

Alton Estate Regeneration  
Hybrid Application

**DESIGN,  
LANDSCAPE &  
ACCESS STATEMENT**

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May 2019

**ALTON GREEN**

ROEHAMPTON SW15



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# 1.0 INTRODUCTION

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- 1.2 Introduction
- 1.3 Vision and Aspiration
- 1.4 Key Figures
- 1.5 Application Area

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**1 INTRODUCTION**  
 1.1 Client and Consultant Team



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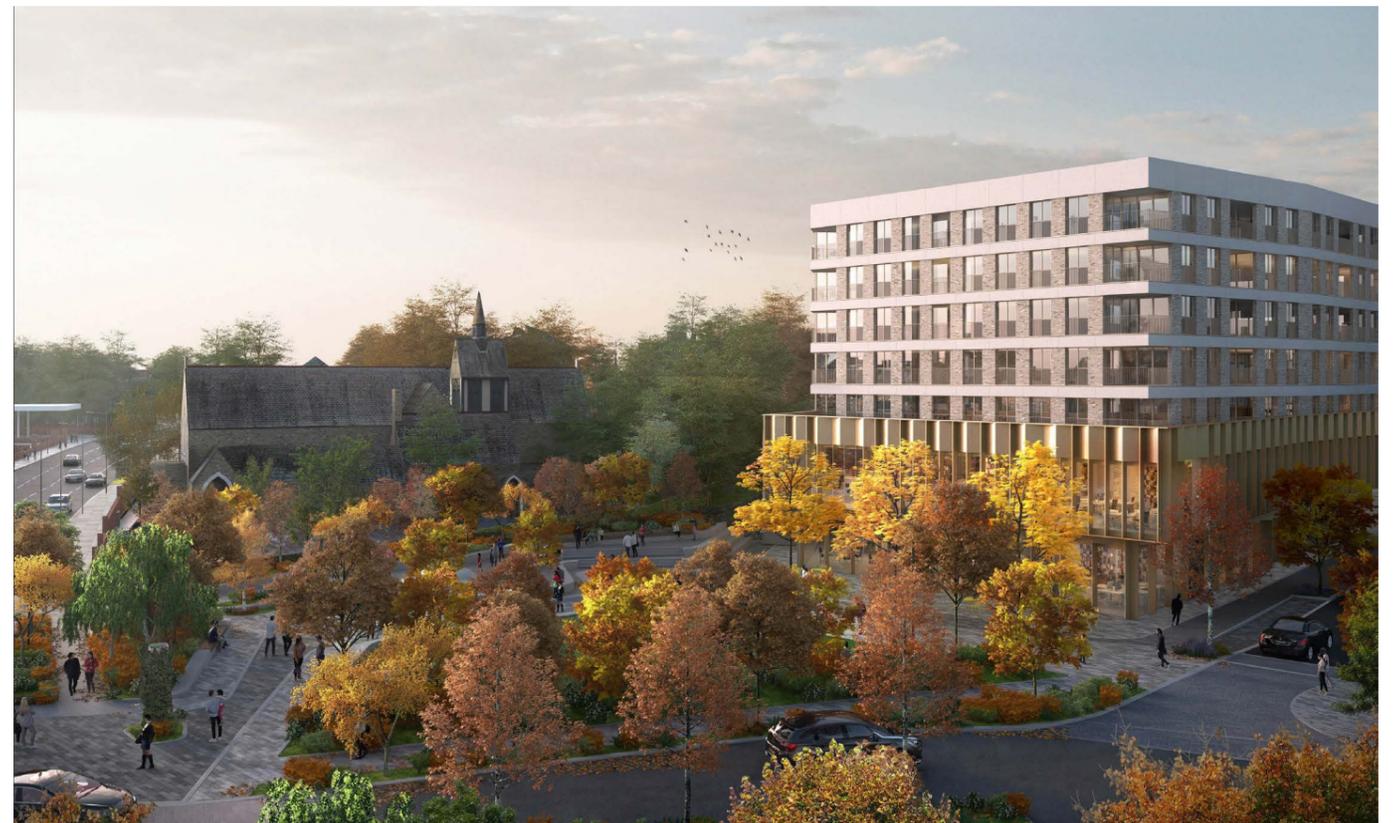


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Version	Date	Description
001	May 2019	For Planning



# 1 INTRODUCTION

## 1.2 Introduction

### Introduction

The vision for the regeneration of the Alton West Estate is to blend this iconic post-war estate with the placemaking and streetscape lessons that have been learnt since its formation - creating a great place to live that includes a wide choice of housing suitable for new and existing tenants who regard it as amongst the best locations in the borough.

Architecture, inspired by its heritage context and remnants of the former Capability Brown parkland landscape, has created a vision for the masterplan – to deliver a new generation of well designed and high-quality homes, combined with exemplar civic and commercial buildings and usable and attractive public realm. Through carefully targeted interventions into the existing estate, the regeneration seeks to create a place that evolves and builds upon the palimpsest of development that has occurred on the estate over the years. Through the restoration of links to its historic past and sympathetic architecture that informed by the existing heritage context, the masterplan offers an opportunity to reconnect and bring together the currently fragmented areas of Roehampton Village and the Alton East and West Estates.

### Background

The vision has taken inspiration and builds upon the masterplanning work commissioned by the Council as part of the Alton Area Masterplan published in October 2014, which was subsequently transposed into planning guidance in the form of the Roehampton SPD adopted in October 2015. The Alton Area Masterplan and Roehampton SPD identify four key intervention areas to deliver the most effective form of change. The intervention areas comprised the following:

- Roehampton Local Centre
- Portswood Place Important Local Parade
- Danebury Avenue Housing
- Central Landscape

The masterplan proposals have identified opportunities to enhance the Alton Area Masterplan to create an improved sense of place for the regenerated estate. Three distinct character areas have subsequently been identified through the masterplan that draw the key intervention area principles together into distinctive locations within the estate.

### Purpose of the Document

The Design, Landscape and Access Statement is an additional standalone document, which is part of the Environmental StatementH

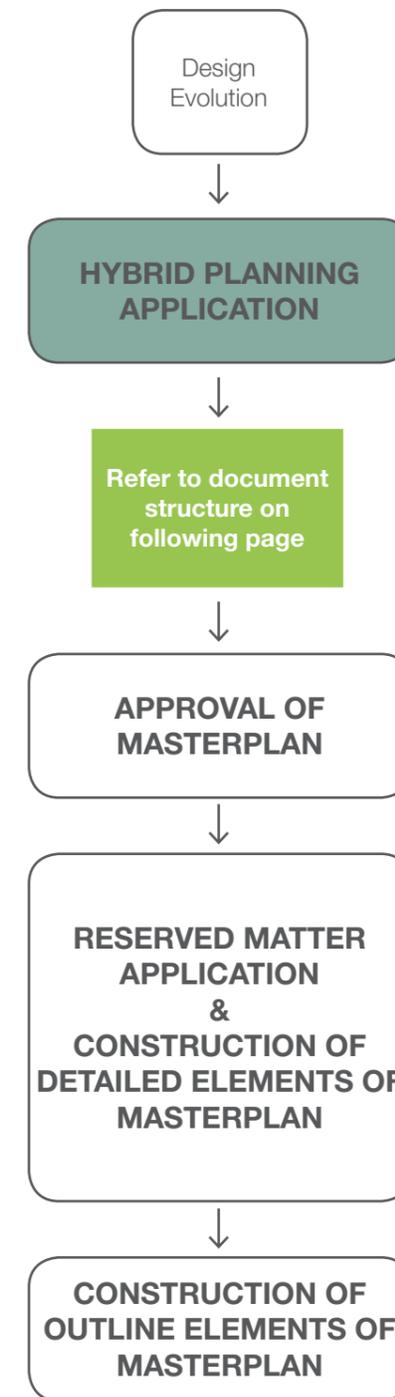
This document forms the Design and Access Statement (DAS) for the hybrid planning application for the Alton Green. It is a record of the design process leading up to the application and the design strategies that have developed and shaped the proposals.

Additional information, including a Design Code, a Statement of Community Involvement, the Environmental Statement and a Sustainability and Energy Strategy forms part of the application and have been submitted separately. A full pack of planning drawings forms part of the detailed planning application and these should be referred to for more detailed information.

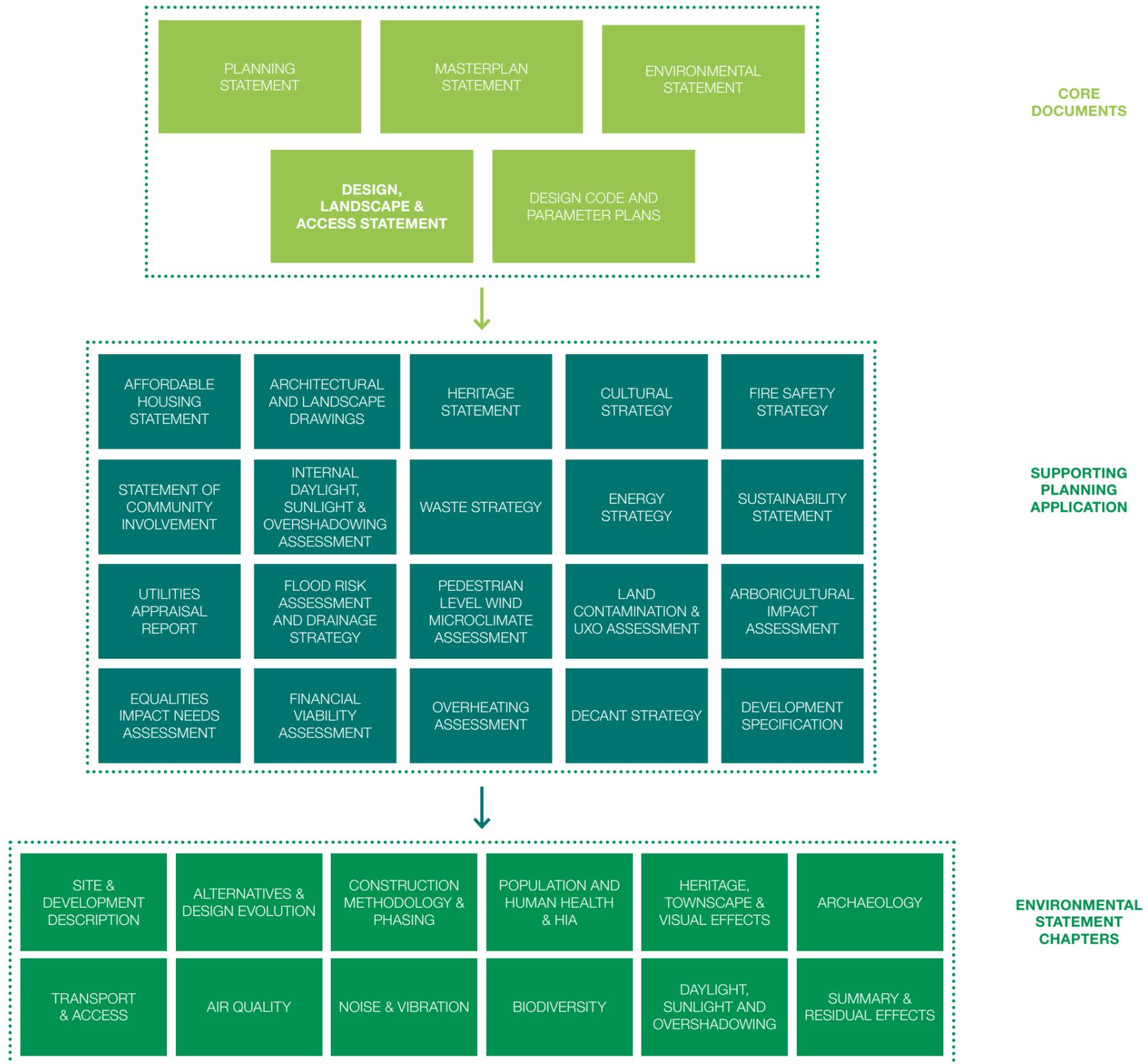
The DAS provides a summary of the constraints and opportunities of this site and an overview of the policy context, setting out the rationale for the redevelopment of the estate and the designed engagement which has taken place with existing residents and local stakeholders. It outlines the Masterplan aspirations, summarises the design development process and describes the proposals.

The document is comprised of several sections that cover the planning context, the site context, the consultation process the masterplan, the wider landscape strategy, the detailed design and access section of the scheme.

*For a brief summary of the Masterplan design, history of the scheme and its benefits, please refer to the separate 'Masterplan Statement' which has*



PLANNING APPLICATION SUBMISSION DOCUMENTS



# 1 INTRODUCTION

## 1.3 Vision and Aspiration

*Blending this iconic post-war estate with placemaking and streetscape lessons that have been learnt since its creation, our site-wide vision is to re-invigorate the Estate; developing buildings and spaces that take inspiration from, and enhance, the impressive parkland setting. This vision is for a modern estate, rich in character and life that reconnects with Roehampton Village, Richmond Park and surrounding Listed Buildings that made the estate one of the best examples of its time for public housing, and an early example of a truly mixed-use development. It is these principles that underpin our vision.*

### How we will achieve this vision

#### Reveal

We have successfully uncovered lost visual/physical connections. We will reveal St Joseph's Church as part of the new Village Square, opening up visual connections along Danebury Avenue to this heritage asset and beyond to Holy Trinity Church.

#### Preserve

We have preserved/enhanced connections to the Listed Buildings, including to Mount Clare through careful re-landscaping.

#### Relocate

The creation of the Village Square as a shared space for both the estate and Roehampton Village, we have created a new civic space, and re-established the historic centre of Roehampton exactly where it once lay. This provides a new heart for the estate and for Roehampton.

#### Create

Our proposed buildings are well designed, with a rational architectural approach, maximising; dual aspects, shared amenity courtyards, sunlight/daylight, and views of landscaped greenspace. We are creating a place and a destination.

#### Navigate

The new streets are well-proportioned and easy to navigate. They will draw people into and through the estate, to access the range of amenities and community services that will be on offer.

#### Masterplan

The masterplan is formed of 21 residential buildings either standing singularly or linked by shared podiums. The podiums contain the sites commercial and office space as well as car-parking, cycle stores and servicing areas. High quality amenity space for both residents and workers are situated on top of these podiums.

Building from the sites immediate context, each building within the masterplan takes on a unique material and physical character, whilst carefully being united through a similar architectural language. The revitalized masterplan will create and improve upon existing areas within the estate, creating 3 key areas all underpinned by a considered landscape.

The Roehampton Local Centre will be revitalised with new shops, community services, business spaces and a new Community Hub which would include library services as well as community, arts and cultural offer to serve Alton residents and wider Roehampton neighbours.

Portswood Place will host a new landmark building at the foot of Downshire Field, with a nursery and family services relocated from Roehampton Lane, primary health care services, local retail and a new club room for the sheltered Minstead Gardens bungalows that are to be upgraded.

Danebury and Harbridge Avenues Housing will see a new generation of well designed and modern homes. Considered massing has terraced homes away from Roehampton Lane, encouraging new north/south pedestrian links that connect into the retained street layouts. Accessibility has been a key aspiration of the masterplan and has been highlighted as a one of the existing sites constraints. By improving the ease of movement across the estate, we can unlock and add to the provision of public realm. The Alton Activity Centre will also be improved to provide a play hub at the centre of the Alton West Estate that will be for the benefit of the entire community. A separate planning and listed building consent application has

also been submitted for the extension and refurbishment of the 30 listed bungalows at Minstead Gardens that provide sheltered accommodation for elderly residents.

