



ALTON GREEN

ROEHAMPTON SW15

PEOPLE & PLACE

A VISION



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This booklet sets out the principles and vision for Alton Green.

The masterplan was approved in October 2014, derived from a series of public engagement events, which created the principles from which the regeneration vision is formed.

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

Alton Green will deliver:



NEW HOMES & HIGH QUALITY BUILDINGS

New homes
A variety of replacement and new affordable homes, to help assist in meeting the borough's housing need, as well as reducing overcrowding in existing homes. All existing tenants and resident homeowners have the chance to remain.



COMMUNITY SPACES & JOBS

Community spaces & jobs
New multi-purpose community buildings offering flexible, adaptable and inspiring spaces will be built. These new spaces will create focal points for community interaction, activity, creativity and learning. Jobs will also be created through these new community spaces, with new workspaces and commercial space provided.



STRONG PLACEMAKING

Strong placemaking
The regeneration uses placemaking principles, well-designed architecture and public realm, which is supported by a cultural strategy. This all helps to celebrate the special qualities of the estate through engagement with the local community.



IMPROVED GREEN SPACES & PUBLIC REALM

Improve green spaces
The design provides high quality and improved green open space, including lots of new tree planting. Building on the fantastic existing green spaces, improved safe and secure landscaped areas will be available for people to enjoy and spend time in, with sport, leisure, health and social well-being all promoted within the estate.



BETTER CONNECTIONS

Better connections
The estate will have improved connections, with clearer road junctions, safer streets, improvements to public transport links and additional pedestrian and cycling routes.



& RESPECT HERITAGE

Respect heritage
The masterplan design uses good quality and sympathetic design to reveal and enhance the character and setting of heritage buildings on the estate and complement the existing townscape.

Alton Green will set new standards for regeneration, in the borough and beyond.





THE PEOPLE



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

WORKING WITH THE COMMUNITY

Since 2012, a large amount of time has been dedicated to meeting residents, local groups, management teams and community leaders, to collect views on the emerging designs. Exhibitions and workshops have focussed on every aspect of the masterplan - from housing, landscape, transport and each of the community facilities. We have incorporated, wherever possible, the views of residents and members of the community, and the proposals have hugely benefited from that input. Over the next few pages we have picked out some of the feedback that has specifically influenced the masterplan.

Our engagement with the community will continue throughout the regeneration process. An inclusive and ambitious cultural programme is embedded at the heart of the regeneration to increase opportunities for enjoyment, improve quality of life and enhance wellbeing for everyone. The cultural strategy reflects the specific context of the area, celebrates heritage and represents the rich diversity of its local communities and residents. It will invite local residents to carry on giving their opinion on how Alton Green can evolve in the future.

“ We’ve been working closely with the regeneration project team to discuss the design of the new centre, to ensure it will contain all the features we require and meet the needs of the community. The new centre has been co-designed by Hawkins Brown with input from our leadership team. The plans have changed considerably as a result of this collaborative process and we believe the new building will itself stand for so many of the things we also stand for – opportunity, potential, flexibility, quality and the ability to offer the best activities and facilities. ”

Rob Nicholson, Head Teacher,
Eastwood Nursery School





“ It would be nice to have a coffee shop
- with an area for mums to socialise ”



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



“ Outdoor equipment
needs to be suitable
for all ages ”



