoyed.



Outcomes relating to local centres

- Feedback confirmed the need to provide new retail facilities on Danebury Avenue, whilst continuing to accommodate some of the existing users. The retail space along Danebury Avenue is being re-provided and improved upon. The phasing of the development means that some existing shops will be able to move straight into new premises to retain a local offer for residents at all times.
- Although many of the existing shops and café were praised, the spaces were not considered particularly attractive or appealing. Increased active frontage will be provided along either side of Danebury Avenue and is proposed on the corners of Laverstoke Gardens and Holybourne Avenue.
- Servicing facilities were considered to be particularly unsightly – impacting on the public realm and roads in the area. For these reasons, the servicing of the new retail units, as well as the refuse storage, has been carefully considered so that inactive frontages across the scheme are avoided.
- Workshop participants considered that Portswood Place should offer facilities for members of the immediate community who may not be able to access the new facilities towards the eastern end of Danebury Avenue. Spaces for health and retail have therefore been included in the design of the new building at Portswood Place.

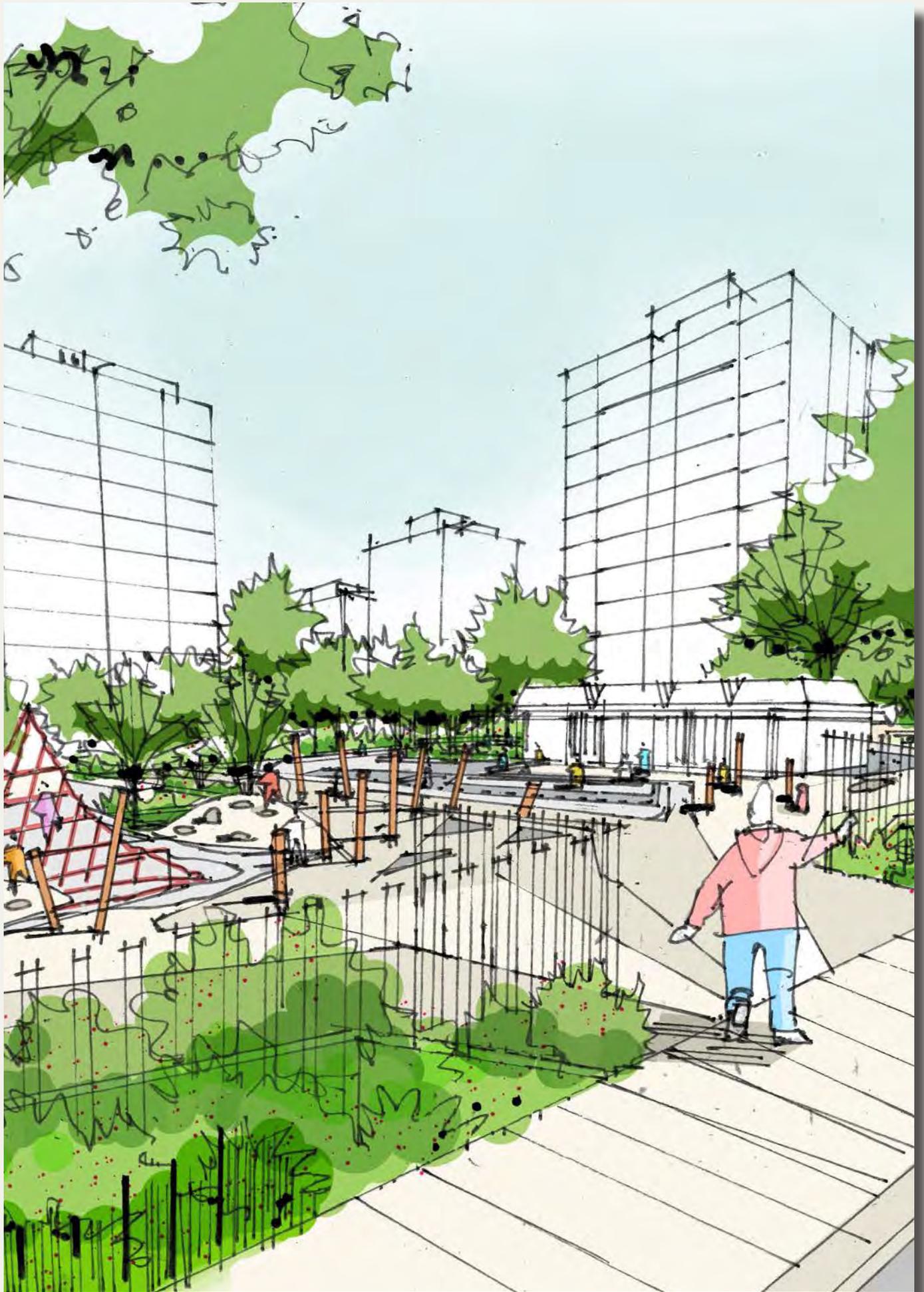
Outcomes relating to community facilities

- Feedback suggested that the existing library caters well for existing users, but the new library should be made more accessible.

- Feedback provided during the workshops confirmed that outdoor play space within the Nursery and Children’s Centre at Portswood Place would be better located on the ground floor, rather than on an upper floor, as originally proposed in the Alton Area Masterplan. The outdoor play space has therefore been moved to the ground floor.

Outcomes relating to landscape and recreation

- Workshop participants stressed that existing green spaces and planting on the estate are highly valued and existing green areas should be protected and enhanced, so that they can be enjoyed. The Alton Area Masterplan proposed a variety of potential interventions in Downshire Field but, following the workshops and consultation with Historic England, the landscape proposals were refined to adopt a more low-key approach. Tree removals will be minimised and only occur where it is necessary to facilitate development, remove poor quality specimens or, in a more limited extent than envisaged in the masterplan, improve landscape visibility and security.
- Some participants suggested that there is currently too much tree cover in some areas – making adjacent footpaths feel intimidating. Whilst most people acknowledged that it would be acceptable to remove some trees, they wanted to ensure that they would be replaced. Some trees and vegetation will be removed to improve visibility, as well as reducing overshadowing and security. The addition of carefully selected street trees and planting throughout the regeneration area will ensure there is no net loss of trees.



Outcomes relating to heritage

- Most consultation event participants accepted that it would be acceptable for some tree thinning to take place to improve historic views. As mentioned above, some trees and vegetation will be removed to improve visibility, but the wider landscaping proposals will ensure there is no net loss of trees.
- Workshop participants acknowledged that views across Downshire Field are usually obstructed by waiting buses and the principle of relocating of the bus turnaround was generally welcomed. The bus turn-around and waiting areas will therefore move along Danebury Avenue, to improve the parkland setting and make crossing safer.

Outcomes relating to public realm

- One of the major changes to the public realm, as a result of feedback provided during the workshops, was the creation of a Village Square at the junction of Danebury Avenue and Roehampton Lane. The principle of locating the new library and community building on the opposite side of Danebury Avenue (to the east of the current library location) and creating a new Village Square was tabled during the workshops. The idea prompted a positive response and plans were drawn up to illustrate this scenario.

Outcomes relating to transport and access

- Workshop participants expressed some concerns about the speed of some cyclists, but they confirmed leisure cyclists are generally welcome on the estate. A considerable increase in public realm cycle parking on the estate is proposed, together with improved cycle routes.
- Feedback confirmed support for the creation of a new access to Richmond Park for pedestrians and cyclists. Opportunities to deliver a future connection from Tunworth Crescent are being explored.
- Concerns were expressed about on-street parking on the estate – impacting on both traffic movement and on the visual appearance of the estate. On-street parking has been reduced and designed to be moved off the roadway, grouped into smaller runs of parked cars and disguised behind well designed planting arrangements.



ENGAGEMENT WITH DIRECTLY AFFECTED RESIDENTS

Wandsworth Council regularly assesses housing needs and initial assessments were undertaken at an early stage to inform the masterplanning process. These needs assessments helped to identify the type and size of housing that would need to be re-provided as part of the regeneration programme. Information obtained from residents has also helped to inform the detailed design of residential buildings.

One of the Council's earliest commitments to residents was to allow residents to remain on the Estate and only move once. A phasing plan has been developed to set out the order in which the proposed new homes and facilities will be built, so that existing buildings can be demolished.

In accordance with the Council's commitments, all re-housed tenants and resident homeowners will be offered the option of a new home. These will all meet the Mayor of London's quality and size standards and have private amenity space (either a balcony or private terrace) as well as access to secure and well-designed communal areas. All re-housed Council tenants will be offered homes to meet their identified needs at the time they move. This means that people who are living in a home that is over-crowded will be rehoused in a property which meets their needs. Should tenants be under-occupying their property, they can keep one extra bedroom, in excess of their current needs, should they wish to do so.

The Council has also committed to adapting homes, where tenants, leaseholders or household members have specific needs. Needs will be assessed by an occupational therapist so that the required features can be incorporated into their new build home.

Resident leaseholders who wish to stay will be offered the opportunity to purchase a property the same size as their existing home on a shared equity basis. Unlike shared ownership, residents will not pay rent or interest on the Council's share of equity. Early move options and early buy-out opportunities are also available for all Council tenants and leaseholders.

A door-to-door survey team from Wandsworth Council has called at every property directly affected by the proposed regeneration project to carry out a Housing Needs Survey. The aim of the survey was to understand any changes in household circumstances since the last survey took place and to make sure residents fully understand their rehousing options.

If residents were not at home when the survey team called, cards were dropped through the letterbox inviting them to book an appointment.

The table shown in **Figure 2** on the opposite page identifies the changes which have been taken into consideration during the design process.

Block	Estimated delivery date (EDD)	How many properties stayed the same? (Housing Need from 2018 - EDD)	How many are reducing rooms or keeping one room over?	How many need a larger property?	How many identified as having a disability which needs adaptation?
1-29 Danebury Avenue	2020	3	0	1	1 listed 1 OT assessment required
1-14 Portswood Place	2020	1	0	0	NO
2a Minstead Gardens	2020	N/A	N/A	N/A	N/A
2-84 Harbridge Avenue (Even numbers only)	2021	17	5	7	12 listed 3 OT assessments required
1-45 Allbrook House	2021	19	5	2	14 listed 3 OT assessments required
1-28 Kingsclere Close	2021	5	1	2	N/A
1-115 Harbridge Avenue (Odd numbers)	2024	15	11	5	4 listed 2 OT assessments required
31-243 Danebury (Odd numbers only)	2024	37	13	8	21 listed 8 OT assessments required

Figure 2: Results of the Housing Needs Survey. Source: Wandsworth Council

The Housing Needs Survey also asked a number of questions which were pertinent to the design development of the residential properties, but also assisted with the assessment of likely impact on the local area. Of the 104 properties surveyed the answers below were received.

How many vehicles do you have?

- 5 chose not to answer
- 25 had one car
- 1 had one car which they intend to sell
- 1 had one car and intends to get a second car
- 1 reported that their son has a work van
- 1 person reported having two cars and a van
- 7 had two cars
- 45 said they have no car

Do you have many visitors with cars?

- 10 declined to respond
- 6 said they don't have any visitors who drive
- 17 said they occasionally, or rarely receive visits from people who drive
- 41 reported that they receive frequent visits from people who bring a car
- 1 person reported that they receive very frequent visits from care givers who use vehicles

Do you use other modes of transport?

- 5 declined to respond

- 7 reported not using any other modes of transport
- 72 people reported using local buses
- 1 person chooses to cycle to work

Residents were asked whether they would be interested in exploring opportunities to get help with employment support, training, volunteering or maximising income etc. This was an open-ended question to begin gathering information on residents' priorities for the area. Some of the key themes included.

- Employment and training
- Apprenticeships
- Volunteering opportunities
- Community pop-up shops
- Counselling and support groups

Housing needs surveys are an ongoing piece of work between case officers, tenants and leaseholders. The information they provide will help the case officer to ensure a smooth and effective move into a new home. The surveys also help to ensure that local services, facilities and opportunities are informed by existing residents, as well as other stakeholders in the wider area and people moving into the new neighbourhood.



OPEN CONSULTATION SESSIONS AT ROEHAMPTON PARISH HALL

At either end of the public exhibition in Roehampton Library in September 2017, open consultation sessions were hosted, where members of the project team and representatives from Wandsworth Council were available to discuss the project with local residents.

The open consultation sessions at the end of the month were held in Roehampton Parish Hall between 10am and 7pm on Friday 29th September and between 10am and 3pm on Saturday 30th September.

Follow-up sessions were also held during the morning of the 3rd October from 10am until 1pm, during the evening of the 4th October between 7pm and 9pm, and during the afternoon of the 5th October, between 2pm and 5pm.

Over the course of the sessions:

- 120 people attended
- 115 Signed the register of attendees
- 25 people filled in feedback forms

Every effort was made to ensure that the exhibition displays used in the open sessions were available to view following the Roehampton Partnership meeting, which took place in Roehampton Parish Hall during the evening of Tuesday 26th September. A copy of the presentation material can be found in Appendix 5.

A detailed summary of the feedback provided by consultees during the workshop sessions was presented and is included in Appendix 4. Although the open sessions took place just a few days after the final workshop, the project team made every effort to explain how feedback from the workshops would be taken on board.



WORKSHOP FEEDBACK

UNDERSTANDING THE MASTERPLAN PRINCIPLES

THE ALTON ESTATE 2017

Donewick Field (Bull Green)

- Parking to split up and cover people wanting to use for walking routes
- Use of permeable surfaces to improve drainage, not use of hard and attract wrong kind of people when out of use
- Lower and better to improve access to land creating some Donewick Park, Park, Donewick Avenue
- Used in the afternoon by people sitting and dogs out walking (as they are possibly dog owners) out walking dogs
- Green space as "socially" and introducing lots of trees

Donewick Avenue

- The narrow one way parking on the street makes it effectively a one way street and very hard to navigate, parking problems in Donewick Avenue
- Longer parking on traffic lights and widening of junctions between Donewick Lane and Donewick Avenue is needed to ease congestion
- More trees needed on Donewick Avenue along with traffic on the street to slow down

Donewick Centre

- Heating, Youth, Cafes and these facilities would be a sound idea, being centrally located, need to have more of other uses like 24-hour service facilities as part of a new Donewick Centre, could also be used for other services
- There are currently spaces at the supermarket - always busy
- Market stalls would be also in the public square
- Shopping area should be made to be more visible with larger steps
- Cakes shop - good for tourists to visit
- High and regular visitors are required - too much junk food available in the market
- Library should be open 9-5 a week

Portwood Place

- Retail offer in Portwood - needs to be improved but keep community focused offer, rather than attempt to attract people from further afield than current area
- Increase bus services - facilities, convenient table
- Refreshed Housing Clubhouse has been talked about - should be improved and made a workshop with members for older people to sit, hobbies with a community facility should include:
- Pharmacy (currently nearest to Donewick)
- A children's centre (near Donewick)
- Café - could be used to help in supporting the
- Equipped health centre (Physio, Podiatry etc)
- Refreshed Place to not control access people from the Donewick Centre and don't go down that far

Donewick Avenue

- Green space between the estate from Donewick Lane should be preserved
- Refreshed Place to not control access people from the Donewick Centre and don't go down that far

REDROW
A BETTER WAY TO LIVE

WORKSHOP FEEDBACK

ARTS, HERITAGE AND CULTURE

THE ALTON ESTATE 2017

General Points:

- Turnover of residents on the estate is high and this means more people in the area about the history of the estate
- Architectural diversity of the estate is valued and should be preserved and built on
- Spaces will work best if they are functional as well as decorative
- Spaces should be visible for the whole community and all age groups
- A programme of public works could be developed to educate residents about the history of the estate

Open landscape and public art

- Protect and make use of the Waltham and Bull Green
- Full streets could be enhanced by moving away from bus lanes and making the space more pedestrian friendly
- Laminated Donewick Field largely untouched

Rushampton Village

- Historical location of village should be recognized - this is what should be incorporated as part of Rushampton

Harbridge Avenue

- Road should be made more pedestrian friendly - not just a road

Donewick Avenue

- Green space between the estate from Donewick Lane should be preserved
- Refreshed Place to not control access people from the Donewick Centre and don't go down that far

Portwood Place (Once a Listed Burgulough)

- Must be used as a school to be preserved and include a plan to commemorate the history of the estate
- Protect and enhance trees and surroundings of the listed Burgulough

Mount Coblyn Views

- Protect the Coblyn Green landscape and open up where possible - but protect trees

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WORKSHOP FEEDBACK

COMMUNITY SAFETY

THE ALTON ESTATE 2017

General Points:

- Access and movement - more people need to be encouraged to walk through Donewick - more access to Richmond Park and less steps could help drive more people
- Heating Quality
- Need to reduce number of residents - fewer people being housed by housing
- A children's centre (near Donewick)
- Café - could be used to help in supporting the
- Equipped health centre (Physio, Podiatry etc)
- Refreshed Place to not control access people from the Donewick Centre and don't go down that far

Donewick Avenue

- Green space between the estate from Donewick Lane should be preserved
- Refreshed Place to not control access people from the Donewick Centre and don't go down that far

Portwood Place and Mistwood Gardens

- A gateway between Mistwood Gardens and a village hall - be used as a meeting point for the community
- Street lighting at the end of Mistwood Gardens should be improved, end of the road to be a meeting point for the community
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

Access to Richmond Park

- Considered to be a good idea for security updates and protection
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

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WORKSHOP FEEDBACK

LANDSCAPING AND PLAY SPACE

THE ALTON ESTATE 2017

Community Gardening

- Potential for raised beds and planting beds for growing fruit and vegetables
- Using people on the estate could be trained to become more self-reliant
- Could work in partnership with University of Southampton - either in Donewick or in the area
- Residents could be included in an garden
- Property related people could be included on both to provide advice for residents

Play Areas and activity spaces

- Current playgrounds are good but often broken - new locations should be considered for new play areas
- Community sports teams play an important role in getting people out and active - sports opportunities should be encouraged on the estate (e.g. Chess, Table Tennis)
- A new 100m (indoor) run course should be attached to the main Club
- All new play and activity facilities should be accessible to all - including people with disabilities - outdoor games have been brought in and used well
- A gym, park or trail through the estate would be a good idea - people can walk with the dog, improve mobility, exercise
- Facilities provided will influence attitudes of the next generation and young people need to be encouraged

Play Areas and activity spaces

- The landscape is improved by the number of trees - this needs to be maintained
- A good idea for security updates and protection
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

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WORKSHOP FEEDBACK

CAR PARKING, TRANSPORT AND ACCESSIBILITY

THE ALTON ESTATE 2017

Route

- Making bus turnaround would help improve views on Bull Green but bus turnaround should be done on more of the estate
- A bus lane that offers direct access to Donewick and Harbridge Avenue would allow people changing buses or walking on footpaths on Portwood Place

Walking routes

- Bull Green/Donewick Field - lots of people are walking but some routes need to be changed to reflect where people actually walk
- The estate of residents is poor - there is a lack of direct routes that are safe and easy to use
- There should be a new road from Donewick Avenue to Portwood Place that is safe and easy to use

Cycling and access to Richmond Park

- Current generally welcomed on long on the cycle route
- A new road - currently a path - could be used to provide direct access to Richmond Park for cyclists, would attract more people and help it. It may also provide more safety for estate residents

Trains and stations

- Future station on full opposite and needs to be expanded with more people walking to the station
- More people could use same station if it was in Zone 2

Junctions

- Works in Donewick Avenue/Rushampton Lane junction should make the junction safer for all users
- The junction should be improved with better lighting and better visibility

Parking

- A new road for the estate and a new road to a major problem - this is a major problem for the estate
- Controlled parking zone - A controlled zone in some but not all areas - this is a major problem for the estate
- University of Southampton should rethink their policy of not allowing students to park on the estate
- New developments should have secure underground parking

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WORKSHOP FEEDBACK

RETAIL, LEISURE AND COMMUNITY USES

THE ALTON ESTATE 2017

Community and leisure facilities

- There is a shortage of sports facilities - there are football pitches but little else
- More sports facilities - could do a lot for the estate
- The estate Centre site is underused - no room for expansion and no parking facilities
- There are accessibility issues with facilities for older people - the library offers well for older people but could be more inclusive
- Co-op seen as expensive, closed and poor choice of products
- Any new development has to be for all residents - not just for those who can afford it
- A new location for the Donewick Library should be found on Donewick Avenue
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

Donewick Centre

- Donewick Centre has more of a focus on retail - could be expanded to include more community uses
- A new location for the Donewick Library should be found on Donewick Avenue
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

Portwood Place

- Portwood Place should serve as a community and retail hub for the immediate community - not just a retail hub from the other side and beyond
- A new location for the Donewick Library should be found on Donewick Avenue
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

Rushampton Library

- Library is valued and well used by a good cross-section of the estate, this should continue
- Library function needs to continue while new library is being built
- The library opening hours need to be reviewed - there should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

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WORKSHOP FEEDBACK

BUILDING DESIGN, SCALE AND APPEARANCE

THE ALTON ESTATE 2017

Comments on the appearance of the current Estate

- Lots of green grass areas - makes the estate feel light
- Donewick Avenue has poor footpaths and a lack of improvement, although it is used by many and defined by trees - good area for walking and green view but also seen as a barrier and a lack of improvement
- A new road - currently a path - could be used to provide direct access to Richmond Park for cyclists, would attract more people and help it. It may also provide more safety for estate residents

Comments on building height

- Buildings should be 4-5 stories in most places - tall buildings more appropriate for Rushampton/Lanternwood areas
- Design buildings around Donewick and Harbridge Avenue
- Variety of heights should be used, but building up to the height of Alton House

Comments on materials

- Brick is a good material for the estate - it is a good material for the estate
- A high level of finish should be used - it is a good material for the estate
- A high level of finish should be used - it is a good material for the estate

Comments on building styles and layouts

- Donewick Avenue should be a major problem - this is a major problem for the estate
- Controlled parking zone - A controlled zone in some but not all areas - this is a major problem for the estate
- University of Southampton should rethink their policy of not allowing students to park on the estate
- New developments should have secure underground parking

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WORKSHOP FEEDBACK

REHOUSING AND UNDERSTANDING HOUSING QUALITY

THE ALTON ESTATE 2017

What should be included in the new homes?

- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road
- There should be a small office or facility for Police Officers and PCSOs at the end of the road

Problems in existing homes

- Alton House has a lot of ground floor and entrance way but a lack of security and anti-social behavior
- Many homes have been altered over time - communal heating
- Buildings have varying levels of high levels which is a problem for safety
- Many homes have been altered over time - communal heating
- Buildings have varying levels of high levels which is a problem for safety

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OPEN SESSION ATTENDEE PROFILE	NUMBER OF ATTENDEES
TOTAL NUMBER OF ATTENDEES	120
NUMBER OF REGISTERED ATTENDEES*	115
NUMBER OF ATTENDEES FROM REGENERATION AREA	22
RESIDENTS FROM ALTON WEST	31
RESIDENTS FROM ALTON EAST	21
TOTAL NUMBER OF RESIDENTS FROM THE ALTON ESTATE	52
ROEHAMPTON AREA RESIDENTS	20
PARTICIPANTS FROM WIDER BOROUGH	12

* NOT ALL ATTENDEES PROVIDED ADDRESS INFORMATION

Current Layout of the Estate

THE ALTON ESTATE 2017

View east along Danebury Avenue (looking north)

View north looking west towards Downshire House

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Where are the Current Problems?

THE ALTON ESTATE 2017

1. Poor connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
2. Danebury Centre - poor connectivity to the site and pedestrian and cycle connectivity
3. Large open spaces and green spaces - poor connectivity to the site and pedestrian and cycle connectivity
4. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
5. Access - poor connectivity to the site and pedestrian and cycle connectivity
6. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
7. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
8. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
9. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity
10. Lack of connectivity - poor connectivity to main roads and public transport and poor pedestrian and cycle connectivity

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Where are the Opportunities?

THE ALTON ESTATE 2017

1. Provide - new, high-quality accommodation to meet the needs of the community
2. Create a new village square in the heart of the estate
3. Improve - the quality of the existing buildings and the overall appearance of the estate
4. Create a new amenity space and public realm in the heart of the estate
5. Create a new amenity space and public realm in the heart of the estate
6. Create a new amenity space and public realm in the heart of the estate
7. Create a new amenity space and public realm in the heart of the estate
8. Create a new amenity space and public realm in the heart of the estate
9. Create a new amenity space and public realm in the heart of the estate
10. Create a new amenity space and public realm in the heart of the estate

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LISTED BUILDINGS AND AREA DESIGNATIONS

THE ALTON ESTATE 2017

Key

- Listed Park/Garden
- Locally Listed
- Grade II Listed
- Grade II* Listed
- Grade I Listed

Area Key

- Alton Conservation Area
- Rushington Village Conservation Area
- Westwood Conservation Area
- Unlisted Area of Importance

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HERITAGE UPDATE

THE ALTON ESTATE 2017

GOVERNMENT AND LOCAL AUTHORITY REQUIREMENTS ON HERITAGE

The relevant legislation, policy and guidance require that any proposals for change to the Alton Conservation Area, listed buildings and their settings, should:

- Build on the established sense of place, by being sympathetic to the layout, massing, materials, scale and general character of the conservation area and significant buildings.
- Conserve the special character of the Alton Conservation Area in a manner appropriate to the significance of its various components.
- Enhance the special significance of listed buildings, by ensuring the benefits of change outweigh the harm they might cause.
- Ensure the long-term beneficial reuse of significant buildings and public realm.

OUR LATEST PROPOSALS

- The listed buildings would be retained, and their settings sensitively enhanced.
- Some buildings of lesser or no heritage value would be replaced, to provide much better contemporary housing and modern needs.
- The design and materials of the new buildings would help to integrate the sites original Alton Estate buildings with the rest of the development.
- The public house, library and shops at the east end of Danebury Avenue would be replaced by new, high-quality town centre for the whole community.
- The trees and landscaping on Danebury Avenue would be sensitively retained to give a multi-layered experience and character.
- The listed building, Downshire House, would be retained at Portwood Park, returning it to its heart of Alton West, to be the large green space of Downshire Field.
- The green space (character of Downshire Field) would be retained, and further enhanced through the removal of the bus stand and the specific creation of a new space through to Downshire House and Mount Clare.
- The Grade II listed buildings on Mount Clare would be completely modernised and extended, enhancing their appearance and landscaping.
- A public art project would reintegrate local residents' relationship with the history and heritage of the Alton Estate.

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ILLUSTRATIVE MASTERPLAN

THE ALTON ESTATE 2017

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Our Design Principles...

THE ALTON ESTATE 2017

- Landmark
- Mix of Use
- Scale
- Appearance
- Materials & New Heritage
- Pedestrian
- New Buildings
- New Materials

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MINDWORKS

A New Danebury Centre

THE ALTON ESTATE 2017

View east along Danebury Avenue (looking north)

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MINDWORKS

Feedback and questions from the open sessions

Further feedback from the local community during the open consultation sessions provided additional support for some of the ideas put forward, as well as identifying issues that needed further consideration. The feedback covered a number of different topics. A summary of the comments received and questions raised – together with the project team’s response – is provided on the following pages.

Consultation event attendees were all encouraged to complete a feedback form. It is worth noting that the feedback form

did not pose specific questions – it merely provided space for general comments and feedback.

Attendees were also given the choice between ‘Alton Green’ and ‘Alton Gardens’ as the new name for the regeneration project. Following the consultation events, attendees’ votes were counted with Alton Green emerging as the clear winner.

The name clearly reflects the green parkland setting of the estate and fits in with the masterplan objective of preserving and enhancing the green characteristics of the area.



Help us choose a name for the Alton Estate regeneration. Take a token and pop it in this box if you would like this to be the name we use for the duration of the project.

Choosing a development name is standard construction industry practice. The name chosen will be used on hoardings around the construction sites and in marketing brochures and other promotional materials.

WORKING IN PARTNERSHIP



The sooner the ground work can start the better.

Wandsworth Council has long-held ambitions to improve the Alton area and create new opportunities for people through regeneration. The proposals have evolved as a result of extensive research, consultation, consideration and input from directly affected residents, stakeholders and planning and development experts. The project team is keen to ensure that the final proposals will improve the area and create a high-quality living environment for residents, and believes it is important to take the time to ensure that the final scheme is appropriate and deliverable.

The exhibition shows the improvement plan which is well set out.

A large amount of information was presented at the consultation events in September and October 2017, in order to explain the rationale behind the original masterplan and demonstrate how elements of the scheme had evolved in response to feedback collected during the workshops. A model was used alongside the many photographs, sketches, plans, diagrams and illustrations – to help illustrate the proposed development layout and the locations of the new buildings.

I like the proposal for the new library and the open space by St Joseph's church. Also the well designed building distribution along Danebury Avenue.

The project team recognised that there would be an opportunity to open up views towards St Joseph's Church, which is currently screened by adjacent buildings and is not visible from Danebury Avenue. West of the junction between Roehampton Lane and Danebury Avenue, Roehampton Lane rises, while Danebury Avenue falls. The change in levels between the two roads mean that much of the green space in front of the existing library is on a steep gradient and can only be accessed from Danebury Avenue. By moving the open space further west, to the opposite side of Danebury Avenue, the gradient changes become less problematic and the area can be made more accessible. Although consideration was given to utilising alternative road layouts and building configurations, constraints included the challenging topography of the site (with its dramatic level changes) and the layout of existing utilities, which would make alternative configurations less efficient. Utilising the existing road network was considered the optimal approach – allowing for an improved density of development whilst still delivering a vibrant and high-quality place to live. Particular attention has been paid to the arrangement of buildings, to allow for direct north/south pedestrian connections.