#### Design principles

To inform the development of the masterplan the following design principles were identified at the outset and have followed through the design process.

- **Permeability:** The masterplan should maintain important views across the site as well as creating new ones to increase the sense of openness. Connections between the estate and surrounding areas such as Roehampton Village and Alton East should be strengthened with new routes created at strategic points.
- **High quality public realm:** The public realm should be flexible with simple, multi-functional spaces. These spaces should be visible and approachable for all.
- **Massing:** The proposed townscape should complement the local character areas of Roehampton Village, Alton East and Alton West whilst including suitable variation within its own architecture to create a unique, identifiable character.
- **Materiality:** Materials should be used to transition between the traditional architectural language of Roehampton Village and the Modern language of Alton West. Materials should also be used to present quality and variety across the masterplan.
- **Active frontage:** The streets at the core of the masterplan should be vibrant and energised by strong and continuous active frontage.
- **Declutter streetscape:** The masterplan should be welcoming and safe for pedestrians and cyclists, parking should therefore be primarily situated within or below podiums in proposed buildings to keep it out of site as much as possible.
- **Landmarks:** The selection of existing local landmarks should be highlighted by the masterplan and their setting enhanced to celebrate them. New landmarks should be created to generate a strong sense of place and help people find their way through the site.
- **Architectural variety:** The masterplan should contain an exciting and varied set of block types with elements of joy and surprise within the architecture.
- **Road retention:** The existing road layout should be retained

with improvements where necessary to limit disruption to existing utilities, allow greater ease of phasing and make the most efficient use of space.

- **Clear open space ownership:** Residents should feel a great sense of pride and ownership of their space and this should be benefited by generous and beautiful amenity space that feels private, secluded and secure.
- **Solar orientation:** The shared amenity spaces within the masterplan should have maximum exposure to sunlight and face south as often as possible.
- **Mix of uses:** The masterplan should have clear centres with accessible and welcoming civic spaces, exciting mix of retail spaces and a mixture of employment uses. The Village square should act as the cultural hub of all of these uses to tie the masterplan together.

A new nursery school and community uses at the heart of the community.

A refurbished playspace embedded into the landscape of Downshire Fields.

Exciting and varied architectural block types. Materials mediated between Roehampton Village and Alton West.

A new village square connecting Alton West, East and Roehampton Village.

New active retail shopfronts along both sides of Danebury Avenue.

A better connection to Downshire Fields including new pathways and relocated bus stand.

A renewed playspace and sports facilities at Alton Activity Centre.

South facing residential amenity space.

Improved North to South pedestrian links and connectivity throughout the site.

A new library and community hub is given pride of place on the square.

- Key:
- ① Village Square and Community Hub
  - 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 Meadow Play Space
  - ⑩ Highcliffe Slabs

# 1 INTRODUCTION

## 1.3 Vision and Aspiration

### Developing the Design

This hybrid planning application is the result of an extensive consultation process with the Council, with a shared target to fundamentally reinvigorate the original LCC masterplan. The scheme has been presented to the GLA and received a positive response.

Redrow and the Council has the highest aspirations for the site, primarily informed by the SPD, their brief to the design team can be summarised as follows:

- Generate a series of residential and non-residential buildings of high quality that add and create place in Roehampton.
- Respects the emerging and historic character, as well as the townscape of the area
- Buildings that sit sympathetically and work within the local context
- A sustainable place whose design supports the well-being of the residents and the local community
- A masterplan with landscape at its heart, setting a benchmark for quality within the site and within the local area

The team has responded positively to this challenge and believe that they have developed an application that is exciting, sustainable and deliverable.

### Internally within the development

The proposal will replace the current housing stock along Danebury and Harbridge Avenues with high quality new buildings. These buildings will be designed in tandem with the landscape masterplan to site themselves and improve the currently deficient public realm. Each building will be carefully designed to work to a series of strong design principles that straddle the Detailed and Outline portions of the application – this will ensure a legacy of quality through a large and phased estate regeneration.

A considered palette of robust and attractive materials will be used to safeguard the appearance of the buildings and avoid some of the current condition of the existing buildings. This palette, combined with each buildings elevational composition will mediate and transition between the surrounding context. The proposal restricts the heights of the blocks to preserve the conservation area characteristics and minimise overshadowing internally. Externally, the height is limited to have a minimum

impact on locally recognised views - see the Barton Willmore Verified View Assessment and Built Heritage Consultancies Heritage Statement.

The overarching design objective is to ‘enhance’ the local area. We do not want to create a standalone housing development; our intention is to deliver a scheme that becomes a natural extension to the existing neighbourhood and re-connect The Alton Estate and Roehampton Village. The above information is further elaborated upon in Volume Three of this Design and Access Statement.

### Public Realm and Landscape Design

The landscape plan is at the heart of the masterplan. The proposal provides an enhanced and integrated approach to green space, ecology, planting and public realm for both residents and the public. The site has become more permeable by tackling the difficult topography, with new accessible routes breaking through the regeneration and working with the new building positions. The design will replace any removed trees with new, mature and locally indigenous specimens, there will be no net loss of trees on the site.

There will also be a gain in public and private amenity space with new soft landscaped areas proposed at ground and podium levels. Residential podiums and courtyards contain playspace, soft landscaping and in some instances external amenity space for office use - all contributing to add high quality outdoor private amenity. These aim to encourage communal use and provide opportunities for movement, integrated play, recreation, biodiversity and visual amenity.

### Access and Inclusion

The masterplan seeks to create a liveable environment that gives pedestrians and cyclists priority, reducing reliance on private car-based travel. The retained road network has been upgraded to generate a legible hierarchy of public and private spaces, using a combination of streets, paths, courtyards and squares. The new pedestrian areas will be free of refuse and deliveries with servicing exclusively from the carriageway. There are 551 new undercroft car-parking spaces provided for residents, in line with the adopted London Plan.

Cycle parking is provided on a block-by-block basis in secure and convenient storage areas within the shared carparks or adjacent to entrance lobbies. A total of 2100 residential cycle spaces are provided, with 139 non-residential cycle spaces for the community and retail provision included within the respective building footprint or spread throughout the landscape.

### Residential Accommodation

The total number of new homes in the masterplan is 1103, with 654 homes in the Detailed Application and 449 homes in the Outline Application. The design of the development is tenure blind.

The preferred mix for the private and affordable housing has been developed by the clients with regard to the design constraints and opportunities the site provides. This has been based on analysis of the local area and emerging trends in London values to establish an optimum mix and dwelling size, whilst having regard to LB Wandsworth planning policy requirements. A minimum of 10% of all homes will be sized to be wheelchair adaptable/accessible in line with the London Plan.

### Non-Residential Accommodation

Commercial space will be provided with approximately 9572sqm GIA of non-residential floorspace including new and replacement community (Class D1), office (Class B1) and retail (Class A1-A5) floorspace. This will be spread through 7 buildings across the entire masterplan.



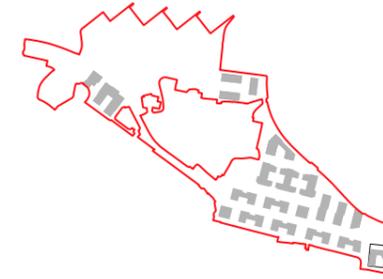
**1103**

Homes



**9572**sqm (GIA)

Non-Residential Uses



**12.5** ha

Site Area



**80493**.sqm

Publicly Accessible  
Open Space  
(including play area)



**7657**.sqm

Play Provision  
(all forms of play)



**7198**.sqm

Communal Amenity  
Space



**2249**

Cycle Spaces

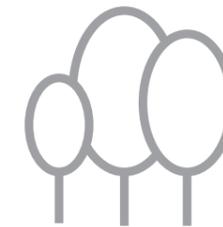
2100 Residential Spaces  
39 Community Spaces  
10 Office Spaces



**551**

Parking Spaces

544 Residential Undercroft Spaces  
7 Class D Undercroft Spaces



**770**

Proposed New Trees

For further detailed breakdown of figures, please refer to the Planning Statement

# 1 INTRODUCTION

## 1.5 Application Area

The masterplan opposite indicates the detailed and outline areas that form the hybrid application.

### Detailed Application Area

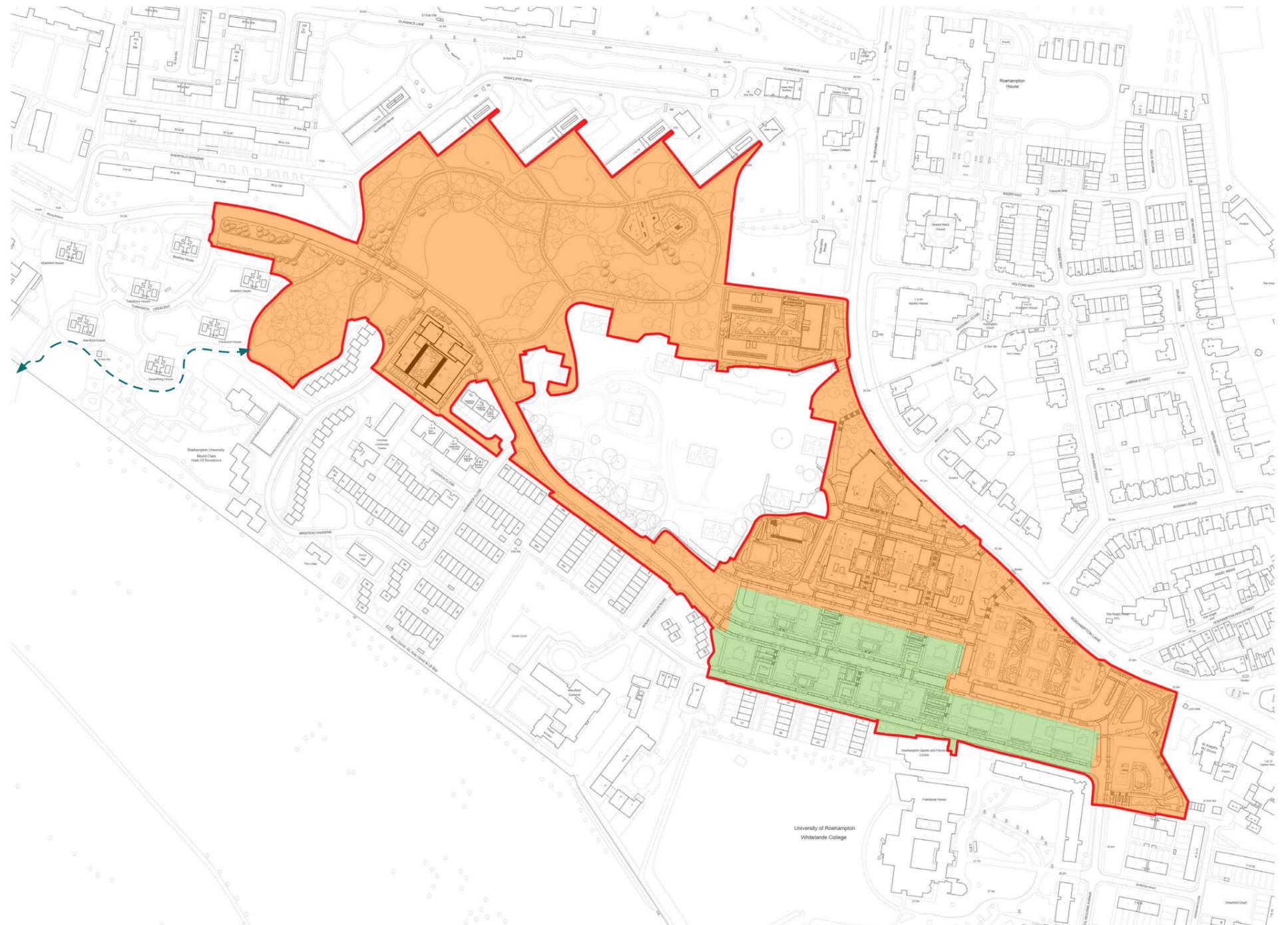
#### Key deliverables:

- Village Square and the beginning of Holybourne Avenue with surrounding residential blocks: A, O and N. Each block has community services/retail area on ground level. Active frontage is facing Village Square and Danebury Avenue
- Residential Block K and Harbridge Avenue
- Residential Block M and Kingsclere Close
- Alton Activity Centre
- Residential Block Q
- Downshire Fields and Portswood Place. New building for Eastwood Nursery and Children's Centre, Danebury Surgery, Minstead Gardens Community Room and convenience retail unit.

### Outline Application Area:

#### Key deliverables:

- Residential blocks along Danebury Avenue: BC, DE, F, G, H, I, and J.



Key:

- ← → Aspiration for future link to Richmond Park
- Site Boundary
- Detailed Application Area - 10.65 Hectares
- Outline Application Area - 1.88 Hectares

## 2 SITE CONTEXT APPRAISAL

- 2.1 Site Location
- 2.2 Historic Patterns of Development
- 2.3 The Existing Estate
- 2.4 Building Heights and Topography
- 2.5 Character Areas
- 2.6 Heritage and Conservation
- 2.7 Understanding the Surrounding Context
- 2.8 Physical and Urban Context
- 2.9 Existing Green Space
- 2.10 Transport Connections and Movement
- 2.11 Site Opportunities
- 2.12 Site Constraints

## 2 SITE AND CONTEXT APPRAISAL

### 2.1 Site Location

#### 2.1. 1 City Connections

##### Accessibility

The relative distance from town centres can explain the lack of varied employment opportunities in the area. Public transport is limited to buses in order to access rail or underground services, and the Public Transport Accessibility Level (PTAL, a method by which an area's accessibility by public transport can be measured) is classed within the 'very poor to mediocre' bracket.

It takes an average of 60 minutes to travel from Roehampton to Oxford Circus in comparison to 38 minutes from Wimbledon and 45 minutes from Streatham, which are similar distances from the West End. As well as affecting accessibility to education and business opportunities, the relatively high journey times in to central London, coupled with the distances from rail stations and town centres, results in feeling disconnected to other parts of London.

Key:

-  Site boundary
-  Bus Stop
-  Bus Route
-  Underground Route - District Line
-  National Rail Route



## 2 SITE AND CONTEXT APPRAISAL

### 2.1 Site Location

#### 2.1. 2 Site Connections

Roehampton is an area in South-West London, located in the western part of Wandsworth Borough. It's surrounded by Richmond Park to the west, Barnes to the north, Putney to the east and Wimbledon Common to the south. Pedestrian permeability within the Alton Estate intervention area is strong in an east-west direction via the existing street network. Pedestrian permeability in a north-south direction is restricted by topography and the current built form (and street network). This has resulted in a disjointed urban grain between the areas of Alton West, Roehampton Village, Alton East and Richmond Park.



Alton East low rise blocks  
Fig 01



Roehampton Village



Alton West post-war housing



Aerial of Richmond Park  
Fig 02

Alton East is located to the south-east of the Site and comprises of predominantly residential buildings of a varying vernacular, characterised by its relatively high density. Notable built forms include the Grade I listed Parkstead House, the ten storey point blocks (many of which are Grade II listed), and the St Josephs Catholic Church adjacent to the A306 Roehampton Lane.