Roehampton Festival 2018



THE PLACE

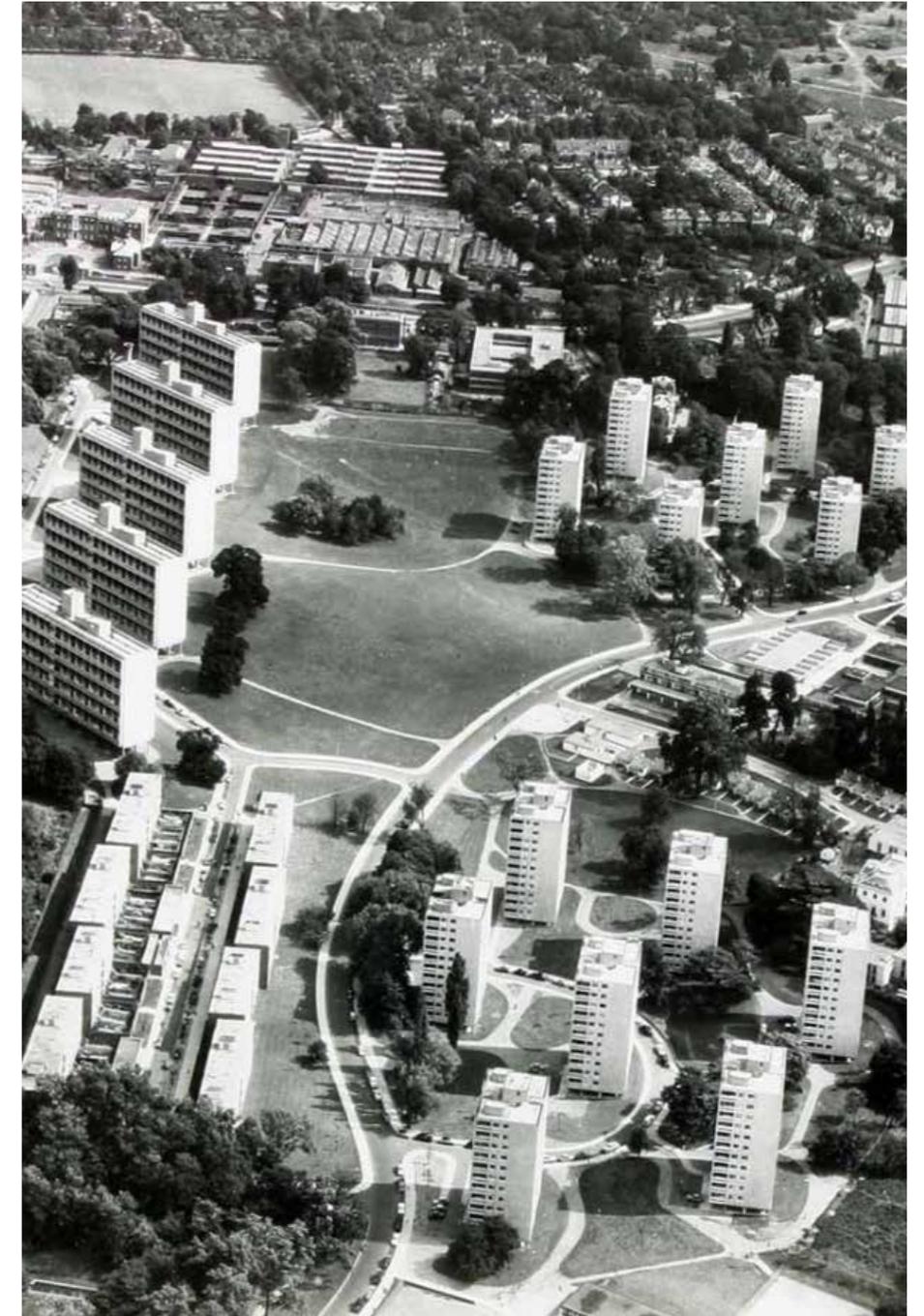


THE EXISTING ESTATE & THE NEED FOR CHANGE

Alton Estate holds a special place in the history of UK housing. When built, it was internationally recognised as one of the best examples of modernist housing anywhere in the world. The day-to-day needs of residents have changed since the 1950s and a number of placemaking and streetscape lessons have been learnt since the Alton Estate was created.

A PLACE IN HISTORY

The Alton Estate was also an area of great history even before the construction of the actual estate, evolving over many years. The large residential blocks of the estate were built in two phases during the 1950s by the London County Council. They were situated within an existing 18th-century parkland landscape containing a number of grand historic buildings. These are equally important in creating the unique area we know today.



We are inspired by the history of the Alton Estate. Throughout the regeneration it is important to preserve and celebrate the best parts of the estate, from the modernist housing to the Georgian homes set in historic parkland.

CELEBRATING HERITAGE

The Alton Green masterplan has been inspired by the history of the Alton Estate and the needs and aspirations of its current and future residents. Through collaboration we want to ensure that it becomes a successful and exciting new phase in the estate's history.

Alton's heritage will be preserved by retaining the character of its setting while upgrading features - pathways, street furniture, playspace, and so on. Views of

important buildings like Mount Clare will be retained and improved where possible. Designs for new buildings are inspired by their existing context, taking on inspiration for materials from the modernist buildings of the Alton West and the Victorian streetscape of Roehampton Village.

The wider proposals include the sensitive extension and improvements of the listed bungalows on Minstead Gardens.

This is subject to a separate but co-ordinated planning submission. The bungalows provide incredibly important sheltered accommodation for older residents, who we have closely involved to ensure that the homes will now be perfectly suited to their needs.