External Play Strategy

You Said...

- The playgrounds are in the right place but need upgrading
- Access should be for all ages, groups and abilities
- Play areas should be more accessible - issues with locking
- Play should be provided for teenagers who are often a lower priority

Our Ideas...

- There could be a fitness trail around Downshire Field
- Any additional play in the Downshire Field should not significantly impact on open space
- MUGA should be provided - upgraded Alton Club facilities

Landscaping Play Strategy

REDROW **MINDS**

Tree Strategy

You Said...

- Tree planting which is in scale with the buildings
- Manage trees where overcrowing has created dark areas
- Trees with scent, seasonal colour and interest

Our Ideas...

- Proactive long-term management of trees across the estate
- Sensitive thinning of trees to reveal views to heritage assets
- Replace any trees lost with high quality and good size street tree planting

Tree Strategy

REDROW **MINDS**

Village Square Landscape

You Said...

- Centre of Alton Estate - Bring East and West together
- The current setting of the library fronting the village green is supported
- Should be retained as the main retail hub for the estate
- The proposals need to consider the new TfL junction arrangement
- Retain green space

Our Ideas...

- Open out the view to St. Joseph's Church to reconnect to village centre
- Multi-functional green space for events
- Shared surface paving in square to calm traffic speed
- Buffer tree planting to mitigate sound of Rothampton Lane
- Predominantly green space at heart of Village Square
- Retain green space

Village Square Event Day

REDROW **MINDS**

Harbridge Avenue

You Said...

- Sap problem with the Limes - not good for cars
- Trees affect the pavement joints making avenue difficult to navigate
- Trees not the original trees, although example of tree avenue on the estate
- If lime trees replaced - desire to see mature fruit and nut trees - good for bees and interactive

Our Ideas...

- Replacement of Harbridge Avenue trees with improved specimens of a good size that re-establish boulevard
- Tree replacement will allow a more pedestrian friendly environment by adjusting levels to create better north-south links
- Widening of avenue

Harbridge Avenue - Details

REDROW **MINDS**

Materials that Respond to the Existing Estate

THE ALTON ESTATE 2017

REDROW **MINDS**

A Typical Residential Block

THE ALTON ESTATE 2017

REDROW **MINDS**

Minstead Gardens Bungalows

THE ALTON ESTATE 2017

REDROW **MINDS**

CONSULTATION - NEXT STEPS

THE ALTON ESTATE 2017

Thank you for attending our open sessions and taking part in the consultation to date - our engagement does not end here. Over the coming months we will be making further adjustments to the Masterplan based on your feedback. We will then be holding further consultation events in the new year ahead of the submission of planning applications for the Masterplan and for the new homes at Besborough Road. Until then, keep in touch with the team through the contact details below.

TALK TO THE TEAM

Call the project team on: 020 7397 5212 Visit our website: www.AltonEstateRegen.co.uk
 Email: info@AltonEstateRegen.co.uk Write to us: FREEPOST ALTON ESTATE REGEN

REDROW **MINDS**

Views of local residents have been listened to and taken into account for the redevelopment of the Roehampton area.

The project team has endeavoured to ensure that all consultee feedback has been recorded accurately and taken into consideration as the plans have evolved. Consultee feedback was presented at subsequent consultation events, in an effort to demonstrate how participants' views informed the development of the proposals. The project team has been encouraged to receive positive feedback from consultation event participants.

If you stand at the junction of Roehampton Lane and Danebury Avenue and look into the estate, it is so obvious that the whole lot needs to come down and be replaced with nice looking practical buildings.

The regeneration plans for the Alton area include replacing many outdated homes with high quality properties set around a much-improved environment, with modern community facilities. All existing Council tenants and homeowners living on the estate are being offered the chance to stay and share in the area's revival. Over the course of the project, hundreds of additional properties will also be built, including more homes for social rent and shared ownership.

It all looks very well thought out and impressive.

The regeneration proposals for the Alton Estate have been developed over several years through consultation with the community that informed the preparation of the Alton Area Masterplan. This was subsequently transposed into planning policy through site allocations and the Roehampton SPD.

Redrow has been working with the Council to draw upon the principles of the Alton Area Masterplan, seek further input from the local community and utilise expert developer knowledge to deliver the best possible scheme.

The project team has been encouraged to receive positive feedback about the draft plans which have been presented to the community.

I can see you have taken on board a lot of feedback from the workshops.

Detailed notes were taken to record all the comments made and feedback provided during each workshop session. Workshop participants were also encouraged to provide their own written feedback on comment forms at the end of each session. All the workshop feedback was presented on display panels at the at the consultation events in September and October 2017 and project team members endeavoured to explain how the workshops discussions had influenced the design of the scheme.

Allbrook House will be demolished when many hold it as a key introductory building to the estate.

The retention of Allbrook House was discounted during the two formal masterplanning consultations that preceded the SPD consultation. Whilst some members of the local community value Allbrook House, both Historic England and the Secretary of State for Culture, Media and Sport rejected an application to list the building, along with the library. Neither Allbrook House nor the library are considered to match the quality of the other protected buildings on the estate. They were not executed as originally planned and create an awkward, unattractive and poorly functioning entrance from Roehampton Lane. At ground floor level they provide dark, isolated spaces which attract anti-social behaviour and cause local people real concern. According to Historic England's report "the relationship between the library and slab lacks cohesion, and the separated nature of their designs has created unpleasant spaces in the piloti undercroft" and "the estate as a whole is of international significance for its design and planning, but Allbrook House and the library are not principal elements". The report adds: "the building stands removed from the heart of the estate hence lacks a strong visual relationship with its listed buildings."

How come the plan changed from 2-3 storey to 6-8 storey?

As the Roehampton SPD explains, the existing built form across the estate ranges in height from one to 12 storeys. The area around Portswood Place features a prevailing scale of one-two storey built form, with the occasional three-four storey building. Tall buildings include 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.

The Alton Area Masterplan document clearly states that new buildings would range between one and nine storeys above street level. The proposed development is comparatively mid-rise with considerable variation between the buildings. The proposed density is the outcome of a rigorous design-led exercise that has ensured the scale and form of development is appropriate, having regard to all relevant planning considerations. The proposed development has been designed to strike an appropriate balance between addressing the constraints of the site whilst optimising the delivery of new housing, plus new and replacement commercial and community floorspace.

Seven storeys is too urbanised, five storeys is preferred.

As explained in the previous response, building heights across the wider Alton Estate range from one to twelve storeys. The proposed development aims to strike an appropriate balance between addressing the constraints of the application site whilst optimising the delivery of new housing, plus new and replacement commercial and community floorspace.

The overall model is good. Hoping there are not too many obstacles in the way for development to start.

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

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

Once the application has been submitted, Wandsworth Council's Planning Department will undertake a further period of consultation where views on the proposed development can be expressed. This formal consultation period will last for 30 days, and more information will be made available about how to contribute to this process once the application is submitted.

The consultation event was very well set out with friendly, helpful staff. I agree with most requirements of the plan.

The project team has been encouraged to receive positive feedback about the consultation events and the draft plans which have been presented to the community.

A well-conceived masterplan which is evolving as a result of feedback from consultation.

The project team is pleased to receive feedback suggesting that the importance of consultee input has been evident.

Excellent visuals. Very informative. It looks like an exciting and much needed development that the young people in the area will benefit from.

The project team has been encouraged to receive positive feedback about the illustrative visuals which have been presented to the community. Redrow and Wandsworth Council are working together to ensure that the final proposals will improve the area and create a high-quality living environment for all residents.

The plans look interesting, but I'm concerned about the huge amount of new homes and the impact on services and infrastructure.

Developers are required to make financial contributions towards local infrastructure and facilities – such as transport, schools, roads, open spaces and medical facilities – to mitigate the impact of development. Planning obligations must be directly relevant to the proposed development, and fairly and reasonably related in scale and kind – so the combined total impact of such contributions doesn't threaten the viability of the sites, or the scale of development.

I'm sure I can't be the only Roehampton resident who is deeply concerned about the proposal to build all the extra dwellings in the regeneration project. I do not believe that we have the infrastructure for so many extra people.

Discussions will take place between LBW's officers and Redrow to form the basis, subject to member approval at committee, for obligations under Section 106 of the Town and Country Planning Act 1990 to mitigate the impact of the development on local infrastructure which is not already covered by the Community Infrastructure Levy.

The entire proposal does not provide a single decent sized, private garden.

The proposed scheme will deliver private amenity space in the form of private balconies or terraces, as well as extensive communal amenity space, in accordance with planning guidance. One of the key principles of the scheme is the introduction of better green space, more accessible public space and more private amenity space. By raising the podium of new buildings, and pulling the parking underneath the building, we have introduced the opportunity to create access routes through the site and use the space on top.

High quality public amenity spaces which will be delivered as part of the scheme will include play spaces, pocket squares, enhanced landscape streets, a new public square and an improved landscaped environment within Downshire Field.

In the bungalows, would it be possible to screen off the kitchen, so as to separate the living space from the cooking space but still get natural light. I've also got concerns about the position of the sink in relation to the shower.

Project team members who were asked specific questions about the detailed design of the Minstead Gardens bungalows, during the September and October consultation events, explained that interior layout details would be discussed in the design workshops.

Differing needs and preferences relating to the layout of bungalows were highlighted during these subsequent Minstead Gardens design workshops – as a result, the designs evolved to provide a combination of refurbished and extended one-bedroom bungalows, as well as refurbished studio bungalows. Interiors have also been adjusted to provide a non-open-plan layout.

My current 1950s flat has solid brick internal walls and relatively good internal sound insulation. I want the same, if not better in my new flat.

The stud wall system (using a frame to which plasterboard is attached) is widely used in the industry and is recognised by professional bodies, such as the NHBC, as a completely robust and suitable method of building internal walls. Building regulations require that residential properties are designed in such a way that internal walls (and particularly those between a bedroom or a room containing a WC and other rooms) provide reasonable resistance to sound. Many factors influence the acoustic performance of internal walls, including choice of materials and fixing methods. Internal walls provided in the new buildings will meet the acoustic and thermal performance standards required by building regulations.

Why can't Roehampton High Street be included in the plans for retail improvement?

Careful consideration was given to the extent of the Alton area regeneration during the original masterplanning process. The masterplan has focused on four principal areas where specific issues have been identified that need to be addressed and where change could bring the most significant benefits. While the Roehampton High Street is beyond the area identified during the masterplanning process the new and improved crossing at Danebury will improve connections in this area.

Within Roehampton High Street itself, the Council is only in ownership of one retail unit – the rest being in third party ownership. This clearly limits the influence the Council can exert on the makeup of uses along the High Street. However, Roehampton High Street is an important historic street that is a key part of the Roehampton Village Conservation Area which offers protection to maintain the character of the area. The street has also benefitted from the refurbishment of the King's Head pub and related structures a few years ago, which has much improved the southern entrance. Whilst we are not aware of any current plans for public realm improvements via TfL's Local Implementation Programme, this might be something to be considered as the wider regeneration plans progress. Other options that could be explored in the shorter term are the Wandsworth Local Fund, which is promoted through local councillors and is used to fund smaller scale road/public realm improvements (http://www.wandsworth.gov.uk/info/200550/wandsworth_local_fund/1674/wandsworth_local_fund) or if there were specific ideas for smaller interventions then the Wandsworth Grant Fund might be an option (<http://www.wandsworth.gov.uk/wgf>).

The present shopping centre has no short-term parking. We need short-term parking.

More clearly defined parking spaces are proposed along Danebury Avenue, to replace current on-street parking, which often impacts on the carriageway and causes delays.

A proportion of the on-street parking will be used for short-stay visitor bays.

Don't control parking on Danebury Avenue. It will ruin many small businesses on that strip.

The regeneration site is not within a controlled parking zone, but parking restrictions are currently present along parts of Danebury Avenue in the form of red and yellow lines. As mentioned above, more clearly defined parking spaces are proposed along Danebury Avenue, to replace current on-street parking.

I would welcome better retail development.

New and improved shops will be provided on both sides of Danebury Avenue and the overall quantum of space will increase. In accordance with the feedback received during the consultation workshops, they will be of an appropriate scale to meet local needs. The phasing will allow for some of the existing shops to relocate without a break in trading, to ensure an ongoing offer for local residents.

I welcome plans for more shops because I have to go to Putney at the moment.

With new development, I need to know why the bank was closed and why the library is only open part-time.

The project team is unfortunately unable to explain the reasons behind the closure of the bank on Danebury Avenue. However, banking industry reports suggest that a large number of bank branches have closed over recent years, throughout the UK, because more customers are choosing to bank online.

The provision of a new purpose-built, state-of-the-art library with an extended offer, to replace the existing facility, has remained a key aspiration. This was clearly set out in the Council's masterplan, which was approved in 2014. The new facility represents a significant investment in the area and something the Council are committed to delivering and operating.

Keep existing trees along Roehampton Lane and the grass border - visually beautiful and a healthful barrier between traffic fumes/noise and homes

The proposed redevelopment will unfortunately necessitate the removal of some trees, although these removals will be offset by an extensive tree replanting strategy, which will result in a net-gain of trees across the application site. Tree removals will be minimised to facilitate development or remove poor quality specimens.

Frontage trees along Roehampton Lane will need to be removed in places, to directly facilitate the new development. However, trees that are not situated within or immediately adjacent to proposed building elevations will be retained. The proposed loss of trees is considered to be acceptable on the basis that the replacement development will be of better-quality than that it is replacing. The regeneration scheme will include a net increase in tree planting and will deliver public benefits that weigh heavily in favour of the proposed development.

On the Bull Green please take off amphitheatre style benches. They are unnecessary and encroach on precious green space.

During the original Alton Area Masterplan preparation process, the amphitheatre and stage proposals for Downshire Field were deemed to be the least important elements of the improvements to this area, with a support level of 28%. Additional feedback from the workshops and open sessions eliminated the amphitheatre option and the design response is for minimum and sensitive intervention to maintain the open and green feel of the space.

We don't want tiered seating on Downshire Field please. Leave the green space uncluttered to be flexible.

Although the play space at Downshire Field will be upgraded and enlarged, and new pathways will help to connect the space to Portswood Place and the relocated bus stand, the highly valued green space will be largely untouched. Large expanses of amenity lawn will remain.

We don't want hardcore on Downshire Field - cutting unnecessarily the precious green space.

As mentioned above, some new pathways will be introduced to help to connect the space to Portswood Place and the relocated bus stand, but the highly valued green space at Downshire Field will be largely untouched.

A fitness trail on Downshire Field will significantly impact on the open space. It would be unnecessary with Richmond Park five minutes away.

The design team are proposing to create a natural/wood fitness trail around the edge of Downshire Field without causing undue impact on its naturalistic character.

Downshire Field allows for impromptu play by all age groups and has already an adjoining playground.

As previously mentioned, the play space at Downshire Field will be upgraded and enlarged, and new pathways will help to connect the space to Portswood Place, but the large expanses of amenity lawn will remain.

In the new village centre, near the shops and library, we should have seating, a new green space and paved areas.

There are proposals to include a combination of hard and soft landscaping in the new Village Square, with a central space for events and activities (such as markets). Buffer planting and seating is proposed around the perimeter of the Square to enclose it from Roehampton Lane and Danebury Avenue. An outdoor seating area has also been reserved in front of the new library and associated café. A new play space has also been incorporated into the design of the Square.

Green space is important, especially when you don't have your own garden. Being able to see trees, grass, flowers and birds contributes to your quality of life.

The Alton Area Masterplan report recognised that the parkland landscape is a unique setting which is greatly valued by Alton residents. The Roehampton Supplementary Planning Document set out the vision and strategic objectives that underpin the guidance for the future regeneration of Roehampton, stating: "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."

Improvements to green open space will be both quantitative and qualitative, providing safe and secure amenity space for people to enjoy and interact with other people, to the benefit of their health and social wellbeing.

I like the idea of the library spilling out onto a green space with open views to St Joseph's Church.

The library building and Village Square are designed to function interactively, with opportunities for events and exhibitions to spill out onto the square in fine weather. Seating will also be available in the square for those visting the café.

The project team recognised that there would be an opportunity to open up views towards St Joseph's Church, which is currently screened by adjacent buildings and is not visible from Danebury Avenue. The connections with St Joseph's Church will be purely visual and there are no plans to conjoin the Village Square with the church grounds.

The team has been pleased to receive positive feedback about this proposed relocation of the library and the creation of a new Village Square.

I wonder whether the designers have compared the shape and size of this space to other squares and greens? Two sides have a lot of traffic.

A public square should be a platform for social interaction, a place to meet, interact, buy or trade. This makes it especially important to design at a correct scale so that people of all ages and abilities feel welcome in the space. Analysis of squares of a similar scale in London reveal common themes that are translatable to the Alton Village Square. Careful consideration will be given to the spatial layout of the Village Square to address some of the key site constraints and allow a certain degree of flexibility in how the square functions.

The design of the Village Square has evolved further following feedback from the consultation events in 2018. It has been configured to provide a flexible event/market space in the centre which will be suitable for a range of community activities and include play space for children as well as seating areas. Planting and trees define the boundaries of the Square and create a protective barrier along Roehampton Lane.

The estate needs to be more accessible for disabled people and the elderly.

Making the estate more accessible and permeable (easier to move through) is one of the project team's key objectives. Improvements will include safer pavements and level pedestrian crossings, accessible pedestrian routes (including a new north/south connection) and fewer obstacles to movement (such as steps and bollards). Efforts will be made to better integrate the regeneration area with the surrounding area and make walking or travelling through the estate easier, more pleasant and enjoyable.

I do not like shared road use with cars, cycles and pedestrians sharing the same space.

One of the strategic objectives of the regeneration, as set out in the Roehampton Supplementary Planning Document, is to improve pedestrian, cycle and vehicular connections within the estate and surrounding area. Efforts have been made, in the provision of additional connections, to ensure that pedestrians and cyclists can travel safely.

Proposed improvements to Danebury Avenue, where it joins Roehampton Lane, include:

- Improved pedestrian crossing facilities with a median strip to separate the opposite lanes of traffic;
- Improved cycle facilities with a mandatory cycle lane on the approach to the advanced cycle stop line;
- Improved vehicle access for buses through the introduction of a second exit lane separating left and right turning traffic.

On-street parking bays will be set into the pavement rather than the carriageway, to keep the streets clear from parked vehicles. This should improve conditions for cyclists and buses and make pavements safer for pedestrians, by reducing the likelihood of vehicles mounting kerbs to park.

The option of making Laverstoke Gardens (Holybourne End) into a pedestrian area could be explored, with the other end providing access to the new buildings. This could mean the top end of Danebury Avenue could be wider and have wider pavements.

As previously mentioned, permeability, access and movement across the estate will be improved. These improvements include safer pavements and level pedestrian crossings, accessible pedestrian routes (including a new north/south connection to follow pedestrian desire lines) and fewer obstacles to movement (such as steps and bollards).

Whilst the project team considered alternative road layouts and building configurations, the decision was taken to retain the existing road layout. By utilising the existing road layout, it will be possible to make improvements to access and movement, whilst limiting disruption to existing utilities, allowing greater ease of phasing and making the most efficient use of space.

What is going to happen to bus services along Danesbury Avenue while redevelopment is being carried out?

Redrow is an accredited member of the Considerate Constructors Scheme and will work with the Estate Management team, the Highways Department and the Council to keep traffic moving while construction takes place.

Extra consideration will be given to peak times of day and a planned approach to deliveries will help to ensure a fully working high street with buses that run as scheduled. A strategy for construction management and traffic planning will be submitted to the Council before works begin and Redrow will also engage with the community on the proposals.

All bus routes need to be 24-hour.

N74 buses currently serve Danebury Avenue 24 hours a day. Bus route planning is the responsibility of Transport for London (TfL) and any requirements for enhancements to bus services will be discussed with TfL once the planning application has been submitted. TfL do not generally create new routes to serve new development, they are more likely to provide additional buses to serve existing routes and increase frequency if needed to accommodate additional passengers. Financial contributions will be made towards bus services as part of the regeneration

What about contractor staff parking of vehicles while all of this is going on?

Construction workers will be encouraged to travel to the site by walking, cycling or public transport. Sustainable travel will be encouraged by restricting on-site parking provision for construction workers. A strategy for construction management and traffic planning will be submitted to the Council before works begin and Redrow will also engage with the community on the proposals.

Can we have a tram link from this estate to Barnes station?

Transport for London (TfL) is the integrated transport authority responsible for London's transport network – including London Trams – and is also responsible for improving existing services and planning new services.

Might it be possible to talk to the golf course about making an entrance in order to gain access to Richmond Park?

The design of the regeneration scheme will allow for a possible new connection to Richmond Park from Tunworth Crescent. This will be subject to agreement with The Royal Parks.

An additional 1,500 or so people on the local dilapidated buses will mean long queues. More routes into London are needed.

As mentioned previously, bus route planning is the responsibility of Transport for London (TfL) and any requirements for enhancements to bus services will be discussed with TfL once the planning application has been submitted. TfL do not generally create new routes to serve new development, they are more likely to provide additional buses to serve existing routes and increase frequency if needed to accommodate additional passengers.

Car parking on the estate needs to be prioritised, as does the entry and exit to the estate at the junction between Roehampton Lane and Danebury Avenue. Better thought out and managed road access is a must.

The proposed development will include new undercroft parking for residents of the new blocks, to accommodate the additional demand arising from the development, without increasing stress on street parking. A full detailed breakdown of the proposed parking provision within each of the podium car parks located in each block will be submitted with the planning application. Parking provision overall seeks to comply with the policy requirements of the adopted London Plan at 0.5 spaces per dwelling.

Additional car parking spaces will be provided on-street in the form of off-carriageway parallel parking bays. This will improve conditions for cyclists, improve access for buses along Danebury Avenue and servicing.

Clarence Lane needs protection from vehicle access to prevent it becoming a rat run.

Following careful consideration during the original masterplanning process, there are no plans to remove the existing barriers/bollards on Highcliffe Drive and Danebury Avenue, which restrict the movement of vehicles through the estate.

Bus turning is already dangerous, please don't add hotspot of Highcliffe Drive into mix – the proposed site is very steep and would create an additional hazard.

Improving the bus turnaround on Danebury Avenue has always been considered an important element of the regeneration scheme. The small size of the current bus turnaround at the junction of Minstead Gardens and Danebury Avenue means that buses have to wait at stands on Danebury Avenue before departing. This often leads to long queues of buses that cause delays and impact on the safety of this busy crossing point from Downshire Field to Portswood Place. It also impacts on the heritage value of the parkland scenery and key views from Downshire Field to Mount Clare.

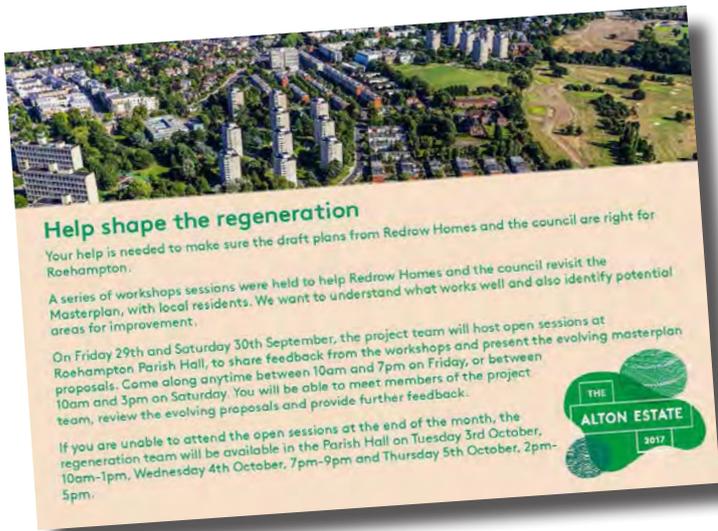
A number of alternative locations were considered for the relocated bus turnaround. Following careful assessment and in response to feedback received at the consultation events in September and October 2017, the proposed turnaround area to the east of Highcliffe Drive was eliminated as an unsuitable option.

An area in front of Shalden House, near the junction of Tunworth Crescent and Danebury Avenue has subsequently been identified as the most appropriate location for a new bus turnaround. This site can accommodate a turnaround with capacity for four buses.

Did you look at making a T-Junction at the end of Danebury Avenue, separate from Roehampton High Street so that it's not a crossroads.

The idea of relocating the end of Danebury Avenue, to separate it from Roehampton High Street, is not practicable due to changes in levels. West of the junction between Roehampton Lane and Danebury Avenue, Roehampton Lane rises, while Danebury Avenue falls. The possibility of adjusting the road layouts was also eliminated because of the location of existing utilities – and the desire to minimise disruption.

As previously mentioned, a number of improvements will be made to this junction including Improved pedestrian crossing facilities, improved cycle facilities and improved vehicle access through the introduction of a second exit lane separating left and right turning traffic.



Outcomes from the open consultation

- Consultation participants were supportive of the proposal to use natural changes in site levels across the site to screen parking and disguise building heights. Positive feedback was also provided about the design and layout of the new buildings – enabling the project team to proceed with detailed building designs.
- Feedback received about landscaping improvements to Downshire Field from open session participants echoed that provided by workshop attendees. There was overwhelming support for limited intervention in this area, to retain the extensive green space. As previously mentioned, the proposals for tiered seating presented in the Alton Area Masterplan were therefore not progressed.
- The principle of relocating the bus turnaround and bringing buses further west into the estate was welcomed. However, some open session attendees expressed concern about a new turnaround location being created to the north of Danebury Avenue, near Sherfield Gardens. These concerns related to the sloping nature of this site and the fact it was considered to encroach on Downshire Field. The turnaround site to

the south of Danebury Avenue, in front of Shalden House, was subsequently selected as the most appropriate location.

- Plans for the new, larger library, community facilities and flexible space for use by the wider Alton community were generally welcomed – as were the proposals to position the new building and public space on the other side of Danebury Avenue, close to St Joseph’s Church. Support for a ground floor café with outdoor seating and a community hall, with independent access and facilities, was also used to inform the detailed plans for this building.
- In response to calls for community facilities to be retained for the sheltered housing residents, a residents’ lounge remains part of the scheme and will be provided at Portswood Place.





CONSULTATION EVENTS IN JUNE 2018

Open consultation sessions were held in Roehampton Parish Hall between 2pm and 8pm on Wednesday 6th June 2018 and 10am and 5pm on Saturday 9th June 2018. A copy of the exhibition materials can be found in Appendix 6.

Members of the project team and representatives from Wandsworth Council were available to discuss detailed aspects of the project with local residents and stakeholders. All attendees were encouraged to provide comments and feedback.

A booklet summarising the material presented during the consultation sessions was distributed to all residents within the intervention areas and also offered to event attendees. A copy of the booklet can be found in Appendix 7.



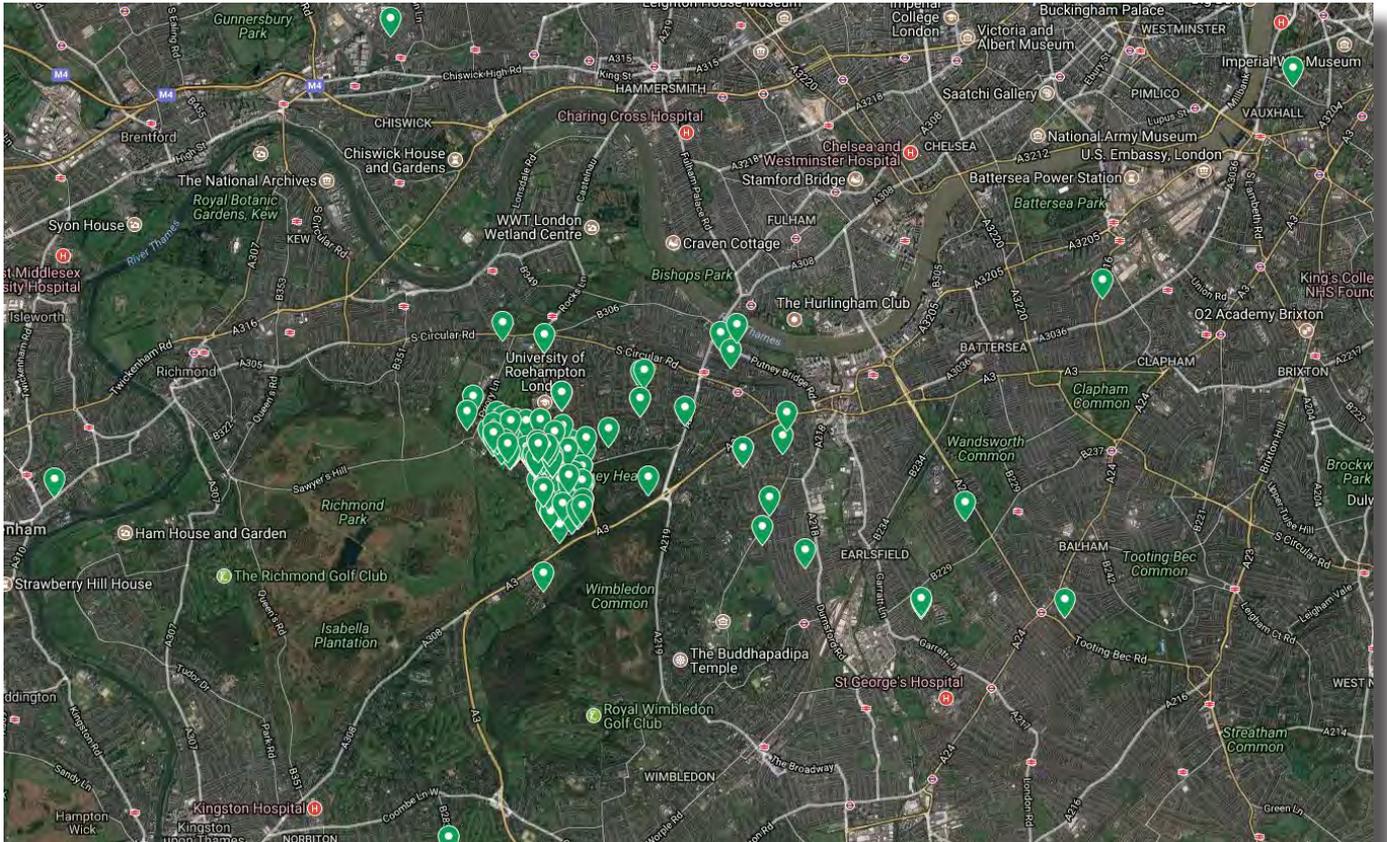
The open sessions in the Parish Hall were followed-up by pop-up exhibitions held on the following dates and in the following locations:

- Monday 11th June – Roehampton Library
- Thursday 14th June – Downshire Field
- Sunday 17th June – Saint Joseph Church, Roehampton Lane
- Tuesday 19th June Eastwood Children’s Centre



The June consultation sessions were well attended with 287 consultees counted over the course of the events.