Roehampton Village is located to the east of the Site and is centred on Roehampton High Street. The built form vernacular varies across the area and features a mix of red brick Gothic Revival terraces, mixed stock brick and slate roofed terraces and cottages, detached and semi-detached villas, weather boarding and tiled/pantiled roofs. The area is generally two to three storeys, although there are notably larger buildings such as St Mary's Convent.

The Alton West Estate was conceived as clusters of residential accommodation set within a generous parkland. The intent was to provide a mixture of housing types, not just high-rise dwellings, but also low-rise flats, family houses and bungalows for older people.

Located to the south-west of the site is Richmond Golf Course and Richmond Park, a publicly accessible open space. The area is associated with the valley formation of Beverly Brook, gradually rising to the east towards the settlement of Roehampton and westwards towards Richmond, before sharply dropping to the River Thames.



Fig 01 Alton East Building. modern architecture london. modernarchitecturelondon.com  
Fig 02 Richmond Park. Richmond Park Film. richmondparkfilm.org.uk

**2 SITE AND CONTEXT APPRAISAL**  
**2.2 Historic Patterns of Development**  
**2.2. 1 LCC Masterplan**

The original LCC masterplan concept was based on the appreciation of the existing Capability Brown landscape condition, and a recognition of the large scaled work of Le Corbusier. The estate comprised a reworking of the existing landscape, and the creation of groups of point blocks, slab blocks, bungalows, and terraces of 2-4 storey dwellings, in a picturesque overall composition. The building types, styles and materials are varied but generally of a relatively high quality, whilst various buildings are of particular special interest. However, some aspects of the Estate, including the 4-storey terraces around the east end of Danebury Avenue, the flats and library at Allbrook House, and other elements south of Parkstead House, were regarded as less successful (or merely later) parts of the Estate. These buildings are therefore excluded from the conservation area designation. The avenue of lime trees within granite setts along Harbridge Avenue is included within the conservation area as it signifies the location of the earlier tree-lined avenue that was in existence by the early 20th century, although the trees themselves were replaced in the 1960s and the present granite setts are not the original LCC landscape scheme.



Fig 01 Green landscape under and around slab blocks



Fig 02 'Cookie Cutter' standard typologies within mature green landscape



Fig 03 Informal arrangement making most of topography and orientation



Fig 04 Point blocks

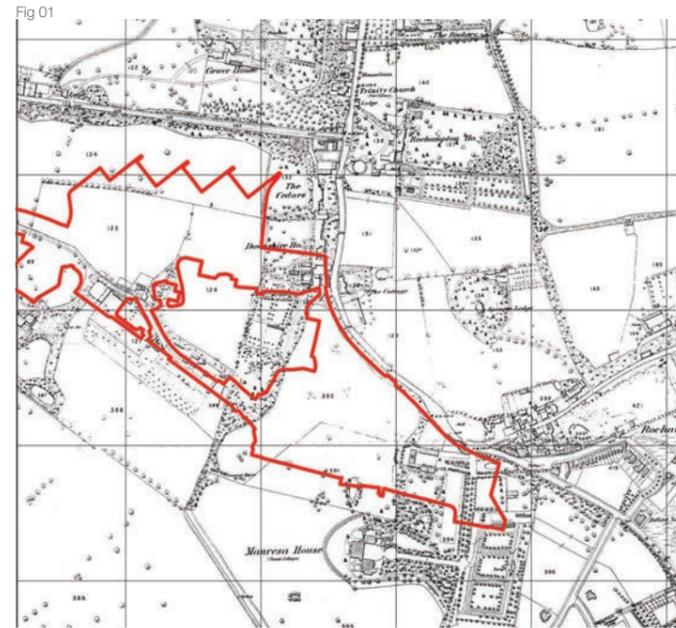
Fig 01 Slab Blocks. Nikolaus Pevsner. Alton Estate  
 Fig 02 Slab Blocks. Nikolaus Pevsner. Alton Estate  
 Fig 03 Bungalows. Nikolaus Pevsner. Alton Estate

Fig 04 Point Block. Nikolaus Pevsner. Alton Estate

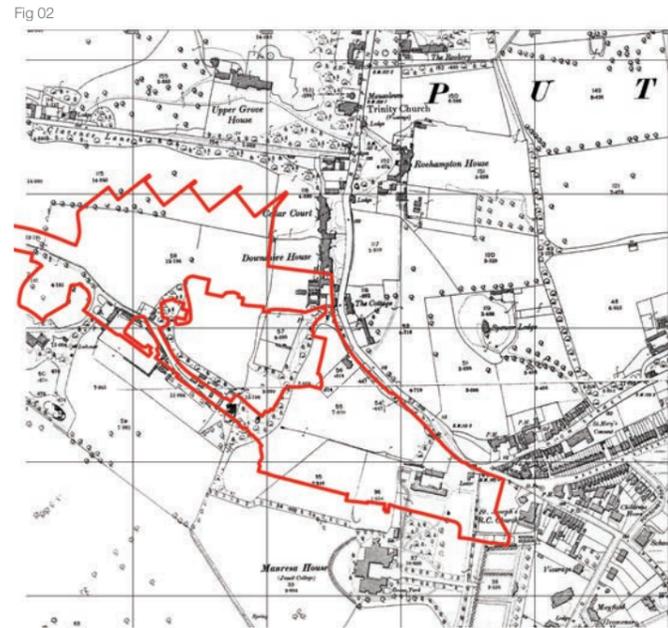


2 **SITE AND CONTEXT APPRAISAL**  
 2.2 Historic Patterns of Development  
 2.2. 2 Historic Mapping

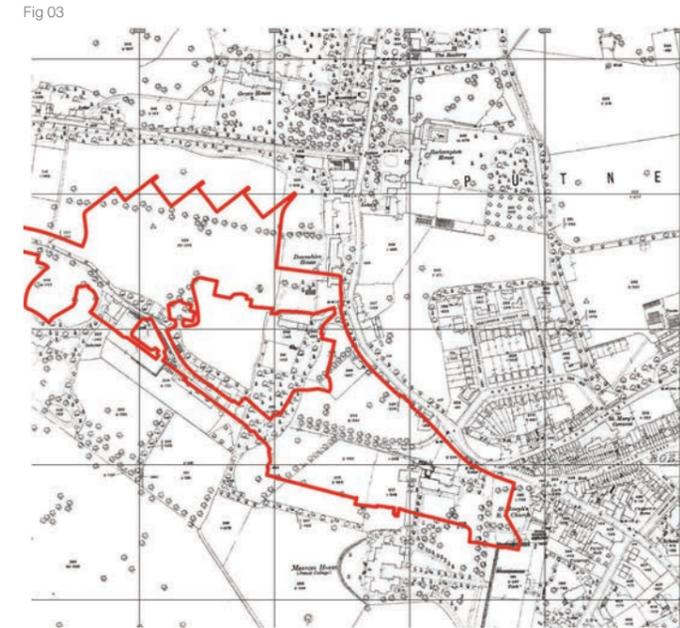
 Site Boundary



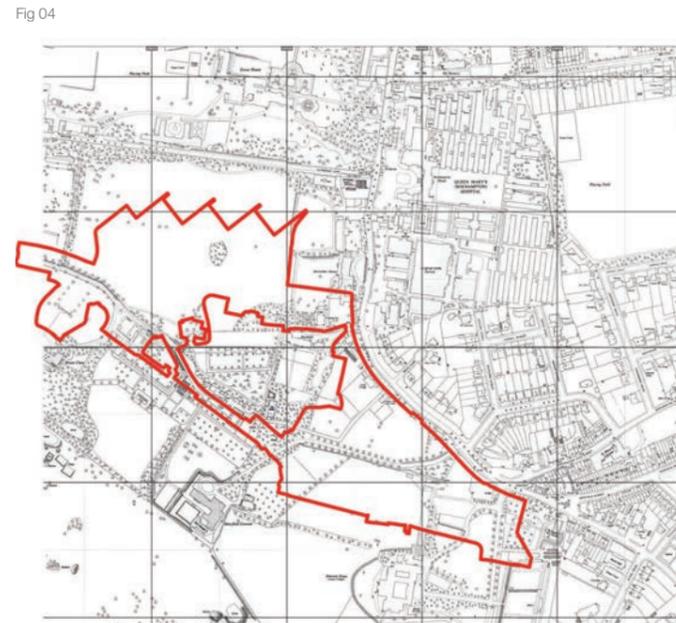
Alton Estate & Roehampton Village 1868



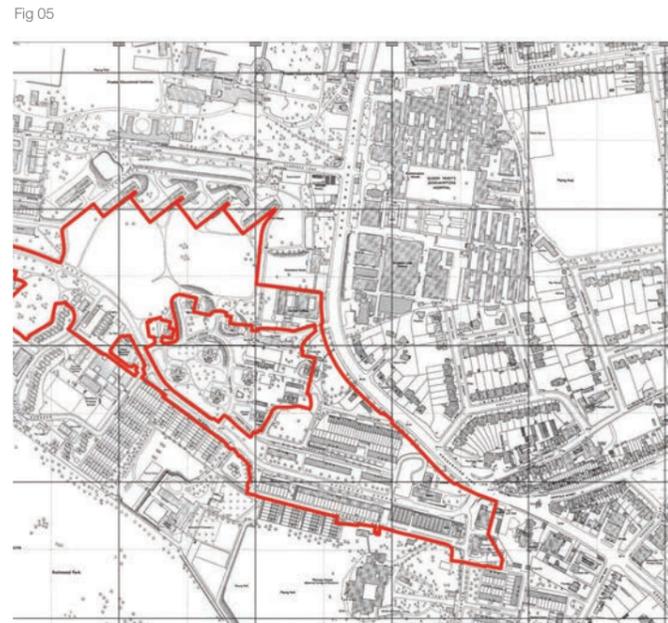
Alton Estate & Roehampton Village 1897  
 Parkstead House



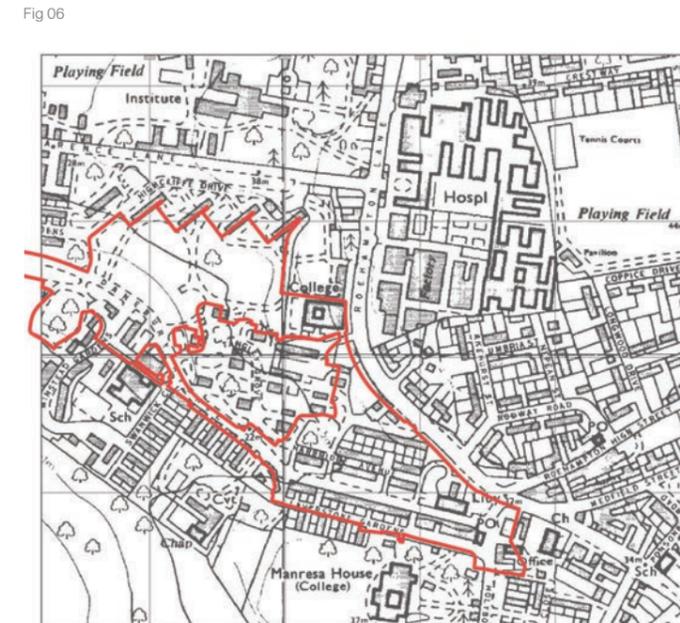
Alton Estate & Roehampton Village 1916



Alton Estate & Roehampton Village 1951



Alton Estate & Roehampton Village 1958  
 Alton West Estate and Minstead Gardens have been introduced into the masterplan. Alton West Point Blocks. Green space significantly reduced.



Alton Estate & Roehampton Village 1976  
 Neighbouring housing. Restricted access throughout the estate.

Fig 01 1868 Map. Landmark Information Group  
 Fig 02 1897 Map. Landmark Information Group  
 Fig 03 1916 Map. Landmark Information Group

Fig 04 1951 Map. Landmark Information Group  
 Fig 05 1958 Map. Landmark Information Group  
 Fig 06 1976 Map. Landmark Information Group

## 2 SITE AND CONTEXT APPRAISAL

### 2.3 The Existing Estate

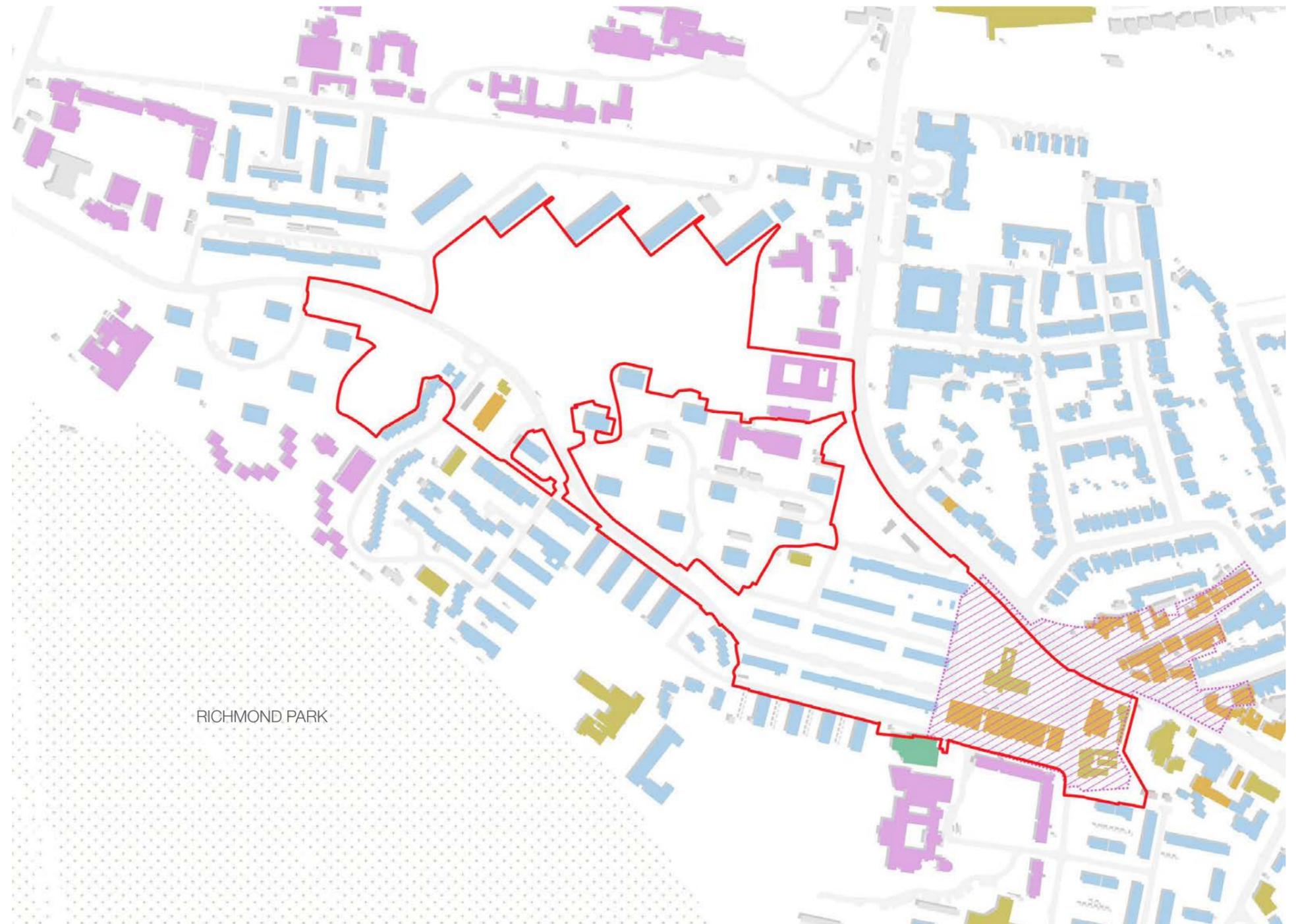
#### 2.3.1 Land Use

The site area and wider context is predominantly residential in terms of use.