Minstead Gardens illustration

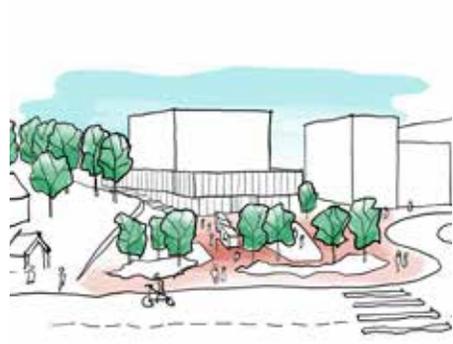


ALTON GREEN

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THE PLACE PRINCIPLES



Strengthening focal points



Mending the urban fabric



Greater permeability, legibility and connections



Strengthening outer edges and retaining a 'green buffer'



Activating the landscape



Revealing and creating landmarks

How can the masterplan achieve the ambitions of the project? The design was developed to re-energise communal spaces and mend parts of the estate that are in need of improvement. This created a series of core design principles.

The regeneration programme will be supported by a significant investment in the development and delivery of a bespoke cultural strategy. The aim is to provide a strong creative legacy for Alton Green – both through cultural projects and opportunities that they create for residents. The projects identified all focus on delivering an additional layer to the masterplan which engages and interests local people in cultural activity for the long term, not just whilst the regeneration is happening.

Consultation with local people started in 2012, with a period of analysis and public engagement, which revealed that certain areas of the Alton Estate were not working to their full potential. The day-to-day needs of residents have changed since the 1950s and a number of placemaking and streetscape lessons have been learnt since the Alton Estate was created.

The regeneration masterplan and identification of the key areas for intervention and change derived from public engagement through a series of workshops and the subsequent design principles have emerged over years of consultation.

The six placemaking principles underpinning the design which came from this engagement are;

Strengthening focal points
By making shared spaces with greater purpose and personality, including the new Village Square and Portswood Place.

Mending the urban fabric
Public spaces to have more character and active streets that link the Estate to Roehampton Village and Alton East.

Greater permeability, legibility and connections

Creating improved views and routes into and across the estate, particularly from north to south where there are height differences.

Strengthening the outer edges and retaining a 'green buffer'

Providing more building frontage for stronger edge along Roehampton Lane, while retaining the trees and greenery that provide separation from traffic.

Activating the landscape

Creating a varied programme of new activities within the landscape, to maximise use and enjoyment of it.

Revealing and creating landmarks

The opening up of new views of existing landmarks like St Joseph's Church, while creating new landmark buildings at key locations like the Village Square and Portswood Place.