188 people completed registration slips to provide their address data.



OPEN SESSION ATTENDEE PROFILE	NUMBER OF ATTENDEES
TOTAL NUMBER OF ATTENDEES	287
NUMBER OF REGISTERED ATTENDEES*	188
NUMBER OF ATTENDEES FROM REGENERATION AREA	47
RESIDENTS FROM ALTON WEST	84
RESIDENTS FROM ALTON EAST	44
TOTAL NUMBER OF RESIDENTS FROM THE ALTON ESTATE	128
ROEHAMPTON AREA RESIDENTS	32
PARTICIPANTS FROM WIDER BOROUGH	27

* NOT ALL ATTENDEES PROVIDED ADDRESS INFORMATION

NEW BUILDINGS ON THE VILLAGE SQUARE BLOCKS O & N

ALTON GREEN
ROCKHAMPTON LISTS

Block O & N location

BLOCK KEY FACTS:

- This town view building complements the library building on the western edge of the Village Square.
- Key terraces and arcades are provided to both Rockingham Lane and Danbury Avenue, as well as to the Village Square.
- The prominent position of the building provides an excellent location for the main retail unit on ground floor level.
- Office space is provided on first floor level, including a new front facing home for the Housing Trust, with the remaining four floors providing two levels.
- Quality communal garden space is provided at podium level.

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Courtyard Design Principles for Blocks O & N

The design of the courtyard area has carefully considered factors including light, shade and landscaping to ensure a high quality environment for residents.

As the units in these blocks are the private sale, the courtyards have been designed with a more mature landscape in mind.

The design focuses on play and seating, with an open green leisure space at the core of the courtyard.

NEW BUILDINGS AROUND THE VILLAGE SQUARE BLOCKS O & N

ALTON GREEN
ROCKHAMPTON LISTS

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Courtyard Design Principles for Blocks O & N

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As the units in these blocks are the private sale, the courtyards have been designed with a more mature landscape in mind.

The design focuses on play and seating, with an open green leisure space at the core of the courtyard.

DANEURBY AVENUE RETAIL A VIBRANT RETAIL HUB

ALTON GREEN
ROCKHAMPTON LISTS

Block M location

BLOCK KEY FACTS:

- The regeneration allows us to provide a modern and flexible new retail centre at Danbury Avenue.
- We are proposing 3,540 sq m of new retail units along the north and south sides of Danbury Avenue, including a new large foodstore.
- It is proposed there will be at least the same amount of retail space as available in the existing units suitable for modern retail uses. The units will be owned and let by the council.
- The sale units to the north of Danbury Avenue are expected to be completed in 2024 ahead of the south side of Danbury Avenue being redeveloped - enabling existing businesses to operate as usual whilst some are able to relocate to new premises.

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Courtyard Design Principles for Block M

The design focuses on play and seating, with an open green leisure space at the core of the courtyard. The design offers 15 sq m of completely open space for the residents of the podium level units.

THE NEW BUILDINGS BLOCKS K & M

ALTON GREEN
ROCKHAMPTON LISTS

BLOCK KEY FACTS:

- 107 units, all for private sale.
- Block K is located along Rockingham Lane and is a smaller building for the regeneration area when viewed from the north.
- Block M contains 107 units and 10 height zones between 7 and 9 stories.
- The residential entrance off Rockingham Lane acknowledges the importance and prominence of this location.
- It is served by two cars, both accessed and entered from Rockingham Lane and is a small 2 bed private unit, a communal garden at podium level and an underground car park accessed from Kingsgate Close.

Courtyard Design Principles for Block M

The design focuses on play and seating, with an open green leisure space at the core of the courtyard. The design offers 15 sq m of completely open space for the residents of the podium level units.

THE NEW BUILDINGS BUILDING Q

ALTON GREEN
ROCKHAMPTON LISTS

Block Q location

BUILDING Q KEY FACTS:

- Building Q is located near the Christmas Hill Student Accommodation and Double Island Overlook House. The building is designed to respond to the understated elegance of Overlook House and incidentally obscure the views of the Alton Estate buildings.
- A number of existing trees along Rockingham Lane are proposed for retention and these will significantly obscure the views of the new blocks, providing screening.
- Building Q acts as a mirror at the southern edge of the estate.
- The building is split into 5 stories. Block Q2 (near Rockingham Lane and Block Q3 (off Kingsgate Avenue) are 5 stories high.
- Active heritage along Rockingham Lane is achieved by taller units, with private entrances and being accommodation located on the ground floor.
- The main entrance to the development is from Rockingham Lane, with Blocks Q2 and Q3 accessed through the communal garden.
- Building Q contains 116 units, over 7 and 8 storey apartments with an underground car park for exclusive use by residents in the block.
- All access to this block will be available for secure tenants to resident leaseholders who will be retained.
- High quality communal open space will be provided at podium level.

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Typical 4 Bedroom Flat for 5 people
Floor area: 105 sq m
Rental standard: 100 sq m

Courtyard Design Principles for Block Q

Building Q includes a mixture of 2/5/6 bedroom units. The courtyard is designed with extensive play provision requirements and family oriented units, as well as space for social amenity.

The main access point is from the eastern edge of the courtyard with access to ground floor terraces of Building Q. There is a covered access link to the footpath of the courtyard.

The main access to the areas units through external space, achieving a sense of unity through the design.

THE NEW BUILDINGS BUILDING Q

ALTON GREEN
ROCKHAMPTON LISTS

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Typical 4 Bedroom Flat for 5 people
Floor area: 105 sq m
Rental standard: 100 sq m

Courtyard Design Principles for Block Q

Building Q includes a mixture of 2/5/6 bedroom units. The courtyard is designed with extensive play provision requirements and family oriented units, as well as space for social amenity.

The main access point is from the eastern edge of the courtyard with access to ground floor terraces of Building Q. There is a covered access link to the footpath of the courtyard.

The main access to the areas units through external space, achieving a sense of unity through the design.

PORTSWOOD PLACE

ALTON GREEN
ROCKHAMPTON LISTS

Block P location

KEY FEATURES:

- The regeneration of the community and vital facilities at Portswood Place will create a new focal point in the centre of Alton West, against the backdrop of Downside Field and Mount Church.
- These new buildings, occupying the heart of the estate, will provide a range of facilities that will open up and activate the area including:
- New nursery and community centre
- New Classroom for Mount Gardens
- New 1910
- Space for health/community use

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

A multi-functional hall can be made available to the local community for shared use. The new Eastwood Children's Centre and Nursery will be accessed from Danbury Avenue.

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

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Typical 4 Bedroom Flat for 5 people
Floor area: 105 sq m
Rental standard: 100 sq m

Courtyard Design Principles for Block P

The design focuses on play and seating, with an open green leisure space at the core of the courtyard. The design offers 15 sq m of completely open space for the residents of the podium level units.

EASTWOOD CHILDREN'S CENTRE AND NURSERY AT PORTSWOOD PLACE

ALTON GREEN
ROCKHAMPTON LISTS

KEY FEATURES:

- Classrooms are positioned around the main courtyard, with direct access to an external play space from all teaching rooms.
- Flexible partitions allow flexible teaching space and further improve connections with the outdoor playground.
- The multi-functional hall is carefully arranged to allow out-of-hours use. The design provides the hall with appropriate secure access, creating a new fire exit venue for the community.
- Considered landscape design creates informal and calm areas for external teaching.
- Fitted furniture will provide intimate and enclosed spaces within the generous double-height volumes.
- The double height space (pictured below) creates a visual connection with the first floor.
- South facing high level windows will ensure optimal use of light.

Typical 1 Bedroom Flat for 2 people
Floor area: 55 sq m
Rental standard: 50 sq m

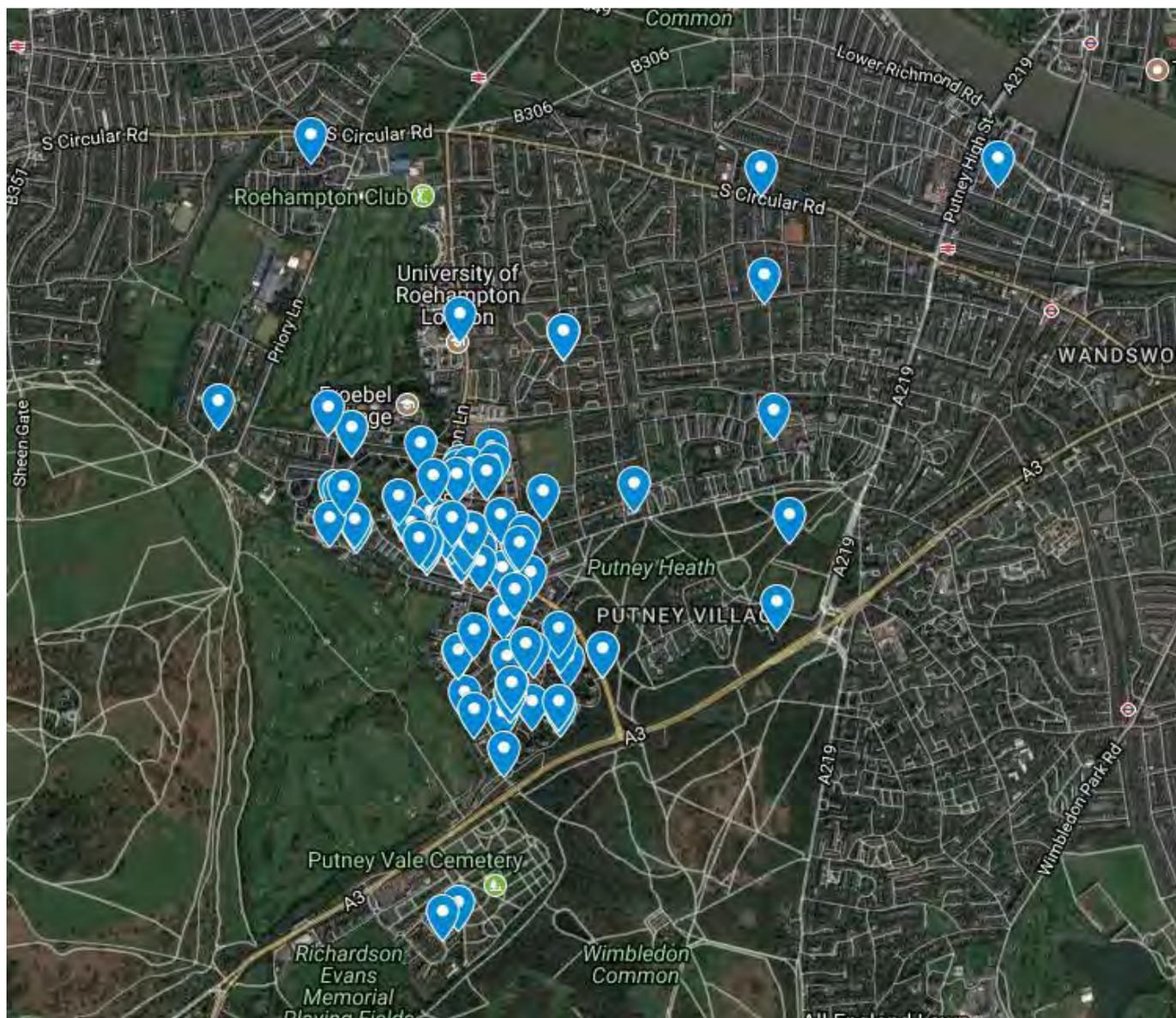
Typical 2 Bedroom Flat for 3 people
Floor area: 65 sq m
Rental standard: 60 sq m

Typical 3 Bedroom Flat for 4 people
Floor area: 85 sq m
Rental standard: 80 sq m

Typical 4 Bedroom Flat for 5 people
Floor area: 105 sq m
Rental standard: 100 sq m

Courtyard Design Principles for Block P

The design focuses on play and seating, with an open green leisure space at the core of the courtyard. The design offers 15 sq m of completely open space for the residents of the podium level units.

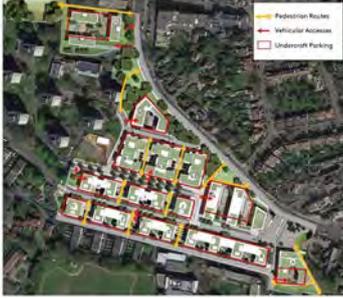


OPEN SESSION ATTENDEE PROFILE	NUMBER OF ATTENDEES
TOTAL NUMBER OF ATTENDEES	120
NUMBER OF REGISTERED ATTENDEES*	115
NUMBER OF ATTENDEES FROM REGENERATION AREA	22
RESIDENTS FROM ALTON WEST	31
RESIDENTS FROM ALTON EAST	21
TOTAL NUMBER OF RESIDENTS FROM THE ALTON ESTATE	52
ROEHAMPTON AREA RESIDENTS	20
PARTICIPANTS FROM WIDER BOROUGH	12

* NOT ALL ATTENDEES PROVIDED ADDRESS INFORMATION

PARKING, ACCESS AND MANAGEMENT

ALTON GREEN
ROCKHAMPTON EMTS



Site Principles

- 150 additional underground parking spaces provided beneath blocks to reduce an street parking demand
- Improved on street parking design, balancing parking demand with improved landscaping and tree access
- Pedestrian and cycling routes throughout the site to ensure high permeability
- Access complemented by existing levels
- Improved loading and servicing facilities
- Improved access into Block Q (566-168 Rockhampton Lane site)

How will parking be managed?

- On site parking will be managed separately from street parking
- Block residents will be able to request a free parking permit for secure podium space

How has the parking need been assessed?

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

Underground spaces	On street spaces	Cars on street
150	145	154
Major regeneration	4,500	441

REDROW
BETTER WAY TO LIVE

TRANSPORT

ALTON GREEN
ROCKHAMPTON EMTS

NEW BUS TURNAROUND

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



Improving the Downshire Avenue/ Rockhampton Lane junction

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



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REHOUSING PROPOSALS

ALTON GREEN
ROCKHAMPTON EMTS

Phase	Homes included in this phase	Estimated date for rehousing	Proposed area where tenants and resident homeowners will be offered replacement homes
0	1-28 Downshire Avenue (Co-op block 420)	Summer 2020	Bomborough Road (Cherwood Lodge)
	1-14 Portwood Place and 24 Minstead Gardens		Reeborough Road (Cherwood Lodge)
1	2-244 Northridge Avenue (own numbers 400)	Summer 2021	Block A and Farnley Way
	1-45 Ashbank House		Block A and Farnley Way
	1-25 St Ingelore Close		Block A and Farnley Way
2	8-105 Northridge Avenue (own numbers 400)	June 2024	Block B
	17-241 Downshire Avenue (own numbers 400)		Block C



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PHASING

ALTON GREEN
ROCKHAMPTON EMTS



Phase 1 (2018-2019) - Early sites for replacement homes to be completed during Phase 0.

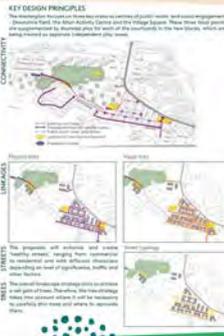
Phase 2 (2020-2024) - Resident homes self-build completion.

Phase 3 (2024-2025) - Resident homes self-build completion.

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PUBLIC REALM, LANDSCAPE AND PLAY

ALTON GREEN
ROCKHAMPTON EMTS



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LANDSCAPE AND PLAY AT DOWNSHIRE FIELD AND PORTWOOD PLACE

ALTON GREEN
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ALTON ACTIVITY CENTRE

ALTON GREEN
ROCKHAMPTON EMTS



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MINSTEAD GARDENS

ALTON GREEN
ROCKHAMPTON EMTS



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Feedback and questions from the consultation events in June 2018

Attendees were encouraged to complete questionnaires – either in hard copy form or online. In total 59 completed questionnaires were returned, at the exhibitions themselves, at pop-up events, via Freepost and through the website. Additional feedback was provided by email.

Of the 59 completed questionnaires returned, 18 were completed by residents who will be directly affected by the regeneration proposals.

The questionnaire, which was provided both online and at consultation events, encouraged stakeholder responses relating to a number of key regeneration issues. Responses are summarised below.

DO YOU AGREE THAT THE FOLLOWING ISSUES ARE IMPORTANT TO THE REGENERATION OF THE ALTON ESTATE?					
ISSUE	STRONGLY AGREE	AGREE	NEITHER	DISAGREE	STRONGLY DISAGREE
IMPROVEMENT OF NEW COMMUNITY AND HEALTH FACILITIES	72%	21%	2%	0%	5%
EARLY DELIVERY OF REPLACEMENT AFFORDABLE HOMES FOR EXISTING RESIDENTS	51%	29%	13%	0%	7%
NEED FOR WELL DESIGNED, ATTRACTIVE NEW BUILDINGS	64%	20%	7%	2%	7%
PROTECTION AND IMPROVEMENT OF GREEN OPEN SPACE	76%	16%	2%	0%	6%
PROVISION OF A NEW FLEXIBLE VILLAGE SQUARE AND PUBLIC REALM	57%	23%	12%	2%	6%
NEED FOR PLAY SPACE THAT CATERS FOR A WIDE RANGE OF AGES FROM EARLY YEARS TO YOUNG ADULTS	60%	26%	6%	2%	6%
JOB OPPORTUNITIES AND DELIVERY OF COMMERCIAL FLOORSFACE	58%	25%	11%	0%	6%



What do you like about the proposals?

- High quality architecture
- Improved quality of housing design
- Provision of new community facilities
- Good size of new homes proposed
- Retention of green spaces and green feel of the estate
- Attractive and inviting environment

What activities/functions would you like to see happen at the Village Square?

- Suitable for hosting markets and events
- Inclusion of play facilities and a café with outdoor seating
- Flexible use for a range of community activities
- Safe and easily accessible for wheelchairs and pushchairs
- Inclusion of green space, trees and planting to counteract pollution from busy road
- An environmentally friendly environment



Are there any other facilities or equipment you would like to see as part of the improvements to play?

- Outdoor equipment suitable for all ages
- Somewhere to socialise and exercise
- Well-maintained facilities that are not allowed to deteriorate and be closed off
- Fenced off, safe and clean
- Spaces to encourage young people to be active and practice sports
- Spaces that are usable, 365 days a year

Is there anything you think is missing from the proposals and additional comments?

- Detail on the transport improvements and how it meets additional population demand
- Private gardens
- General comment on the Village Square location and usability
- Not sufficient parking spaces
- Lack of additional affordable homes
- Detailed plans needed for each building
- General comments on the height and scale, specifically the blocks on Danebury Avenue being too high
- Details of building management and refuse collection
- Details on how and when the private sale and shared ownership homes will be marketed
- Detail on the proposals for young people
- Detail on how voluntary sector will be able to access space
- Frustration that plans have not progressed fast enough

TOPICS RAISED IN THE WRITTEN FEEDBACK, JUNE 2018	NUMBER OF COMMENTS
CONCERNS ABOUT CAPACITY OF THE TRANSPORT SYSTEM	16
SUPPORT FOR ACTIVITIES FOR YOUNG PEOPLE	14
GENERAL PRAISE FOR THE SCHEME	12
REQUIREMENT FOR SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS AND BETTER ACCESSIBILITY	10
DESIRE TO PROTECT GREEN SPACES AND RETAIN THE NUMBER OF TREES	7
SUPPORT FOR COMMUNITY AND CULTURAL EVENTS IN THE VILLAGE SQUARE	7
NEED TO ENSURE THAT SPACES AND FACILITIES ARE MAINTAINED	5
CONCERNS ABOUT BUILDING HEIGHTS	4
CONCERNS ABOUT PARKING (WILL THERE BE SUFFICIENT SPACES/EXISTING ON-STREET PROBLEMS)	4
REQUIREMENT FOR SPACES AND FACILITIES (E.G. GYM EQUIPMENT FOR OLDER PEOPLE)	4
REQUIREMENT FOR MORE AFFORDABLE HOMES	3
CONCERNS ABOUT LITTER AND FLY-TIPPING	3
SUGGESTIONS ABOUT COMMUNITY USES (E.G. ADEQUATE FURNITURE AND STORAGE)	2
REQUESTS TO RETAIN THE BARRIER ON DANEBURY AVENUE	2
CONCERNS ABOUT THE LOSS OF PRIVATE GARDENS	2
CONCERNS ABOUT THE CONSTRUCTION IMPACT	2
REQUESTS FOR A RESIDENTS' BALLOT	2
CONCERN ABOUT THE PROPOSED RELOCATION OF THE BUS-TURNAROUND	1
REQUIREMENT TO IMPROVE THE CONDITION OF ROADS	1
REQUEST TO MAKE SHARED OWNERSHIP PROPERTIES AVAILABLE TO LOCAL PRIVATE RENTED SECTOR TENANTS	1
REQUEST TO RETAIN USEFUL SHOPS	1
COMMUNITY BUILDING IS CONSIDERED TOO LARGE	1
REQUEST FOR MORE SHELTERED ACCOMMODATION	1
CONCERN ABOUT LOSS OF LIGHT	1
WISH TO ENSURE THAT SPACE IS MADE AVAILABLE TO THE VOLUNTARY SECTOR	1

We are concerned about the height and scale of the development, particularly the blocks on Danebury Avenue

The proposed development has been designed to strike an appropriate balance between addressing the constraints of the application site and maintaining the open space whilst optimising the delivery of new housing, plus new and replacement commercial and community floorspace. The proposed development remains comparatively mid-rise, with the tallest buildings up to 9 storeys in height with considerable variation between the buildings. The new development will seek to mediate between the low-rise detached and semi-detached housing typically found in the wider Roehampton area and the groups of tall buildings set around open green landscape on the Alton estate. The proposed height also aims to minimise detrimental impact on heritage assets such as the listed Highcliffe blocks and the conservation area.

The Roehampton SPD states that "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." It is noted in the SPD that this could include optimising the potential of sites within Roehampton Local Centre and announcing this as an important local service centre. It goes on to suggest that tall buildings could also be used to respond to the scale of larger built form in the Danebury Avenue area and in providing a strong edge to Roehampton Lane.

What types of new homes will be available?

Redrow have worked with the Council to provide residents with as much choice as possible. There are homes to suit different sizes of family and needs: Apartments and duplexes ranging from one to four bedrooms, on the ground or higher floors, and offering open-plan or separate kitchen and living spaces.

What do you mean by affordable housing? Will it really be affordable?

On this development, affordable housing is the term used for housing provided by the Council to replace all Council homes at Council rents, as opposed to market value or affordable rent homes for existing resident leaseholders on equity share or shared ownership.

Will the affordable homes look different to those sold on the open market?

The Council is investing in homes of a very high standard. They are tenure blind which means affordable homes will not be distinguishable from other homes on the scheme sold by Redrow on the open market.

How many homes are being knocked down and how many are being replaced?

256 out of the 1,103 proposed homes in the main intervention area will be Council rent or shared equity homes. This includes 188 Council rent homes, which is 30 more than currently, plus 68 homes for equity share/intermediate. At Bessborough Road and Fontley Way, there are plans for 24 additional replacement homes for affected tenants and resident homeowners.

Why can't the scheme deliver more affordable homes?

A robust review of affordable homes provision will be carried out by the Planning Department and the Greater London Authority and the outcome will be publicly available. As the scheme will be developed over several years, there will be regular reviews of this position, with more affordable homes delivered later on if financially possible.

Some members of the community continue to object to the decision to demolish properties instead of refurbishing blocks.

The SPD and accompanying suite of masterplan documents provide detail regarding how existing residential units are not providing suitable homes within a suitable setting, to justify the demolition and re-provision of residential units. The SPD also contains the full list of residential blocks proposed for demolition. This has not changed as a result of the additional consultation in 2017 and 2018.

Will there be new shops and will some of the existing shops stay in the area?

The proposed development includes a range of new and replacement retail facilities. Much of the existing retail floorspace is in the Roehampton Local Centre, which is situated on the eastern side of the regeneration area, along the eastern and southern side of Danebury Avenue. The provision of a larger quantity of retail floor space for existing tenants and new retailers, will create a vibrant and enlivened shopping parade on Danebury Avenue, with units on both sides of the road leading up to the new Village Square. A small retail unit at Portswood Place will enable a local convenience store to be provided to facilitate local shopping needs. Phasing of the development process means there will always be shops for residents. It will also enable some of the existing shops to relocate straight into new premises.

Will there be job opportunities for local people?

An important component of Redrow's selection as development partner was the commitment they made to supporting local employment, skills and enterprise. Where possible, Redrow will employ local companies and seek local labour, working with the Council's Work Match team. This approach supports Redrow's wider company commitment to addressing the skills shortage in the construction sector.

Are there going to be new offices?

Block O, delivered in the first phase of the construction works, includes office space for the Area Housing management team and will take up approximately half the space being delivered. Flexible working areas have been incorporated into the design. These can be used by other Council departments, or as affordable work space for local businesses or local community groups.

The retail offer is run-down. It needs to be improved but we should keep the community-focused offer rather than attempt to create something bigger to attract people from further afield.

The proposed development will deliver a much-enhanced retail offer with increased floor space, a new food store and shops on both sides of Danebury Avenue. In accordance with the feedback received during the consultation workshops, the retail facilities will be of an appropriate scale to meet local needs. A small convenience store will also be provided at Portswood Place. Commercial floorspace within the Roehampton Local Centre has been flexibly designed so that it can accommodate a range of potential uses, including office and community uses, which can be tailored to account for future demand.

How much space will be provided for the voluntary and community sector in Block A?

The proposed floorspace (Gross Internal Area) of the new library/community hub is 2,987 square metres (including the library, youth centre, community hall, surgery/health centre). This compares with 1,613 square metres of community space previously available within this area (Roehampton Local Centre/Danebury Centre).

As set out above, the new library will include areas that can be used by the community and voluntary groups to meet and provide information and advice. There is also the potential for some of the office space in Block O to be used by other Council departments, or as affordable work space for local businesses or community groups. Proposals will be developed once the initial planning application has been submitted.

Will there be facilities for young people in the development?

The creation of a coordinated and comprehensive play strategy has been a vital component of the masterplan process. The redevelopment of the Alton Activity Centre has been incorporated into the masterplan and was shown at the June 2018 consultation. It will serve as an open access central play area for the whole community. Based on feedback received from the local community and advice from heritage consultees, interventions within Downshire Field have been limited. The play strategy seeks to upgrade and extend the existing play space in Downshire Field to make it a more useable and inviting space for residents. A third play area is also proposed as part of the new Village Square. These play spaces are supported by doorstep and incidental play space suitable for under 12-year-olds to ensure that a wide array of play facilities is made available for existing and new residents.

The Council is also proposing to improve the Witley Point MUGA in Alton East and has put funding in place for this purpose.

New facilities for youth services will be provided in Block A, which also contains the new library, health facilities and community hall. In accordance with the Council's new youth service model, which was approved by the Council's Executive on 8 October 2018, relevant services from Roehampton Youth Centre will be conjoined with the Roehampton Base as part of a wider youth offer across Roehampton.

Bus drivers' facilities should be improved at Portswood Place, they need access to a proper toilet.

TfL has agreed that it is appropriate to provide driver welfare facilities at Portswood Place and these will be delivered as part of the scheme.

Better community organisation is needed to help get residents' associations off the ground and improve communications between Alton East and Alton West.

Wandsworth Council's Public Health team has already started to engage with voluntary organisations to identify opportunities to build capacity within the sector, provide support to access funding and also to support discussions on accessing appropriate physical space- including within the regeneration area. This work is ongoing, and we are committed to engaging and consulting with the voluntary sector specifically on the opportunities in the regeneration area, once the planning application has been submitted. The strategy will continue to be developed during and following the regeneration process. Updates are regularly presented to the Roehampton Partnership.

How much new space will there be for new community facilities?

Existing community facilities within the regeneration area are considered to be inefficient, of poor physical quality and in some cases comprise back of house functions that do not serve the local area.