Roehampton Village forms its own cluster of retail and community uses, and Danebury Avenue has a greater amount of retail floorspace - However, this relationship is disjointed and lacks a clear entrance or centre. This development seeks to compliment and combine these uses. The presence of Roehampton University is also notable with a series of educational and student residential buildings along the perimeter of the Alton West estate.

Key:

-  Site boundary
  -  Local Town Centre Boundary
- Predominant ground floor uses:
-  Educational
  -  Residential
  -  Commercial with residential above
  -  Community
  -  Leisure



## 2 SITE AND CONTEXT APPRAISAL

### 2.4 Building Heights and Topography

#### 2.4.1 Existing Building Heights

While the wider area of Roehampton is typically characterised by low-rise detached and semi-detached housing, the Alton Estate (both East and West) is comprised of groups of tall buildings set around open green landscape with views to Richmond Park. Typically, the point and slab blocks can be found as bunched together in plan with similar building heights. Tall buildings within the site area include the 11-storey Highcliffe slab blocks and the 12-storey point blocks of Tunworth Crescent and Tangley Grove.

The new development will seek to mediate between these two areas of height. The mid-rise proposals will aim to minimise detrimental impact on heritage assets such as the listed Highcliffe blocks and the conservation area.



Key:

-  Site boundary
-  Clustering of height
-  1-2 storeys
-  3-4 storeys
-  5-8 storeys
-  9 storeys +

## 2 SITE AND CONTEXT APPRAISAL

### 2.4 Building Heights and Topography

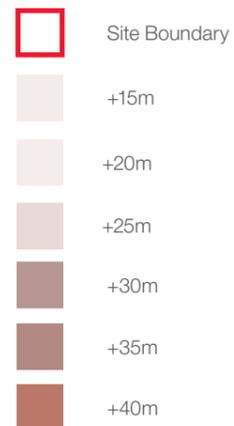
#### 2.4. 2 Topography

There are significant level changes across the whole masterplan the result of which is the current lack of visual and physical connectivity.

The most compromised pedestrian routes are the North-to-South connections - between Roehampton Lane, Harbridge Avenue, Danbury Avenue and Laverstoke Gardens. Most of these routes involve a combination of ramped and stepped access.

A key principle of the masterplan is to create improved pedestrian routes, creating an accessible, step-free and coherent network of paths that open the estate both internally, and knit it into the surrounding area.

Key:



2 **SITE AND CONTEXT APPRAISAL**  
 2.4 Building Heights and Topography  
 2.4. 3 Site Photos



Key Plan



1 - View south from Roehampton Lane to Danebury Avenue



2 - View south from Harbridge Avenue, over Danebury Avenue to Laverstoke Gardens



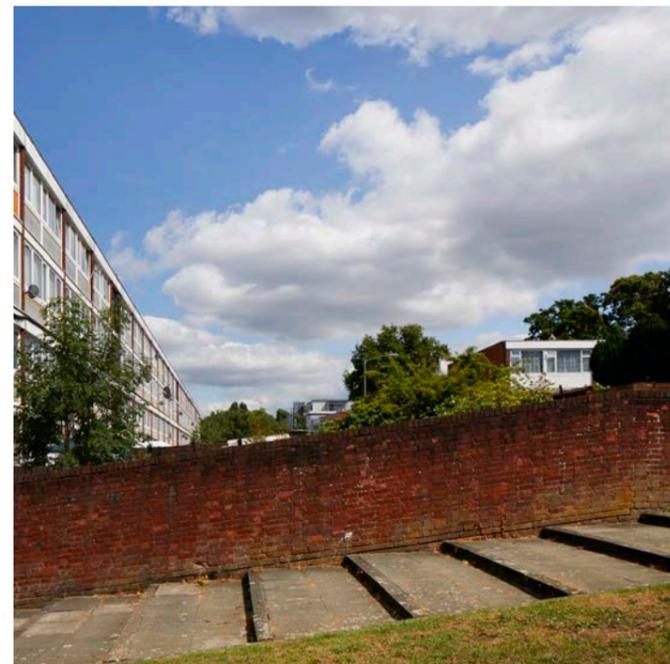
3- View west of point blocks from Ellisfield Drive



4 - View north from Danebury Avenue to Harbridge Avenue and existing Lime Trees and Alton Activity Centre



5 - View south from Kingsclere Close toward the rear gardens of maisonettes on Harbridge Avenue



6 - View east of intermediate stair route between Danebury Avenue and Laverstoke Gardens



7 - View southwest of ramped access between Danebury Avenue and Laverstoke Gardens

## 2 SITE AND CONTEXT APPRAISAL

### 2.5 Character Areas

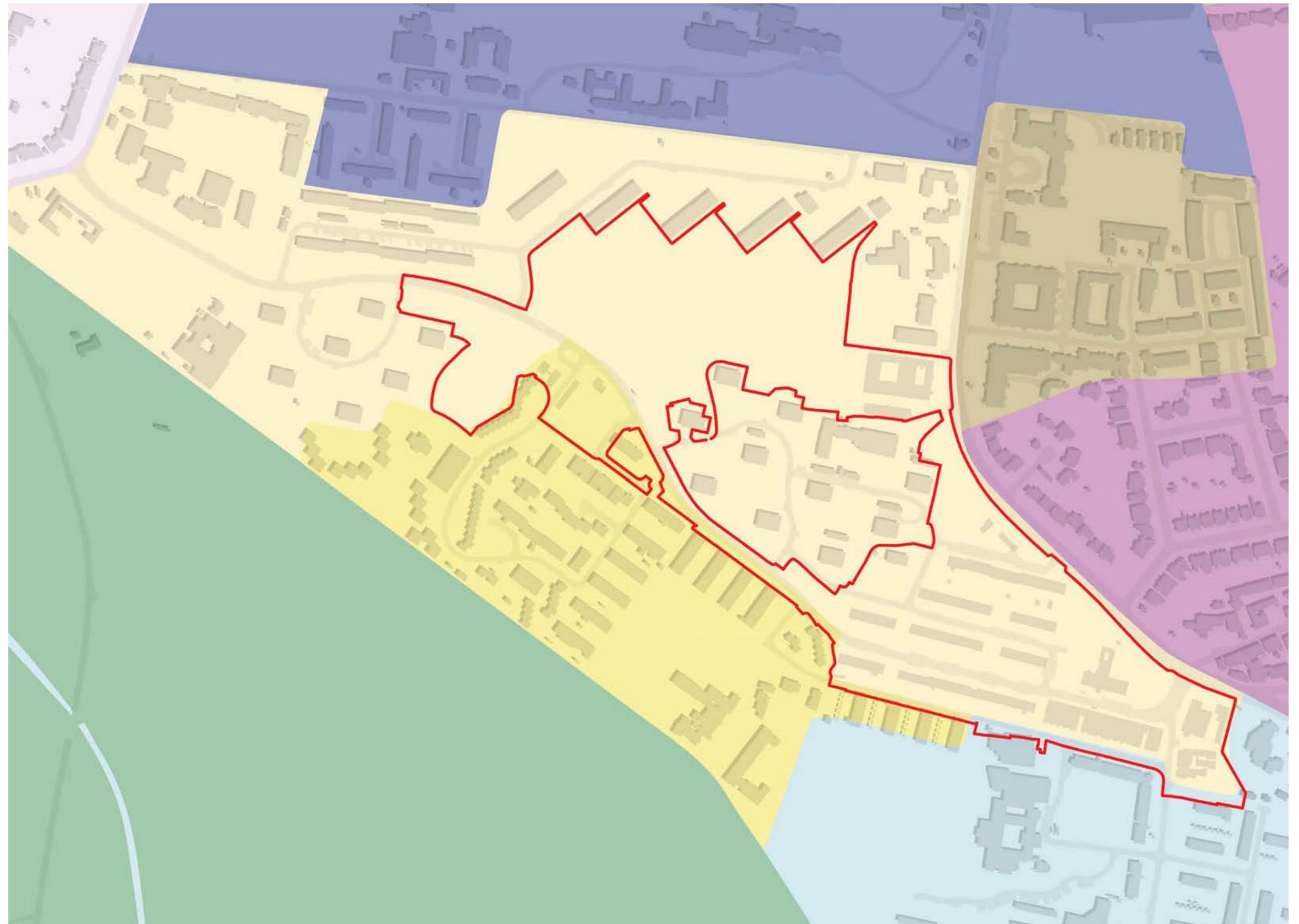
#### 2.5.1 Character Areas Overview

The character areas featured in Volume One Section 2 are in line with the areas identified in Barton Willmore's Townscape and Visual Appraisal. Several Townscape Character Areas (TCAs) have been identified which capture the identity of Roehampton and the wider area. Given the nature of development over time, Roehampton can be described as having clearly distinct areas with different spatial and material qualities. This has influenced the nature of the design proposals for the hybrid application to create a new, distinct area of development.

 Site boundary

Alton Area Character Areas:

-  TCA 1: Richmond Park & Golf Course  
Located to the south-west of the site and comprises a golf course, driving range and the largest of London's Royal Parks, Richmond Park which is of national and international importance for wildlife conservation
-  TCA 2: Roehampton Suburbs  
To the north-west of the site, this area is typified by predominantly two/three storey large-scale detached residences set amongst a tree-lined backdrop.
-  TCA 3: Roehampton North  
Located to the north of the site, comprises areas of recreational space, woodland, and large scale institutional buildings.
-  TCA 4: Alton West  
North-eastern parts of the TCA consists of brown brick facades, recessed pitched slate roofing and red brick detailing, surrounded by several 18th century estates. North and west areas of the TCA consist of concrete tower residential blocks.
-  TCA 5: Alton Gardens  
The southern parts of the site area are characterised by low rise built forms, comprising generally of one storey bungalows and two storey terraces.
-  TCA 6: Alton East  
Located to the south-east of the site this area is comprised of predominantly residential development in the form of slab-blocks, point blocks and low-rise housing. This area differs from the Alton West estate primarily in its materiality, with more references to its traditional context.
-  TCA 7: Queen Mary's Place  
To the east of the site consists predominantly of modern three storey residential blocks arranged around a series of landscaped courtyards, set within the grounds of the historic Grade I listed Roehampton House.
-  TCA 8: Roehampton East  
Located to the east of the site this area's centre is Roehampton High Street. The vernacular of built form varies across the TCA and features a mix of red brick Gothic Revival terraces and mixes of stock brick and slate roofed terraces.



## 2 SITE AND CONTEXT APPRAISAL

### 2.6 Heritage and Conservation

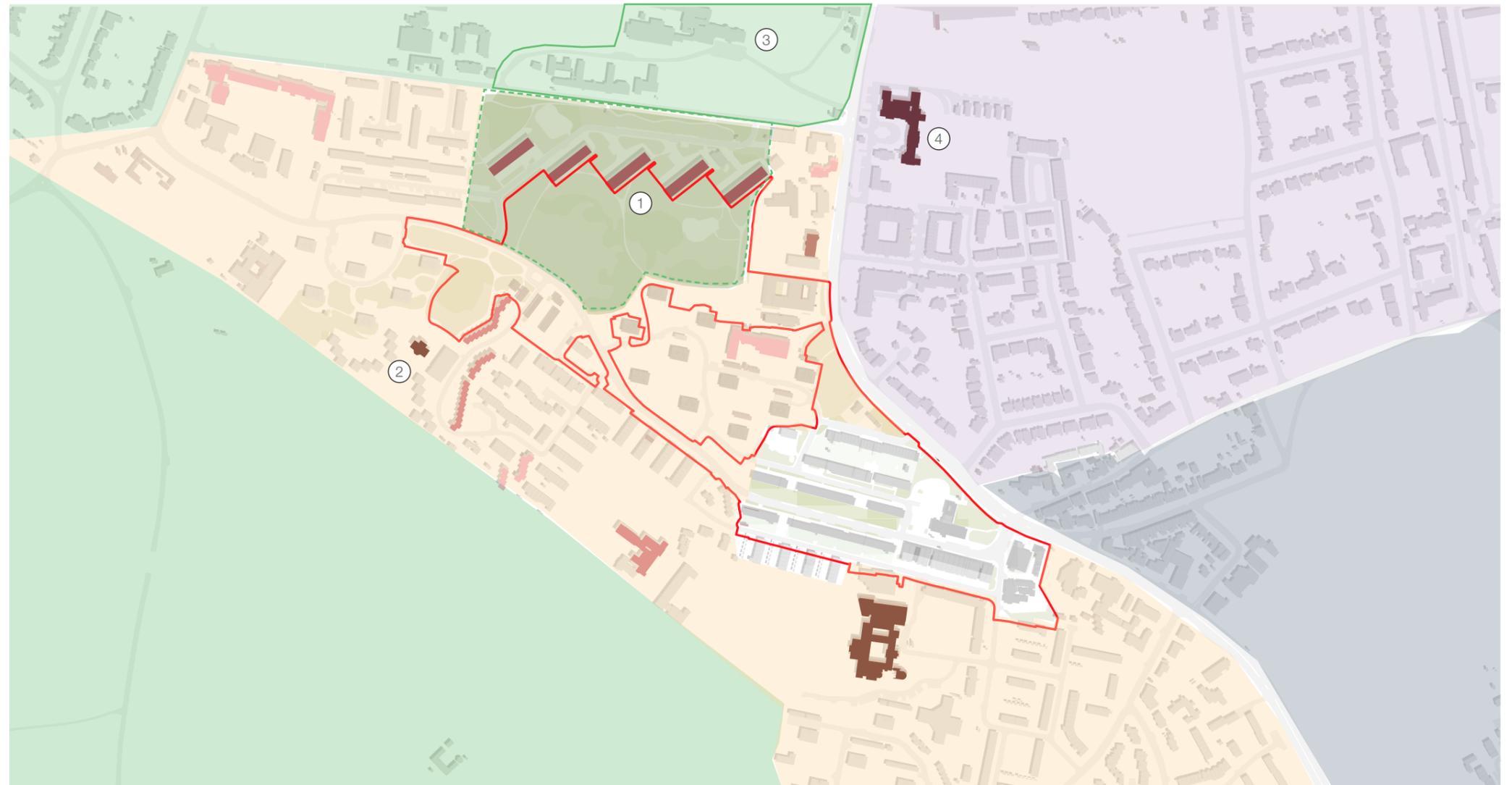
#### 2.6.1 Listed Buildings and Areas of Importance

Alton Estate's heritage and context has a special role in the history of post-war social housing, and to the earlier layer of 18th century country houses and associated domestic landscapes.

The area's built form spans almost 250 years. The principal 18th century houses remain (albeit altered and extended) as the first layer of development in the area.