THE MASTERPLAN

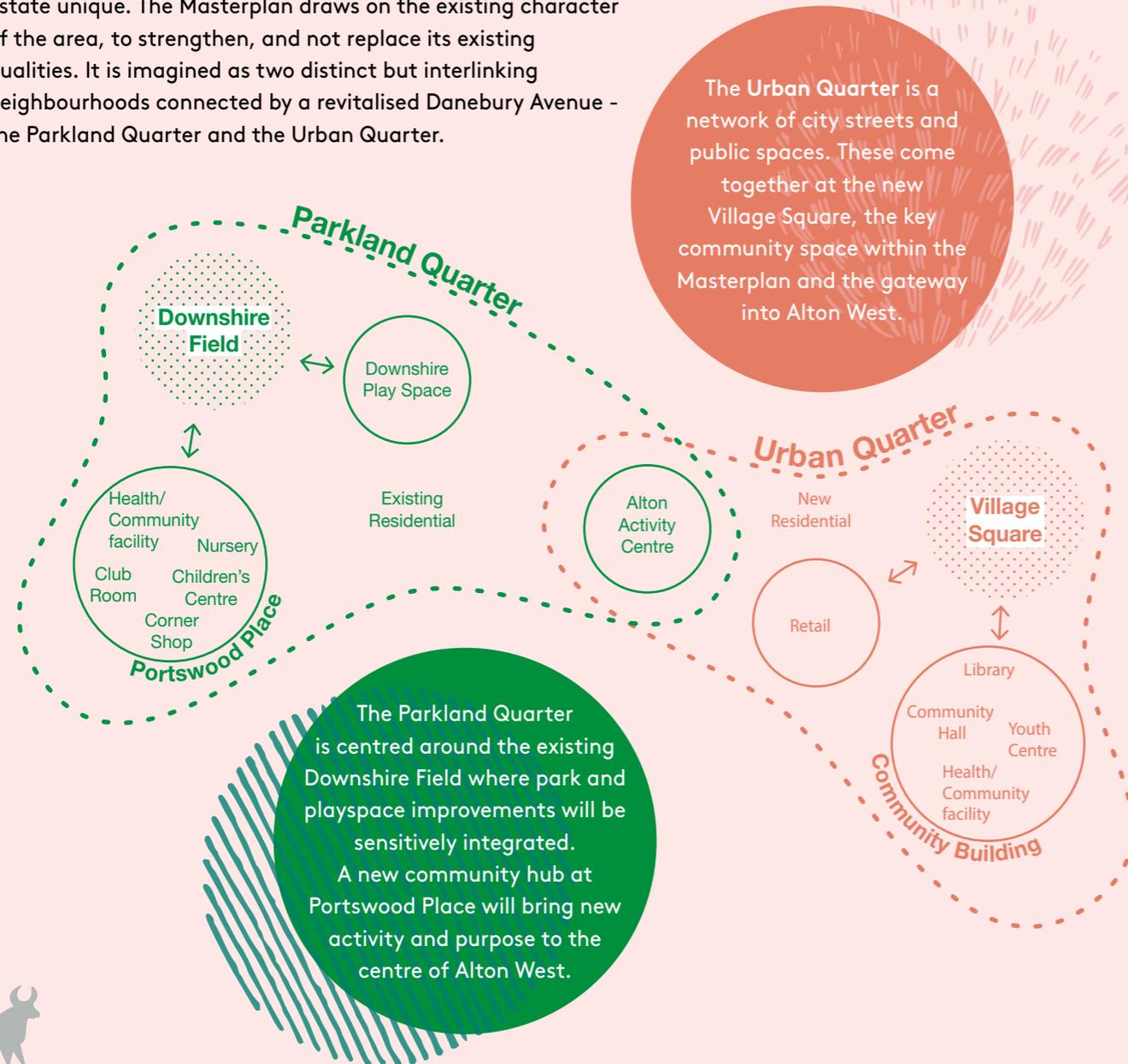
The masterplan is founded on the Alton Area Masterplan and Roehampton SPD and focuses on making an accessible, sustainable and characterful setting that successfully stitches into the existing surroundings. New community spaces and facilities are spread around the masterplan to widen access and benefit as many people as possible.



- 1 Village Square
- 2 Minstead Gardens Bungalows
- 3 Mount Clare
- 4 Roehampton Recreation Centre
- 5 Alton Activity Centre
- 6 Downshire Field
- 7 Portswood Place
- 8 Chadwick Hall
- 9 Downshire Field Meadow Play Space
- 10 Highcliffe Listed Slab Buildings
- 11 Conservation Area of Ellisfield & Tangle Point Blocks

TWO COMMUNITY CENTRES

We don't want to lose the essence of what makes the Alton Estate unique. The Masterplan draws on the existing character of the area, to strengthen, and not replace its existing qualities. It is imagined as two distinct but interlinking neighbourhoods connected by a revitalised Danebury Avenue - the Parkland Quarter and the Urban Quarter.



New Village Square & Library

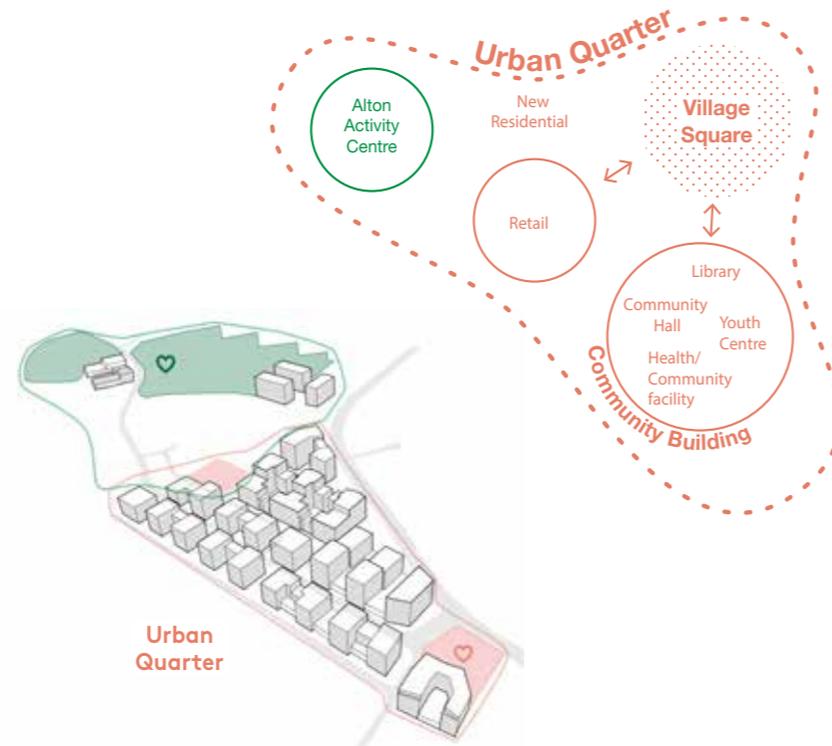


THE URBAN QUARTER

The Urban Quarter is the place for local communities to gather and make connections. It is busy, diverse and outward-looking.

