

**5**      **THE MASTERPLAN**  
5.1      Estate Wide Vision

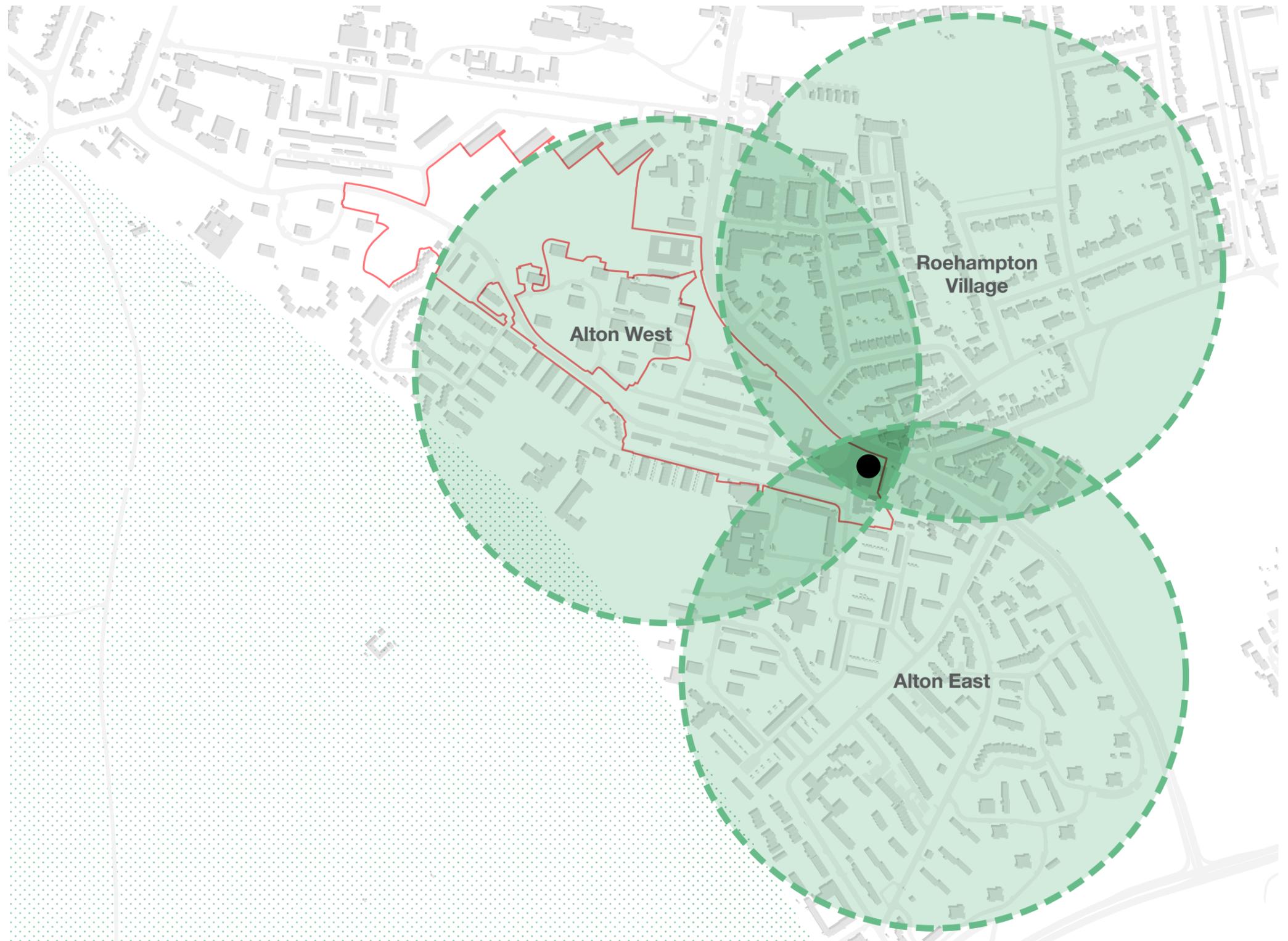
5.1      Estate-Wide Vision  
5.2      Landscape Masterplanning Principles  
5.3      Intervention Area Masterplan Vision  
5.4      Intervention Area Masterplan Details

**5 THE MASTERPLAN**  
**5.1 Estate-Wide Vision**  
**5.1. 1 A New Centre**

The original (LCC) Alton Estate Masterplan envisaged a new civic space at the eastern end of Danebury Avenue. This would be marked by a retail parade as well as a public square. This ambition was never delivered in full. While the existing Danebury Centre provides a viable retail parade including Roehampton Library, there is no clear focal point in the form of a cohesive public space or significant . Looking further afield, while communal green space is not lacking, there is also a very limited amount of civic public space throughout Alton West, Roehampton Village and Alton East.