The replacement facilities have been designed to meet the needs of the relevant occupiers that are being re-accommodated through the regeneration and will all be front facing facilities that serve the local community within Roehampton Local Centre and Portswood Place.

The replacement library building represents a significant investment into the area that will serve as a conveniently located, central multi-purpose community hub for the whole of Roehampton. The new library will be larger than the existing facility and cater for an extended range of activities. Key features include: a dynamic entrance lobby suitable for hosting a variety of events and exhibitions; a café area overlooking the new Village Square; areas for community and voluntary groups to meet and provide information and advice; a children's library; a general information and communication technology (ICT) area; a community hall that can be used independently with separate welfare and storage facilities; a new health facility with sufficient space for three GPs and potential for expansion; public toilets, staff facilities and servicing areas. New inclusive, inspiring youth facilities will also be provided to rehouse the Base and accommodate core activities from Roehampton Youth Club.

The Roehampton SPD suggests that up to 5,500 square metres of replacement and new community facilities be provided in total. The proposed development will deliver 5,527 square metres.

A level crossing from Portswood Place across Danebury Avenue would make Downshire Field more accessible.

A number of public realm improvements are proposed at Portswood Place, including a landscape that will create a welcoming and safe route to the nursery entrance and pedestrian connections between Portswood Place and Downshire Field.

Where will children and young people play?

As previously mentioned, the redevelopment of the Alton Activity Centre has been incorporated into the masterplan and will serve as a central play area for the whole community. Based on feedback received from the local community and advice from heritage consultees, interventions within Downshire Field have been limited. The play strategy seeks to upgrade and extend the existing play space in Downshire Field to make it a more useable and inviting space for residents. A third play area is also proposed as part of the new Village Square. The Council is also investing in improvements to Witley Point in Alton East

Across the whole masterplan, these play spaces are supported by doorstep and incidental play space suitable for under 12-year-olds to ensure that a wide array of play facilities is made available for existing and new residents. Each new block will have communal gardens enabling doorstep play near homes for the under 5s and there will be "play-on-the-way" schemes to make journeys to and from destinations fun and exciting.

Will we lose open space overall and how will open space continue to be accessible throughout construction?

A total of 82,574 square metres of public amenity space, communal space and private amenity space has been calculated as existing across the application site. It is proposed to increase the total amount to 87,692 square metres, an increase of 5,117 square metres.

There will be a quantitative and qualitative improvement of green open space which will provide safe and secure amenity space for people to enjoy and interact with other people to the benefit of their health and social well-being.

Some open space will be needed temporarily to support the works. As much notice will be provided as possible and informal alternative play spaces will be provided when there is space to do so. The strategy is to improve the open spaces and play areas in tandem with the works, so the community can enjoy these new facilities as soon as possible.

Don't create an amphitheatre on Downshire Field. It would spoil the green space, would not be used all-year-round and could attract the wrong kind of people.

Based on feedback received from the local community and advice from heritage consultees, interventions within Downshire Field have been limited. Although the play space at Downshire Field will be upgraded and enlarged, and new pathways will help to connect the space to Portswood Place and the relocated bus stand, the highly valued expanses of amenity lawn will be largely untouched.

Outdoor equipment needs to be suitable for all ages

The activity centre includes areas for 0-5, 5-11 and 12+ age groups. Spaces have been carefully zoned off to avoid clashes in age group activities. Youths are provided with a variety of landscaped spaces including a MUGA court and a trail of subtly integrated skateable elements. Areas to jump, climb and slide are also included. Bench seating and pockets of lawn provide areas to picnic, exercise, socialise and relax.

The landscape is improved by the number of trees on the estate and you propose to remove some of them. How much new planting will there be?

The proposed redevelopment will unfortunately necessitate the removal of trees, although these removals will be offset by an extensive tree replanting strategy, which will result in a net-gain of trees across the application site. Tree removals will be minimised to facilitate development, or remove poor quality specimens, as agreed with LBW's Tree Officers.

In summary, a total of 191 trees will be removed. In addition, nine groups of trees, generally comprising small/compact/shrubby individual specimens, will be removed. Tree removals have been minimised to facilitate development, remove poor quality specimens, or open up views as agreed with the Council's tree officers. These removals will be offset by an extensive tree replanting strategy comprising 770 total plantings.

The loss of trees is considered acceptable on the basis that there will be a net increase in trees and the public benefits of the regeneration weigh heavily in favour of the proposed development.

Downshire Field should be left largely untouched as an important green space.

In response to feedback from the local community, earlier proposals to provide additional features on Downshire Field have been eliminated. The green open character of Downshire Field will be retained and further enhanced, through the removal of the bus stand and the careful creation of views through to Downshire House and Mount Clare.

We should protect and enhance the surroundings and views of the listed bungalows in Minstead Gardens.

The Grade II-Listed bungalows on Minstead Gardens will be completely modernised and extended, enhancing their appearance and landscaping. The scale of development at Portswood Place has also been reduced from the masterplan in response to concerns about the impact of new buildings on the surroundings.

We continue to support the proposal for relocating the bus turnaround away from Portswood Place. Repositioning the turnaround will deliver considerable enhancement of Downshire Field and the Conservation Area.

Improving the bus turnaround on Danebury Avenue has always been considered an important part of the regeneration of the Alton Estate. The small size of the current bus turnaround at Minstead Gardens means that buses have to wait at stands on Danebury Avenue before departing. This often leads to long queues of buses that cause delays and impact on the safety of this busy crossing point from Downshire Field to Portswood Place. It also impacts on the heritage value of the parkland scenery and key views from Downshire Field to Mount Clare. The new bus turnaround will be located in front of Shalden House, next to the junction with Tunworth Crescent. Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shalden House.

The regeneration provides a good opportunity to open up views of St Joseph's Church.

Views of the Church are currently obscured by surrounding buildings. The creation of the new Village Square will open up views of the Church from Danebury Avenue.

Anything new over four storeys high will be visible from Richmond Park, and different from the Alton skyline above trees as now seen. There is also the impact that the new height would have on the 5 Grade II* Listed slab blocks which are one of the Alton Estate most famous landmarks as well as the other listed building in the Estate and on three adjacent conservation areas.

Views of the estate from Richmond Park and of the listed buildings have been a key consideration in the design process. These buildings are all within the conservation area setting, which has been discussed at length with Historic England – and these discussions have influenced the design approach.

In heritage terms, the key views of the Highcliffe slab blocks are primarily from Downshire Field and the adjacent stretch of Danebury Avenue, showing their concrete end walls and gridded facades rising up on pilotis. This is the main designed setting for the blocks, which Downshire Field was remodelled to accentuate. This will not be affected except by the playground replacement and the removal of certain trees - both of which would be a modest enhancement.

There are other views of these blocks from further south by Mount Clare, from the north around Clarence Lane, and from the east towards Downshire House, although these are secondary in comparison. They would remain unaffected by the new buildings, except the new Portswood Place School which would be an enhancement.

From Richmond Park there are views of the tops of the slab blocks from the high ground, and from the grounds of Manresa / Parkstead House. A number of illustrative views from Richmond Park will be submitted with the planning application. Although the taller new blocks might be visible to the east of the slab blocks. The point blocks by the Mosaic School are already close to the eastern slab block and so any additional interference with views of them is unlikely.

The quality of pavements needs to be improved. There are lots of uneven paving stones and insufficient dropped kerbs.

New streets will be well-proportioned and easy to navigate with clear footways. The trees and landscaping on Harbridge Avenue will be sensitively replaced to give a much-improved appearance and character. The streetscape on Laverstoke Gardens will be improved through the removal of waste storage and vehicle access. A new pedestrian link will be provided from Roehampton Lane to Tangle Grove.

Will the Village Square be usable, as it's so close to Roehampton Lane?

Concerns about safety and the desirability of the space raised by residents, considering the proximity of the main road, prompted a redesign of the village square with the inclusion of a designated green space and a strong ring of buffer planting and trees to enclose the square and create a safe and protective boundary from the traffic running along Roehampton Lane and the Danebury Avenue Junction. A green landscaped buffer will help to screen much of the Roehampton Lane edge. The proposed shared surface in the area has also been removed following concerns raised.

Could consideration be given to making the Village Square vehicle free, by shifting the junction of Danebury Avenue and Roehampton Lane a short distance to the west?

Changes in levels/topography would form a significant constraint to any proposal to provide a new connection from Roehampton Lane to Danebury Avenue further to the west. West of the existing junction, Roehampton Lane rises whilst Danebury Avenue and Harbridge Avenue fall, so access would be extremely difficult to accommodate in this area and lead to unacceptably steep gradients.

The introduction of the new Village Square is a significant improvement over and above the existing environment. Further improvements have been made to the Village Square throughout the consultation process, to shelter it from Roehampton Lane and Danebury Avenue.

I wonder whether designers have compared the shape and size of Village Square space to other squares and greens? Am worried it is too big and not sufficiently contained/framed by active frontages.

A series of scale comparison studies were completed, looking at similar squares locally and internationally to find the appropriately-sized space to facilitate a flexible area. The proposed space at the heart of the estate can accommodate seasonal markets, community events and every day relaxing and social interaction. The square has the opportunity to be curated throughout the year with community run activities. The design also allows for interaction with the new library building, which includes a number of doors that can be opened up onto the village square.

The junction of Danebury Avenue and Roehampton Lane would be a good location for a central art display as part of the entrance to the estate.

There is a Culture Strategy which includes proposals to incorporate art within the Village Square. Ideas include gobo projected lighting displays, etchings, benches and temporary pop-up events within the main square area.

These and other ideas have been set out in the Cultural Strategy which has been submitted with the application.

Danebury Avenue is too narrow and too much parking on the street makes it effectively a one-way street, which is very hard to navigate.

On-street parking has been reduced and moved off the roadway to improve traffic flow in both directions. Parking areas will be provided for smaller runs of parked cars and disguised behind well designed planting arrangements.

Could Danebury Avenue become a pedestrian boulevard, closed to all through traffic except buses, by restricting vehicle access to Harbridge Avenue and Laverstoke Gardens?

This idea is unfortunately not practicable due to changes in site levels/topography. The greatest constraint to a direct connection from Roehampton lane to Harbridge Avenue is the change in levels.

There does not appear to be any provision for safe pedestrian crossing at the junction of Danebury Avenue and Roehampton Lane and there is no cycle lane shown on the approach to the junction.

Proposed changes to the junction include the addition of a cycleway on the approach to Roehampton Lane from Danebury Avenue. This is proposed as a mandatory lane, as an improvement over the existing advisory lane and although it hasn't appeared on illustrative plans, it will be shown in the planning application drawings. Pedestrian crossing facilities will also be improved, with a median strip to separate the opposite lanes of traffic.

How is the junction of Danebury Avenue and Roehampton Lane going to be improved?

The junction is already two lanes wide and one further lane is proposed, to allow two cars abreast and for the number of vehicles that can exit during every traffic signal cycle to be increased.

How will traffic be managed during the build stages?

Redrow is an accredited member of the Considerate Constructors Scheme and will work with the Estate Management team, the Highways Department and the Council to keep traffic moving while construction takes place.

Extra consideration will be given to peak times of day and a planned approach to deliveries will help to ensure a fully working high street with buses that run as scheduled. A strategy for construction management and traffic planning will be submitted to the Council before works begin and Redrow will also engage with the community on the proposals.

What parking facilities will be available during the build stages?

The construction and traffic management strategy submitted by Redrow for Council approval will establish parking provisions throughout the development process. The strategy will be updated to address each phase of the development and the community will be kept informed throughout the project.

Are any improvements being made to transport?

The approach to Danebury Avenue will be widened to allow two cars abreast. This will allow the number of vehicles that exit onto Roehampton Lane during every traffic signal cycle to increase. Additional bus stops close to Tunworth Crescent, clearer cycle routes through the site and safe cycle storage are also going to be provided.

There is a further proposal to relocate the bus turnaround to a site in front of Shalden House. This would mean up to four buses have space to wait, enabling an increase in the number that operate. Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shalden House.

There will also likely be a financial contribution towards public transport as part of the scheme.

We need sufficient parking spaces as parking is a chronic problem across the estate.

A total of 544 residential parking spaces will be provided across the application site, which equates to a ratio of 0.5 spaces per dwelling (in accordance with the policy requirement of the adopted London Plan). An assessment of on-street parking stress levels has been undertaken and has confirmed that there is capacity to accommodate the anticipated demand without resulting in unacceptable increases in street stress, or an oversupply of parking.

Access to Richmond Park could be improved for cyclists and pedestrians.

It remains an aspiration to explore the possibility for a new connection into Richmond Park from Tunworth Crescent. This will be subject to agreement with The Royal Parks.

The additional pollution from the increased use of cars will be a public health issue.

The additional homes delivered by the regeneration will result in a small increase in traffic demand – in the order of 1-2% increase on Roehampton Lane. The effects of this increase in traffic is being thoroughly considered as part of the planning application by a specialist air quality consultant. To provide some context, the Mayor's Transport Strategy is seeking to reduce car use in favour of healthy modes and public transport which will limit future traffic growth. Changing technologies is also an important factor, with the pollution generated by road traffic predicted to reduce over time as vehicles become cleaner, and in due course move towards electrification.

Beehives could be included on roof gardens.

Biodiverse roofs are proposed and consideration will be given to the appropriateness of beehives at the detailed design stage.

Photo-voltaic panels could be provided on roofs to provide power for residents.

Solar photovoltaics will be installed on the new blocks as part of the energy strategy.



Opportunity to see the latest Alton Estate proposals

Following drop-in consultation sessions that took place in September and October 2017, Wandsworth Council and Redrow invite you to a public exhibition for the Alton Estate regeneration project, before planning is submitted.

We want to share the revised plans that residents and consultees have helped to create, and to let you know how the regeneration will affect you. The project team will host exhibition events at Roehampton Parish Hall and be on-hand to answer any questions or comments you may have.

Sessions will run:
Wednesday 6th June - drop-in between 3pm and 8pm
Saturday 9th June - drop-in between 10am and 5pm

If you are unable to attend, a summary of the exhibition boards will be available to view in the Library, and available to download at www.altonestateregen.co.uk. Any further questions or queries, please see contact details overleaf.



COME AND VIEW THE PROPOSALS:

WHEN? Wednesday 6th June 2018, 3pm-8pm Saturday 9th June 2018, 10am-5pm	WHERE? Roehampton Parish Hall (formerly known as the Cornerstone) Alton Road, London SW15 4LF	GET IN TOUCH 020 7397 5212 info@AltonEstateRegen.co.uk www.AltonEstateRegen.co.uk Freeport ALTON ESTATE REGEN
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Any queries about your housing should be directed to the regeneration team on 0208 871 6207



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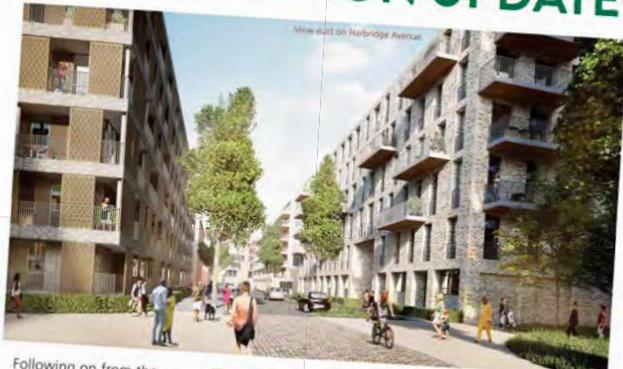


Alton Area Regeneration News

Issue 18 February 2018

This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate

REGENERATION UPDATE



View built on Herbridge Avenue



View from Danebury Avenue

Following on from the drop-in consultation sessions that took place in September and October 2017, the regeneration project team has been reviewing information provided by estate residents in the affected area and preparing a phasing plan, which sets out the order in which the new homes and facilities will be delivered.

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www.wandsworth.gov.uk/roehampton

Wandsworth
A BETTER WAY TO LIVE



Alton Estate Regeneration Information for secure tenants June 2018



Since 2017, Wandsworth Council and its development partner Redrow have been developing detailed proposals for the regeneration of the Alton Estate, ahead of submitting a planning application later this summer.

As you are a resident living in a home directly affected by the regeneration proposals, we have produced this booklet to set out the proposed order in which new homes and facilities will be built, residents will be rehoused or properties purchased.

Our top priority is to ensure that secure tenants and resident homeowners are able to stay in the area and move straight into the newly built replacement homes, with minimum disruption and without the need for temporary moves.

You should also by now have received a postcard inviting you to the public exhibitions to the view the plans in full, ask questions and provide comments before the planning application is submitted. These will take place on Wednesday 6th June (3pm-8pm) and Saturday 9th of June (10am-5pm) at Roehampton Parish Hall, on the corner of Roehampton Lane and Alton Road. Come along at any time during the sessions. If you are unable to attend, you will be able to access downloadable copies of the boards at www.altonestateregen.co.uk. We will also be distributing booklets with information on the key aspects of the plans, which will explain how you can comment.

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Alton Estate Regeneration June 2018



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

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

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

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

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

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



Cllr Ravi Govindia
Leader of Wandsworth Council



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Outcomes from the consultation events and stakeholder discussions in June 2018

During the consultation sessions in June 2018, event attendees were able to review more detailed design proposals, as well as obtaining information about the proposed phasing of the development. The feedback provided during these consultation events informed further revisions to the scheme. The revisions, which are summarised below and on the following pages, were also informed by Wandsworth Design Review Panel meetings and design workshops that took place during the summer of 2018. A copy of the written feedback provided by the Wandsworth Design Review Panel can be found in Appendix 14.

Design evolution

- Stakeholder feedback advised the project team that many of the existing buildings on the Alton are not easily recognised/identified.
 - A clear material strategy was therefore

developed to make each new building unique, but similar enough to unify them within the estate.

- There are opportunities to create art for individual building entrances, to assist with wayfinding within the estate.
- Block O, which will contain the new food store, chemist and office space, has been redesigned with chamfered edges to Roehampton Lane and Danebury Avenue, marking its position at the new entrance to the regeneration.
- Adjustments have been made to building shapes and characteristics to allow for new pedestrian links through the estate and to add further personality to the new buildings. Block K is one example shown below.
- Some blocks have been re-positioned to mark key entrances and 'moments' in the regeneration.





Housing

- Feedback confirmed that all the replacement affordable new homes should be delivered as soon as possible – this resulted in adjustments to the phasing plan, with the planned construction of two blocks of homes for rent brought forward.
- It should not be able to differentiate between private market housing and rental/shared ownership properties – high-quality, tenure-blind designs have been used throughout the development.
- Differing needs and preferences relating to the layout of bungalows were highlighted during the Minstead Gardens design workshops – as a result, the designs evolved to provide a combination of refurbished and extended one-bedroom bungalows, as well as a 2-bedroom unit. Interiors have also been adjusted to provide a non-open-plan layout and the opportunity for wet rooms.
- The provision of garden areas was a particular concern for those residents who currently have access to a garden. Whilst it is not possible to provide residents with private gardens, the design of amenity spaces has been carefully developed during the consultation process. Private communal courtyards are included within each block and private amenity terraces, with access onto the courtyards, are also included.
- Private communal amenity courtyards have been designed to include features that were identified as being important by the local community – such as areas of flexible lawn, doorstep play and furniture for socialising, as well as defensible buffer planting and small specimen trees.
- Secure, underground parking should be provided.

Local centres

- Although many of the existing shops and café were praised, the spaces were not considered particularly attractive or appealing. Increased active frontage will be provided along either side of Danebury Avenue and on the corners of Laverstoke Gardens and Holybourne Avenue. The new units will meet modern retail needs and flexible enough to accommodate other uses if required. The phasing of the development has been designed to ensure some of the existing business can relocate directly, to ensure a continuous retail offer is retained for the local community.
- Throughout the consultation process, as needs were discussed and considered, there have been increases in the quantity of commercial space proposed, which will be more than is currently available in the area.
- Servicing facilities were considered to be particularly unsightly – impacting on the public realm and roads in the area. For these reasons, the servicing of the new retail units and community uses, as well as the refuse storage, has been carefully considered.
- Office space for LBW’s Housing Team has been included in Building O (which will be built in the first phase of development). The Housing Team will obviously have an important ongoing role in the community as the project progresses and this will also free up the Parish Hall – which they are currently using on a temporary basis – for wider community use. There will also be additional space in Building O that can be used by other Council departments, or as affordable work space for local businesses or community groups.

Community facilities



- Stakeholders identified a clear need to reinvigorate the community facilities and make them attractive to residents of both Alton West and Alton East. Building A will be the main civic/community hub and it has been developed, through the consultation process, to be a “building-in-the-round”.
 - The design of the building is flexible, to allow the open library frontage to interact and develop with the Village Square (there’s an opportunity for seating to spill out from the café into the Square).
 - Feedback suggested that the existing library caters well for existing users, but the new library should be made more accessible and provide a wider range of functions and opportunities.
- One of the key objectives of the original Alton masterplan was to provide new, flexible accommodation for co-located community and voluntary organisations.
 - Plans for the library have been developed in consultation with LBW and the library service providers and this process is ongoing.
 - BASE Youth Centre will be fully integrated into the library, allowing direct connection to facilities – including the new Community Hall for events and activities (such as dance or fitness).
 - The Community hall in the library building has been reoriented to the south, to better address Alton East and turn the block into a “building-in-the-round” with different access points.
- Design studies have been undertaken to focus the health services in a clear and civic location.
- The new Eastwood Nursery School Centre for Children & Families in Portswood Place has been designed with an easily accessible hall, which can be hired for community use outside operating hours. The hall has been prominently placed on the front elevation of the building, at Portswood Place, so it can be accessed when the Centre is not open.
- In response to calls for new community facilities to be considered for the sheltered housing residents – a residents’ lounge will be provided at Portswood Place.

Landscape and recreation



- Feedback about the provision of play spaces suggested a requirement for numerous opportunities, to suit all ages. Play opportunities have therefore been included in the Village Square, Alton Activity Centre and Downshire Fields play space. Incidental play is also included in the streetscape and doorstep play is incorporated into all private communal courtyards.
- Comments about the condition and maintenance of some of the existing play equipment prompted the project team to ensure that the surfacing and play elements proposed are suitably robust, will be low-maintenance and able to tolerate the demands of the public environment.
- In response to calls for play spaces to be safe, clean and secure, advice has been sought from a Secured by Design police officer. 1.1-metre high fencing, with gate access, will be included around all play areas apart from the Village Square. The Alton Activity Centre and Downshire Field play spaces will include fencing within planting to provide secure play. All planting and trees surrounding play spaces will allow for clear sight lines.
- Accessibility was a concern for some consultees, who pointed out that some existing spaces can't always be used. All play spaces will be designed to be open all-year-round during the day – with the exception of closures for maintenance or community events.
- Consultees from the Roehampton Base provided useful insight into play requirements across Alton Estate. The young people assisted with the choice of features for the Alton Activity Centre and the inclusion of areas for different age groups, which will be carefully zoned-off to avoid clashes in age group activities.



Public realm

- Concerns about safety and the desirability of the village square considering the proximity of the main road have prompted changes in the design and the inclusion of a designated green space and a strong ring of buffer planting and trees to enclose the Square and create a safe and protective boundary.
- In response to calls to make the public space in the village square more easily accessible, the levels and surfaces have been designed for use by wheelchairs and pushchairs.
- The variety of suggestions received about the potential uses of the Square has prompted the creation of a flexible space which will be capable of accommodating seasonal markets, community events and every day relaxing.
- Play facilities have been included, as well as space for outdoor seating to spill out from the café in the civic/community building onto the Square.



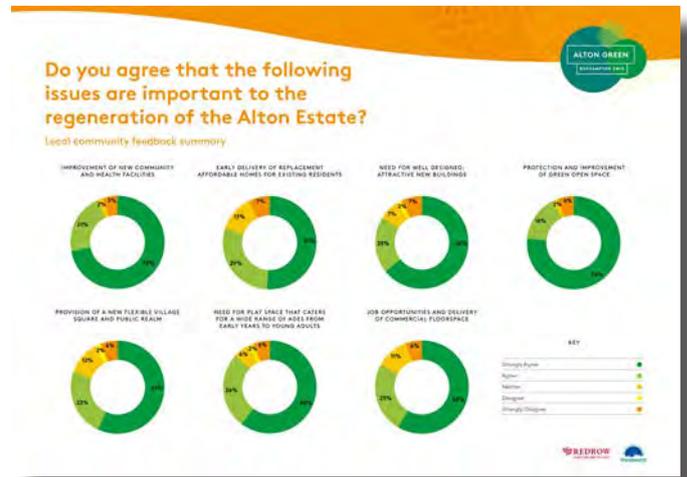
THE "GET ACTIVE" ROEHAMPTON FESTIVAL, SEPTEMBER 2018

Redrow attended and contributed to the Roehampton Festival in 2018. The "Get Active" Roehampton Festival was held on the 1st September. Redrow had a large tipi at the event and within it included:

- Information on the masterplan and regeneration objectives
- Updated information on key aspects of the scheme that had changed since the June consultations, including the design of Alton Village Square (to ensure it is safe, usable for a range of activities and accessible), and the updated Alton Activity Centre proposals
- Detail of the Cultural Strategy
- Information on the Fontley Way satellite proposal
- Detailed design update on Blocks A (library), Block O and Block K

The Festival also provided the project team with an opportunity to respond to the questions that were asked most frequently during the exhibitions that took place in June.

A copy of the information presented at the Festival can be found in Appendix 8.





THE "GET ACTIVE" ROEHAMPTON FESTIVAL
SEPTEMBER 2018



Landscape vision overview

This is an outline on how all the key opportunity areas for landscaping.

Introduction
 A landscape vision is a high-level plan for the delivery of Redrow's landscaping. It provides a clear and concise overview of the landscaping for the entire development, including the principles, objectives, and key opportunity areas for landscaping.

When there are multiple opportunity areas for landscaping, it is important to ensure that the landscaping is delivered in a coordinated and consistent manner. This vision provides a clear and concise overview of the landscaping for the entire development, including the principles, objectives, and key opportunity areas for landscaping.

Key Opportunity Areas
 The key opportunity areas for landscaping are identified in the vision and are as follows:

- Public open space - the principles behind the design
- Multi-use games area (MUGA)
- Play spaces
- Landscaped buffer and amenity
- Play spaces
- Social spaces, places for hanging out, relax and watch others while being part of the overall play events.



Landscape update - Alton Activity Centre and play spaces

Alton Activity Centre
 Multi-use games area (MUGA)
 Play spaces
 Social and communal areas
 Spaces and facilities to inform and support an active lifestyle
 Multi-use games area (MUGA), allowing youth or children, playing area
 Seating areas on the edge of the activity space
 Landscaped buffer and amenity
 Play spaces
 Social spaces, places for hanging out, relax and watch others while being part of the overall play events.



Landscape update - Village Square

Community feedback on plans for the Village Square included expectations for a flexible environment suitable for a range of community activities, children's play areas and activities for all ages, planting of grass and trees to make the area pleasant to use, good access for wheelchair users and pushchairs, and an environmentally friendly environment.

The design team has taken on board the feedback and has updated the plans to ensure that the Village Square is a flexible environment suitable for a range of community activities, children's play areas and activities for all ages, planting of grass and trees to make the area pleasant to use, good access for wheelchair users and pushchairs, and an environmentally friendly environment.

Key legend

- High seating
- Feature central paving
- Feature paving to create threshold
- Planted permeable buffer
- Feature timber bench
- Feature timber/wooden interest
- Perimeter tree/wooden interest
- Plant to address wind charge
- Highland play area 0-5
- Low area acts as buffer to the road



Detailed design update following June consultation

Block E
 The new public space is designed to be a flexible and adaptable environment that can be used for a range of community activities, children's play areas and activities for all ages, planting of grass and trees to make the area pleasant to use, good access for wheelchair users and pushchairs, and an environmentally friendly environment.



Landscape update - Village Square

The Village Square
 Public open space - the principles behind the design

Community hub
 High quality public environment
 Tree lined (Dunbar Avenue)
 Accessible and inclusive
 Flexibility for multiple uses
 Retaining and active recreational opportunities
 Encourage social interaction
 Balance of Plant & Soft spaces
 Robust materials
 Flexibility for events and seasonal markets (or)
 Opportunity to incorporate public art

Key legend

- Feature central paving
- Feature paving to create threshold
- Planted permeable buffer
- Feature timber bench
- Feature timber/wooden interest
- Perimeter tree/wooden interest
- Plant to address wind charge
- Highland play area 0-5
- Low area acts as buffer to the road



Detailed design update following June consultation

Block A/Library
 The new public space is designed to be a flexible and adaptable environment that can be used for a range of community activities, children's play areas and activities for all ages, planting of grass and trees to make the area pleasant to use, good access for wheelchair users and pushchairs, and an environmentally friendly environment.



Alton Activity Centre

The main active play hub is the Alton Activity Centre where there will be outdoor play spaces for children aged 0-11, as well as social and communal areas for people of all generations. The multi-use games area (MUGA) will include seating walls and benches for more active play for children and adults. There is also space for informal sport and activities, for adult and young people, including a basketball and social courts where people can watch and take on others in a relaxed and open play.

Key legend

- Feature outdoor seating surfaces in 20 (Landscape)
- Play area 0-11 (Age-appropriate)
- Play area 12-17 (Age-appropriate)
- Planted permeable buffer
- Feature timber bench
- Low area and outdoor play
- Outdoor area with accessible perimeter
- Active play area 12-17 (Age-appropriate)
- Rubber flooring allowing for climbing/climbing
- Planted area with feature landscape interest
- Formal seating area
- Area and gate to access play area



Fontley Way update

Context
 A key aim of the Alton regeneration project is to ensure that secure council tenancy and modern homes are able to meet the needs of the community, with maximum flexibility and without the need for a new primary school.