The Urban Quarter is the location for most of the new buildings within Alton Green, planned as a streetscape lined with shops and housing. It culminates in the new Village Square.

The square is located where three distinct, existing communities come together - Alton West, Alton East, and Roehampton Village. The square opens the estate up to the surrounding areas, while providing a flexible space for a changing programme of community events. Pride of place is given to a new community building including the new Roehampton Library, re-imagined for modern needs and opportunities.



A new village square will be a key feature of the new local centre, created at the gateway of Alton Estate. It will become a focal point for activity at the heart of the estate.

VILLAGE SQUARE

- This new focal point for community interaction, recreation and engagement sits at the centrepiece of the broader masterplan. It will draw residents from Alton West, Alton East and Roehampton - reconnecting these currently separated neighbourhoods
- Flexibly programmed space will accommodate a variety of community events, markets and other creative activities - working as a traditional village square but also working with the adjacent community facilities
- The position of the new village square will re-establish the historic centre of Roehampton and reveal lost visual connections along Danebury Avenue, framing views of St Joseph's Church
- 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.



- 1 Large central lawn space
- 2 Flexible event space
- 3 Green buffer with dense tree planting
- 4 Outer perimeter buffer
- 5 1.5m 'cut-through' path
- 6 Informal seating edges
- 7 Terraced 'stage' to create a flexible spaces for events and play
- 8 Paving artwork providing a journey to the Community Hall from Roehampton Lane
- 9 Steps to community hall and link to Alton East
- 10 Outdoor cafe seating and connection to Library building
- 11 Improved footpath width & street tree planting

The new community building on the Village Square will be a focal point for local residents. It is the most important new community building in the masterplan and contains a mix of uses.

ROEHAMPTON COMMUNITY BUILDING

Roehampton Library

The new Roehampton Library is an opportunity to re-think what it can offer local residents. As well as offering traditional public lending and reference collections, the library will cater for a wider range of opening hours and activities. It will include:

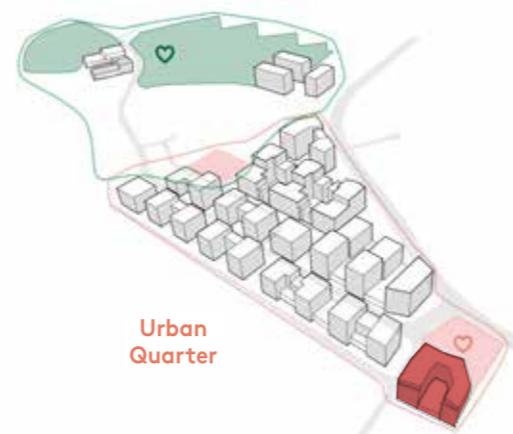
- Flexible entrance hall that can host a variety of community events - from exhibitions to food tastings - as well as a café area spilling out onto the Village Square
- Areas for community and voluntary groups to meet and provide information and advice

- Quiet study areas for all ages, with informal meeting booths and group working spaces
- A ground floor children's library, near to the Village Square playspace
- General information and communication technology (ICT) area
- An opportunity for a temporary art space in the entrance hall.

Health Centre

To the southern end of the community building will be a modern health facility with direct access from Holybourne Avenue and Hersham Close. It will provide space for a minimum of three GPs, with further space available to expand to six GPs.

The building will also have affordable housing above it - located around a central landscaped courtyard.





A new community hall provides a flexible event area for local groups. The building will also provide safe and inspiring spaces to rehouse BASE Youth Club.

BASE Youth Club

- Informal space for socialising, relaxing and meeting friends
- Spaces for group and individual study, as well as to meet BASE mentors
- A media room incorporating music and film facilities
- Flexible spaces for advice and support workshops
- A kitchen area for cooking sessions
- Direct access to the community hall and library ICT facilities

Community Hall

The community hall within the building has been designed to accommodate a range of activities – including dance and fitness classes, community events and meetings. It can be sub-divided and accommodates up to 120 seated people. With this, it features its own welfare and storage facilities allowing it to operate independently.