We propose to create a new Village Square to create the focal point that these three areas are in need of. As described in more detail later in this section, the square is carefully positioned to allow each of these urban areas visibility, access and frontage onto the space. The location diverges from that proposed in the 2014 Alton Area Masterplan, which included a square further to the west. This previous location was surrounded predominantly by new development rather than a combination of new and existing buildings. Critically, our new location reveals the existing - and previously hidden - St Joseph's Church along the square's eastern edge. This respects the church's setting as an important piece of local heritage and allows Roehampton Village to sit equally alongside the new Alton Green development.

The square sits at the centre of a Venn diagram, helping to stitch together three urban areas of disparate character. It is the first move in tackling the disjointed urban fabric and creating a more cohesive part of the city.



● Proposed New Square

# 5 THE MASTERPLAN

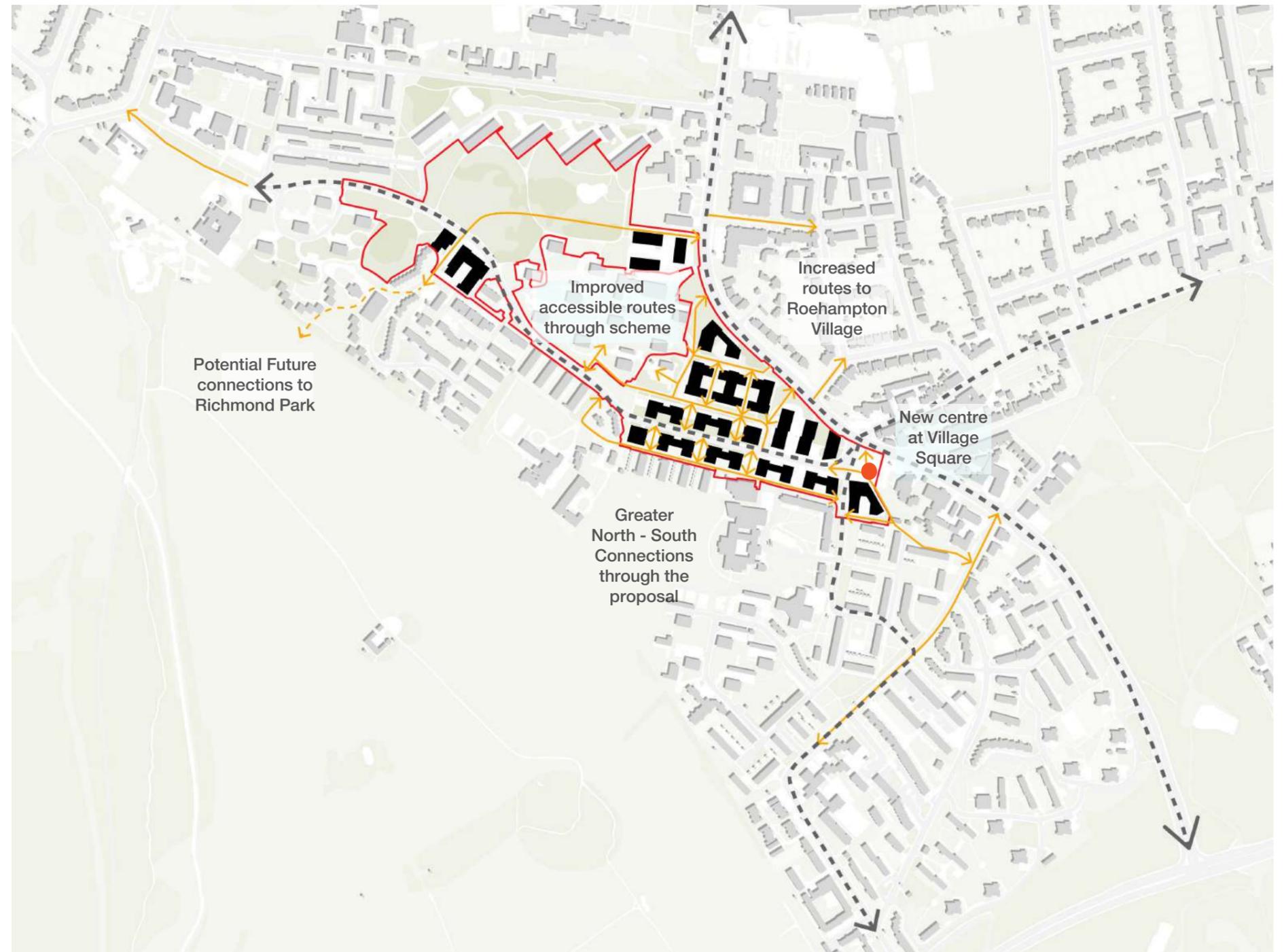
## 5.1 Estate-Wide Vision

### 5.1. 2 Connectivity Plan

The regeneration of the Alton offers an opportunity to significantly improve the way people move across the estate and access surrounding neighbourhoods. The landscape strategy prioritises the creation of safe, attractive and healthy streets.