The boundaries of the associated estates set the landscape parameters and influenced the principal features of the LCC's approach to the masterplanning of the site. This masterplan area includes part of the Alton Conservation Area and the following statutory listed buildings, which sit within the Area:

- Manresa House (listed grade I)
- Mount Clare (listed grade I)
- The Doric temple (listed grade II\*) in the grounds of Mount Clare
- Downshire House (listed grade II\*).
- Five slab blocks set in Downshire Field (listed grade II\*), Highcliffe.
- The sheltered housing bungalows (listed grade II).
- The Bull sculpture by Robert Clatworthy (listed grade II\*) and the Watchers by Lynn Chadwick (listed grade II - in storage following repair).



Key:

	Site Boundary		Grade I Listed
	Listed Park/Garden		Alton Conservation Area
	Locally Listed		Roehampton Village Conservation Area
	Grade II Listed		Westmead Conservation Area
	Grade II* Listed		Unlisted Area of Importance



① Alton Estate - Highcliffe Buildings  
Post-war social housing



② Mount Clare  
18th Century  
Listed Grade I



Fig 01  
③ Grove House Roehampton  
18th Century  
Listed Grade II\* building



Fig 02  
④ Roehampton House  
18th Century  
Listed Grade I

Fig 01 Grove House Roehampton. David Illiff. flickr.com  
Fig 02 Roehampton House. Winkworth. onthemarket.com

## 2 SITE AND CONTEXT APPRAISAL

### 2.7 Understanding the Surrounding Context

#### 2.7. 1 Existing Typologies

The intent of the Alton West Estate was to provide a mixture of housing types, not just high-rise dwellings, but also low-rise flats, family houses and bungalows for older people.

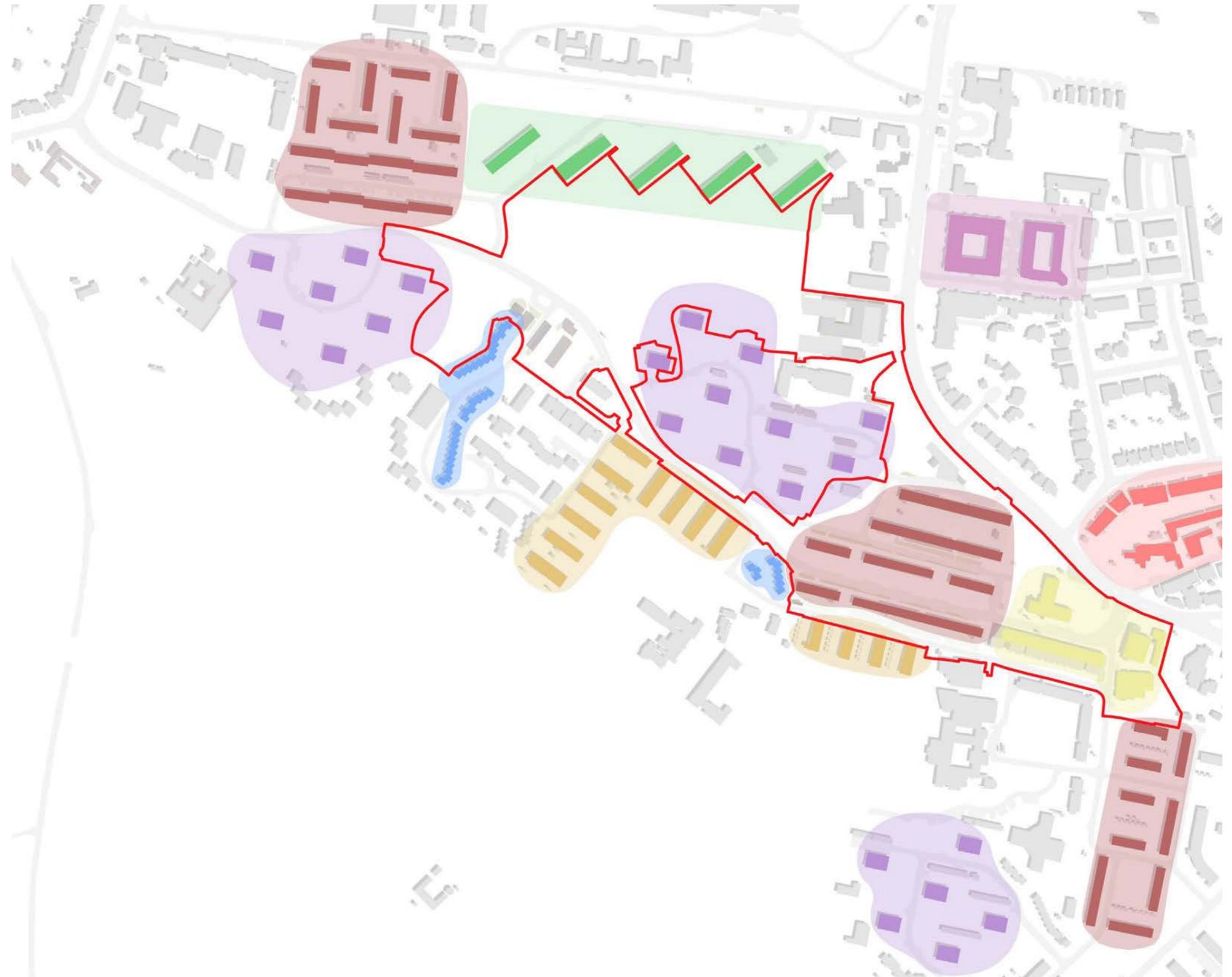
Five basic types were designed to provide a variety of accommodation: Slab Blocks, Point Blocks, Danebury Avenue maisonettes, Terraced houses and the bungalows. The five eleven-storey slab blocks within the Highcliffe neighbourhood (Binley, Winchfield, Charcot, Denmead and Dunbridge Houses) are listed as Grade II\*.

There have been a series of additions and adaptations to the original masterplan, some of which have been to the detriment of the wider estate. These have compromised the design intent of the original masterplan and the overall quality of the public realm.

Some of the additions made since the original masterplan was conceived have been successful however, for example the student residences at Chadwick Hall by Henley Halebrown which was shortlisted for the 2018 Stirling Prize.

#### Key:

- Site boundary
- Group 1 - Feature Building - Point Blocks
- Group 2 - Standard Blocks - Bungalows
- Group 3 - Low Rise Blocks - Two and Three Storey Terraces
- Group 4 - Feature Building - Slab Blocks
- Group 5 - Standard Blocks - Linear Blocks
- Group 6 - Masterplan Anomalies
- Group 7 - Village High Street
- Group 8 - Contemporary Townhouse - Emerald Square



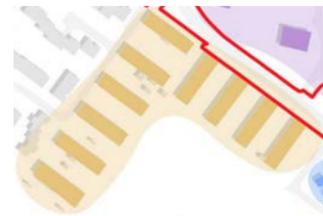
2 SITE AND CONTEXT APPRAISAL  
 2.7 Understanding the Surrounding Context  
 2.7. 2 Existing Typologies



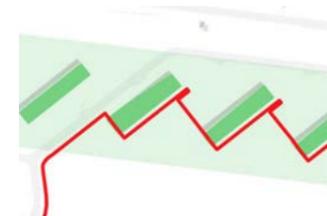
Group 1 - Feature Buildings, Point Blocks



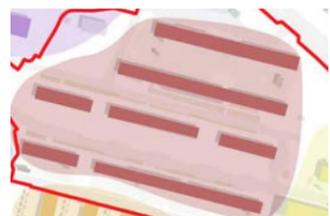
Group 2 - Standard Blocks, Minstead Gardens



Group 3 - Low Rise Blocks, Two and Three Storey Terraces



Group 4 - Feature Buildings, Slab Blocks



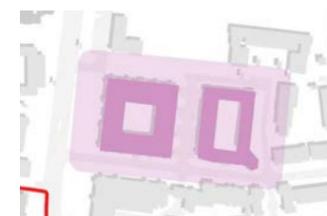
Group 5 - Standard Blocks, Linear Blocks



Group 6 - Masterplan Anomalies



Group 7 - Village High Street



Group 8 - Contemporary Townhouse, Emerald Square Fig 01

Fig 01 Contemporary Townhouse. Chestertons. rightmove.co.uk

## 2 SITE AND CONTEXT APPRAISAL

### 2.8 Physical and Urban Context

#### 2.8.1 Existing Materials

The site area sits between two areas of contrasting material expression.

As shown in the diagram, Roehampton Village to the east is predominantly an area of traditional red/brown bricks while the Alton West Estate is characterised by a palette of grey concrete.

The proposed scheme aims to mediate between the existing material palettes.

The images on the next page are typical examples of the materials, colours and tones found in the area.



Key:

-  Site Boundary
-  Red Brick
-  Brown Brick
-  Purple Brick
-  London Stock Brick
-  Cream Brick
-  Clad or rendered
-  Concrete
-  Stones

2 **SITE AND CONTEXT APPRAISAL**  
 2.8 Physical and Urban Context  
 2.8. 2 Existing Materials

← Proposed scheme mediates between existing neighbouring conditions →



Concrete and set pebbles



Concrete with painted elements



Linear block with rendered facade



Red brick end walls



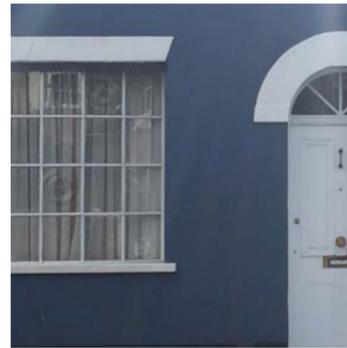
London stock brick



Board-marked concrete



Concrete paving



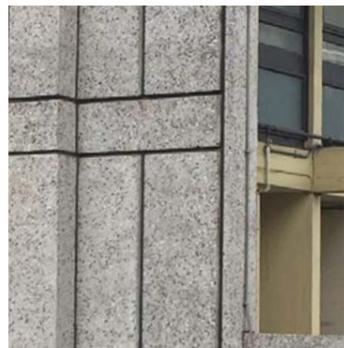
Rendered terrace house



Contemporary brown brick  
Fig 01



Fine grained Bath stones



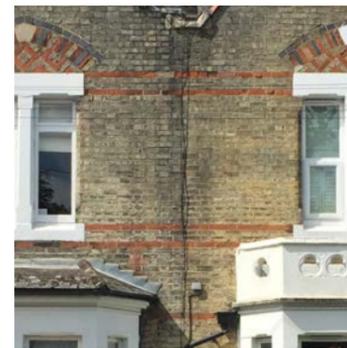
Concrete with coarse aggregate



Concrete columns



Red Brick



London stock brick



Fine grained Bath stones

← ALTON WEST → ROEHAMPTON VILLAGE →  
 Raw and board-marked concrete      Brick textures within modernist facades      Traditional materials with some ornate detailing

Fig 01 Chadwick Hall, Henley Halebrown, [henleyhalebrown.com/works/chadwick-hall/](http://henleyhalebrown.com/works/chadwick-hall/)

2 **SITE AND CONTEXT APPRAISAL**  
 2.9 Existing Green Space  
 2.9. 1 Alton Estate

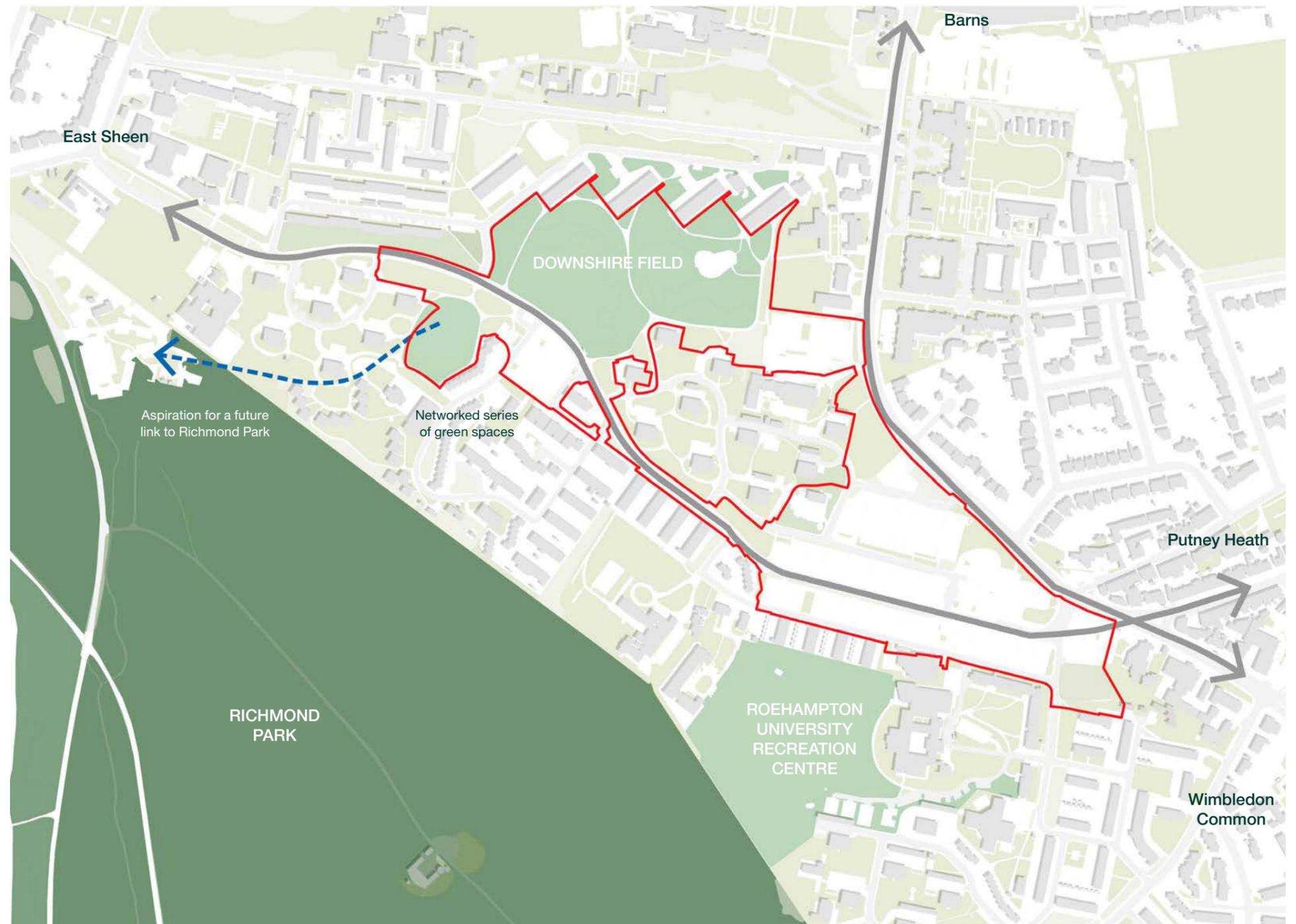
The London borough of Wandsworth contains 670 hectares (1,700 acres) of green space in the form of parks, commons, allotments and cemeteries, which is the largest amount for an Inner London borough.

The Alton Estate falls into the Arcadian Thames section of the Green Grid, stretching from the Thames to Kingston and Epsom Common. It incorporates the biodiverse wetlands of Barnes and the large green open spaces of Richmond Park, Wimbledon Common and Putney Heath.

A strategic corridor sweeps across the estate, suggesting a physical green connection from Richmond Park all the way to the Thames via the Alton Estate.