The hall is accessible directly from the library as well as via a dedicated entrance at the building's southern end, enabling the hall be used independently, outside of the library's opening hours. This additional entrance is located on the route from Alton East and helps to create activity on all sides of the building, not only the main frontage on the Village Square.

The Urban Quarter retail parade will offer revitalised shopping on the estate, alongside other business spaces.

RETAIL PARADE

An enlivened shopping parade will offer an increased amount of retail space on both sides of Danebury Avenue. The retail area will include a new convenience food store on the ground floor of Block O, which is located in a prominent position next to the Village Square. There will also be a range of new shops and replacement units for the existing businesses on the Estate. The phasing of the development will allow for retail business continuity, with retailers able to remain in existing units until new spaces are available.

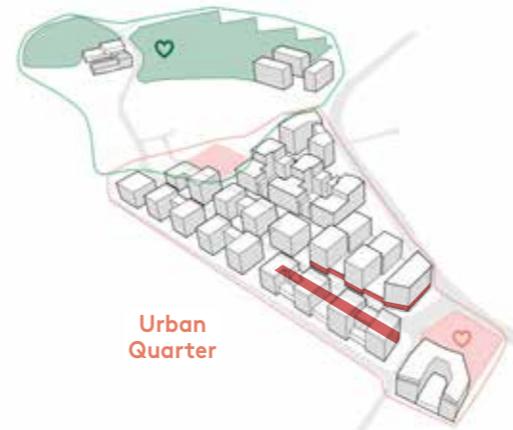
A replacement office will also be provided for the council's housing team, on the first floor of Block O. These facilities will be provided within the first phase of the regeneration, to be open and accessible to estate residents early in the re-development.

Additional office accommodation within Block O will be set aside as affordable workspace for small businesses and the voluntary sector and potentially other organisations offering services to the community.

ECONOMIC BENEFITS

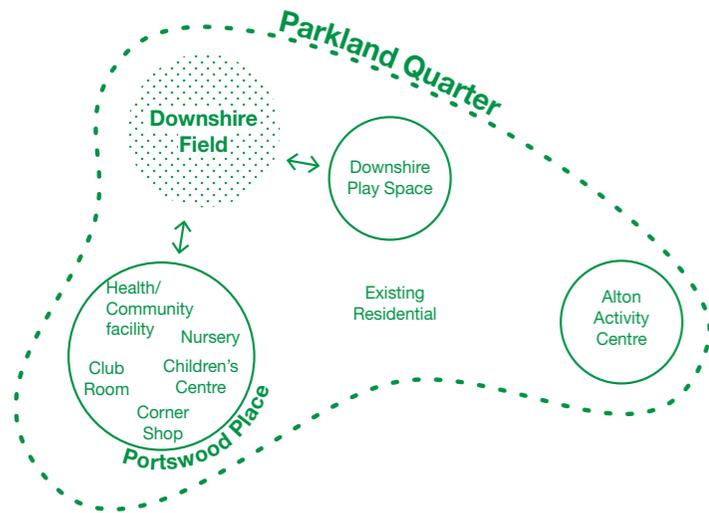
Wandsworth Council, Redrow Homes and WorkMatch Roehampton are working together to maximise the opportunities for Alton residents as part of the regeneration process, including skills development, training and employment opportunities.

The new and upgraded commercial space at Alton Green will also accommodate new job opportunities in a range of sectors.



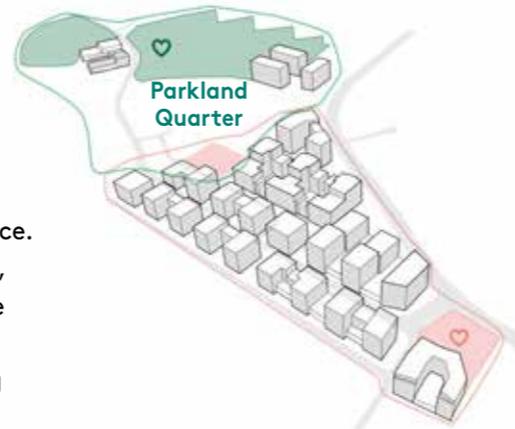
THE PARKLAND QUARTER

The Parkland Quarter is the garden for the community. It's a green space for recreation and relaxation. At the centre of Alton West, it invites visitors in but exists for the benefit of estate residents.