- North/south pedestrian links through the estate will connect the retained and improved streets that predominantly run east/west.
- Improved streets will be well proportioned and easy to navigate, drawing people into and through the estate, to access the range of amenities on offer.
- Planting and street trees will be used to screen parking areas and create a more attractive environment.
- Car parking, cycle stands and street furniture will be incorporated carefully, so that streets are uncluttered, safer and more easily usable particularly for pedestrians and cyclists.
- The creation of a new village square and multi-purpose community building at the gateway to the estate will establish a new focal point for community interaction, recreation, relaxation and engagement events, to draw residents from Alton West, Alton East and Roehampton
- Alterations to the junction between Danebury Avenue and Roehampton Lane will improve conditions for pedestrians, cyclists and road users, allowing a greater number of vehicles to exit the estate during each traffic signal cycle.
- The relocation of bus turning and standing from Downshire Field will reduce barriers to movement and provide better connections to Portswood Place.
- The design of Block Q will improve access to the Mosaic School

- New centre at Village Square
- ▬ Primary existing connections
- ▬ Proposed routes through / Connections
- ▬ Potential Future Connections



# 5 THE MASTERPLAN

## 5.1 Estate-Wide Vision

### 5.1. 3 Delivering the 2014 Masterplan Vision

As described in Section 1, the proposals for Alton Green sit within a planning and masterplan lineage which includes the 2014 Alton Area Masterplan and 2015 Roehampton Supplementary Planning Document (SPD). The 2014 Masterplan provides the grounding for all later work. It describes the case for change and suggests intervention areas for strategic development. The 2014 Masterplan also provides the grounding for the Roehampton SPD that in turn formed the basis for Wandsworth Council's development brief for Alton Green.



Fig 01



Fig 02



Fig 03

#### 1 Breathing New Life into the Centres

##### What the 2014 Masterplan said...

*'The area's two local centres must be enhanced to ensure they fully function as required and act as attractions for the neighbourhood. Signature architecture can be used to create focal points and reinforce these centres as key hubs of activity.'*

##### How Have We Developed This Principle Further?

Enhanced community, commercial, leisure, education and enterprise facilities in the Roehampton Local Centre and at Portwood Place aim to improve the quality of life of residents and attract people to these centres – making them vibrant and successful.

#### 2 Mending the Urban Fabric

##### What the 2014 Masterplan said...

*'A new perspective is now required to modernise the housing offer, to reconsider building orientation and layout to increase the capacity of some sites, to repair edges and interfaces, to frame streets and public spaces, to rationalise car parks and service areas and to create a more people friendly place.'*

##### How Have We Developed This Principle Further?

As the Alton area has developed and pockets of building have taken place, the nature of the estate has changed. The regeneration provides an opportunity to take a broad view and enhance the built environment by adjusting the layout and positioning of buildings, increasing the capacity of some sites, improving streets and public spaces and creating a more people-friendly place.

#### 3 Strengthening the Roehampton Lane Frontage

##### What the 2014 Masterplan said...

*'When walking or driving along Roehampton Lane, there is little to reveal the presence of the Alton area... An active frontage would help announce the Alton area and help connect the area with neighbouring communities.'*

##### How Have We Developed This Principle Further?

There's currently little to announce the Alton Estate from the Roehampton Lane edge. A landscaped buffer will be included along Roehampton Lane, with a series of residential block entrances providing active frontage. Spaces between the buildings will offer views and walking routes into the estate.

Fig 01 Alton Estate Masterplan 2014, London Borough of Wandsworth  
 Fig 02 Alton Estate Masterplan 2014, London Borough of Wandsworth  
 Fig 03 Alton Estate Masterplan 2014, London Borough of Wandsworth

# 5 THE MASTERPLAN

## 5.1 Estate-Wide Vision

### 5.1. 4 Delivering the 2014 Masterplan Vision

Prior to suggesting specific intervention areas, the 2014 Masterplan looked to establish six estate-wide placemaking principles. Here we re-visit those principles and describe how we have developed these further. We also refer to these concepts in section 5.3 of this Design and Access Statement, describing our approach in more detail. These estate-wide principles feed into a more comprehensive set of design principles that we have developed for the Intervention Area Masterplan (refer to Section 5.2).