Key:

- Site Boundary
- Local/District Parks & Other Open Space
- Regional Parks
- Private Amenity and Gardens
- Aspiration for future link to Richmond Park
- Green Links



## 2 SITE AND CONTEXT APPRAISAL

### 2.9 Existing Green Space

#### 2.9. 2 Open Space

Analysis of the existing amenity space has been carried out and reveals a large proportion of the existing Alton Estate is valuable open amenity space for residents.

The areas below have been identified in accordance with the London Borough of Wandsworth's Open Space Study (2006).

The masterplan looks to protect and enhance the amount of amenity space in the intervention area.

Key:

-  Site Boundary
-  Existing Public Amenity Space = 77105m<sup>2</sup>
-  Existing Alton Green Activity Centre (Public amenity space) = 2100m<sup>2</sup>
-  Existing Downshire Field Play Space (Public amenity space) = 987m<sup>2</sup>
-  Existing private communal amenity space = 2382m<sup>2</sup>

---

TOTAL Existing Combined Space Across Site  
(Public, Communal & Private Green Space) = 82574m<sup>2</sup>



**2 SITE AND CONTEXT APPRAISAL**  
**2.10 Transport Connections and Movement**  
**2.10.1 Existing Bus Routes**

The closest bus stops to the site are summarised in the following diagram and table.

Routes 170, 430 and N74 run through and terminate within the site. Three pairs of bus stops are provided on Danebury Avenue with a 'bus turnaround' facility at the junction of Minstead Gardens and Danebury Avenue. Buses currently stand on Danebury Avenue after turning.

Key:

- Site Boundary
- Bus stops

Bus Routes

Route		Frequency			
		Weekday Peak	Weekday Off-Peak	Saturday Peak	Sunday Peak
969	Park & Ride Gladstone to Roehampton Vale Asda	6 mins	6 mins	5 mins	8 mins
493	St Georges/University of London to Richmond/North Sheen	12 mins	12 mins	12 mins	20 mins
430	Danesbury Ave/Minstead Gardens to National History museum/South Kensington	7 mins	7 mins	8 mins	10 mins
265	Putney Bridge Station to Tolworth/Kings Charles Road	12 mins	12 mins	12 mins	15 mins
170	Danesbury Ave/Minstead Gardens to Victoria Bus Station	8 mins	8 mins	8 mins	12 mins
72	Brunel Road/East Acton to Norley Valley	6 mins	8 mins	7 mins	12 mins



## 2 SITE AND CONTEXT APPRAISAL

### 2.11 Site Opportunities

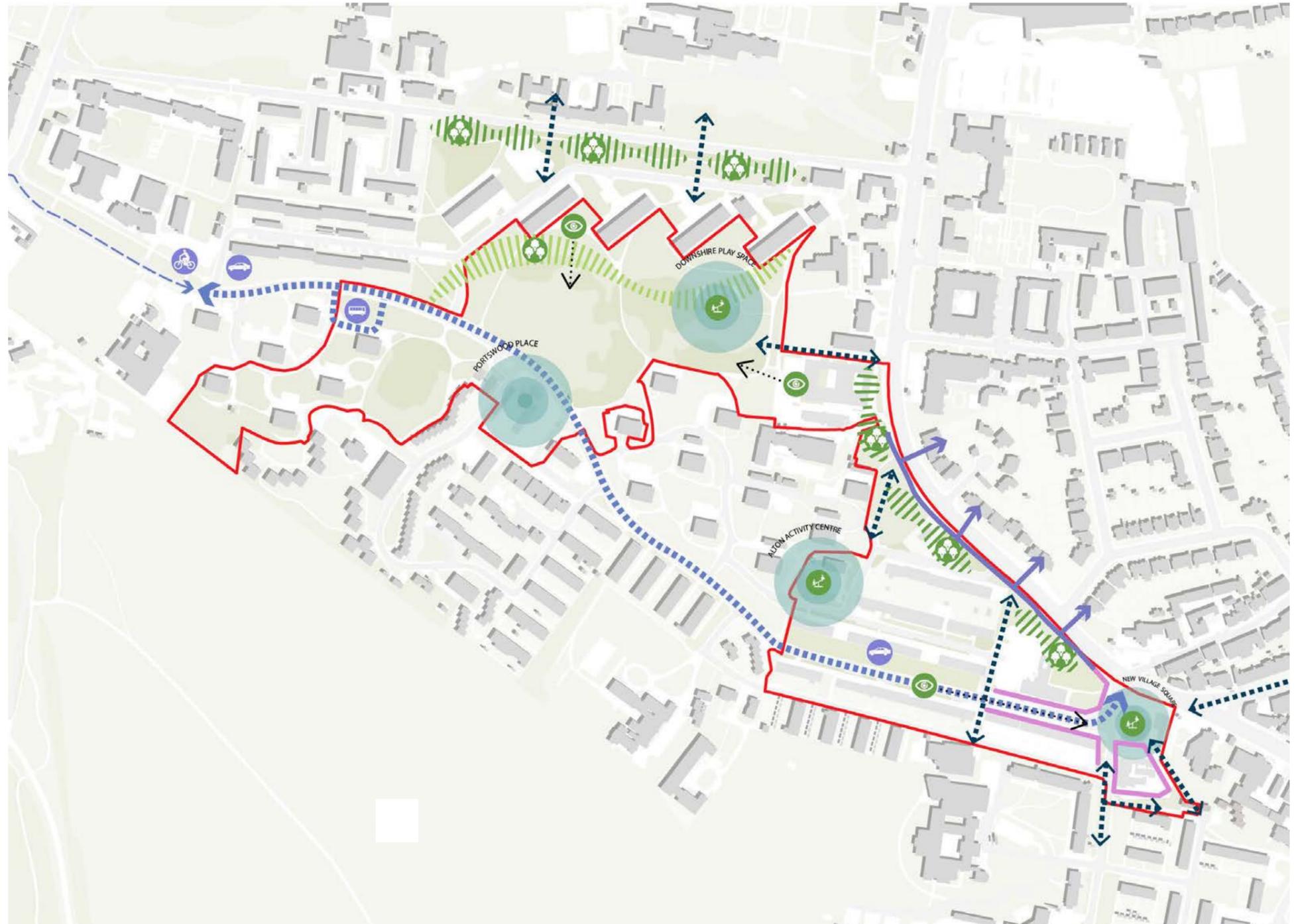
#### 2.11.1 Existing Opportunities

##### Opportunities

- Create new public square to transition between Alton Estate East and Roehampton Village.
- Offer new cultural and community facilities to draw in both local and wider audiences.
- Create links with universities, schools, leisure uses to share facilities (gym, leisure centre, start-up business space etc.)
- Existing mature trees to be retained where appropriate to ensure a green buffer is kept to screen Roehampton Lane.
- Topography provides opportunities for maximising view corridors.
- Retaining as much of the public open space as possible and enhancing routes and improving permeability.
- Create pedestrian friendly, green streets.
- Improve and replace poor quality building stock. There is opportunity for the addition of well considered new buildings of high architectural design.
- Future proofed link to Richmond Park
- Improved link connection to Hersham Close

##### Key:

-  Site Boundary
-  Green Buffer to Screen Roads
-  Key Opportunity Areas
-  Reinvigorated Retail Parade on Both Sides of Danebury Avenue
-  Main Route through site- Cars and Buses
-  Main Route through site- Bikes and Pedestrians
-  Improved Connections
-  Key Views and Sight Lines
-  Improved Frontage to Roehampton Lane



## 2 SITE AND CONTEXT APPRAISAL

### 2.12 Site Constraints

#### 2.12.1 Existing Constraints

##### Constraints

- Single vehicular access and entrance to estate.
- Access and through routes from Danebury Avenue to surrounding areas blocked off.
- Surrounded by self-contained uses (golf course, school, university, hospital).
- Biggest retail centre on the edge of estate does not draw visitors in.
- Lack of connectivity, integral loop roads leading back to single dead-end spine road.
- Downshire Field not well overlooked. Attracts anti-social behaviour.
- There are poorly defined spaces that are frequently not overlooked and lack any positive active frontages.
- Residential units frequently overlook refuse and service areas, external stairways and alleyways, and the presence of these concealed inactive areas provide opportunities for antisocial behaviour.

Key:

	Site Boundary		Roehampton Lane- Busy Main Road
	Busy, Noisy Main Road		Heavy Traffic Junction - Does not draw visitors into the Estate
	Severe Level Change		Play Space Requiring Improvement
	Mosaic School Entrance		Lack of Connections through to Richmond Park
	Bus Interchange		Lack of outward facing frontage



## 3 PLANNING CONTEXT

- 3.1 Planning Policy Context
- 3.2 Understanding the Previous Masterplan
- 3.3 Understanding the Roehampton SPD

### 3 PLANNING CONTEXT

#### 3.1 Planning Policy Context

##### 3.1. 1 Planning Documents

This page summarises the Development Plan Documents and material considerations relevant to the Proposed Development and planning application. A summary of the relevant planning policy designations is also provided.

The statutory Development Plan is identified for this assessment as follows:

- London Plan (Consolidated with Alterations since 2011) (2016)
- LBW Core Strategy (2016)
- LBW Development Management Policies (2016)
- LBW Site Specific Allocations (2016)
- LBW Proposals Map (2016)

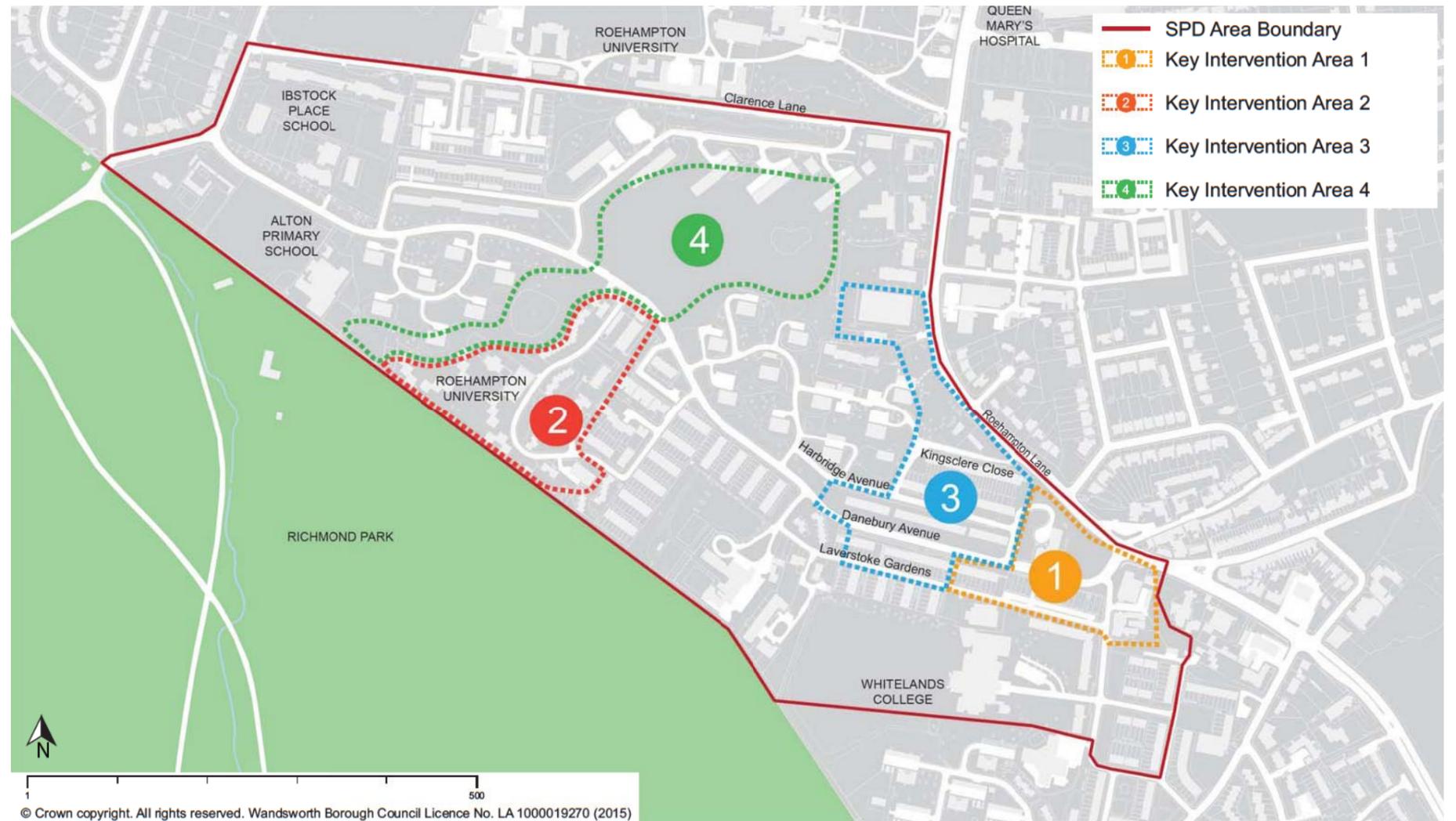
In addition to the Development Plan, the following planning guidance documents are identified and used as guidance material:

#### Mayor of London:

- Housing SPG (2016)
- Homes for Londoners: Affordable Housing and Viability SPG (2017)
- Better Homes for Local People: The Mayor's Good Practice Guide to Estate Regeneration (2018)
- Accessible London: Achieving an Inclusive Environment SPG (2014)
- Play and Informal Recreation SPG (2012)
- The Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Character and Context SPG (2014)
- Sustainable design and construction (2014)
- Social Infrastructure (2015)
- Planning for Equality and Diversity in London (2007)

#### Wandsworth:

- Roehampton SPD (2016)
- Housing SPD (2016)
- Historic Environment SPD (2016)
- Refuse and Recyclables SPD (2014)
- Planning Obligations SPD (2015)



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Fig 01 Key intervention areas as identified in Roehampton SPD

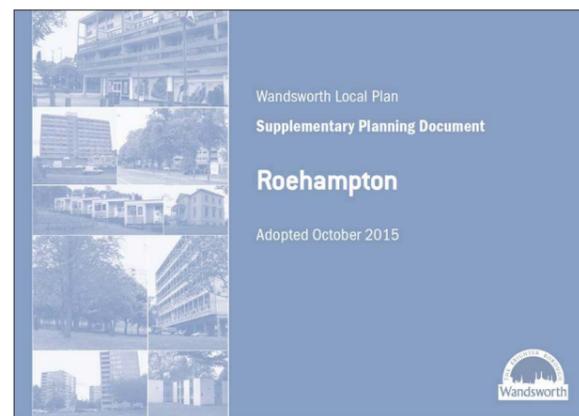


Fig 02

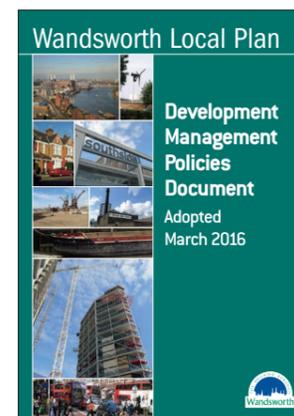


Fig 03

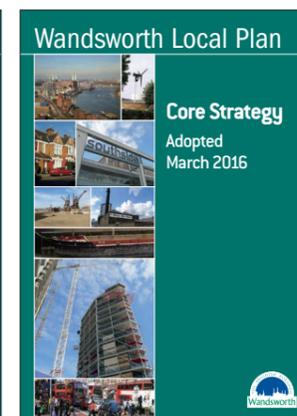


Fig 04



Fig 05

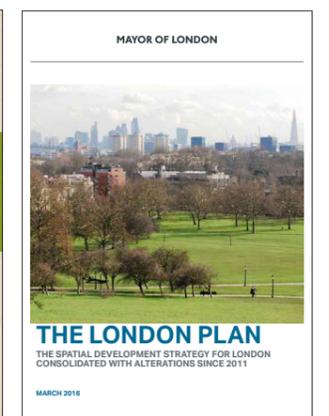


Fig 06

Fig 01 Wandsworth Local Plan SPD, Wandsworth Borough Council  
 Fig 02 Wandsworth Local Plan SPD, Wandsworth Borough Council  
 Fig 03 Wandsworth Local Plan Development Management Policies, Wandsworth Borough Council