In the middle of the Parkland Quarter is Downshire Field, a great green dish surrounded by the existing residential blocks of the Estate. To bring greater purpose and activity to this landscape, a new neighborhood

hub is proposed at Portswood Place. Throughout the Parkland Quarter, existing paths and playspaces are sensitively upgraded, providing better facilities without changing the existing layout of the estate.



A new community hub at Portswood Place will bring greater activity and purpose to the heart of Alton West. It will stimulate the green spaces of nearby Downshire Field.

PORTSWOOD PLACE

Portswood Place will include important new spaces for local families. The larger building will provide new and greatly improved facilities for Eastwood Nursery School and Childrens' Centre. A multi-functional hall will provide a flexible, double-height space with a separate entrance. The hall will be used by the school during the day but shared with the local community for events during closing hours.

Alongside the Nursery will be a smaller pavilion building containing health facilities. It will also contain a corner shop and a replacement Club Room for Minstead Gardens residents.

- 1 Eastwood Nursery School and Children Centre
- 2 Multi-Functional Hall and Community Space
- 3 Secure central playground
- 4 Classrooms with direct access to courtyard
- 5 Special Educational Needs Classroom and adjacent Playspace
- 6 Health/Community Facilities
- 7 Retail Unit
- 8 Minstead Gardens Residents Club Room
- 9 Minstead Garden Bungalows
- 10 Downshire Field



OUTDOOR ACTIVITIES AND PLAYSPACE

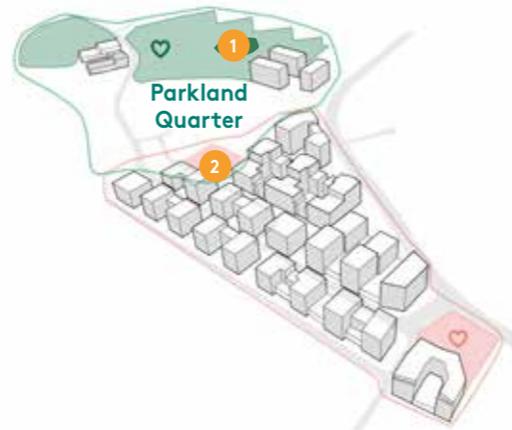
Opportunities for outdoor activity, exercise and play will be offered by natural play spaces at the top of Downshire Field. A refurbished Alton Activity Centre will cater for young people of all ages.

Downshire Field

- The central parkland landscape of Downshire Field will continue to serve as a quiet and attractive open space, improved by the relocation of the bus turnaround to a more discrete location.
- Alongside the retained mature trees, parkland features will include wildflower meadows, picnic tables, encourage biodiversity and amenity features including a 1km running, walking and cycle loop.
- Situated at the top of Downshire Field, Downshire Meadows play space will be transformed into a play area with natural materials that respond to its parkland setting.
- The play space will provide exploration, discovery and imaginative play for children from 0-11 years.

Alton Activity Centre

- 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 half MUGA court (mixed-use games area) will cater for informal and programmed sports activities and a stage for performance.
- A grow garden adjacent will promote health and wellbeing and educate young people in food production.



1
Downshire Field
Meadow Play Space



2
Alton Activity
Centre Plan

We don't believe in a 'cookie cutter' approach to building design. Each building has been designed to have an individual character, with unique materials, entrances and art providing personality and variety.



1 Block N - Private for sale homes

THE HOMES

Residents Offer

Wandsworth Council is committed to ensuring that residents living in the regeneration area are able to remain part of their community.

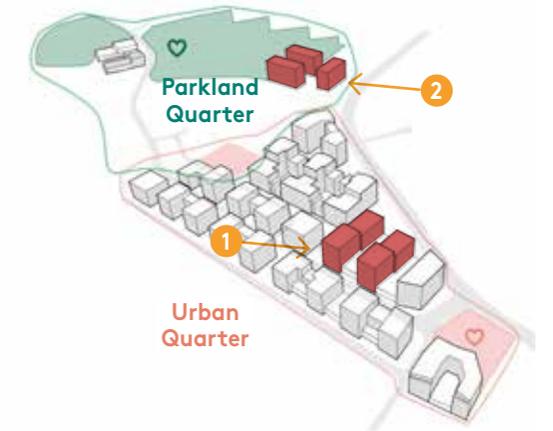
All secure council tenants are being offered a secure council tenancy and new home on the Alton estate.

All resident leaseholders and freeholders are being offered the opportunity to purchase a new home on the estate, through a shared equity scheme.