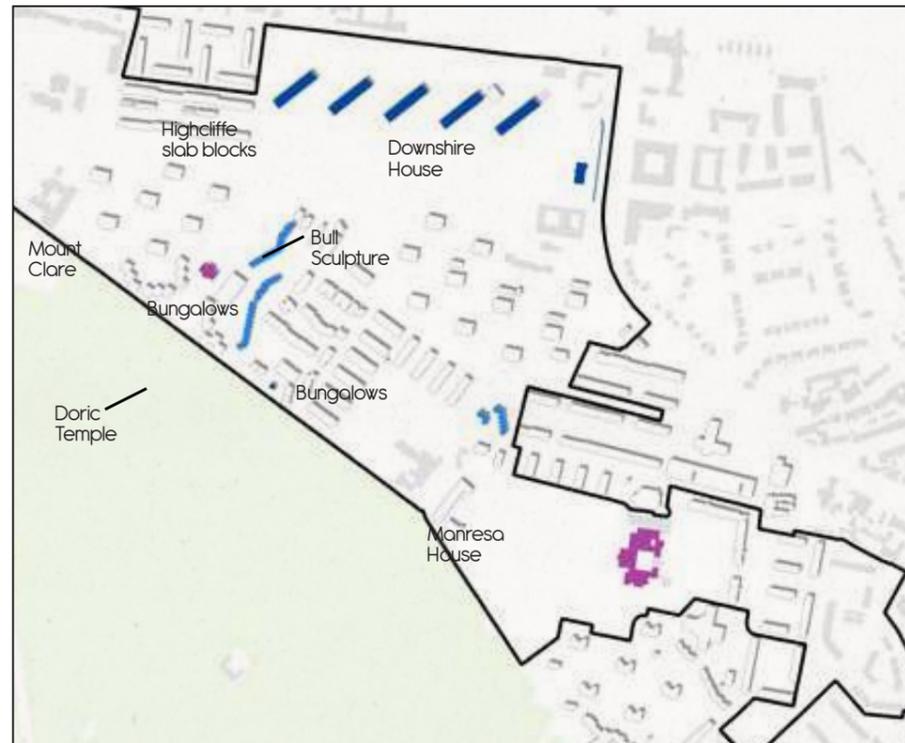


Fig 04

#### 4 Respecting the Heritage of the Area What the 2014 Masterplan said...

*'A strategic framework to shape positive change into the future, protecting and enhancing the areas heritage is required...Sensitive public realm, landscape, transport and community infrastructure investments can upgrade the estate overall and enhance the setting of designated heritage assets.'*

#### How Have We Developed This Principle Further?

Not all changes and additions to the Alton area have had a positive impact, so it is important to protect the rich architectural heritage. Heritage and conservation considerations were central to the masterplanning process. Most of the new development will be focused outside the conservation area and has been designed to enhance the setting of the designated heritage assets.



Fig 05

#### 5 Reprogramming the Central Landscape What the 2014 Masterplan said...

*'The ambition is to make the landscape work harder as a neighbourhood park – a productive central parkland that is more than just an open space and a setting...Re-establishing its role as an uninterrupted open space requires the downgrading of the intersecting stretch of Danebury Avenue, the relocation of the bus turning and standing, de-cluttering and removal of barriers to movement.'*

#### How Have We Developed This Principle Further?

As well as providing a parkland setting for the estate, Downshire Field also offers enhancement opportunities to make it more appealing. Feedback from residents confirmed the space should be retained with minimal intervention. The relocation of bus facilities from this part of Danebury Avenue will de-clutter the landscape and help to re-establish its role as an open, uninterrupted space. Management of the parkland will focus on improving its condition, with tree removals limited to poor quality or unhealthy specimens.