REGENERATION OF THE ALTON ESTATE

Listening and responding to your views

(Thanks to the support of the Alton Estate Residents' Association)

300+ PEOPLE ATTENDED EXHIBITIONS AND YOUTH CONSULTATIONS

In June 2018, Redrow and Wandsworth Council asked the Alton Estate community for their feedback on the refined Masterplan for Alton Estate.

People from the local community attended a public exhibition held over two days, visited three 'pop-up' events, and shared their opinions by post, by email, in workshops and through a dedicated telephone line.

59 PEOPLE COMPLETED QUESTIONNAIRES



WE ASKED: WHAT VALUES ARE IMPORTANT TO THE REGENERATION OF THE ALTON ESTATE?

This is a summary of the conversations we had. Your feedback is helping to shape the future of Alton.

- 1. A mix of housing types and tenures
- 2. A mix of housing types and tenures
- 3. A mix of housing types and tenures
- 4. A mix of housing types and tenures
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- 14. A mix of housing types and tenures
- 15. A mix of housing types and tenures
- 16. A mix of housing types and tenures
- 17. A mix of housing types and tenures
- 18. A mix of housing types and tenures
- 19. A mix of housing types and tenures
- 20. A mix of housing types and tenures



GENERAL

Q What's happening next with the Alton Estate?

A

The Council and Redrow are submitting a 'hybrid' planning application. This has three components that reflect the overarching principles of the Masterplan in the main intervention area. The second includes more detailed information on the first phases of construction work. The third covers the refurbishment works to Minstead Garden bungalows.

GENERAL

Q When will work on the regeneration of Alton begin?

A

Work on phase 1 including construction of new homes on Bessborough Road and Fontley Way is expected to start in 2019.

The full timetable is available in the July 2018 Alton Area newsletter and on a presentation board in the Get Active Roehampton tip.

GENERAL

Q Why will there be taller buildings than we have now?

A

None of the proposed buildings are taller than the existing Allbrook House and the heights have been carefully considered so that they are appropriate for the area. They are also being set into the sloping land which will mean they appear one or two storeys lower when you see them from Roehampton Lane.

Through our design process we have also addressed issues around overshadowing, daylight and sunlight on nearby properties and landscape.



TRANSPORT & INFRASTRUCTURE

Q How will traffic be managed during the build stages?

A

Redrow is an accredited member of the Considerate Constructors Scheme and will work with the Estate Management team, the Highways Department and the Council to keep traffic moving while construction takes place.

Extra consideration will be given to peak times of day and a planned approach to deliveries will help to ensure a fully working high street with buses that run as scheduled. A strategy for construction management and traffic planning will be submitted to the Council before works begin and Redrow will also engage with the community on the proposals.

TRANSPORT & INFRASTRUCTURE

Q Are any improvements being made to transport?

A

The approach to Denbury Avenue will be widened to allow two cars abreast. This will allow the number of vehicles that exit onto Roehampton Lane during every traffic signal cycle to increase. Additional bus stops close to Tunworth Crescent, clearer cycle routes through the site and safe cycle storage are also going to be provided.

There is a further proposal to relocate the bus turnaround to a site in front of Shelden House. This would mean up to four buses have space to wait, enabling an increase in the number that operate. Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shelden House.

Q What parking facilities will be available during the build stages?

The construction and traffic management strategy submitted by Redrow for Council approval will establish parking provisions throughout the development process. The strategy will be updated on a phase by phase basis and the community will be kept informed throughout the project. Every effort will be made to provide adequate parking spaces while building takes place.

A

 **710**
FUTURE CAR PARKING SPACES

Q How will refuse collection work during the building stages?

Refuse collection will be managed as part of the overall traffic management plan to limit disruption. It will follow the normal timetable, though some adjustments may be made to the location of collections for people with their own bins.

A

HOUSING



Q What types of new homes will be available?

Redrow have worked with the Council to provide residents with as much choice as possible. There are homes to suit different sizes of family and needs. Apartments and duplexes ranging from one to five bedrooms, on the ground or higher floors, and offering open-plan or separate kitchen and living spaces.

A

 **1,103**
NEW HOMES

Q What does affordable housing mean? Will it look different to other housing?

On this development, affordable housing is the term used for housing provided by the Council to replace all council homes or council rents, as opposed to market value or affordable rent, and homes for existing resident leaseholders on equity share.

The Council is investing in homes of a very high standard. They are tenure blind which means affordable homes will not be distinguishable from other homes on the scheme sold by Redrow on the open market.

A

256
AFFORDABLE HOMES

Q How many homes are being knocked down and how many are being replaced?

At least 256 out of the 1,103 proposed homes in the main intervention area will be council rent or shared equity homes. This includes 188 council rent homes, which is 30 more than currently, plus 68 homes for equity share/intermediates. We are also delivering 20 plus additional replacement council rent and equity share homes at Beasborough Road and Fostley Way.

A

Q Why can't the scheme deliver more affordable homes?

A robust review of affordable homes provision will be carried out by the Planning Department and the Greater London Authority and the outcome will be publicly available. As the scheme takes place over several years there will be regular reviews of this position, with more affordable homes delivered later on if financially possible.

A

256
AFFORDABLE HOMES

BUSINESS

RETAIL



Q Will there be new shops and will some of the existing shops stay in the area?

Danebury Avenue, leading up to the new village square, is being recreated as a traditional parade of shops, with retail units on both sides of the road. Phasing of the development process means there will always be shops for residents. It will also enable some of the existing shops to relocate straight into new premises.

A

 **3,140 SQM**
RETAIL SPACE

Q Are there going to be new offices?

Block O, delivered in the first phase of the construction works, includes office space for the Area Housing management team. Flexible working areas have been incorporated into the design. These can be used by other council departments or as affordable work space for local businesses or local community groups.

A

 **480 SQM**
OFFICE SPACE



Q Will there be facilities for young people in the development?

A Lots of fantastic ideas are being considered to give young people great places to meet their friends, be active and enjoy themselves. Base, the local youth group, will have a new space in the multi-purpose community facility overlooking the village square and access to the library and community hall. There will also be a rejuvenated multi-use games area and play facilities throughout the Alton Estate.

390 SQM
YOUTH CENTRE & COMMUNITY HALL



Q Where will children and young people play?

A Each new block has communal gardens enabling doorstep play near homes for the under 5s and there are "play-on-the-way" schemes to make journeys to and from destinations fun and exciting. Everyone also has access to the rejuvenated multi-use games area and the enlarged and improved play park on Downshire Field.

1,825 SQM
PLAY PROVISION

OPEN SPACES

Q Will we lose open space overall and will open space continue to be accessible throughout construction?

The overall approach of the masterplan is no net loss of open space and an improvement in the quality of existing areas within the intervention area.

Some open spaces will be needed temporarily to support the works. We will provide as much space as possible and provide reformed alternative play spaces when there is space to do so.

Our strategy is improving the open spaces and play areas in tandem with the works, so the community can enjoy these new facilities as soon as possible.

3 NEW
PLAY AND AMENITY AREAS FOR ALL AGES

A



EMPLOYMENT

Q Will there be job opportunities for local people?

A An important component of Redrow's selection as development partner was the commitment they made to supporting local employment, skills and enterprise. Where possible, Redrow will employ local companies and seek local labour, working with the Council's Work Match team. This approach supports Redrow's wider company commitment to addressing the skills shortage in the construction sector.

People who are interested in apprenticeship schemes can contact the careers team at Redrow.

www.redrowcareers.co.uk



MISCELLANEOUS

Q How noisy will it be during the works?

A Inevitably the construction works will create some additional noise. However, as an accredited member of the Considerate Constructors Scheme, Redrow has fixed times it can operate that contain noise to certain times of day.

Standard working hours will be 8am-5pm Monday to Friday, 8am-1pm on Saturdays and not at all on Sundays or bank holidays. Work outside of these times will not be allowed unless special permissions are obtained.

MISCELLANEOUS

Q Will Redrow work on Saturdays?

A Some Saturday working is anticipated to help delivery of the scheme to the agreed timetable. As an accredited member of the Considerate Constructors Scheme, Redrow will only work between 8am-1pm on Saturdays. Work outside of these times will not be allowed unless special permissions are obtained.

Arts and cultural activities at the Roehampton festivals

Redrow has participated in the Roehampton Festivals in 2017 and 2017, hosting events and sharing information in a large tipi. As well as providing an opportunity to engage members of the community and update them on the masterplan proposals, the festival also enabled the promotion of art projects.

At the 2017 festival, attendees were encouraged to participate in a craft workshop on theme of “your ideal home”. Giveaways included sweets, biscuits, tote bags, t-towels, mugs, torches and seed pencils. Redrow also sponsored the annual lunch for older residents, where all guests were offered giveaways.

At the 2018 festival, attendees were encouraged to participate in Artscape’s Soundscape project, where listening devices were demonstrated. Participants could hear some of the memories and stories about The Alton Estate that had already been captured. A number of people were keen to engage in this activity and several children reported that they had already been involved in the school workshops.

Redrow also sponsored a truck giving away free frozen yoghurt, water bottles and tote bags. The company also sponsored the ‘Regenerate’ summer ball.



VISITORS TO REDROW'S TIFI WERE INVITED TO LISTEN TO MEMORIES AND STORIES ABOUT THE ALTON ESTATE

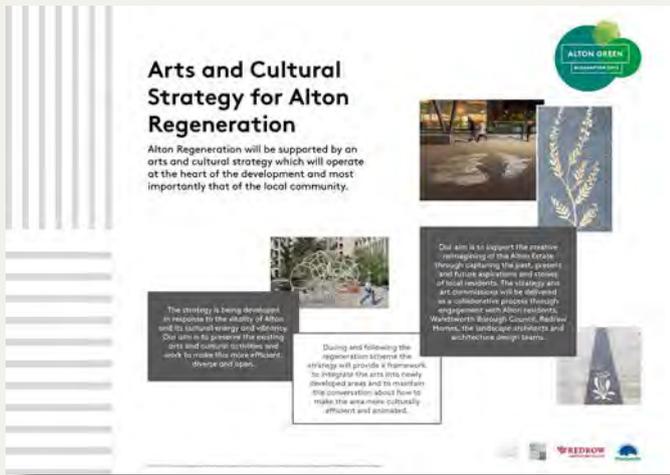
Arts and Cultural Strategy for Alton Regeneration

Alton Regeneration will be supported by an arts and cultural strategy which will operate at the heart of the development and most importantly that of the local community.

The strategy is being developed in response to the vitality of Alton and its historical energy and vibrancy. Our aim is to generate the exciting arts and cultural activities and work to create the most vibrant, diverse and open.

Our aim is to support the creative reimagining of the Alton Estate through capturing the past, present and future aspirations and stories of local residents. The vitality arts and Commission will be delivered in a collaborative process through engagement with Alton residents, Wardsworth Borough Council, Redrow Homes, the landscape architects and architect's design teams.

During and following the regeneration scheme the strategy will provide a framework to integrate the arts into newly developed areas and to reinvigorate the conversation about how to make the area more culturally vibrant and animated.

Arts and Cultural Strategy for Alton Regeneration

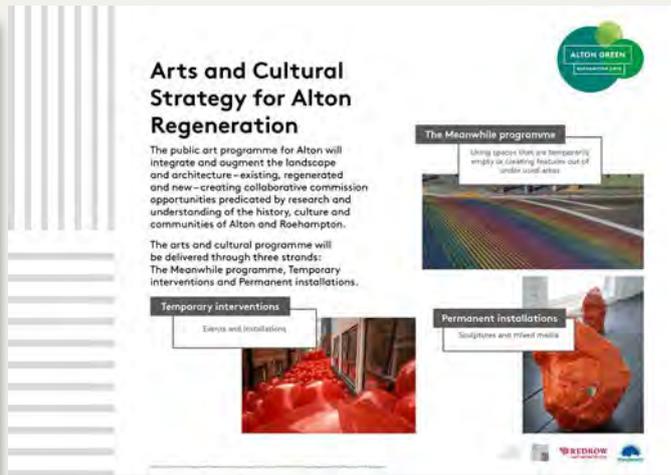
The public art programme for Alton will integrate and augment the landscape and architecture - existing, regenerated and new - creating collaborative commission opportunities predicated by research and understanding of the history, culture and communities of Alton and Roehampton.

The arts and cultural programme will be delivered through three strands: The Meanwhile programme, Temporary interventions and Permanent installations.

The Meanwhile programme
Using spaces that are temporarily empty to create 'freedom' out of under used areas.

Temporary interventions
Events and installations

Permanent installations
Sculptures and mixed media

Reflections on Home

A community-wide conversation

Reflections on Home is a new art project by Artists in Residence Sara Heywood and Jane Watt. It involves wide-ranging research and conversations with people across the Alton Estate to uncover different aspects of the community, its history and thoughts about 'home'.

Stories
Sara and Jane are recording fascinating stories about home in conversations with small groups of individuals from the Alton Estate. They are working with local schools and youth groups in a series of community workshops.

Artefacts
The artists are exhibiting artwork, material, including photographs, films, maps, design plans, models, sound archives and personal collections, relating to the Alton Estate dating from the 1950s to the present day.




Reflections on Home

Soundscape

A new temporary interactive sound installation created by Artists in Residence Sara Heywood and Jane Watt that celebrates Alton Estate's rich history, and people's past and present experiences.

A soundscape app for mobile devices

A temporary installation of sound listening devices, located in various locations around the Alton Estate.

Experience Reflections on Home Soundscape in situ and at special events for local people across the Estate in Spring 2017.

Children walk to different parts of the installation.

A sound performance with participants from the local area.





CHILDREN APPLY THEIR ART SKILLS, USING A TEMPORARY "CANVAS" STRETCHED BETWEEN THE TREES ON DOWNSHIRE FIELD

ENGAGEMENT WITH YOUNG PEOPLE

During the months of July and August 2017, 86 young people living on the estate aged 11-19 responded to a survey on safety, devised and conducted by young people who attend the Base and Youth Club on Danebury Avenue. Survey participants were asked to express how they thought the regeneration would affect them.

A young people's workshop was arranged for the evening of Thursday 12th October 2017, which took place between 5pm and 7pm. The workshop was attended by 15 young people, aged between 11 and 16.

The purpose of the workshop was to enable the regeneration team to engage with the young people, giving them an opportunity to expand on some of the issues raised in the survey and inviting them to make further suggestions.

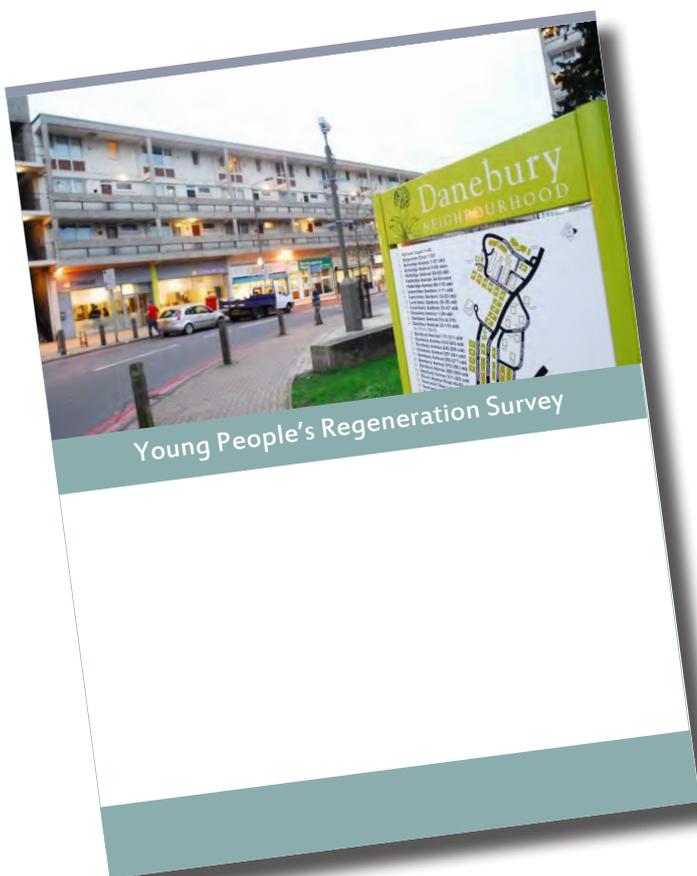
When asked about the type of facilities and activities they would like to see on the estate, responses included:

- A big new youth club that is well lit with a shelter – safe and warm
- Internet café
- Outdoor gym
- Climbing wall
- Running clubs
- Better place to smoke

Some of the points raised/requests made about safety and crime on the estate included:

- Somewhere for girls to feel safe at night
- Nowhere is safe
- Ban the gangs
- More CCTV
- "Better seating"

Notes from the workshop are provided in Appendix 9.





On Thursday 6th September 2018, a workshop session was held for young people to discuss the play strategy for the Alton Estate and to develop ideas for the Alton Activity Centre. The landscape architects provided print-outs of an illustrative concept plan and the young people were given tracing paper to sketch out their ideas. Notes from this workshop session can be found in Appendix 9.

Feedback revealed that:

- It was felt for ages 0-11 elements of discovery might be fun.
- Include temporary or changing landscapes, walls/boards to paint over (graffiti) in a safe environment.
- There were a number of questions regarding the function of the existing Activity Centre building. Ideas for the building included, building a new building or utilising the existing for a youth games room and maybe a café. A lack of food choices in the area was discussed.
- Lots of colourful (seasonal) planting was mentioned. If the Activity Centre remains could it be covered in a green wall?
- An area to learn for all ages. Suggestions were to include more education through gardening and sustainable design. Possibly include grow gardens, cooking with the plants they grow.
- Natural play was desired, but concluded that this could also be located in Downshire Field.
- A place for performance was noted by a few, whether the Multi Use Games Area (MUGA) could have a stage integrated. This could facilitate youth performances/ concerts and movie nights in summer.
- The landscape architects asked if the MUGA was the correct size to be used as a flexible sports/performance space. Generally, the consensus thought it was correct.
- A few thought movable elements to divide spaces might be fun or maybe the surface materials could change (colour/ texture/landform).
- A number of young people liked the concept of skateable elements integrated into the design, they did not think more space needed to be allocated.
- Older youth requested more external shelter including sheltered seating areas. Potentially integrated into the existing Activity Centre.
- Climbing (ropes and structures) & jumping (trampoline) elements for all ages were a high priority.
- All wanted the Activity Centre to be open a lot more. It was requested the Activity Centre hold a regular children/youth events programme.
- Generally all youth noted safety. They liked the idea of a planted buffer, but also with clear views through and gates to lock after hours.





ALTON ACTIVITY CENTRE CONCEPT PLAN

Alton Activity Centre consultation

Informed by feedback provided during the young people's workshop, the Alton Activity Centre has been redesigned to provide recreational space for all ages and abilities. The improvements to the Alton Activity Centre will open the area to provide space for older children to play whilst maintaining the amount of managed play space for younger children. A new multi-use games area (MUGA) will also be provided and will be accessible to all members of the public.

On Thursday 22th of November 2018, a drop-in consultation session was held from 4.30pm till 6.30pm to present the revised proposals for the Alton Activity Centre, which had been developed with input from young people living on the estate.

A copy of the material presented can be found in Appendix 13.

The consultation event attracted 25 attendees, including many of those who has participated in earlier workshops. The majority of feedback recorded was verbal, with only two written feedback forms completed

The young people who attended said they were pleased with the proposed facilities and are keen to see them delivered as soon as possible.

Other comments can be summarised as follows:

- Safety, seclusion and access issues must be addressed
- Space inside the building is inadequate
- Full-size football area needed

ART AND CULTURE ENGAGEMENT

Redrow Homes has engaged with residents and local groups on arts and culture via two main threads of activity – through the development of a Cultural and Place Making Strategy with Artscape Management and through the commissioning via Artscape of two Artists in Residence Jane Watt and Sara Heywood. Jane and Sara have developed inclusive projects for local residents and businesses.

Over the course of 2017/2018 there have been numerous meetings, discussions and engagement opportunities where local residents and stakeholders have shared and informed a picture of the current cultural offer on the Alton Estate and discussed what they would like to see and experience in the future.

A 'Reflections on Home' schools engagement programme was conceived by the artists where they developed two workshop activities for schools to engage early in the project during January to July 2018 then extended to November 2018. Claire Winterflood, Redrow's Communications Consultant reached out to local schools to establish if they were interested and had the available time in the school curriculum. Five primary schools confirmed they were keen to participate, these were:

- Heathmere Primary School
- Mosaic Jewish Primary School
- Sacred Heart Roehampton
- The Alton Primary School
- Ark Academy School





The schools were informed that the projects were part of a wider engagement programme that will involve a range of ages, individuals and community groups and that there will be further opportunities for school students, parents and staff to engage with and experience the art exhibition/events later in the projects. Schools were offered the opportunity to book a whole day in which students could take part in two activities or half a day for one workshop.

Recording Home

This workshop allowed a larger number of students to take part in contributing to material to the development of the larger artist-led project Reflections on Home. The focus of this workshop was on information gathering. In advance of the workshop, students were asked to bring along an object or photograph that reflects an aspect of their home.

Group and individual permission forms were sent to the school in advance and completed forms have been collated. During the day, each child could photograph or scan their object or photograph and explained why they chose it by filling in a card index worksheet and/or telling a story about it in the artist designed Sound Box.

This drop-in workshop consisted of a 2-hour session per school with up to 60 students (x2 classes). In advance of the workshop an information sheet and workshop pack were given to schools to circulate to staff. This included:

- Brief background to Reflections on Home.
- Outline of the workshop activities.
- How the students can be involved including question prompts, including:

What favourite object, photograph or story can you share with us about a place in your home?

Programme of schools engagement

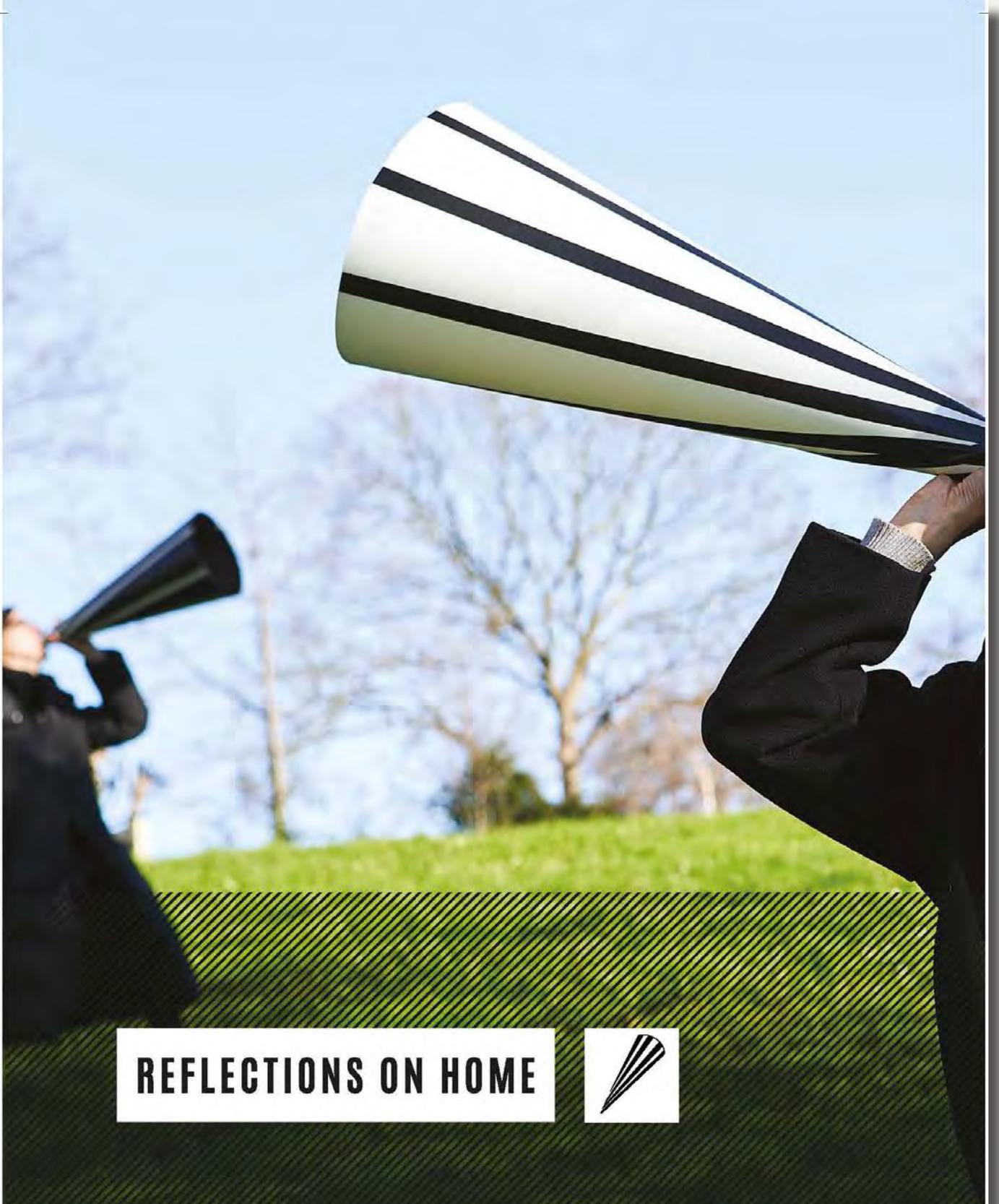
- 5 March 2018
Sacred Heart Catholic Primary School
30 pupils across the school
- 12 March 2018
The Alton Primary School
21 pupils in Year 3
- 23 April 2018
Ark Putney Academy
Gifted and Talented Key Stage 3 pupils
- 8 October 2018
Mosaic Jewish Primary School
21 pupils in Year 5
- 5 November 2018
Heathmere Primary School
35 pupils in Year 4

Reflections on Home/Soundscape project and visual identity

Spoken narratives and local sounds, recorded from Alton Estate rooftops, are being developed by the artists into a temporary interactive soundscape installation which celebrates Alton Estate's rich history, and past and present-day experiences of its residents. The soundscape installation supports a community-wide conversation and goes live during the Wandsworth Fringe Festival in May 2019, with special events organised for local people.

This project captures a vibrant mix of visual and sound material from people living in and associated with The Alton Estate. Resident artists Sara Heywood and Jane Watts were asked to uncover and record people's stories, views and vistas and capture a moment in the Estate's life, when it is about to experience a significant change.





REFLECTIONS ON HOME



OTHER EVENTS AND METHODS OF ENGAGEMENT

Being mindful of the fact that many members of the local community had previously participated in consultation activities during the earlier masterplanning process (and were perhaps reluctant to attend new events) a programme of more focused engagement was also implemented, to cover specific topics and areas of interest.

Bus turnaround consultation

One of the proposed improvements to access and movement across the Alton estate is the relocation of the bus turnaround from Portswood Place to the area in front of Shalden House. Although this proposal was presented to the local community during the open sessions in September and October 2017 (when there were two possible locations indicated) and also in June and September 2018, a separate consultation session was arranged and residents from Tunworth Crescent were encouraged to attend.

The session took place on Tuesday 20th November from 4.30pm – 6.30pm at the Minstead Gardens Club Room. It was attended by 18 people.

A copy of the material presented can be found in Appendix 12.

Written feedback was provided by 8 people:

- 4 comments/questions about how existing parking issues will be managed
- 3 comments/questions about impact on residents of Shalden House and Bramley House – in terms of pollution/noise and visual impacts
- 3 comments about the loss of trees outside Shalden House
- 3 questions about the provision of facilities for bus drivers
- 2 people expressed concern about the relocation of the Minstead Gardens bus stop



How will parking between Highcliffe Drive and Tunworth Crescent be managed as on-street parking is already an issue in this area.

The Transport Assessment confirms that the stress on street parking will remain largely unchanged across the assessment area throughout construction and once the redevelopment is completed. However, it may be necessary to remove some on-street parking on Danebury Avenue, next to the new turnaround and the impact of this has been reviewed and set out in the Transport Assessment submitted with the application.

We are concerned about the considerable noise of these buses, not to mention the increase in fumes.

The proposals include the planting of an evergreen buffer of trees between the turnaround and Shalden House. This buffer will provide both a visual and acoustic barrier between the buses and residents' properties. The buses will only use the turnaround for waiting, not for picking up or dropping off passengers, and bus drivers will be required to shut off bus engines whilst waiting at the bus stands. The only expected noise will therefore be the buses entering and leaving the turnaround.

Furthermore, since 2014 new buses have been supplied with Ultra Low Emission engines, and they continue to be introduced across London at a rate of between 700 and 1,000 buses a year. Two routes using the Danebury Avenue bus turnaround, the 430 and N74, are already hybrid buses, partly powered by electric engines, and from 2018 all new double-deck buses entering TfL's fleet will be hybrid buses meeting Euro VI emissions standards.

What changes will need to be made to the mature trees in the area between Shalden House and Danebury Avenue?

It will be necessary to remove some of the mature and prominent horse chestnut trees from this area. The size and screening ability of these trees is recognised, and they are important features of the street scene, but they are considered low-quality trees in terms of their categorisation. Following discussions with Wandsworth Council's tree officers, it was agreed that the removal of these trees will be offset by planting trees that can attain a large mature size.