The council is implementing a one move offer for existing residents. This means that, where possible, tenants, resident leaseholders and freeholders will be able to move directly from their current property into their newly-built home.

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

The Masterplan has been carefully prepared for phased construction allowing this one move offer to be carried out.



2 Block Q - Affordable and intermediate rent homes

New housing will widen housing choice and meet modern design and building quality standards.

Up to 1,103 new homes will be provided to contribute towards meeting the borough's housing needs.

A range of housing choices will be offered, in terms of size, type and tenure including replacement and new affordable housing.

Homes are designed to meet or exceed modern space standards and design quality guidance, with efficient, practical layouts and appropriate ceiling heights.

Homes will be built and finished to meet modern building standards, to ensure they are safe, well insulated and energy-efficient.

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



Enhancing the landscape and public realm is a fundamental part of the regeneration. The new streetscape will create tree-lined links between the Urban Quarter and Parkland Quarter.



2 Block Q courtyard amenity space

STREETS AND SHARED SPACE



Enhancing the Streetscape

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

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

Residential Amenity and Play

Private outdoor space for each home will be provided in the form of private balconies and communal courtyards.

Private courtyards will provide outdoor spaces for residents to use and green spaces to look out onto. The courtyards will be secure, with good visual connections to homes to avoid unsafe hidden corners.

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.



1 Block N podium amenity space



Downshire Field Meadow Play

KEY BENEFITS OF THE MASTERPLAN

IMPROVING LIVING CONDITIONS AND HOUSING CHOICE



- Better quality, modern homes for existing residents more suited to their needs to help improve quality of life
- Creating a mixed and balanced community
- Uplifting the number of homes to help meet the borough's housing needs
- Optimising density of brownfield land
- Adding affordable homes whilst rehousing council tenants on equivalent terms
- Greater variety of tenures, including meeting needs of those with disabilities

BETTER COMMUNITY AND COMMERCIAL FACILITIES



- Consolidated state of the art community facilities that deliver services directly to the local community
- Enhancements to health and wellbeing through improved healthcare provision, well designed spaces to relax and socialise and areas for play and activity to promote fitness
- Creating a vibrant, varied and enlivened local shopping experience through flexible use retail floorspace
- Flexible office floorspace

INVESTING IN THE LOCAL ECONOMY, JOBS AND TRAINING



- Construction and permanent jobs
- Gross Value Added (construction and operational phases)
- Apprenticeships and training opportunities
- Household spending, Council Tax, New Homes Bonus

PLACEMAKING



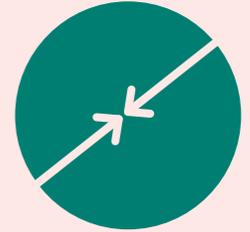
- Connecting communities - bringing Roehampton together through a central Village Square
- Distinct character areas that respond to the varied built environment
- Long term programme and meanwhile uses that celebrate the cultural heritage and distinctiveness of Alton
- Approach built on several years' engagement with residents to listen to their needs and preferences

HIGH QUALITY BUILDINGS



- Carefully targeted interventions that replace less successful elements of the London County Council masterplan
- Exciting, varied and innovative architectural design
- Active frontages and utilising Secured by Design principles

IMPROVING CONNECTIONS



- Improved north/south pedestrian routes
- Decluttering streets
- Enhancements to public transport & promotion of cycling with safer routes and secure cycle parking
- Dedicated wheelchair parking





New Village Square & Library

ATTRACTIVE PUBLIC REALM



- Safer, greener streets
- Concealing parking
- Responding and addressing complex level changes
- New tree planting

ENHANCED OPEN SPACES



- More varied forms of open space i.e. private, communal and public that provide people with a range of places to spend time and enjoy
- Enhancing and improving access to Downshire Field
- Improving the amount, diversity and accessibility of play spaces
- Securing ecological enhancements

REVEALING HERITAGE



- Sensitively blending contemporary architecture to complement historic buildings
- Better revealing historic buildings, such as Downshire House, Mount Clare and St Joseph's Church

ALTON GREEN

ROEHAMPTON SW15

Redrow Homes Limited
London Borough of Wandsworth
Hawkins\Brown
Gillespies
Tate Hindle
Barton Willmore
Communications Potential
HTA Design LLP
Energist UK
Montagu Evans
GIA
Peter Brett Associates
Tim Moya Associates
Artscape
RSK
RWDI
Built Heritage Consultancy
CgMs
Indigo
Sweco
WSP