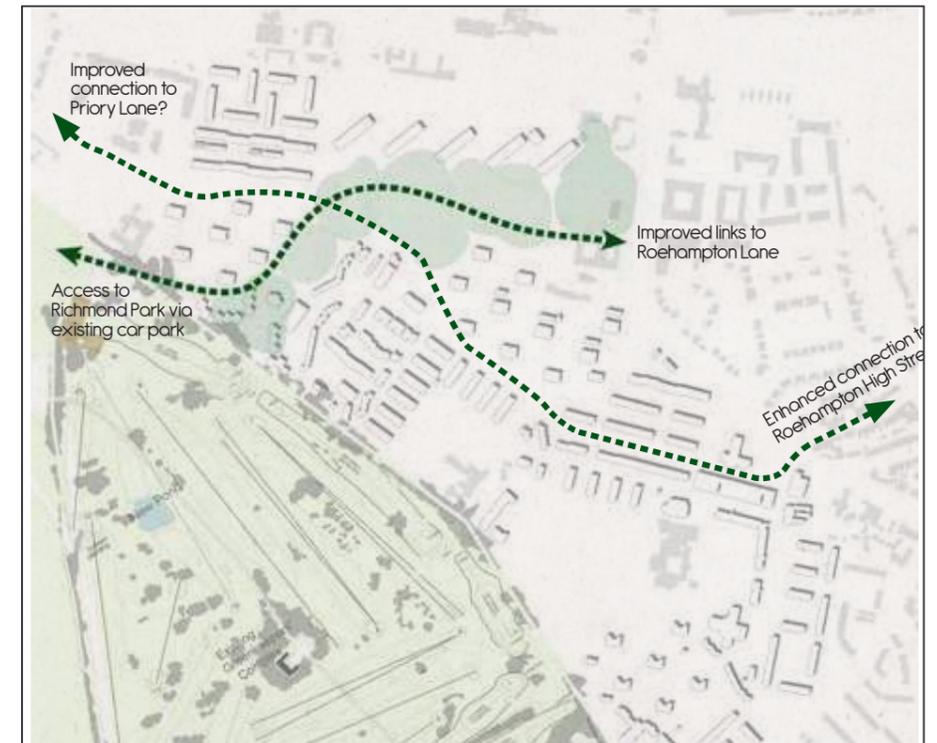


Fig 06

#### 6 Establishing High Quality Connections What the 2014 Masterplan said...

*'This involves addressing Danebury Avenue as a through route – the main thoroughfare upgraded connections to Priory Lane, more pedestrian and cycle friendly crossings of surrounding roads – especially Roehampton have and better connection into Richmond Park.'*

#### How Have We Developed This Principle Further?

Much of the existing road layout will be retained, but the new streets will be well proportioned, less cluttered and easier to navigate. The estate will be more inviting for pedestrians and cyclists, with the addition of more pedestrian and cycle friendly crossings. Key north/south routes will be added, including the re-connection of the leisure centre into the estate. Provision will also be made for a potential new connection into Richmond Park from Tunworth Crescent, an opportunity that is currently being explored with the Royal Parks.

Fig 04 Alton Estate Masterplan 2014, London Borough of Wandsworth  
Fig 05 Alton Estate Masterplan 2014, London Borough of Wandsworth  
Fig 06 Alton Estate Masterplan 2014, London Borough of Wandsworth

5 THE MASTERPLAN  
 5.1 Estate-Wide Vision  
 5.1. 5 Masterplan Evolution



**2014**  
 Alton Area Masterplan  
 Used as a basis for Wandsworth SPG



**2016**  
 Final Bid Submission.  
 Opportunity to reconnect Alton East and West with Roehampton Village with a public square at the heart of the scheme.



**April 2017**  
 Bid Submission follow-up.  
 The use of larger footprints reduces storey heights across the site. Library building has moved to within Block A rather than previous setting in the square.



**May 2017**  
 Pre-application submission.  
 Introduction of the courtyard block typology to outline elements properly resolved to address the sites topography. Block A massing adapted to address St. Josephs Church. Block Q changed to two distinct slab blocks.



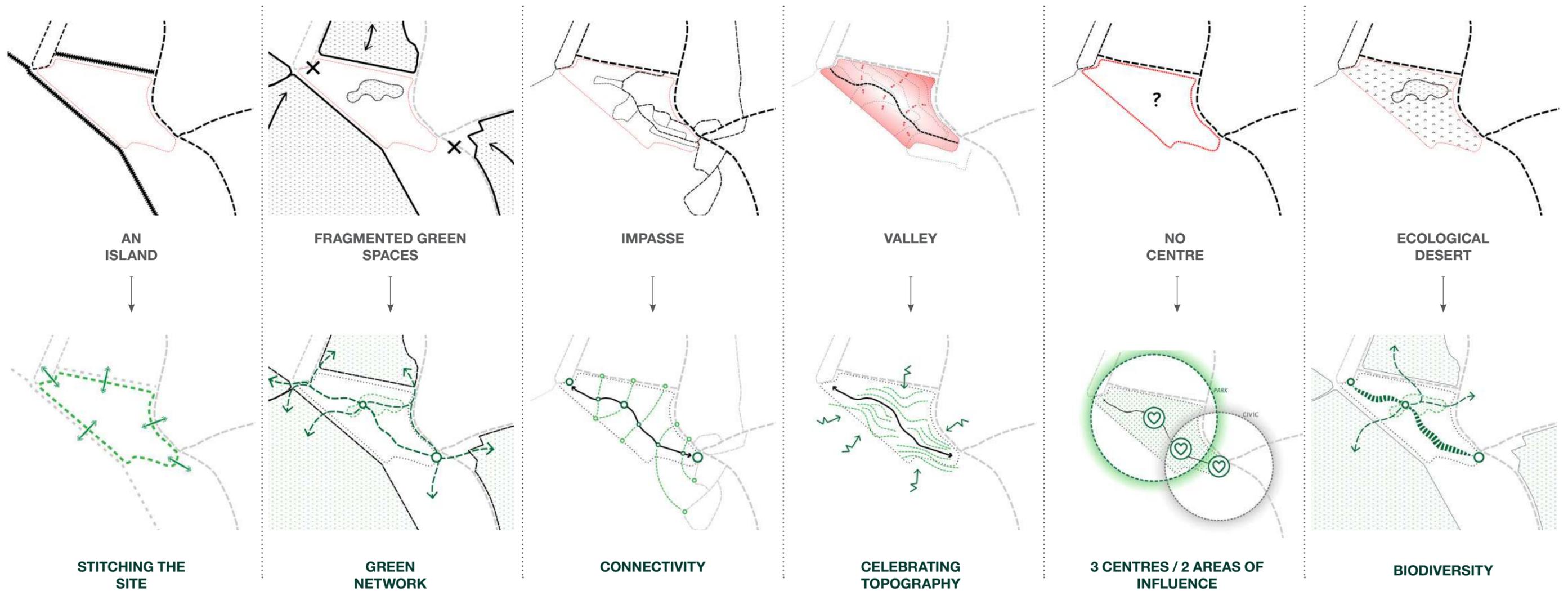
**July 2017**  
 Pre-application follow-up.  
 Block A has returned to a courtyard building and has begun to address Hershams Close and Alton East. The form of Portswood Place has begun to be sculpted to its position on the south of Downshire Field. The village square is now more resolved at the centre of the masterplan.