It will also be necessary to crown lift (remove the lowest branches) of some of the trees in this area that will be retained. This will allow for the required clearance for construction of the bus turnaround and will prevent double-decker buses from colliding with tree branches.

Will facilities be provided for bus drivers?

TfL has confirmed it would be appropriate to provide driver welfare facilities at Portswood Place, approximately 135 metres to the east of the proposed bus turnaround location. These facilities will be included in the S106 agreement required to ensure facilities are for TfL usage and maintenance in perpetuity.

Why is the bus stop being removed from Minstead Gardens?

The relocation of the bus turnaround will bring buses further into Alton West, improving accessibility. Two new bus stops (eastbound and westbound - for alighting only) will be provided on Danebury Avenue, close to Tunworth Crescent.

The existing Minstead Gardens bus stop (eastbound) will be retained in its current location. However, the alighting point at the existing bus turnaround will be removed.

The eastbound and westbound bus stops at Mount Angelus Road will remain unchanged.

Minstead Gardens design workshops

A separate planning and listed building consent application will also be submitted to extend and refurbish 30 bungalows at Minstead Gardens, which provide sheltered housing for elderly residents. Residents were invited to attend a series of design workshops to inform the development of the proposals.

The consultation events took place on:

- 5th July 2017
- 18th October 2017
- One-to-one consultation sessions to understand individual needs on 22nd and 23rd May 2018



Bessborough Road consultation events

Separate consultation events were held to share information and seek feedback on proposals to deliver 10 new high-quality social rent and shared equity homes on a site at the junction of Petersfield Rise and Bessborough Road (known as the Bessborough Road development). These homes are to be offered to those residents affected by the early phase of the regeneration and to meet the Council's rehousing commitments.

A drop-in pre-application event was held between 3pm and 8pm on Wednesday 15th November 2017 at Roehampton Parish Hall. 29 residents agreed to sign the register of attendees, but it is thought that approximately 40 people attended from the Alton area.

Many of those who attended were seeking information about the wider regeneration proposals. Those attending with a specific interest in the Bessborough Road development site welcomed the retention of the community hall, the retail parade, the

open space and the mature trees. A theme of the comments was that the proposals were in scale with the surroundings.

Heenan's, the butchers and leaseholders in the retail parade, commented about continuing security and management issues with the car park area, partly as it was suspected that many users were not local residents. Representatives of the business also commented that the loss of the car park could create further pressure on parking in the adjoining streets and adjoining the retail parade.

Two subsequent consultation sessions were arranged on Thursday 18th January and Saturday 20th January 2018, to present the developed design proposals and encourage residents to provide further comments through the Council's usual planning consultation process. Planning permission for the scheme was granted (subject to legal agreement) in October 2018.

A copy of the Bessborough Road consultation boards can be found in Appendix 10.



Bessborough Road

What is currently on the site?

THE ALTON ESTATE 2017

The existing condition

The site is located near the junction of The Alton Road with Bessborough Road. Currently, it is occupied with a small car park area and a two-story building which will be demolished.

To the north of the site, along Bessborough Road, there is a green open space. This will be enhanced, together with new enhancements and planting.

Adjacent to the site is Alton Community Hall and adjacent to the east is a shopping parade along Peterwell Road. There will be a pedestrian and cycle route with additional pavement improvements in both of these.

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Bessborough Road

What will the new building contain?

THE ALTON ESTATE 2017

The Proposal

The proposal provides 13 new affordable homes, with a mixture of shared equity and council rent homes to meet the needs of the residents that will live in it.

All new homes are to:

- meet or exceed all of the housing quality standards set by Wandsworth Council
- have fitted kitchen and bathrooms
- provide sufficient space for normal furniture and for storage
- have accessible wet rooms, be well insulated with double glazing windows to reduce energy bills
- be fully adaptable to meet changing mobility requirements of residents
- use materials that will be designed for a residential use.

The proposal will also offer:

- 6 parking spaces, one of which will be designated for a wheelchair user
- a safe play area for younger children
- accessible all homes
- a security design that minimises entry & exit points and provides external security to the site.

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Bessborough Road

What will the new homes look like?

THE ALTON ESTATE 2017

3 bed 5 person Maisonette

The proposal provides for 3 bedroom maisonettes on the ground floor, accessible via a ramp from the front door through a front garden.

The maisonettes will be very similar to a traditional two-story house with a separate front and rear garden.

The overall area will meet or exceed the minimum requirements of current planning standards and include over 3m² of storage area.

The floor space, accessible dimensions that all rooms can accommodate a normal wheelchair and an accessible ramp will be made for to be used in the garden or to be used for storage at the rear.

One of these maisonettes will be designed to include two bedrooms with a larger area to ensure that anyone using a wheelchair can be able to move around and use all the parts of the home.

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear garden or the green open space along Bessborough Road.

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Bessborough Road

What will the new homes look like?

THE ALTON ESTATE 2017

3 bedroom flats

There will be two 3 bedroom flats for 5 people of which the layout to the left is an example. The area of the flat will allow for normal furniture layouts and have at least 1m² of storage.

The flats are situated on the 2nd or 3rd floor and they will be accessed from secure and shared common stairs and landings. Each individual flat will have a private entrance.

All three bedroom flats will have either a large exterior shared balcony or a roof terrace with a minimum area of 15m².

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear garden or the green open space along Bessborough Road.

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Bessborough Road

What will the new homes look like?

THE ALTON ESTATE 2017

2 bedroom flats

There will be three 2 bedroom flats for 4 people. The layout to the left is an example of an interior. Space for a 2 bedroom flat is shown in the surrounding area.

The areas of the flats will allow for normal furniture layouts and have at least 1m² of storage, depending on type.

The flats are situated on the 2nd or 3rd floor and they will be accessed from secure and shared common stairs and landings. Each individual flat will have a private entrance.

All two bedroom flats will have either a large exterior shared balcony or a roof terrace with a minimum area of 15m².

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear garden or the green open space along Bessborough Road.

Levitt Bernstein | Tish & Co. | REDROW | WANDSWORTH

Bessborough Road

How the building might look

THE ALTON ESTATE 2017

Facades

The proposed building will be constructed of brickwork and will have a modern, clean way to make it stand out from the buildings in the surrounding area.

Two brick tones of contrasting colours will be used to provide a modern, reflecting the changes in the building into smaller buildings.

Entrance areas could be protected with the use of colour or by a pattern in the brickwork.

The central entrance and stair area will be secure and transparent to the ground overlooking of the stair and stair area, it will also have the building into smaller buildings.

Colour could also be used in this area to identify the entrance and to help create a unique identity for the building.

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Bessborough Road

What about the outside spaces?

THE ALTON ESTATE 2017

External Spaces

Public Open Space

An existing open space with mature trees, along the edge of Bessborough Road, will be retained.

There will be a secure informal play area at the rear of the development. There will also be a secure communal area with secure bicycle storage. These areas will have controlled access to guarantee security for the residents.

Existing spaces and communal lawn spaces will be provided in the south part of the site. Access to the car park and bins will be from the existing entry point.

Private Open Spaces

All ground floor maisonettes will have private front areas and rear gardens. All remaining flats will have either a large balcony or a roof terrace.

Other Improvements

The proposal will also create three new play areas with more pavement improvements to the end along Peterwell Road, adjacent to the retained shops & community hall.

Levitt Bernstein | Tish & Co. | REDROW | WANDSWORTH

Bessborough Road

Have your Say...

THE ALTON ESTATE 2017

Your views matter!

The Council would like to hear your views before finalising the proposal. Please leave your comments on the display board and bring them to the board or phone 0181 871 2000. Your views will be taken into account.

What happens next?

Today's proposals will be developed further to meet the needs of the community. We will be holding a public consultation for planning permission in late 2017. A further exhibition of the plans and application will be held in early next year. For more information concerning the development you can contact:

0181 871 2000
www.wandsworth.gov.uk

Levitt Bernstein | Tish & Co. | REDROW | WANDSWORTH

Fontley Way consultation events

Two consultation events were held on Thursday 14th and Saturday 16th March 2019, to present the initial designs for a development of 14 new three and four-bedroom family homes in Fontley Way (on the site of the former One O'Clock Club).

The events were attended by 47 consultees, 30 of whom registered their attendance and provided comments.

The comments can be summarised as follows:

- 7 of the respondents expressed concerns about parking in the wider area and several requested that a larger number of spaces/new parking solutions be provided
- 5 of the respondents were complimentary about the development proposals and

the provision of additional Council housing

- 4 people praised the plans to provide green space and play spaces for children on the estate
- Two people don't support the development of more housing in the area, one of whom expressed a preference for a community building
- One person suggested it would be good to see an outdoor gym provided
- One person expressed concern about the impact of the construction phase (dust, noise and vibration)
- One person questioned the suitability/safety of floor to ceiling windows

A copy of the materials presented at the exhibition can be found in Appendix 11.



FONTLEY WAY CONSULTATION EVENT

Other forms of direct engagement

The engagement programme also included, but was not limited to the following events:

- Individual meetings with ward councillors to draw upon local knowledge and identify additional consultees
- Regular presentations to the Roehampton Partnership (Roehampton Partnership members were also given an opportunity to preview some of the exhibition materials)
- Meetings with representatives of faith groups
 - A meeting was held with representatives of Roehampton Methodist Church on Thursday 11th January
 - A meeting was held with representatives of St Joseph Church, Roehampton on Tuesday 27th February 2018
- Meetings with representatives of community groups
- Meetings with representatives of local businesses
- Meetings with representatives of local schools and the university
- Meetings with individuals who have an interest in the history of the estate



ADDITIONAL QUESTIONS RAISED AND ANSWERS PROVIDED IN 2019

The main inspiration for moving the green and square was to include St Joseph's grounds and this cannot happen.

The proposed new village square will become a focal point for community interaction, recreation and engagement at the heart of the estate. It has been positioned to assist in re-establishing the historic centre of Roehampton, attracting residents from Alton West, Alton East and Roehampton. To fulfil this role, it is important that the village square is open to and visible from Roehampton Lane, to make an outward offer of activity and interest, drawing residents in from the wider area.

Whilst reference has been made to visual connections to St Joseph's Church during the consultation process, this relates to the proposal to re-establish lost sight lines between the Church and Danebury Avenue. Although the possibility of a secure pedestrian connection to the Church grounds was discussed during a meeting with Church representatives, there are no plans to conjoin the village square with the grounds, nor is any form of access proposed from the square.

By positioning the village square and library building in the location proposed, we are also able to take advantage of the relatively flat ground conditions in this area, to create an accessible, flexible and more usable space. The level of Roehampton Lane rises to the west of Danebury Avenue and the change in levels means that much of the green space in front of the existing library is on a steep gradient and can only be accessed from Danebury Avenue.

The main elevation of the new library building will be in shade and will cast shadows in the village square.

The project team has carefully considered the availability of natural light in the design of the proposed village square. A daylight, sunlight and overshadowing assessment has been undertaken, which confirms that all public spaces within the regeneration area will benefit from good access to natural light and sunlight throughout the year. Further detail will be provided as part of the planning submission. A wind and microclimate study will also accompany the application and demonstrates that public spaces will be suitable locations for the use of seating throughout the year.

The sunlight studies show accurate shading and, as the square is substantially open to the west, as well as to the north, it will benefit from plenty of natural light. The detailed landscaping plans consider light, shade and wind conditions, as well as creating a safe and protective boundary from the traffic running along Roehampton Lane and the Danebury Avenue junction.

The main elevation of the proposed library faces north, and the design of the building responds to the natural lighting conditions. The upper residential floors are set back several metres from the façade of the library, reducing overshadowing to the square. Overshadowing analysis has been undertaken to assess conditions in the village square on 21 March, 21 June and 21 December. Some overshadowing of the village square will occur but overall the effects of overshadowing will be negligible.

Large glazed areas to the front elevation will provide maximum inter-visibility between the square and the library while minimising solar overheating. The proposed façade is composed of angled facets, which will catch sunlight and daylight from a variety of angles, depending on the time of day, to activate and enliven this frontage. The material chosen for the library façade has a metallic finish, which will further assist with the catching of sunlight and daylight.

The planning application was due to be submitted in January 2019, can you explain the reason for the delay.

Whilst we are keen to submit our application as soon as possible to enable the scheme to progress, we are also determined to ensure the proposals are entirely appropriate and will bring forward an attractive, desirable, safe and sustainable development. Throughout the extensive consultation and engagement process, we have received a wealth of valuable feedback and suggestions which have prompted us to adjust and refine detailed elements of the scheme – including the design and location of community facilities and areas of public realm. The process of carrying out this additional work, to ensure meaningful input is given adequate consideration, has unfortunately delayed the submission of the application. We are confident we have completed the additional work required to ensure we can deliver the best possible scheme for Roehampton. We are now in the process of finalising the planning drawings, illustrations and reports in readiness for submission.

There have been various discussions regarding the impacts of the regeneration on the infrastructure in and around the Alton Estate. One such infrastructure item raised is plumbing and this year alone has seen multiple examples of pipes bursting. What assurances can be provided that the regeneration and related building works will not impact further on what already appears to be strained plumbing?

The project team is unfortunately unable to provide more detailed information about the water supply network, as this is the responsibility of Thames Water. Water leaks occur for a wide variety of reasons – including seasonal changes in conditions when the ground freezes and thaws – and we are sure Thames Water will be better placed to explain the reasons for recent leaks in the area.

Since 1st April 2018 Thames Water has been responsible for delivering all the network reinforcement work required to support new development and this work is funded through the Infrastructure Charge that is applied to each property connected to the water and wastewater networks. The Infrastructure Charge will also cover all modelling and design work required to deliver any necessary upgrades. The regeneration project team is already working with Thames Water to ensure that the appropriate detailed modelling and design work is undertaken to identify what infrastructure reinforcement works may be required. We are keen to ensure that the regeneration does not outpace the delivery of any necessary water and wastewater infrastructure provision. The work we are undertaking with Thames Water will continue to be determined by the capacity of the existing system pre and post demolition. Any reinforcement or repair work required will be part of the ongoing phasing of the scheme.

How have disabled residents been engaged to discuss what they'd like to see from the regeneration project, particularly in relation to community facilities? Do play areas take disabled children into account?

Methods of informing all Alton area residents about the numerous opportunities to participate in the regeneration process been extensive and included: newsletters, invitation flyers, website advertising, posters, letters and door knocking. When invitations to events have been issued, we have provided contact information for those who are unable to attend, or require assistance getting to the venue. As you would expect, and in accordance with Section 149 of the Equality Act 2010, the regeneration project team has considered the impact of the regeneration proposals on people with disabilities. Whilst the disruption accompanying the construction phase is expected to have a short-term impact on existing residents who are disabled, potential negative impacts will be mitigated through the management and monitoring of the construction and housing allocation process. Furthermore, the additional social infrastructure provided as part of the completed development is expected to have a positive impact on existing residents with disabilities. Children of all ages and abilities have been considered in the design of play facilities for the Alton area. Play elements will cater for different age groups, testing children's movement range, balance, climbing abilities and social skills. Wheelchair accessible zones allow for inclusive play and a range of sensory activities, offering touch, smell, sound and visual stimulation, will enable all children to play together, regardless of their ability.

THE ROLE OF RESIDENTS AND STAKEHOLDERS IN SHAPING THE PROPOSALS

As set out in this report, feedback from residents and stakeholders has helped shape options for the redevelopment of the Alton Estate at each stage in the consultation process, over a period of more than five years. Community involvement has included:

- Expressing opinions and making suggestions about the future of the Alton Estate
- Highlighting local issues and opportunities so that they can be addressed and explored
- Helping to choose preferred options relating to the four areas of intervention highlighted as critical areas for change
- Participating in interviews and workshops to assist with the original identification of issues and opportunities
- Working with the consultant team, following the appointment of Redrow, to revisit the masterplan and explore the possibility of making improvements to it
- Ensuring that the project team has had up-to-date information about local priorities and issues that may have arisen since previous engagement work took place
- Providing topic suggestions and nominating additional participants so that they could get involved in discussing the issues that were of greatest interest to them
- Informing the detailed design process.
- Bringing people together to discuss new and imaginative ways of improving their community
- Harnessing community spirit and identifying people who may be willing to take a more active role in the regeneration project as it advances



APPENDICES

- 1 Alton Area Regeneration News
- 2 Material from the Roehampton Festival 2017
- 3 Notes from the consultant-led workshops
- 4 Summary of workshop feedback
- 5 Exhibition boards from September 2017
- 6 Exhibition boards from June 2018
- 7 Booklets from June 2018
- 8 Information presented at the Roehampton Festival 2018
- 9 Notes from the young people's workshops
- 10 Exhibition boards presenting the Bessborough Road scheme
- 11 Exhibition boards presenting the Fontley Way scheme
- 12 Information from the bus turnaround consultation
- 13 Information from the Alton Activity Centre consultation
- 14 Feedback from the Wandsworth Design Review Panel



Housing needs survey and next steps

Following on from the appointment of Redrow Homes, the council's development partner for the regeneration, we can now outline the next steps in the process leading up to a planning application being submitted at the end of the year.



From mid-June a door-to-door survey team will be calling at every directly affected property to carry out a Housing Needs Survey. The aim is to understand any changes in household circumstances since the last survey took place and to make sure residents fully understand their rehousing options. If you are not in when someone calls then a card will be dropped through your letterbox so you can book an appointment.

As set out in the council's rehousing offer, all secure council tenants and owner occupiers living in a directly affected property will be offered a newly-built home on the estate.

Later this summer the council and Redrow Homes will publish more detailed plans for the estate which will be the subject of another extensive public consultation process. The views and feedback we receive will help shape a planning application which will be submitted around the end of the year.

The results of the housing needs survey will also help inform a development timetable. We can already confirm that no properties in the regeneration area will be demolished before the end of 2018 so residents still have plenty of time to carefully consider their options.

Roehampton Festival - volunteers needed!

This year's summer event takes place on Saturday 29 July and organisers Regenerate are on the lookout for volunteers to help out.

The annual, free festival takes place on Danebury Avenue Green in the afternoon, featuring food, activities and music, and attracts hundreds of people from the area.

Volunteers are needed to help with setting up, catering and hospitality, stewarding and clearing away afterwards. If you'd like to help out, please contact Mari Day on (020)3195 9607 or email mari@regenerateuk.co.uk

INSIDE...

WANDSWORTH ARTS
FRINGE

5 - 21 May 2017

Comes to
Roehampton



Wandsworth

WANDSWORTH ARTS FRINGE

5 - 21 May 2017
wandsworthfringe.com

DANCE, POETRY, ART INSTALLATIONS, STORIES ...

... OUTDOOR PERFORMANCE & MORE!

FREE EVENTS IN ROEHAMPTON

FIND OUT MORE ABOUT WANDSWORTH ARTS FRINGE IN ROEHAMPTON, 5-21 MAY 2017

www.facebook.com/roearts ▲ www.twitter.com/roearts





DON'T PANIC Roehampton Outdoor Art Movement



Come, find a place to stop for a moment. Listen to shared experiences of an area of our lives usually kept out of sight. Thor McIntyre's travelling chair places in our midst a conversation about anxiety and panic attacks and, crucially, how we get ourselves out of them.

Installation: 5-21 May

Don't Panic will be appearing around Roehampton - check out the website for up to date information.

www.facebook.com/RoeArts

RE-ENGAGEMENT Urbn Theatr

Urbn
THEATR

Today, politics and the media are dominated by figureheads from all political landscapes who claim to speak for us. Urbn Theatr wants to give people a chance to speak for themselves. Join us at the Green to make your voice heard as we pose the question: "Who are you?"

Installation: 6, 7, 13, 14, 20, 21 May | 10am-6pm

Roehampton Library Green

www.urbn-theatr.com

'OVER THE ROAD' EXHIBITION Spare Tyre



Discover the hidden stories of 15 extraordinary women from Roehampton. This is the culmination of "Over the Road", a Spare Tyre project supported by the Heritage Lottery Fund, which reveals the diverse stories of women in Roehampton from the 18th Century until today.

Exhibition: 7, 14, 21 May | 11am-3pm

Holy Trinity Parish Church Roehampton

www.sparetyre.org

OUTSIDE-IN CoDa Dance Company

Outside-In Festival knows no boundaries.

Presented by CoDa Dance Company, Outside-In is an inclusive arts festival bringing together a plethora of exciting choreographers and artists who have something to say, saying something they care about and most importantly saying it with art and dance.

Performance Workshop: 6 May | 11am

Roehampton Library Green

Performance: 6 May | 3-4pm

Roehampton Library Green

www.codadance.com



METAMORPHOSIS Mischiefs Makers



Follow the giant caterpillar to a magical garden of fruits and vegetables, tended to by a swarm of worker bees. Can you help them?

A colourful outdoor dance performance celebrating pollination and our ability to change. Supported by Roehampton Outdoor Art Movement.

Family craft workshop: 13 May | 11.30-1.30pm
Roehampton Library

Performance: 13 May | 2-2.30pm
Roehampton Library Green

www.facebook.com/MischiefsMakersCarnival

PUTNEY POEMS Eddie Forde

Poetry reading session led by local poet, Eddie Forde, who will be introducing poems from his new collection, 'Feeling Funny'. Come and enjoy listening and bring your own choices to share if you would like to. Wheelchair accessible, refreshments provided.

Spoken word: 14 May | 3-5pm

The Kairos Centre

www.putneypoems.co.uk



Roehampton



Roehampton Outdoor Art Movement is a group of local residents, businesses & schools working together to create dynamic & accessible creative & cultural programming for Roehampton.

We believe that the collective power of the group will help to make extraordinary things happen in the area.

All events are free and booking is not required. To find out more please visit individual websites given or ROAM's facebook page. For full contact details for all events, and information about all 140 events, performances and productions happening around Wandsworth please visit www.wandsworthfringe.com



S O C I A L M E D I A

Join the conversation on Facebook and Twitter



For regular updates join the Alton estate regeneration group on Facebook, or follow @AltonMasterplan on Twitter.

Get Out Get Active Roehampton!

Local people of all ages are being asked to take part in a new sport and physical activities initiative in Roehampton.

The intention of Get Out Get Active is to establish regular exercise and sport in community venues across the Roehampton area, including the Alton estate. All sessions are aimed at complete beginners, give it a go!

Free beginners jogging group:

Tuesday 5.45-6.30pm, from Café Joy, 49 Danebury Avenue, Roehampton SW15 4EN

Free lunchtime swimming (men only):

Tuesday 12.30-1.30pm, Putney Leisure Centre, Dryburgh Road, Putney SW15 1BL

Back to netball (women only):

Monday 8-9pm, Roehampton Sports and Fitness Centre, Laverstoke Gardens SW15 4JB; £3 per session or 6 weeks for £10

For more information, contact Emma Toft, Sport and Physical Activity Officer, on 07766 361288 or etoft@enablelc.org

WHAT'S ON: Minstead Gardens

Over 50s choir and line dancing:

Come along to the Minstead Gardens sheltered housing clubroom to take part in some fun activities and make new friends.

Every Monday, 1.30-2.30pm, a choir for those aged over 50 sing songs from the swinging sixties – it costs £1 per session and includes tea and biscuits.

No experience is necessary!

Every Thursday, line dancing classes take place, 10-11am for beginners, and 11am-12noon for those more experienced, with each session costing £2.

For more information, contact Elaine Curley or Simone Farr, at Wandsworth Council's sheltered housing services community development team, on 07956 248057.

Your ward councillors

The Alton estate is in Roehampton and Putney Heath ward.

Your Roehampton and Putney Heath ward councillors are:

Cllr Jeremy Ambache jambache@wandsworth.gov.uk

Cllr Peter Carpenter pcarpenter@wandsworth.gov.uk

Cllr Sue McKinney smckinney@wandsworth.gov.uk

Surgeries take place on the second and fourth Saturday of every month, from 11am to 12noon, at Roehampton Library, 2 Danebury Avenue, SW15 4HD.

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

@AltonMasterplan Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton





This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate.

Introducing Redrow Homes

I would like to introduce Redrow Homes, which has been chosen as Wandsworth Council's development partner to deliver the Alton Area Masterplan.

The partnership combines Wandsworth Council's commitments to the estate with Redrow Homes' experience of building high quality homes and also a strong, cohesive community with a wide range of local amenities and supporting infrastructure.

Redrow Homes is an award-winning developer dedicated to creating homes and communities where people are proud to live.

Redrow Homes shares Wandsworth Council's vision for the Alton estate and want to ensure that the regeneration plans are a success. As part of this commitment we are holding a public exhibition from September at Roehampton Library to give you the opportunity to see the draft proposals, discuss our ideas, and give us your thoughts.

You are also warmly invited to come along on 29 July to the Feel Good Festival on Danebury Avenue Green to meet Redrow Homes, where you can also find out more about ways to get involved.

Best wishes,

Cllr Ravi Govindia

Leader of Wandsworth Council



Liz, a Redrow painting and decorating apprentice

Jobs and training

The council's Work Match service is now available at Roehampton Parish Hall to help local people into employment.

Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

Work Match also delivers the New Routes to Work training course for people low in self-confidence or long term unemployed.

Booking is currently by appointment only, so please contact (020) 8871 5191 to do so or email wandsworthworkmatch@wandsworth.gov.uk putting the word Roehampton in the subject line of your email.



The Feel Good Festival returns on 29 July – for more information, see overleaf

Free debt and money advice in Roehampton

Do you need help with rent arrears, or debt from Housing Benefit or Council Tax? Come along to free advice sessions at the Western Area Housing Office, Holybourne Avenue, Alton estate.

Confidential advice is available on issues such as rent arrears; money management; and debt, for example from Council Tax, sales catalogues, loan sharks, store cards and utility bills.

No appointment is necessary, and local residents are invited to come along between 10am and 4pm on 31 July; 29 August; 30 September and 27 November to find out more from the council's financial inclusion team.

Tenants who have used the service have found it very useful. Last month a Roehampton resident in rent arrears and struggling to afford basic essentials due to a family illness attended a session.

He said: "There is no way I would have known what to do – I am so happy this help was also at my doorstep, as I live in Roehampton and would not have been able to commute to the town hall."

The sessions are part of the council's Aspirations programme, which aims to improve life chances through a range of support services including financial advice; youth mentoring; employment and training initiatives; as well as cultural and sporting opportunities.

The Aspirations programme works in tandem with the council's housing estate regeneration plans to help local people prosper as their physical environment is enhanced. It also harnesses the benefits of new development in the borough, ensuring that jobs, training opportunities, cultural programmes and funding are focused on communities with the greatest needs.

You can contact the team directly on 020 8871 6953 or email your enquiry to: financialinclusion@wandsworth.gov.uk

Working with you

During the coming months we look forward to working with you and listening to your views on ways of making the regeneration a success.

If you live on the Alton estate, you will continue to receive Alton Area Regeneration News. We will also be keeping you and the wider Roehampton area up to date through future newsletters with the latest information about the proposals, upcoming consultation events and ways you can stay involved.

The newsletter and further information will be made available online at our dedicated project website, which will be launched this autumn.

Feel Good Festival

The annual summer event takes place on the afternoon of Saturday 29 July on Danebury Avenue Green, from 12-7pm.

Food, sports activities and music are all set to feature, with this year's sponsors including Redrow Homes, the Roehampton Club, and Wandsworth Council.

The organisers, Regenerate, are looking for volunteers to help with setting up, catering and hospitality, stewarding and clearing away afterwards.

If you'd like to help out, please contact Mari Day on (020) 3195 9607 or by email at mari@regenerateuk.co.uk

Information and consultation

Affected households in the regeneration area are being contacted over the summer to discuss their housing needs.

Also from September, Roehampton Library will host a public consultation to help shape draft proposals for the regeneration based on the masterplan. Members of the Redrow Homes development team will be in attendance to answer your questions.

Architects Hawkins Brown will also hold a series of workshops on various aspects of the design involved in the regeneration – look out for further information.



REGENERATE PRESENTS
THE FEEL GOOD FESTIVAL

ROEHAMPTON

**JULY
 29TH**

**12PM-7PM
 DANEBURY
 AVENUE
 GREEN**

**FREE
 ADMISSION**



**DJS
 SPORTS
 LIVE MUSIC
 INFLATABLES
 FOOD STALLS
 MINI FUN FAIR
 FREE SANDWICHES
 FOR 1ST 400 PEOPLE
 PARTY IN THE MARQUEE
 FOR THE OVER 60'S**



REGENERATEUK



REGENERATEUK



REGENERATEUK

If you are interested in having a stall please contact stalls@regenerateuk.co.uk





S O C I A L M E D I A

Join the conversation on Facebook and Twitter



For regular updates join the Alton estate regeneration group on Facebook, or follow @AltonMasterplan on Twitter.

Get Out Get Active!

The intention of Get Out Get Active is to establish regular sport and exercise in community venues across Roehampton. All sessions are aimed at beginners. Dust off your trainers and give it a go!

Free men's swimming:

Tuesday 12.30-1.30pm
Putney Leisure centre, SW15 1BL
Free
Lunchtime lane swimming, for men 30+

Sporting memories (for people aged 55+):

Manresa clubroom, SW15 4LY
Thursday 11-12.30pm
Free
A fun, social session that includes discussing sporting memories, free tea and coffee and mild-to-moderate physical activities. For 55+

Dodgeball (for young people aged 10-16):

Ashburton Youth club, SW15 6XD
Tuesday 6.30-7.30pm
Free
Give this fun, addictive and easy to play game a go at Ashburton youth club. All young people welcome.