Fig 04 Wandsworth Local Plan Core Strategy, Wandsworth Borough Council  
 Fig 05 Alton Area Masterplan, Wandsworth Borough Council  
 Fig 06 The London Plan 2016, Greater London Authority



### 3 PLANNING CONTEXT

#### 3.3 Understanding the Roehampton SPD

##### 3.3.1 SPD Strategic Objectives

###### Strategic Objectives

The SPD sets out clear objectives for the area that are aimed at focusing intervention where it is most needed. The objectives 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, including those on the Heritage at Risk Register, and their settings, to

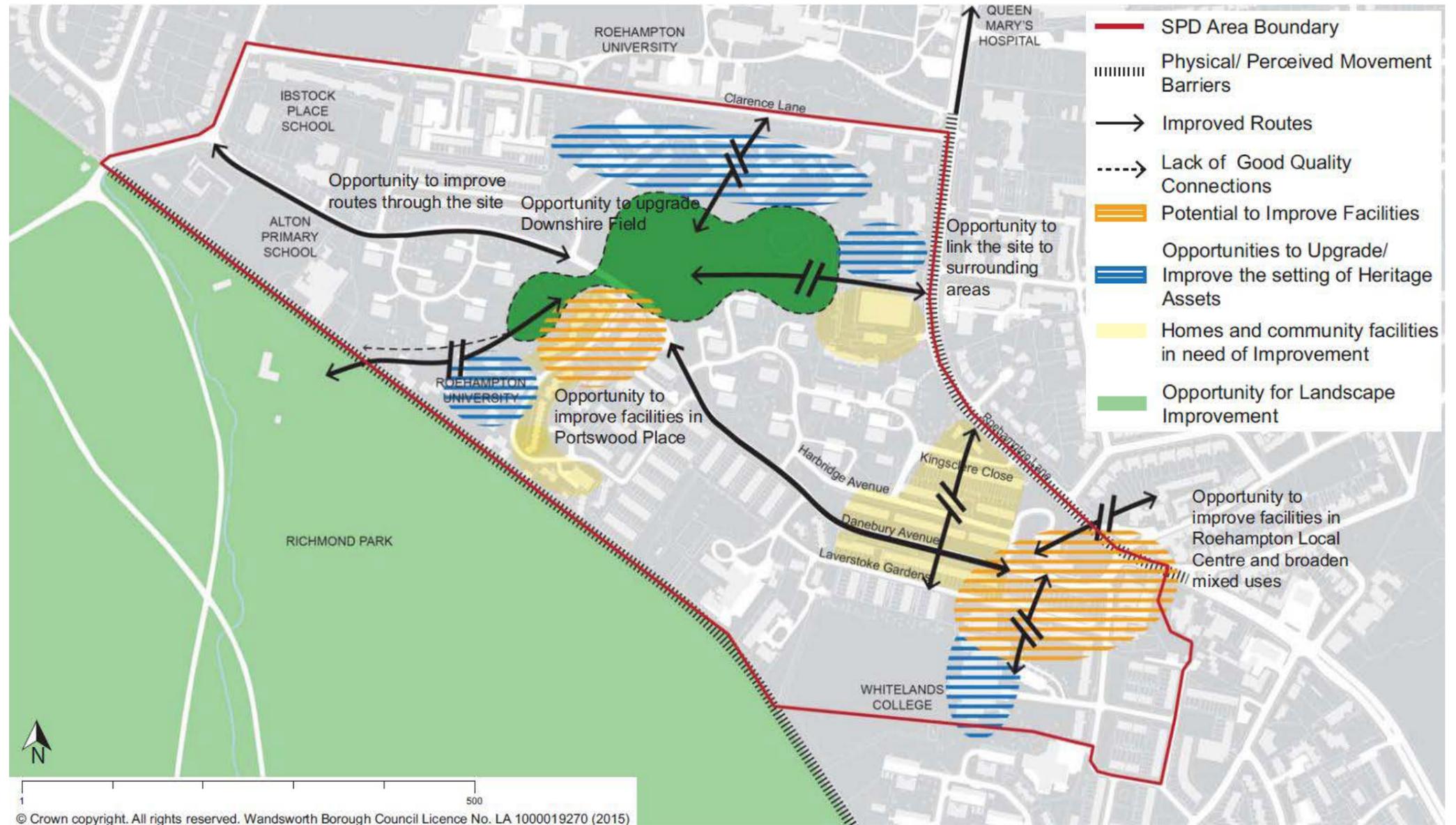


Fig 01

### 3 PLANNING CONTEXT

#### 3.3 Understanding the Roehampton SPD

##### 3.3. 2 Site Wide Concept

#### Core Objectives

Attention is focused on the areas of the Alton Estate that are recognised as being in greatest need of improvement and where investment will benefit the largest number of people. The core objectives were set out in the original masterplan which was published in October 2014:

- Improve the two local centres and the services they offer
- Improve or replace poor quality buildings
- Strengthen existing community buildings and create new facilities within local centres
- Re-connect streets, centres, communities and open space to the surrounding area
- Repair streets, public spaces and pedestrian links to make them more convenient and usable
- Extend a high-quality landscape throughout the Alton area
- Reveal the highest qualities of the estate's heritage features
- Provide new job and training opportunities for local people

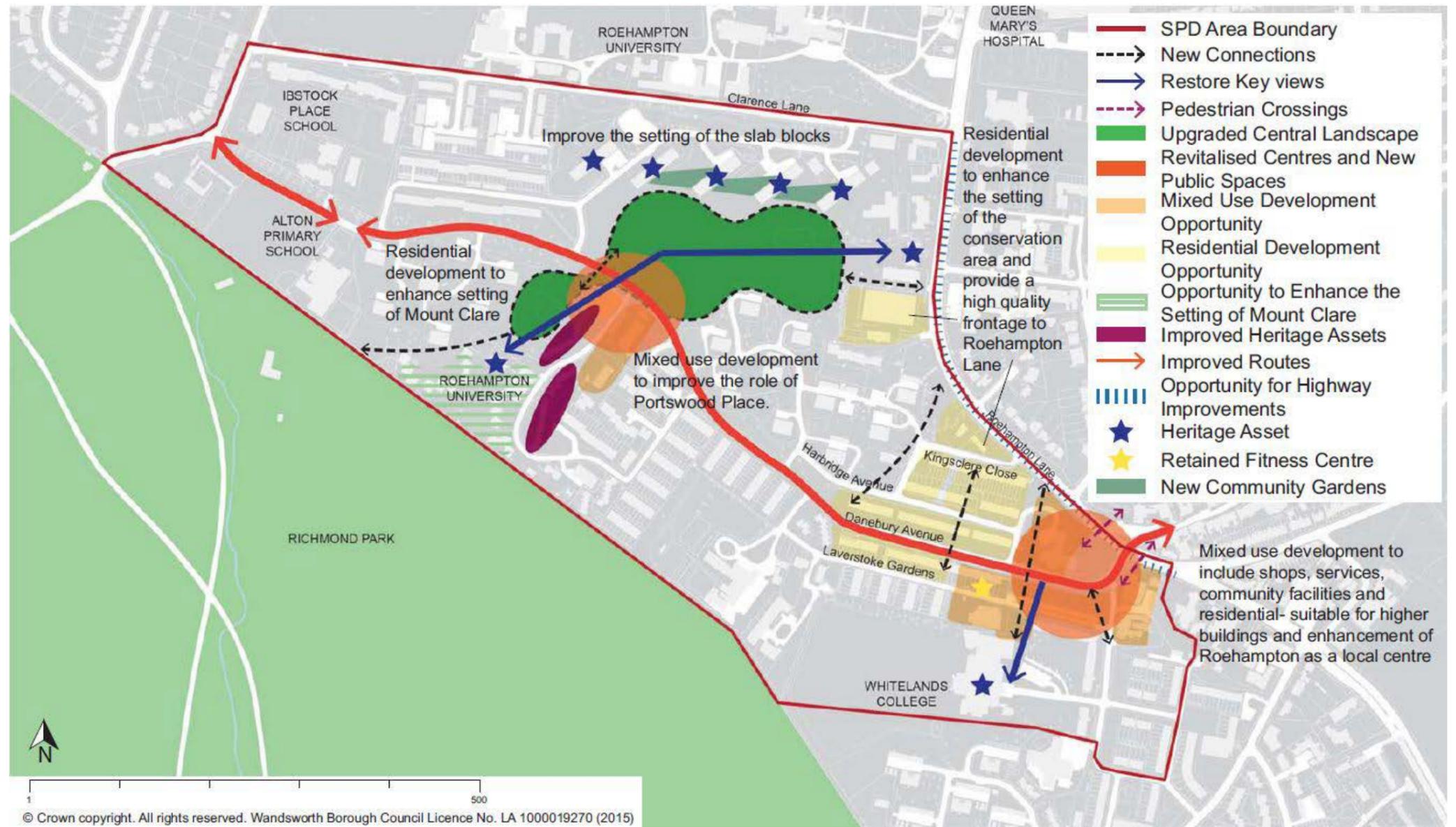


Fig 01

Fig 01 Wandsworth Local Plan SPD, Wandsworth Borough Council

### 3 PLANNING CONTEXT

#### 3.3 Understanding the Roehampton SPD

##### 3.3. 3 Site Specific Allocation

#### Roehampton Site Specific Allocation

There are currently 5 sites identified within this Area Spatial Strategy.

The 5 sites are:

- Danebury Avenue, SW15 (Council Freehold)
- Southlands, Digby Stuart & Grove House, Roehampton Lane, SW15 (University of Roehampton)
- Mount Clare, Minstead Gardens, SW15 (University of Roehampton)
- Downshire House, Roehampton Lane, SW15 (University of Roehampton)
- 166-170 Roehampton Lane, SW15 (Council Freehold).

Site 5, Danebury Avenue SW15, forms an important aspect of the proposal. Connecting and improving links between Alton West, Roehampton and Alton East.

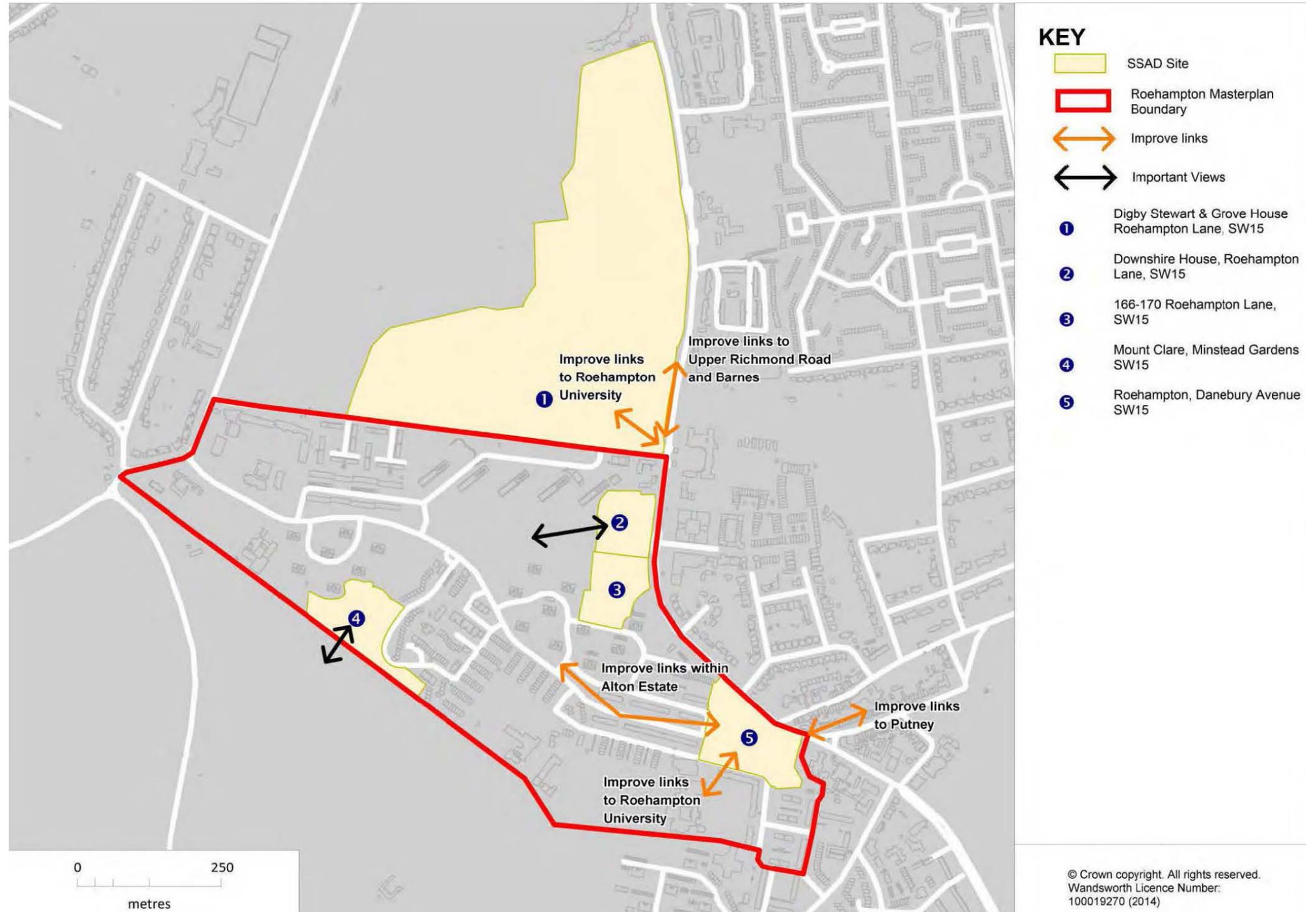


Fig 01

### 3 PLANNING CONTEXT

#### 3.3 Understanding the Roehampton SPD

##### 3.3. 4 Planning Benefits

###### Planning benefits

The proposed regeneration of the Alton Estate will deliver the following key planning benefits:

###### Better homes

A variety of replacement and new affordable homes suitable for everyone. New homes assist in meeting the borough's housing need and helps to reduce overcrowding in existing homes. New homes will also be available for sale, helping to fund the overall regeneration.

###### New 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.

###### Strong placemaking

The regeneration uses placemaking principles, well-designed architecture and public realm, which is supported by a cultural strategy for the project, which all helps to celebrate the special qualities of the estate.

###### Respect heritage

The masterplan design utilises good quality and sympathetic design, to better reveal and enhance the character and setting of heritage buildings on the Estate and complement the existing townscape.