**September 2017**  
 Design Panel Review  
 Linear and broken courtyard blocks introduced into Masterplan. Small alterations to the outline blocks that respond to comments regarding variation of balconies and form along Danebury Avenue.

**5 THE MASTERPLAN**  
 5.1 Estate-Wide Vision  
 5.1. 6 Public Realm and Landscape

These landscape masterplan principles have been developed through analysis of the site constraints and opportunities. Each presents a key design strategy that is a contextual response to the existing site condition:



Create new landscape routes along the boundary that stitch the site back into the surrounding Roehampton area.

Create a network of green infrastructure that permeates throughout the estate and connects to the surrounding green spaces.

Create streets and squares that offer a welcoming and safe connection for pedestrians and vehicles to navigate through the estate.

Create a landscape that utilises the steep topography, that is playful, dramatic and maximises views.

Create 3 centres that act as attractors to the wider area.

Create a rich, verdant landscape that enhances the existing vegetation and improves biodiversity.

# 5 THE MASTERPLAN

## 5.1 Estate-Wide Vision

### 5.1.7 Public Realm and Landscape

The masterplan has identified 4 key opportunity areas

1. The Village Square
2. Alton Activity Centre
3. Portswood Place
4. Downshire Field

The landscape strategy frames these opportunity areas within 2 areas of influence, **Parkland Quarter** and **Urban Quarter**.

The character transition from the urban public realm of the Village Square, Community Hub and streetscape will gradually 'soften' and transition to the Parkland landscape of Downshire Field.

This strategic concept informs the design and character of key spaces across the masterplan.



Diagram: Parkland and Urban Quarters of Alton Green Masterplan



# 5 THE MASTERPLAN

## 5.2 Landscape Masterplanning Principles

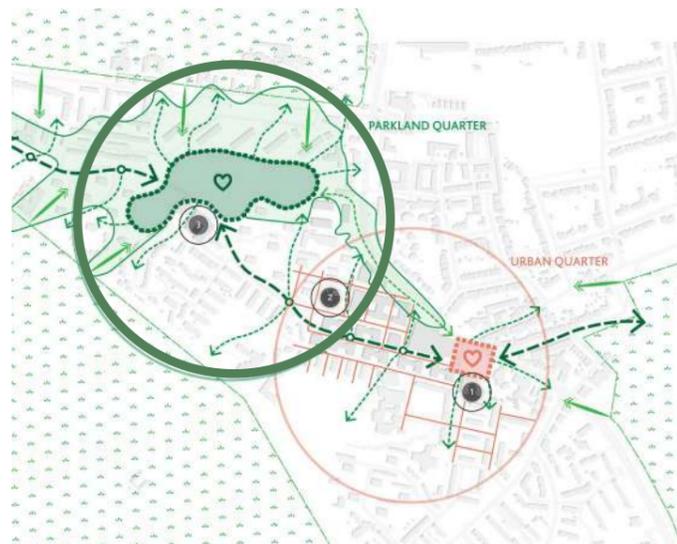
### 5.2.1 Parkland Quarter

Concepts and narrative that define the character of the Park quarter will include:

- Celebrate the Power of the Past – Living in a Park
- Rolling landscape
- Expansive views
- Buildings in a Park
- Improve the Central Park – views / access / play
- Improve the connections to and from
- Improve the biodiversity on site – new plantations
- Defined by the existing Central Park of Downshire Field and Mount Clare
- Re-Defined by a new Centre – Portswood Place



Fig 01



Concept diagram Parkland Quarter



Fig 02

Precedent images to convey mood and atmosphere.