For more information, please contact Emma on 020 8871 8712 or email etoft@enablelc.org

WHAT'S ON:

Minstead Gardens

Over 50s choir and line dancing:

Come along to the Minstead Gardens sheltered housing clubroom to take part in some fun activities and make new friends.

Every Monday, 1.30-2.30pm, an over 50 choir get together to sing songs from the swinging sixties – it costs £1 per session and includes expert tuition, with tea and biscuits. No experience is necessary!

Every Thursday, line dancing classes take place, 10-11am for beginners, and 11-12pm for those more experienced. Sessions cost £2.

For more information, contact **Elaine Curley** or **Simone Farr**, at Wandsworth Council's sheltered housing services community development team, on 07956 248057.

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Cllr **Jeremy Ambache** jambache@wandsworth.gov.uk

Cllr **Peter Carpenter** pcarpenter@wandsworth.gov.uk

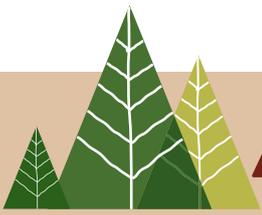
Cllr **Sue McKinney** smckinney@wandsworth.gov.uk

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

@AltonMasterplan Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton





Help shape the regeneration

During September your help is needed to make sure the draft plans from Redrow Homes and the council are right for Roehampton.

An exhibition of the proposed regeneration scheme, which is based on previous consultation and the Alton Area Masterplan, will be on display in Roehampton Library throughout the month.

At the parish hall, formerly known as the Cornerstone, you are invited to take part in workshops on 4, 6, 11, and 13 September, with other dates to be confirmed.

The sessions will take place 10am-12pm, 2-4pm, and 7-9pm, with each one covering a specific issue such as masterplan principles; arts, heritage and culture; rehousing and housing quality; community safety; landscaping and play space; retail, leisure and community space; parking, highways and accessibility; building scale, design and appearance.

Cllr Clare Salier, Cabinet Member for Housing, said: "It's vital that the people who live and work in Roehampton help shape the proposals before we apply for planning permission next year, so come along and get involved in the future of your neighbourhood."



Redrow Homes activities at the Feel Good Festival (more overleaf) Image by Sean Pollock

On 29 and 30 September the project team will also host an open event at the library, to share feedback from the workshops and present the evolving masterplan proposals.

The regeneration is set to provide 1,000 new homes with a newly-built replacement home for all secure council tenants and owner-occupiers plus additional council housing; a community hub; and a

new library and shopping area.

To register for the workshop sessions, email info@AltonEstateRegen.co.uk or phone (020) 7397 5212.



Roehampton Club



Consultation begins in September

Fun at the Feel Good Festival

All photos by Sean Pollock

Rain couldn't dampen spirits at this year's event as local people enjoyed an afternoon of live music, archery, football skills, cream teas, llamas and chickens on Danebury Avenue Green, despite the weather.

Children enjoyed pony rides and llamas from a petting zoo, along with free range chickens from Growhampton, the Roehampton Students' Union sustainability project. The Roehampton Club offered tennis-themed challenges, while Enable Leisure and Culture hosted archery and rowing sessions.



Cllr Ravi Govindia, council leader, at the festival



Cream tea organised by Regenerate: RISE and staffed by volunteers

A tepee from Redrow Homes, the council's partner for the regeneration of the Alton estate, featured information on how to get involved during September in consultation on the draft proposals, which are based on the Alton Area Masterplan.



Roehampton Club activities



Discussing the regeneration

Older people from the area enjoyed a cream tea in the shelter of a marquee, alongside an exhibition from Wandsworth U3A on Roehampton locals who went off to fight in the First World War.

Information was also provided by the council's public health team and the NHS, while the festival was also attended by Cllr Ravi Govindia, Leader of the council; Cllr Steffi Sutters, Cabinet Member for Communications; the Mayor of Wandsworth, Cllr Jim Maddan; Roehampton and Putney Heath ward councillors Sue McKinney and Peter Carpenter; and Putney MP, Justine Greening.

Local charities Regenerate and Regenerate: RISE have organised the Feel Good Festival for more than a decade, with sponsors this year including Redrow Homes, the Roehampton Club, and Wandsworth Council.



Local children enjoyed pony rides



YOUR GUIDE TO THE WORKSHOPS

Throughout September we will be consulting residents on the evolving masterplan for the regeneration of the Alton Estate. A key part of this consultation will be holding workshop sessions on different topics that are important to residents in building a better place to live.

WHAT IS A WORKSHOP?

Workshops are designed to be friendly and informal discussions with residents to explore and capture your key aspirations for the regeneration of the estate.

Each workshop session will be led by a member of the project team with direct experience in that area. They will provide attendees with an overview of the key considerations and then work with attendees to explore their experiences and knowledge of these issues in order to capture where the existing estate can be improved.

The feedback we receive from these workshops will be summarised during the public exhibitions at the end of September and, where possible, incorporated into the evolving masterplan.



WHY SHOULD I GET INVOLVED?

The workshops are open to all and you do not have to be an expert in any area to attend. The sessions will be kept informal and you will not be expected to contribute any more than you want to.

It is really important that residents get involved to give the project team the benefit of your local knowledge. By doing so you are helping to make the Alton Estate the best possible place to live for current and future residents!





WHAT'S ON?

The workshops will be held over four days in the first two weeks of September and there will be three workshop sessions per day - AM (10am-12pm) PM (2pm-4pm) and EVE (7pm-9pm).

The below table lists the different workshop topics and individual sessions are marked with an 'X'

PROPOSED WORKSHOP TITLE	SEPTEMBER WORKSHOPS											
	MON 4th			WED 6th			MON 11th			WED 13th		
	AM	PM	EVE	AM	PM	EVE	AM	PM	EVE	AM	PM	EVE
Workshop titles and timings may change in response to the feedback we receive.												
Understanding the masterplan principles	X				X				X			
Arts, heritage and culture						X	X				X	
Rehousing and understanding housing quality				X					X			
Community safety			X							X		
Landscaping and play space								X				X
Retail, leisure and community uses		X				X						
Car parking, transport and accessibility	X				X			X				X
Building scale, design and appearance			X	X			X			X		
"Reflections on Home" (arts project)						X	X				X	

HOW DO I SIGN-UP?

You will need to register to attend specific sessions, so we can effectively manage the workshops. There are a number of ways you can do this:

By now you should have received a postcard with a calendar of workshop dates. Simply fill this in by circling the sessions you wish to attend and return it via the Freepost address included on the rear.

Alternatively, you can view workshop dates and register on our website:

www.AltonEstateRegen.co.uk

More information on the content and format of the individual workshops will be published on the website soon. In the meantime, if you would like any more information or have any questions, you can also contact the project team by calling 020 7397 5212 or by email – info@AltonEstateRegen.co.uk We will be happy to discuss the workshops in more detail and register you for the sessions you can attend.

Roehampton needs your help



Has someone has been flytipping in your area? You can get up to a £1,000 reward for information leading to a successful prosecution.

If you have information that could help us identify those responsible, please contact Western Area Housing Team on (020) 8871 5330, or email

housingwesternteam@wandsworth.gov.uk

Criminal matters will be referred to the police.

Understanding the effect of regeneration on transport, health and education

National, regional, and local planning policy provides a framework on what will be allowed to be built in an area. This is to take account of the effects of population growth on infrastructure such as schools, roads, utilities, parking, and GP surgeries.

All developments, including the Alton regeneration, must satisfy borough-wide local planning policies, as well as those of the Greater London Authority and the National Planning Policy Framework.

Detailed assessments are carried out on the potential effect of the issues identified above, and more, as part of a report that together with a planning application goes before the borough's Planning

Applications Committee for decision. This can include approval, rejection, and the imposition of conditions and legal agreements.

Legal agreements, often known as Section 106 agreements, are further conditions which require developers to contribute financially or through physical works to improve infrastructure for the area in which they intend to build.



A previous ROAM event

Roehampton Outdoor Art Movement (ROAM)

We are a group of local residents, businesses and schools working together to create dynamic, accessible, creative and cultural programming for Roehampton.

We believe that the collective power of the group will help to make extraordinary things happen in the area.

Support us by following us here [@RoeArts](#) or here [facebook.com/RoeArts](#)

Roehampton Outdoor Art Movement are calling anyone interested in SOUP: a pot luck community supper raising money for local creative projects which benefit Roehampton residents. If you're interested in helping to make

it happen, getting funds for your project, or just want to support creative activity in the Roehampton area, come along to find out more. Everyone is welcome: please do spread the word.

ROAM is currently looking for estate-based artists to work with. If you live on or near to the Alton Estate and consider yourself to be an artist or creative practitioner please get in touch: ROAMovement@gmail.com

Free debt and money advice

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Get Out Get Active Roehampton



Sporting memories

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Sporting memories (for ages 55+):

Thursday 11-12.30pm, Manresa Clubroom, Fontley Way, Roehampton, SW15 4LY

A morning of tea and coffee, reminiscing and light activity including bowls, dance and chair-based movement. No need to book, free of charge.

Lunchtime lane swimming (men only):

Tuesday 12.30-1.30pm, Putney Leisure Centre, Dryburgh Road, Putney SW15 1BL

A free, informal lane swimming session, open to males of any age. Must sign up before attending.

For more information on any of the activities, contact Emma Toft, Sport and Physical Activity Officer, on 020 8871 8712 or etoft@enablelc.org

Check out the website at www.enablelc.org/gogaroehampton

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Cllr **Jeremy Ambache** jambache@wandsworth.gov.uk

Cllr **Peter Carpenter** pcarpenter@wandsworth.gov.uk

Cllr **Sue McKinney** smckinney@wandsworth.gov.uk

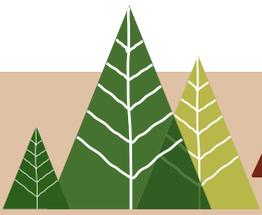
You can also contact the Cabinet Member for Housing, Cllr **Clare Salier**, at csalier@wandsworth.gov.uk

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

 @AltonMasterplan  Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton



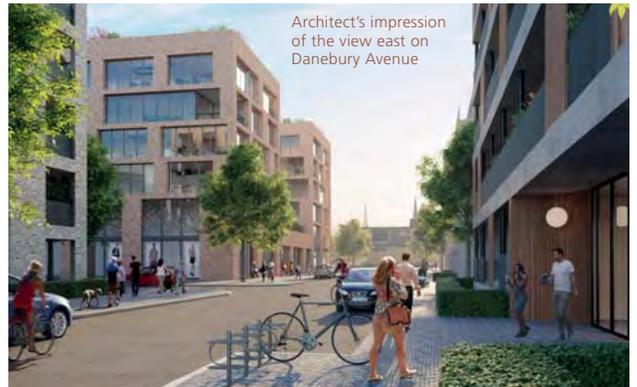


This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate

Plans taking shape



Architect's impression of the view east on Harbridge Avenue



Architect's impression of the view east on Danebury Avenue

Plans for the regeneration are now available in Roehampton Library, showing the evolving design proposals.

A3 booklets showing the information displayed at the September and October consultation sessions in the Parish Hall, staffed by Redrow Homes consultants and council staff are now available to view in the library.

All feedback will be used to help shape the plans going forward over the next few months. You can also view the information online at:



Workshop held during September in the parish hall

www.AltonEstateRegen.co.uk/thank-you-for-attending-our-open-sessions/

The proposals are based on the 2014 Alton Area Masterplan as well as recent workshops focusing on specific issues, such as parking; housing design; public transport; and local shops, which took place in the parish hall last month.

A wide range of views and opinions were raised at the workshops and exhibition drop-in sessions, such as:

- Bricks as well as a variety of materials should be used to prevent the estate looking dull, though this shouldn't necessarily mean bright primary colours
- The library service should continue while the new library facility is built, which should also include space for community groups to meet
- Improvements for the sheltered housing clubroom at Minstead Gardens

A phasing plan is being worked on by Redrow Homes with the council accounting for the needs of all council tenants and owner-occupiers, to ensure where possible those impacted by demolition will be rehoused in the development area.

This will be included within a development timetable for the scheme, which is expected to be available in early 2018.

Overall, the regeneration is set to provide approximately 1,000 new homes, including newly built re-provided homes for all secure council tenants and owner-occupiers, more council housing, an improved park, more shops, a community hub and new library.

There will be further consultation in early 2018 before the planning application is submitted.

First new homes update

To enable households in later stages to move directly into their newly-built homes, Sherwood Lodge, on Bessborough Road, will be redeveloped to rehouse residents in the regeneration's first phase.

A report approved by the council's Executive on 18 September outlined how ten family-sized, multi-bedroom flats can be built onto the site of Sherwood Lodge and its adjoining resident car park by Redrow Homes, to the same high standard as those to be built in the regeneration area.

Subject to planning permission, the development would include maisonettes with rear gardens. The access road behind Petersfield Rise shops will be maintained as well as providing new parking for the new homes. Consultation will begin in November 2017 and will be advertised widely.

The sheltered housing at Minstead Gardens is set to be refurbished, and consultation is under way to discuss proposals with residents. Examples of potential extensions to the properties, and internal layouts, were exhibited at Roehampton Parish Hall in September and October.

Different options of how rooms could be laid out were discussed recently with residents, all of which include an extension to increase overall floor space from 34sqm to 50sqm.

Consultation will continue, including with Historic England, before any planning application is submitted.



Architect's impression of the proposed development at Bessborough Road





Football focus

Over the years Roehampton has been home to teenage footballing talent now playing for Fulham and Cardiff City, so it was only a matter of time before the area got its own club for children and young people.

DARA FC is based at Focus Hall, in Minstead Gardens, and was established by Jake Shepherd-Fox and Ashley Carley in 2014 after they had set up a team for adults a few years earlier.

Jake said: "We thought we could do something for the community and for the area. We set up a trial and we had 80 kids there, and we thought we can't fit them all in one team!"

Home games take place at the Colliers Wood United football grounds, just round the corner from Putney Vale on the A3, and minibus transport from Focus Hall is provided by Portswood Place-based charity Regenerate. The team has gained Charter Standard status from the Football Association (FA), with all coaches qualified, First

Aid-trained and Criminal Records Bureau (CRB)-checked. Training is every Tuesday, 5-6.30pm at Dover House playing fields.

The team plays in the London County Saturday Youth Football League, and the Epsom and Ewell Youth Football League, and have so far won an under-12s division.

Ibrahim Meite grew up in Roehampton, and signed with Cardiff City FC last year. Back in February he paid a visit to the council's youth centre on Holybourne Avenue and gave a masterclass in footballing skills to encourage the next generation of players. Twin brothers Ryan and Steven Sessegnon are also from the area, and they now play over the river at Craven Cottage for Fulham.

Ashley said that DARA FC has only just scratched the surface of the local talent in Roehampton and that they've had a few players take part in trials for clubs, although there have been no signings as yet.

Jake said: "Not everyone will be a professional footballer - but they see their idols who are people they actually know, they want to be them, and we're here to help them stay on the right path."

DARA FC is sponsored by Roehampton Cars, Foxtons and Sons Removals, Regenerate, and the DARA Focus Hall. If you'd like to get involved, contact Jake on 07583871386 or Ashley on 07508381522.

Young Roehampton voices

Safety was the main theme of a survey conducted by young people from the estate during the summer.

Young people go out in the daytime, or travel in pairs or groups to feel safe, the report by services users of

the Base youth centre, on Danebury Avenue, stated.

Most respondents felt safe where they live, though alleyways and around the library were listed as areas where they felt uncomfortable travelling in.

Asked how the regeneration would affect them, responses included transport delays; the estate and community changing; and that

Roehampton would be safer.

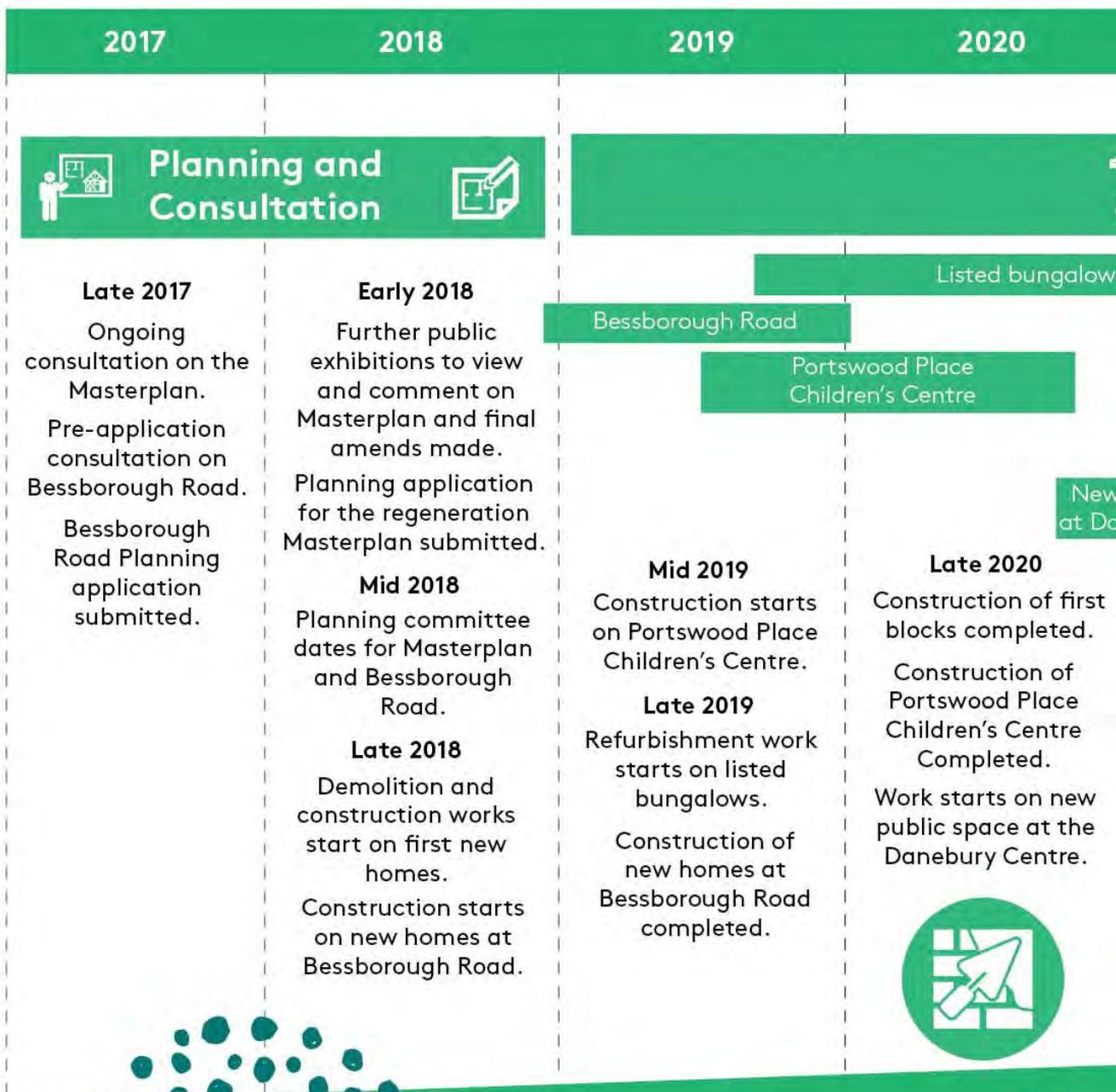
Among the new shops and facilities the area's younger residents would like to see were a Sainsbury's; Primark; a Judo club; and more parks.

However, they were not keen on betting shops; Waitrose; H&M; chicken shops or chip shops.

The full report is available at the Base.

REGENERATION TIMELINE

Please Note: This is an indicative timeline, subject to change as the project progresses.

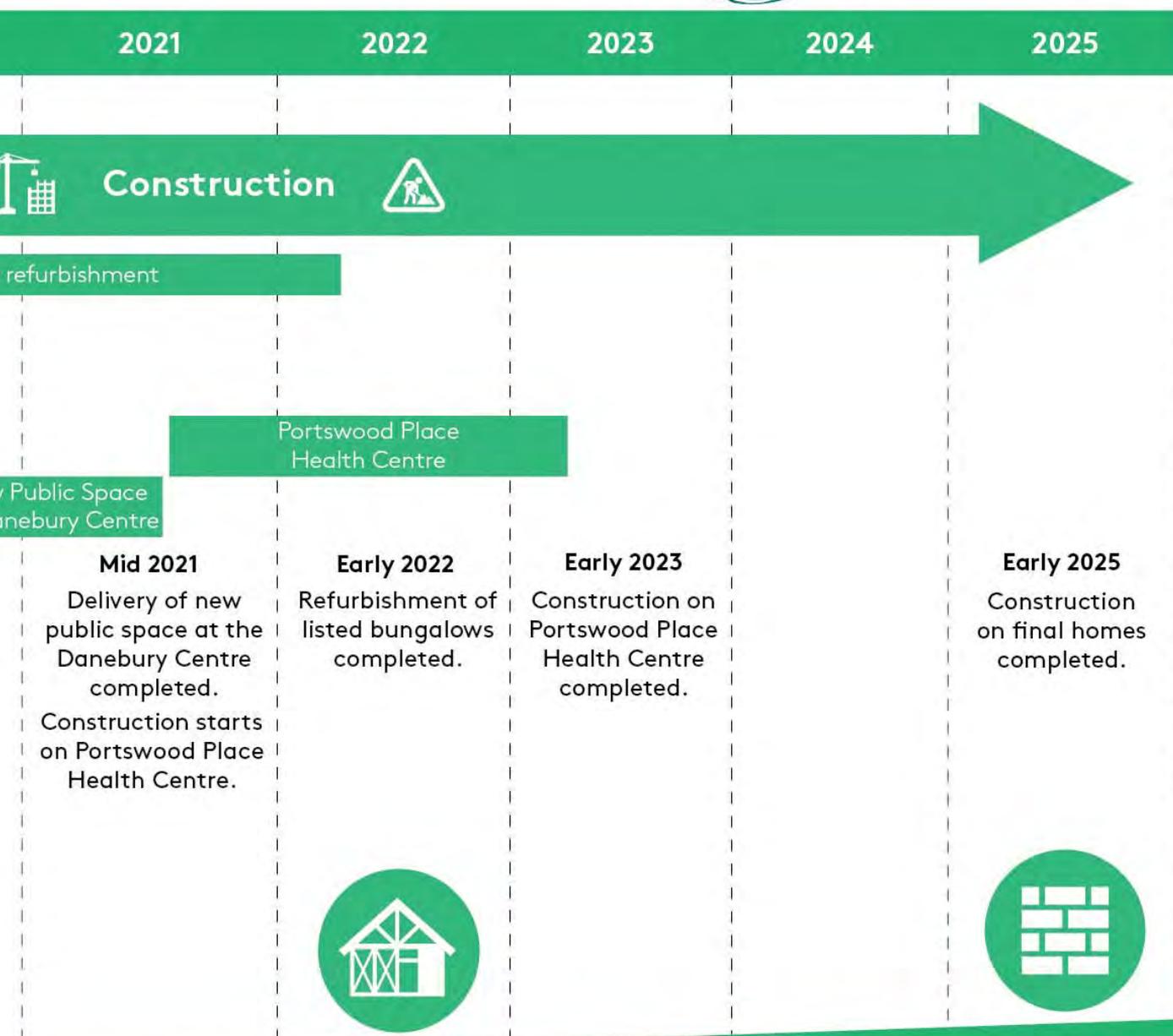




THE ALTON ESTATE

2017

progresses.



Roehampton success in getting back to work

Roehampton residents have benefitted from a two-month course to help improve their skills while looking for a job.

Roehampton residents have benefitted from a two-month course to help improve their skills while looking for a job.

The council's New Routes to Work support programme took place during the past two months at Roehampton Parish Hall, and on 31 August participants came together at a graduation ceremony.

New Routes to Work covers improved CV writing; application forms; interviews; and job searches, as well as boosting confidence and motivation. Afterwards, attendees continue to receive ongoing support in finding the right job.

Verona Smith had not been in employment for a while after previously working as a retail supervisor. Her objective was to find work at a similar level, and after starting the course she was accepted for a supervisory role at Travelodge.

She said that she found New Routes to Work "enjoyable, very helpful and [it] gave me the opportunity to look at myself and learn new things about myself. The support provided is amazing!"

It was the first time that the course, delivered by the council's Work Match jobs brokerage, had been held in the Roehampton area.

Roehampton's Alton estate is being regenerated by the council and partner Redrow Homes, with new homes being built for all secure tenants and owner-occupiers, as well as more council homes for social rent; additional housing for sale; a new library and improved retail; an improved park; and community hub.

Cllr Ravi Govindia, Leader of Wandsworth Council, said: "In Wandsworth, our approach is that as the homes in an area are improved through regeneration, the quality of life for local people is also improved.

"Work Match has helped more than 700 residents across the borough into employment and training, and through the regeneration this can include construction as well as decorating, security, site office administration, and more."

Work Match is based part-time at Roehampton Parish Hall - booking is currently by appointment only, so please contact: (020) 8871 5191 or email wandsworthworkmatch@wandsworth.gov.uk putting the word Roehampton in the subject line of your email.



Verona Smith





Free debt and money advice in Roehampton

Do you need help with rent arrears, or debt from Housing Benefit or Council Tax? Come along to free advice sessions at the Western Area Housing Office, Holybourne Avenue, Alton estate.

Confidential advice is available on issues such as rent arrears; money management; and debt, for example from Council Tax; sales catalogues; loan sharks; store cards or utility bills.

No appointment is necessary, and residents are invited to come along between 10am and 4pm on 27 November; 27 December; 29 January 2018; 26 February; 26 March; and 30 April 2018, with more sessions to follow.

Tenants who have used the service have found it very useful. A Roehampton mother (pictured, but who did not wish to be named), had built up high rent arrears and was unaware that help was available.

She said: "This service is fantastic, I never believed I would be able to get any benefits but, to have it backdated to last year is unbelievable. I am so grateful, I now have all my benefits in payments and have no stress of rent."

The advice sessions are part of the council's programme of support to

help people get on in life through a range of services including financial advice; youth mentoring; employment and training initiatives; as well as cultural and sporting opportunities.

This works in tandem with proposals by the council and partner Redrow Homes to regenerate the Alton estate in Roehampton, with newly-built homes for all secure council tenants and owner-occupiers; a new library and retail offer; an improved park; and community hub.

You can contact the team directly on **(020) 8871 6953** or email your enquiry to: **financialinclusion@wandsworth.gov.uk**



Get Out Get Active Roehampton!

Local people of all ages are being asked to take part in a new sport and physical activities initiative in Roehampton. The intention of Get Out Get Active is to establish regular exercise and sport in community venues across the Roehampton area, including the Alton estate. All sessions are aimed at complete beginners, give it a go!

Free beginners jogging group:

Tuesday 5.45-6.30pm,
from Café Joy,
49 Danebury Avenue,
Roehampton
SW15 4EN

Free lunchtime swimming (men only):

Tuesday 12.30-1.30pm,
Putney Leisure Centre,
Dryburgh Road,
Putney
SW15 1BL

Back to netball (women only):

Monday 8-9pm,
Roehampton Sports
and Fitness centre,
Laverstoke Gardens
SW15 4JB;
£3 per session or 6 weeks for £10

For more information on any of the activities follow

@GOGARoehampton on Twitter
or like **www.facebook.com/gogaroehampton**



Roehampton Outdoor Art Movement (ROAM)

We are a group of local residents, businesses and schools working together to create dynamic, accessible, creative and cultural programming for Roehampton.

We believe that the collective power of the group will help to make extraordinary things happen in the area.

Support us by following us here: **@RoeArts** or here: **www.facebook.com/RoeArts**

ROAM is currently looking for estate-based artists to work with. If you live on or near to the Alton Estate and consider yourself to be an artist or creative practitioner please get in touch: **ROAMovement@gmail.com**

WHAT'S ON: Minstead Gardens

Over 50s choir and line dancing:

Come along to the Minstead Gardens sheltered housing clubroom to take part in some fun activities and make new friends.

Every Monday, 1.30-2.30pm, an over 50 choir get together to sing songs from the swinging sixties – it costs £1 per session and includes expert tuition, with tea and biscuits. No experience is necessary!

Every Thursday, line dancing classes take place, 10-11am for beginners, and 11-12pm for those more experienced. Sessions cost £2.

For more information, contact **Elaine Curley** or **Simone Farr**, at Wandsworth Council's sheltered housing services community development team, on **07956 248057**.

Jobs and training

The council's Work Match service is available at Roehampton Parish Hall to help local people into employment.

Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

Workmatch also delivers the New Routes to Work training course for people low in self-confidence or long term unemployed.

Booking is currently by appointment only, so please contact

(020) 8871 5191 to do so or email

wandsworthworkmatch@wandsworth.gov.uk

putting the word Roehampton in the subject line of your email.



S O C I A L M E D I A

Join the conversation on Facebook and Twitter



For regular updates join the Alton estate regeneration group on Facebook, or follow **@AltonMasterplan** on Twitter.