###### Better connections

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

###### Improve green spaces

The design provides high quality and improved green open space, including lots of new tree planting. Safe and secure landscaped spaces will be available for people to enjoy and



**BETTER HOMES**



**NEW COMMUNITY SPACES & JOBS**



**STRONG PLACEMAKING**



**CONSERVE HERITAGE**



**BETTER CONNECTIONS**



**IMPROVE GREEN SPACES**

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## 4.0 CONSULTATION

4.1 Consultation Timeline

4.2 Design Review Panel

# 4 THE CONSULTATION

## 4.1 Consultation Timeline

### 4.1.1 2013 - 2018

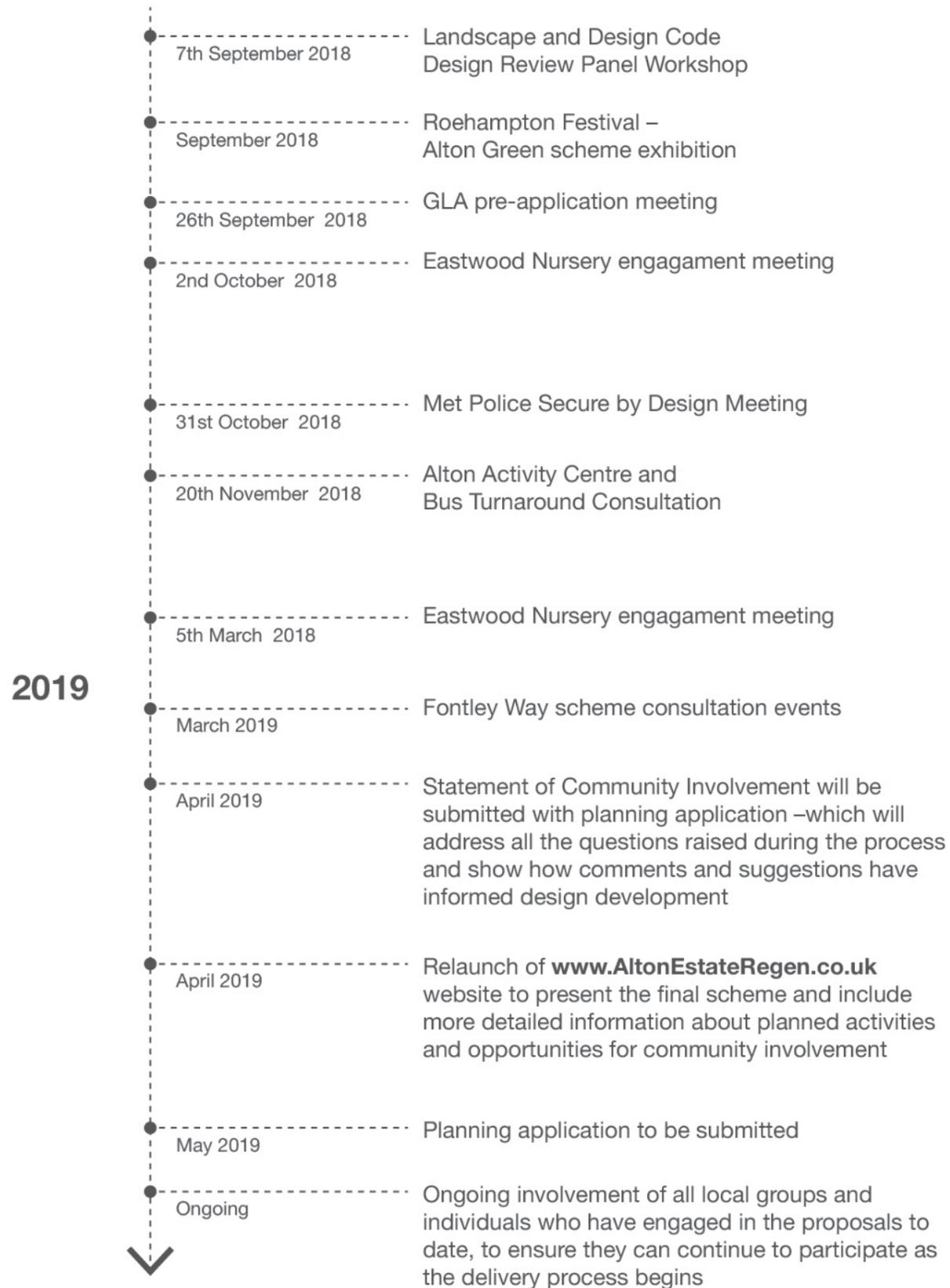
The following timeline relates to key design meetings and consultation events with the various stakeholders. Included, are meetings with LBW and the public. The diagram on the following page explains the key stakeholders involved in the project.



Public Consultation images and boards



4 THE CONSULTATION  
 4.1 Consultation Timeline  
 4.1. 2 2018 - 2019



Key Stakeholders

# 4 THE CONSULTATION

## 4.2 Design Review Panel

### 4.2.1 DRP Meetings 01 to 03

The following pages provide commentary on some of the key issues raised by the Design Review Panel at each of the six meetings held with them between 2017 and 2019. This is not an exhaustive list, but a selection of the most prominent issues discussed.

Under each item we have described how the project team responded to the feedback. Where relevant we have made reference to a section of the Design and Access Statement that provides more detail on this area of the development proposals.

#### Design Review Panel Meeting 01

7th August 2017

##### Village Square

Feedback

...we express concern that the public space merely opens out on to the busy Roehampton Lane. The noise from this busy road is an issue and there is a case for buffering any public space by development.

Response

The proposed design now includes deep buffer planting, raised benches and extensive perimeter tree planting to shelter central parts of the square from Roehampton Lane. Refer to DAS section 14.3.

##### Landscape

Feedback

The Panel question the approach for Portswood Place, which introduces a substantial hard landscape component where it was envisaged that buses would park up at the end of their route. The landscape strategy going forward should address the (Downshire Field) historic landscape but also how to make this an active and engaging landscape for residents, students and visitors.

Response

The extent of hard landscaping at Portswood Place has been reduced so that the pavement is not widened into Downshire Field. The historic layout of Downshire Field has been retained, however a series of small scale features along the refurbished path network will encourage new uses and activities, including a 'trim trail' for exercise. Refer to DAS section 14.3.

##### Architecture

Feedback

We ask whether there is a typology that can mediate between the rigidity of the urban blocks and the more organic form of the historic village and Westmead area north of Roehampton Lane.

The Panel were shown an initial study of the materials palette with brick and concrete dominating, which reflects the typologies within and around the Alton Estate. We encourage the team to develop this further and consider whether there is scope to mediate between the materials represented within Roehampton Village and the Alton Estate where the two come together.

Response

The overall architectural character approach has been developed to mediate between Roehampton and Alton West Estate. This includes a transition of materials from one side of the development to the other, and more expressive geometry for Blocks O and A at the Roehampton Village end. Refer to DAS section 5.3.

#### Design Review Panel Meeting 02

18th December 2017

##### Village Square

Feedback

The Panel question the rationale for a play space in the square given the adjacency of the busy Roehampton Lane...

Whilst the Panel applaud the ambition for a new library adjoining... its layout and surrounding public realm needs to explore connections with Alton East as we feel this will be beneficial in drawing in residents from this area.

Response

The play space has moved away from the road to a more protected position. A new route along the eastern side of the Library has been introduced to make better connections with Alton East. Refer to DAS section 14.3.

##### Architecture

Feedback

We feel there is a sense of rigidity and relentlessness in the built form and encourage the architects to explore the creation of moments of surprise and joy within the scheme, which we feel will help to create a stronger sense of place...

Response

More expressive features have been introduced at critical moments, most notably on the buildings on the square (Blocks A and O) but also at key features such as communal entrances. Refer to DAS section 5.4 and 14.2.

##### Block A / Community Building

Feedback

We encourage the team to explore the form of the library block more... also how this block will relate to Holybourne Avenue to the west and Hershams Close to the south.

Response

The library has now been designed as a 360 degree building with activity on all sides. An entrance to the community hall has been added on the south east corner facing Hershams Close, along the new route from Alton East. A series of building entrances creates active frontage along Holybourne Avenue. Refer to DAS section 14.2.

#### Design Review Panel Meeting 03

19th March 2018

##### Village Square

Feedback

The Panel support the concept of alfresco eating and dining within the square associated with a cafe to the library and the detailed layout, design and materials will need to work together with the other uses and public art strategy.

Response

The Masterplan and Cultural Strategy has been developed in tandem to provide opportunities for integrated artwork within the square. The Cultural Strategy describes how this will be taken forward with local community and artist input at the next stage. Refer to Cultural Strategy document.

##### Architecture

Feedback

The Panel were pleased that the architecture of the blocks has been developed further since the last review. However, our concern is that the architectural language that is emerging has a synergy with what may be termed the 'New London Vernacular'. Whilst this can be very robust and of good quality we ask where are the surprises?

Response

The masterplan approach now identifies landmark buildings, corners and entrances that deserve special treatment and moments of surprise. Refer to DAS section 5.4 and 14.2.

##### Portswood Place

Feedback

We... question whether it needs to be a single use or whether there is scope to incorporate other compatible uses.

Response

The nursery building will be used and managed by Eastwood Nursery and Children's Centre. However the layout and access will allow the Nursery to make the communal hall space available out of hours to community groups. Refer to DAS section 5.4 and 14.2.

##### Landscape and Play Strategy

Feedback

The Panel highlight above that there was a lack of clarity about the hierarchy of streets and public realm and we feel further work is required in giving a stronger definition of the landscaped north-south pedestrian routes to define their character.

Response

A strategy and design for each of these routes has been developed to provide a variety of character and use, including play spaces. Refer to DAS section 6 and 14.3.

# 4 THE CONSULTATION

## 4.2 Design Review Panel

### 4.2. 2 DRP Meetings 04 to 06

#### Design Review Panel Meeting 04

15th June 2018

##### Village Square

Feedback

The Panel feel the location of street furniture as shown in some of the views does not address key movement patterns and perhaps a clearer, if subtle, definition of the surface treatment to indicate different spaces in the square may help.

Response

Clearer zoning and delineation of areas of circulation, seating, play etc has been introduced into the square design through the use of soft and hard landscaping, different paving materials, and raised areas. Refer to DAS section 14.3.

##### Block A / Community Building

Feedback

The Panel is pleased with the further development of the library building but ask whether the relationship between the entrance and the café be reconsidered perhaps moving the entrance towards the corner and the café then being more central onto the square and adjacent to the children's library.

Response

We believe the best and most prominent location for the library entrance is in the middle of the frontage facing the square - the form and facade treatment has been developed to draw attention to it. However we have designed the front of library for maximum flexibility with spill out space and potential for cafe uses on either side of the entrance. Refer to DAS section 14.2.

##### Architecture

Feedback

We are still of the view that the architectural presence of (Block O) is underplayed, and a better visual connection between block O and the Library building should also be considered.

Whilst the geometry of opening up the (Block K) routes is welcomed it does lead to ambiguity between what is public space and what is private space. We feel there might be an inclination to gate these through routes in the future in order to make the block more secure. Were these routes to be gated this would impact on the permeability between Roehampton Lane and Danebury Avenue.

Response

Block O has been redesigned to give it a more striking appearance. We have introduced angled panels that have visual similarities to the lower floors of Block A, giving the two buildings a complementary appearance.

The public routes through Block K are better marked with planting and gates separating them from the private communal areas and play. Refer to DAS section 14.2 and 14.3.

#### Design Review Panel Meeting 05 (Landscape)

7th August 2018

##### Village Square

Feedback

While the Panel support the general design principles, we feel the design could be strengthened with additional trees and that it should strike the right balance between hard and soft landscaping.

Response

An large area of raised soft landscaping has been introduced into the square, to provide better balance between hard and soft areas. Refer to DAS section 14.3.

##### Landscape

Feedback

The Panel find the landscape layout for Block Q overly designed and call for a more balanced arrangement of spaces, between lawn and formalised pocket areas, and a simplified language of planting and materials.

Response

A simpler design has been developed for Block Q which makes better use of the available space, allocating areas for play, seating and looking across Downshire Field. Refer to DAS section 14.3.

##### Portswood Place

Feedback

The community entrance on the eastern corner of the building requires adequate consideration, as it may be used out of hours.

Response

The landscape and building design has been developed further to provide a better and more prominent entrance to the hall, so that it can be used effectively out of nursery hours. Refer to DAS section 14.2.

##### Cultural Strategy

Feedback

The Panel emphasise the need to integrate a full art strategy into the scheme and are pleased the client is engaging with an art consultant. However, we find it difficult to comment without seeing the details.

Response

A Cultural Strategy has been developed that lays out an approach to art which engages both the local community and artists. Opportunities within the masterplan have been identified for incorporating fixed artwork, but more importantly places to host exhibitions and community events that allow residents the opportunity for ongoing engagement with life of the Estate.

#### Design Review Panel Meeting 05 (Architecture)

7th September 2018

##### Townscape / Context

Feedback

The Panel note the impact in terms of height the development will have within the near and medium context; however we recommend considering the long view from the top of the hill in Richmond Park, from where the roof of the blocks will be more visible, especially during winter when the trees are bare.

Response

The long view from Richmond Park is included in the Townscape Assessment - please refer to this document. The proposed buildings are below the height of the existing point blocks and slabs, and broadly sit within the surrounding tree line.

##### Architecture

Feedback

The Panel are pleased with the overall richness of materiality, colour and detail proposed for the Library, Block O and Block N but encourage adopting the same level of attention towards the rest of the blocks throughout the site.

The Panel applaud the idea of incorporating in the stories from local residents as well as elements of the archaeology of Roehampton as a playful and important way to reflect and acknowledge the existing community and better integrate the scheme in its context.

Response

Blocks K, M and Q have been developed further to provide greater richness and articulation, particularly around entrances. Building entrance designs have been developed for all blocks that reference local history, character or community. Refer to DAS section 14.2.

##### Library

Feedback

The view onto the Library building from the south east corner on Hersham Close presents an uncomfortable geometry in the diagram shown. While we understand this is a work in progress, we suggest introducing moments of wayfinding at this corner, perhaps combined with a lighting strategy to enliven and make the pedestrian walkway along the façade feel more safe and active.

Response

A new view of Block A from Hersham Close has been developed to show how the building geometry has responded to this corner. Wayfinding, lighting and security strategy has been considered carefully to make this a secure and welcoming space.

#### Design Review Panel Meeting 06

7th August / 7th September 2018

##### Landscape

Feedback

Tree planting- need for more indigenous and evergreen species to maximise biodiversity gains.

Vehicular entrance to Block G and transition with area outside planning application boundary to west.

Green Roof Strategy- how many roofs are green roofs: how will they be treated, accessed and maintained?

Response

Further indigenous and evergreen species will be listed within the DAS.

A sloped zone of ornamental planting will stitch G with the terraced block of flats outside of the application. The vehicle entrance into block H will also be softened with ornamental street planting with some pocket seating. Repositioning tree planting will also complete a book end to this block.

As noted in the DAS all roof tops will be mixed mosaic habitat biodiverse roofs. (refer guidance information on the typology).

The biodiverse roofs will comprise areas of bare ground, sedum and wildflowers. Refer to DAS section 14.3.

##### Architecture

Feedback

Block Q- treatment of ground floor units facing Downshire Fields and potential for extending garden space

Response

The extent of private terrace will remain as presented to DRP and will not encroach on public parkland, but the path will be moved creating park facing gardens. The CGI from Downshire Field will be updated for the final DAS issue. Refer to DAS section 14.2.

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