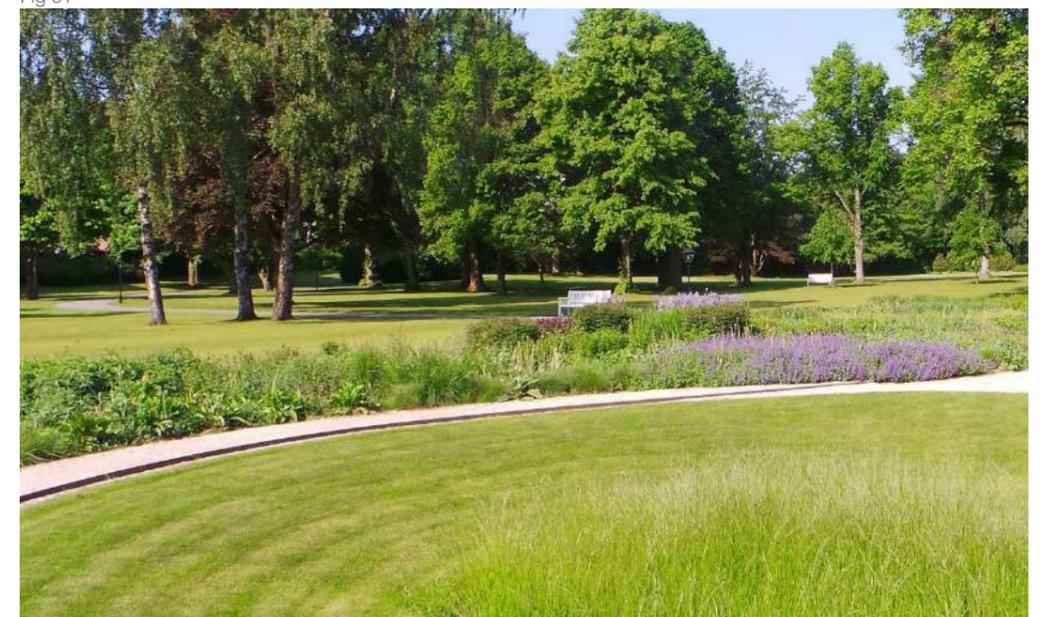


Fig 03

Fig 01 Garden City Play Environment, space2place <http://www.space2place.ca/garden-city-play-environment>  
 Fig 02 Canada's Sugar Beach, Claude Cormier + Associés <https://www.claudecormier.com/>  
 Fig 03 Piet-Oudolf Garden <https://oudolf.com/>

# 5 THE MASTERPLAN

## 5.2 Landscape Masterplanning Principles

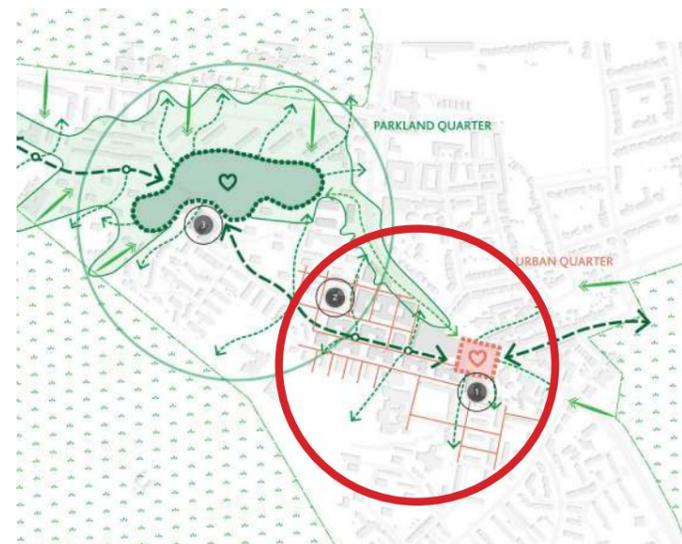
### 5.2.2 Urban Quarter

Concepts and narrative that define the character of the Urban quarter will include:

- Two new centres – Danebury Centre + Alton Activity Centre
- Celebrate an enhanced Alton Estate
- Topography as an asset
- Green Streets
- Water Management through rain gardens
- Ecological corridors
- Captured landscapes between buildings
- Permeable, inviting and useable