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

[@AltonMasterplan](https://twitter.com/AltonMasterplan) Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton



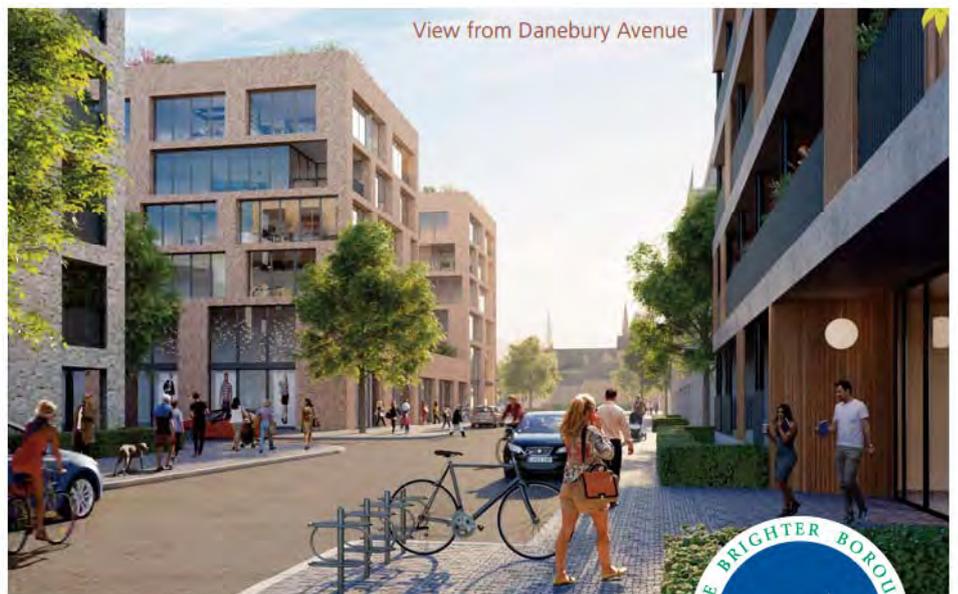


This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate

REGENERATION UPDATE



Following on from the drop-in consultation sessions that took place in September and October 2017, the regeneration project team has been reviewing information provided by estate residents in the affected area and preparing a phasing plan, which sets out the order in which the new homes and facilities will be delivered.



Continued from front page

A top priority for the project team is to ensure residents can move straight into their newly-built homes, with minimum disruption.

Drawing up a phasing plan is a complex task, and directly affected residents will be met with during the next few months to go through their needs in detail.

Redrow and the regeneration team have also held a series of pre-application discussions with statutory consultees, including Historic England, the Greater London Authority and Transport for London. Statutory consultees are organisations that local authorities are legally required to consult as part of the planning application process. By holding these discussions now, the project team can discuss and try to resolve any issues that may need to be considered before the application is submitted.

In March the regeneration team will discuss with directly affected residents so that the phasing plan can be finalised with drop-in sessions held in May before a planning application is submitted.

Those attending will be asked to review and comment on the full regeneration proposals before planning application submission.



First new homes update

Plans for the redevelopment of Sherwood Lodge, on Bessborough Road, were further exhibited on 18 and 20 January in Roehampton Parish Hall.



These properties enable households in the first stage of redevelopment to move directly into their newly-built homes.

Subject to planning permission, the development of ten family-sized, multi-bedroom flats would include maisonettes with rear gardens, as well as a number parking spaces.

Roehampton Library and the Western Area Housing Office

Roehampton Library will move directly into newly-built premises to minimise any interruption in service.

It is also proposed to move the Western Area Housing Office from its Holybourne Avenue building, which is earmarked for demolition, into Roehampton Parish Hall, from late 2018.



COMMUNITY VOICES

The Over 60s Café

In the six years since it was set up, the Over 60s Café has quietly become a Roehampton institution, bringing together older people from the Alton estate and the surrounding area.

Founded and run by long-time local resident Pam Harris, it is supported by volunteers and offers classic café fare at very reasonable prices.

With dance classes taking place afterwards, and a Wandsworth Care Alliance-funded footcare specialist in attendance, the café also functions as a hub for people to find out about what activities are going on locally. Free transport is provided for those with mobility issues.



Dene

Dene, 72, of Minstead Gardens, has been a local resident since 1954, and worked for Queen Mary's Hospital. She said: "Roehampton Lane was a very thin, tiny road, if you had one bus going up you couldn't get another one going



down, that's how narrow it was. We had one red bus an hour, one green bus an hour.

"There were very few shops in the village, if you wanted to go shopping you had to walk to Putney, and there were a few shops down the bottom of Dover House Road. There was a furniture shop because you had everyone moving in at the same time and they needed furniture. On Roehampton High Street there was a baker, a hardware shop, and White's newspaper shop – he used to go out taking photos of the village and put them on postcards, photography was his hobby.

"It's a friendly place, some say it's not, but people are entitled to their opinion."

Maureen, 79, lives in Clarence Lane, and has been coming to Over 60s Café since it opened. She enjoys bell ringing with friends in the Methodist Church, and line dancing in the Minstead Gardens club room over the road, the latter organised by the council's sheltered housing community development team.

She said: "There's lots going on! We're very, very lucky - it's a



lovely, green place."

Gwen, also 79, is from Danebury Avenue and has lived in Roehampton for 30 years. She said she thinks the area is lucky to be quite well served by buses, and would like to move to one of the sheltered housing bungalows in Minstead Gardens.

Jan, 60, moved to the estate three years ago, living at Highcross Way, and takes part in a local community choir and 'knit and natter' sessions in Roehampton Library. She said: "I find everyone is so friendly, it's the friendliest place I have ever lived. There's an awful lot going on around here."

The Over 60s Café takes place on Thursdays from 11am in the Methodist Church at Minstead Gardens



Free debt and money advice in Roehampton

Do you need help with rent arrears, or debt from Housing Benefit or Council Tax? Come along to free advice sessions at the Western Area Housing Office, Holybourne Avenue, Alton estate.

Confidential advice is available on issues such as rent arrears; money management; and debt, for example from Council Tax; sales catalogues; loan sharks; store cards or utility bills.

No appointment is necessary, and local people are invited to come along between 10am and 4pm on 27 December; 29 January 2018; 26 February; 26 March; and 30 April, with more sessions to follow.

Those who have used the service have found it very useful. Mr Jones – not his real name – was sleeping on a park bench, with serious medical and mental health issues, when he was referred by social services to the council's financial inclusion team.

It turned out that he hadn't felt safe where he had been living due to receiving threats from some homeless people nearby, and this led to destitution when his employment support allowance ran out.

An officer from the financial inclusion team helped Mr Jones into alternative accommodation, and to reclaim employment support allowance to enable him to get back on his feet.

The advice sessions are part of the council's programme of support to help people get on in life through a range of services including financial advice; youth mentoring; employment and training initiatives; as well as cultural and sporting opportunities.

This works in tandem with proposals by the council and partner Redrow Homes to regenerate the Alton estate in Roehampton, with newly-built homes for all secure council tenants and owner-occupiers; a new library and retail area; an improved park; and community hub.

Cllr Ravi Govindia, Leader of the council, said: "Our aim in Wandsworth is to make sure that all local people have the opportunity to help improve their quality of life, and the financial inclusion service plays a vital role in supporting those falling through the net back into security, employment, and good health."

You can contact the team directly on (020) 8871 6953 or email your enquiry to: financialinclusion@wandsworth.gov.uk

Jobs and training

The council's Work Match service is available at Roehampton Parish Hall to help local people into employment.

Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

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putting the word Roehampton in the subject line of your email.



Work Match



Your ward councillors

The Alton estate is in Roehampton and Putney Heath ward.

Surgeries take place on the second and fourth Saturday of every month, from 11am to 12noon, at Roehampton Library, 2 Danebury Avenue, SW15 4HD.

Your Roehampton and Putney Heath ward councillors are:

Cllr Jeremy Ambache
jambache@wandsworth.gov.uk

Cllr Peter Carpenter
pcarpenter@wandsworth.gov.uk

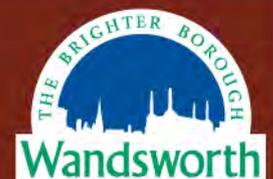
Cllr Sue McKinney
smckinney@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing, Cllr Clare Salier, at csalier@wandsworth.gov.uk

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

 @AltonMasterplan  Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton





This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate

PRE-PLANNING CONSULTATION



Pop up outside Roehampton Library



LATEST UPDATE

Hundreds of people recently took part in the Alton Estate consultation which took place in June.

The regeneration project will see the delivery of a new Village Square at the junction of Roehampton Lane and Danebury Avenue, with a new library, youth centre, surgery and café; a new retail area; a new children's centre and nursery; new and improved landscaping and play spaces; and around 1,100 new homes.

The consultation on the plans included an exhibition at Roehampton Parish Hall, along with pop-up exhibitions across the area.

An information booklet, which provided details of what will be happening and when, alongside a feedback questionnaire and free-post envelope was available for those that came along, while copies of the plans were made available at Roehampton Library as well as being available on the project website:

www.AltonEstateRegen.co.uk

This information was also sent directly to all residents in the intervention area with the Regeneration Team available to meet residents and answer their questions.

Continued inside

Alton Area Regeneration News

Regeneration update Continued

Ahead of the planning application submission in the autumn, the council's development partner Redrow Homes will be at the Get Active Roehampton Festival on 1 September 2018, between 2-7pm inside the tipi to further show the plans and answer questions.

All feedback from the June event will be considered as part of the planning process.

As the project will be delivered in separate phases, Wandsworth Council and Redrow will be submitting what is known as a 'hybrid' planning application which will first seek outline planning approval for the entire scheme followed by details planning applications.

Once the outline planning application has been submitted there will be a further period of consultation.

If you would like any more information or if you would like to download June's exhibition boards then please go to www.AltonEstateRegen.co.uk or call 020 7397 5212.

New multi-purpose community facility



A new multi-purpose community facility will be the first building constructed, should planning approval be granted, and be situated on a new Village Square which will provide play space, seating and opportunities for organised events. It will feature a new library, space for a GP surgery, youth space and café.

The building will be of high quality design and be an open and inviting community space with entrances and exits on all sides of the building. It will act as a key marker for the rest of the redevelopment, providing a distinctive gateway between Alton East and West, and a functional community space at the heart of the Estate.

The building would also provide 40 affordable homes, all of which will be available to existing secure tenants, or resident homeowners in need of rehousing. Residents will enjoy excellent access to the Village Square, providing play space, seating and opportunities for organised events and the Danebury Avenue retail area, a modern living space which meets the Mayor of London's latest standards, private balconies and a large communal garden.

Alton Regeneration Timeline:

Dates	Phase
2017	January - Redrow selected as preferred development partner
	September - New consultation to revisit the approved masterplan
	November - Bessborough Road consultation begins
2018	Final pre-application consultation
2019	Phase 1 construction starts
2020	Early sites for replacement homes complete
2021	Phase 1 complete
2022	Minstead Gardens refurbishment complete
2023	Phase 2a complete
2024	Phase 2b complete
2024-2027	Phase 2c complete by end of 2024 and 2025
	Phase 3 starts 2024
	All complete by 2027



Roehampton community development

A workshop was recently held at the Parish Hall with the council and local groups and organisations to explore this in more detail.

The aim was to look at how they can better work together with the Council and others in addressing key priorities in the area.

The council will be holding a follow-on workshop, likely to be in mid-September on how we take things forwards in the next 12 to 24 months. Currently we are seeking more groups and organisations to be involved in the process, including representatives from Black and Minority Ethnic (BME) groups, faith groups, those with disabilities, people experiencing mental health problems and those from local LGBT groups. If you wish to find out more, please contact Jabed.Rahman@richmondandwandsworth.gov.uk

Bessborough Road approved



The planning application for Bessborough was approved on 26 June, which will allow the development of new homes for residents in the earlier phases of the regeneration. It is estimated that construction will begin early next year and be complete by 2020.

Phasing plan released

A phasing plan has been produced which sets out the proposed order and estimated time in which the new homes and facilities will be built. A key objective of the phasing is to allow existing residents to move straight into a new replacement home





GET ACTIVE ROEHAMPTON FESTIVAL

The Bull Green
Danebury Avenue
Roehampton
London
SW15 4EN

- Inflatables • mini fun fair •
- face painting • sports & games •
- Redrow tipi •
- plus annual Kings and Queens banquet in the marquee •

SATURDAY 1 SEPT
2-7PM



For more information contact
Bernie Brennan (020) 8871 6207 or
Conor Hartley 07766 361288
www.wandsworth.gov.uk/roehampton



Designed and produced by Wandsworth Design & Print. wdp@wandsworth.gov.uk H.2019 (7.18)

Reflections on Home

Reflections on Home is an artist in residence project Commissioned by Artscape Management, Redrow Housing and Wandsworth Council researching and recording past and present voices, sounds, stories and images about 'Home'. The artists are working with many people of different ages, backgrounds and experiences in schools, community groups and sites around the Estate researching and recording past and present voices, sounds, stories and images about what 'Home' means. Recordings will be used to develop a new interactive sound installation that people can experience in Spring 2019.

If you are interested in finding out more, please come and meet the artists, Sara Heywood & Jane Watt at the Get Active Roehampton festival on the 1st September or visit: www.reflectionsonhome.org.uk

Your ward councillors

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Cllr Jeremy Ambache

jambache@wandsworth.gov.uk

Cllr Claire Gilbert

cgilbert@wandsworth.gov.uk

Cllr Sue McKinney

smckinney@wandsworth.gov.uk

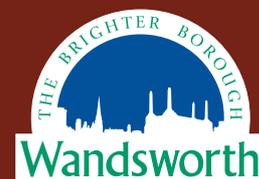
You can also contact:

Cabinet Member for Housing, Cllr Kim Caddy
at kcaddy@wandsworth.gov.uk

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

 @AltonMasterplan  Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton





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GET ACTIVE ROEHAMPTON GOES LIVE!



This summer the Get Active Roehampton festival returned to Downshire Field with the help of Wandsworth Council, Enable Arts & Leisure and Redrow Homes. The event was a fun filled day for the whole family promoting active lifestyles and healthy communities, whilst also providing residents with an opportunity to learn about the current proposals for the Alton Estate Regeneration.

Hundreds of residents from across Roehampton came out in the blazing sun to enjoy an action-packed afternoon of sports, live music and games for all ages. A variety of local organisations and community groups came to the event to provide residents with information and practical demonstrations on healthy living, as well as creative activities such as tote-bag printing, graffiti art and face painting. There were also inflatables and rides for children to enjoy, all of which were provided for free during the day.

Continued inside



www.wandsworth.gov.uk/roehampton



Alton Area Regeneration News

Continued from front page

Older residents also enjoyed a “Kings and Queens” banquet in the shelter of a grand marquee where a live jazz band gave residents the chance to dance the day away. The banquet has been provided for more than ten years by Regenerate RISE, a local charity which provides support to the isolated elderly.

Visitors could also pop in to the Redrow tipi to learn about the latest proposals for the

regeneration and speak to council officers and members of the design team (and grab a much needed frozen yoghurt!).

A planning application is due to be submitted early next year which will provide an outline of the whole development and detailed plans on the first phase of development. The display boards from the Redrow tipi can be downloaded at www.AltonEstateRegen.co.uk



Bus Turn-Around Drop-In Session



As set out in our recent consultations, one of the many proposed improvements to access and movement across the Alton estate is the relocation of the bus turnaround from Portswood Place to the area in front of Shalden House. This will conserve the historic parkland setting of Downshire Field, improve pedestrian movement along Danebury Avenue, and ease traffic flow through the estate and bring buses further into the estate.

The new turnaround will provide space for up to four buses to wait and an additional “running lane” to allow buses to pass safely. A new bus stop will also be created at Tunworth Crescent, and improved landscaping and screening will soften the interface between the new bus turnaround and Shalden House.

On **Tuesday 20th of November**, from **4.30pm till 6.30pm**, the regeneration team and Redrow will be holding a drop-in session at the Minstead Gardens Club Room. Residents in the surrounding area have already been notified about this, but this is a further opportunity to find out more and raise any questions they may have.

For more information, please contact the regeneration team by telephone on **(020) 8871 6207** or by e-mail at roehampton@richmondandwandsworth.gov.uk.

ALTON GREEN

ROEHAMPTON SW15



Alton Activity Centre Drop-In Session



The Alton regeneration will integrate “doorstep play” across the estate and there will be major improvements to the three core play and amenity spaces. This includes Alton Activity Centre which will be redesigned to provide recreational space for all ages and abilities.

The improvements to the Alton Activity Centre will open the area to provide space for older children to play whilst maintaining the amount of managed play space for younger children. A new multi-use games area (MUGA) will also be provided and will be accessible to all members of the public.

On **Thursday 22th of November**, from **4.30pm till 6.30pm**, the regeneration team and Redrow will be holding a drop-in session at the Alton Activity Centre. Residents in the surrounding area have already been notified about this, but this is a further opportunity to find out more and raise any questions they may have.

For more information, please contact the regeneration team by telephone on **(020) 8871 6207** or by e-mail at roehampton@richmondandwandsworth.gov.uk.



Parish Hall

The Roehampton Parish Hall is currently closed for renovation until February 2019. Since 2014 the Hall had been used by Wandsworth Councils’ Regeneration Team as an office and as a venue for public consultations.

The Parish Hall is being renovated to create new offices for the Western Area Housing Team as well as the Regeneration Team and other council services who will be relocating to the Parish Hall in 2019. This will allow their current offices to be demolished to make space for the construction of Block A which will include the new library, GP surgery, café and community space.

The renovated Hall will have a new reception area, consultation rooms, work space for thirty-eight members of staff and four meeting rooms. Speaking about the new offices Danny Edwards, head of Western Area Housing Team said: “We are very excited to be moving to our new offices at the Parish Hall. We have seen the plans and they will be an improvement on our current offices. We look

forward to sharing accommodation with our colleagues from the regeneration team!”.

The renovation is due to be finished by the end of January and open for the public in February/March. Reception hours will continue to be 9.00am till 4.30pm.

In the meantime, if you would like to meet with a member of the regeneration team please call **(020) 8871 6207** or send an e-mail to roehampton@richmondandwandsworth.gov.uk and a team member of the team will arrange to visit you on the estate.

If you would like to contact Wandsworth Work Match please call **(020) 8871 5191** or send an e-mail to wandsworthworkmatch@wandsworth.gov.uk.



Last year's parade



Lantern Parade

On Wednesday 12th December between 4.00pm and 6.00pm the regeneration team will be holding the Roehampton Christmas Lantern Parade outside the library on the Alton Green.

Before the event the team will be working with local schools and community groups to create lanterns for the event using tissue paper, wire and willow sticks. On the day of the event children and residents are invited to parade their lanterns through Roehampton to the Alton Green where there will be carols, a band, festive food, hot beverages and a range of activities.

If you would like to take part in the lantern parade there will be lantern making workshops at the Alton Methodist Church on Tuesday 4th December between 1.00pm and 4.00pm, and at the Alton Library on Monday 10th December between 2.00pm and 6.00pm.

If you are a member of a group who would like to perform at the event, or if you require any assistance getting to and from the venue, please contact William Owen on (020) 8871 6802 or email w.owen@richmondandwandsworth.gov.uk

Fontley Way Update

The latest information was shown at the Get Active Roehampton Festival. Board content can be downloaded at www.Altonestateregen.co.uk



Jobs and training

The council's Work Match service is available to help local people into employment.

Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

Workmatch also delivers the New Routes to Work training course for people low in self-confidence or long term unemployed.

Booking is currently by appointment only, so please contact **(020) 8871 5191** to do so or email **wandsworthworkmatch@wandsworth.gov.uk** putting the word Roehampton in the subject line of your email.



Your ward councillors

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Your Roehampton and Putney Heath ward councillors are:

Cllr Jeremy Ambache
jambache@wandsworth.gov.uk

Cllr Claire Gilbert
cgilbert@wandsworth.gov.uk

Cllr Sue McKinney
smckinney@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing, **Cllr Kim Caddy**, at kcaddy@wandsworth.gov.uk

Phone: 020 8871 6207 or email: roehampton@wandsworth.gov.uk

@AltonMasterplan Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton





This newsletter is produced by Wandsworth Council and Redrow Homes to help keep you informed about the regeneration of your estate



ROEHAMPTON CHRISTMAS LANTERN PARADE

Throughout December children from local schools and residents of Roehampton worked hard to make and decorate lanterns to celebrate the beginning of the festive season.

Children and residents attended over a dozen workshops organised by the Regeneration Team to make their own lanterns and exhibited their own festive flare by decorating the lanterns with glitter, tinsel and tissue paper.

Pupils and parents assembled outside Eastwood Nursery and Nursery School, Sacred Heart Catholic School and Heathmere Primary School, from where they paraded their lanterns through Roehampton to the Alton Green. On arrival, the lantern bearers were served festive treats and beverages (made by the Camden Society) and a selection of carols were performed by An A-Chaired Taste, the Alton estate's over-60's choir. Attendees were then treated to performances by World Heart Beat Music Academy, a local music charity providing musical tuition to residents from across Wandsworth.

Continued inside

Alton Area Regeneration News

Continued from front page



Rob Nicholson, Headteacher at Eastwood Nursery and Nursery School, said that: "The Eastwood children were delighted to be able to take part in the Lantern Parade just before Christmas - an important and valuable opportunity for each child to learn about and feel part of their local community. The workshops were excellent! Each child learned new skills, had the opportunity to be creative and accomplish a finished product by making their own lantern with the support of the Regeneration Team. We were very proud to be part of the lantern parade!"

We would like to thank all the children and residents for making lanterns and joining the Parade, and all the singers and musicians who made the event a success.

Rev. Jim McKinney

“On 1 February we bid a sad farewell to Rev. Jim McKinney. Jim was deeply involved in the Roehampton Partnership and was a Church of England representative on the council’s Education Committee. His funeral service took place at Holy Trinity in Roehampton where he served as vicar for 20 years.



Jim McKinney played an absolutely massive role in the life of Roehampton and he was equally significant in the affairs of Wandsworth Council. He was practically a councillor; he argued with passion for the best educational opportunities for all children in the borough and worked with dedication to bring together people of different backgrounds, faiths and politics. Jim built bridges across divides.

Jim’s style was to look for the common bonds and use these as a foundation for progress. I am particularly thankful for the very important and at times highly demanding role of chairing the Roehampton Partnership where he grappled with the challenge of providing housing which meets the needs of the communities in Roehampton and the wider Borough.

Jim McKinney leaves for us all the challenge of bringing to fruition the new Roehampton he so dearly believed was possible. ”

Cllr. Ravi Govindia

Views towards St Joseph's Church with proposed village square and community building (Block A)



New approach to youth service provision in Roehampton

The first phase of the regeneration will deliver a high-quality multi-purpose community facility (currently known as "Block A") at the heart of the estate and adjacent to the new village square. This building will include a new, state-of-the-art youth space for the estate, which will replace the Base and the Roehampton Youth Club, together with other community facilities including an enhanced library, a community hall, health provision and a café.

Following consultation with young people the Council has also approved a new approach to the provision of youth services in Roehampton which will improve access to the new and existing facilities. This will include a redesign of the Alton Activity Centre where a new multi-use games area and updated play equipment will be installed, better access to existing sports and leisure facilities (including the Roehampton Sports and Fitness Centre), and the delivery of services to all corners of the

estate via a new multi-media vehicle which will contain ICT equipment and a mini studio. The council has also approved funding to refurbish the existing multi-use games area next to Witley Point which will create a significantly enhanced facility in Alton East. Works to improve the playing surface are due to begin shortly and council officers will be consulting children, young people and local residents about further improvements to the facility in the near future.

To enable the construction of "Block A" the Roehampton Youth Club, along with the Housing Office, will need to be demolished to allow construction to begin. To maintain the provision of youth services when the Youth Club is demolished, many of the activities currently provided by the Youth Club will be relocated to the Base on Danebury Avenue. As a result, the Base will be upgraded to include a new training kitchen, a music studio, an ICT suite, an arts corner and "Chill Out" multi-media area, as well as internal redecorations and the replacement of existing furniture. These works are due to be completed in the Spring.



Summary of Consultation Activity

Since June 2013 the council has been consulting residents on a range of proposals to regenerate the Alton area.

This process is fundamental to any regeneration proposal, and the extensive feedback we have received has informed the development of the proposals which will be submitted. Redrow were appointed as the council's development partner in 2017, and since then we have held a range of consultation events including exhibitions at the Roehampton Parish Hall, 14 resident workshops, "open sessions" across the estate, workshops with young people and the Roehampton Festivals in 2017 and 2018. In November two "drop-in" sessions were also held, giving residents another opportunity to learn about proposals to move the bus turnaround and to redesign the Alton Activity Centre:



Proposed relocation of the bus turnaround

Bus Turnaround

Improving the bus turnaround has always been considered an important part of the regeneration of the Alton area. The current turnaround at Portswood Place is small forcing buses to wait along Danebury Avenue which causes delays to traffic, obscures road crossings for pedestrians and has a detrimental effect on the heritage value of the parkland scenery around Downshire Fields and Mount Clare. The proposal is to move the turnaround from its current location to a site next to Tunworth Crescent. This will improve the historic parkland setting of the area, make public transport more accessible for residents of Alton West, reduce delays along Danebury Avenue and greatly improve access to the new community facilities at Portswood Place.

Attendees raised some concerns about the effect of the turnaround on nearby residential blocks, on bus services on Alton West and on on-street parking. Attendees were assured that there would be adequate distance between

the new turnaround and nearby blocks, and that the new turnaround would be obscured by mature, evergreen landscaping. Wider concerns raised about parking are shared across the estate, and a range of measures to improve the management of parking will be included in the Travel Plan which will be submitted as part of the planning application.



Proposed re-design of the Alton Activity Centre

Alton Activity Centre Site

Improving the facilities at the Alton Activity Centre site is vital to the new approach to the provision of youth services across the estate. The centre will be redesigned to provide a new multi-use games area, updated play equipment for all ages and improved landscaping.

There were 25 attendees at the drop-in, and feedback was broadly positive with attendees pleased that the proposals would be delivered during the first phase of the regeneration. Attendees said that they would like the opening hours to be extended, more community space for teenagers and young adults, and security to reduce the risk of anti-social behaviour.

The presentation boards used at both the drop-in sessions are available to view on the Alton Regeneration website (www.altonestateregen.co.uk), and you can contact the Regeneration Team for more information.

All feedback has been recorded in the "Statement of Community Involvement" which will be submitted as part of the planning application in Spring. This will detail all the consultation and engagement activities, feedback from the community and how this feedback has informed the development of the proposals.



Update on Main Planning Application

The council and Redrow are working hard to finalise the proposals for the wider improvement to the Alton area which will benefit the whole community. It is expected that the planning application will be submitted after Easter, and this will be followed by a period of statutory consultation which will give residents another opportunity to comment on the application.

Parish Hall Update

As set out above, the regeneration of the Alton estate will deliver in the first phase a new community building containing an enhanced library, a community hall, a café, a doctors' surgery and new youth facilities.

To enable this to happen the Western Area Housing team will be temporarily moving out of their current office on Holybourne Avenue into the Roehampton Parish Hall (at the junction between Roehampton Lane and Alton Road). This will allow the Western Area Housing Office to be demolished and construction of the new community building to begin.

The Parish Hall has been undergoing refurbishment so that it can accommodate the Western Area Housing team and the Regeneration team. The Parish Hall will have a new reception area, consultation rooms, meeting rooms and work space for over forty members of staff.

Speaking about the new offices Danny Edwards, Head of the Western Area Housing Team, has said: "We are very excited to be moving to our new offices at the Parish Hall. We have seen the plans and they will be a welcome improvement on our current offices, and we are looking forward to moving in with our colleagues from the regeneration team!".

The main refurbishment works is due to complete in February to allow furniture and computer equipment to be fitted. It is planned that the new office will be open soon and the council will contact all tenants in the area to confirm the precise date of the move in due course.

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CLlr Sue McKinney
smckinney@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing, **CLlr Kim Caddy**, at kcaddy@wandsworth.gov.uk



Consultation on Fontley Way Development

A key aim of the Alton estate regeneration is to ensure that secure council tenants and resident homeowners are able to move directly into a newly built replacement home.

As part of this commitment and to ensure that the needs of existing residents are met we are proposing to build 14 new family homes at Fontley Way (on the site of the former One O'clock Club). Designed to a high quality architectural standard, in the context of the existing estate, the proposals will include private outdoor spaces for all homes, and will meet or exceed the space requirements set out in the London Plan.

In order to discuss the proposals with residents we will be holding two consultation sessions at the Manresa Clubroom (Fontley Way, Roehampton, London, SW15 4LY.)

These will take place:

- between 17:00 and 20:00 on Thursday 14 March
- between 10:00 and 13:00 on Saturday 16 March.

If you have any questions or require assistance getting to the venue please contact the Regeneration Team at Roehampton@richmondandwandsworth.gov.uk or on 020 8871 6207.

Community Capacity Development Update

In September Wandsworth's Public Health Team held a workshop on community capacity building with representatives from local community groups and organisations.

It was agreed that support was needed to help strengthen local groups and organisations so that they could better support the local community. The council is now looking at ways in which it could help build the voluntary sector and has asked for volunteers from the workshop to sit on a Steering Group which will lead the effort. The first meeting of the Steering Group took place in late November, and the group hopes that it will be able to expand the voluntary provision in Roehampton.

The council has also finalised the Health and Wellbeing Profile for Roehampton as well as the Community Capacity Report, which are now available online at www.datawand.info/health-profiles/roehampton. These reports detail the current health and wellbeing status of residents in the area as well as the development needs of the community.

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