Fig 01



Concept diagram Urban Quarter

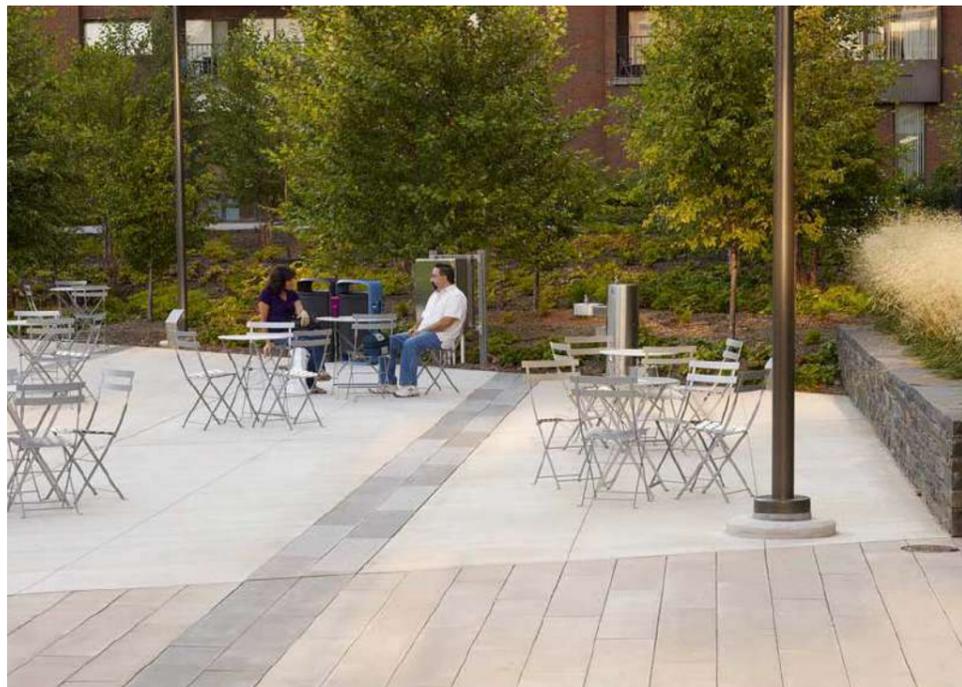


Fig 02

Precedent images to convey mood and atmosphere.



Fig 01 Bailey Plaza, Michael Van Valkenburgh Associates, <http://www.mvva.com/project.php?id=25>  
 Fig 02 Buhl Community Park at Allegheny Square By Andrea Cochran

# 5 THE MASTERPLAN

## 5.2 Landscape Masterplanning Principles

### 5.2.3 Illustrative Masterplan Layout

The landscape and public realm vision for this prestigious development is founded on providing an accessible, sustainable and characterful setting to complement the design of the proposed architecture and existing built form.

The principal aims are to create a range of external spaces that contribute to the setting and use of the proposed buildings. To improve connections to the wider area, by providing engaging, legible and freely accessible public spaces with improved connectivity to the wider townscape.



Key:

- 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 Play Hub
- ⑩ Highcliffe Slabs

Illustrative Alton Green Masterplan



5 THE MASTERPLAN  
 5.3 Intervention Area Masterplan Vision  
 5.3.1 Design Principles



①

**Road Retention**

Existing road-scape to be retained and improved to limit disruption to existing utilities and allow for phased development



②

**High Quality Public Space**

Visible, focussed, usable, flexible spaces provide a variety of spaces with different functions



③

**Green Buffer**



④

**Permeability**

Create views, entrances and routes into the site from Roehampton Lane



⑤

**Solar Orientation**

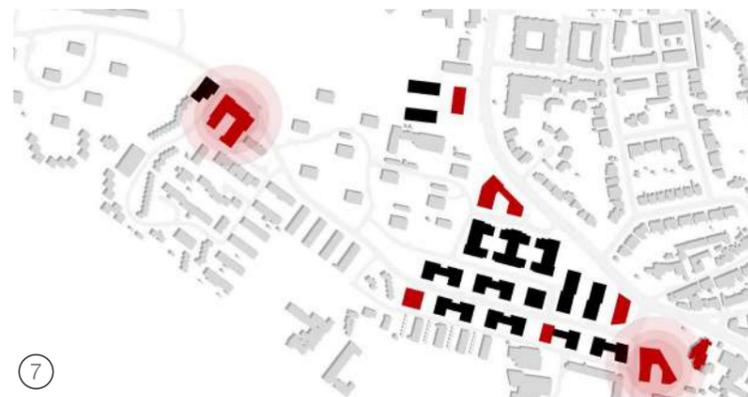
Open shared amenity space to southern sunlight and maximise east-west residential aspect



⑥

**Massing**

Create a subtly varied townscape between Roehampton village and Alton Estate



⑦

**Landmarks**

Enhance setting of existing local landmarks and create new landmarks to encourage orientation and character of place



⑧

**Blending Context**

Create transitional material treatments between Roehampton Village and Alton Estate



⑨

**Architectural Variety**

A mixture of block types creates variety across the site. Visitors move between slab blocks, U-shaped blocks, courtyard blocks, point blocks and special blocks.

# 5 THE MASTERPLAN

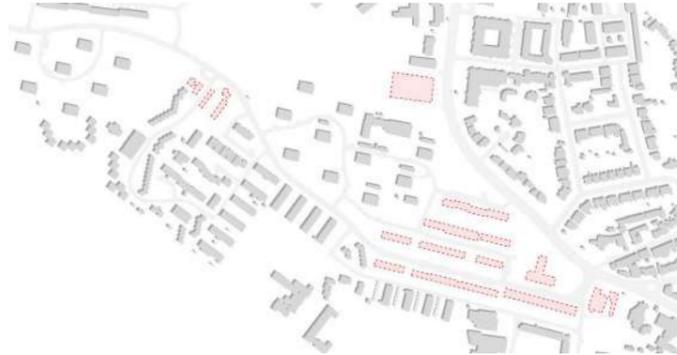
## 5.3 Intervention Area Masterplan Vision

### 5.3.2 Design Principles - Step By Step

Design Principles Applied →

1

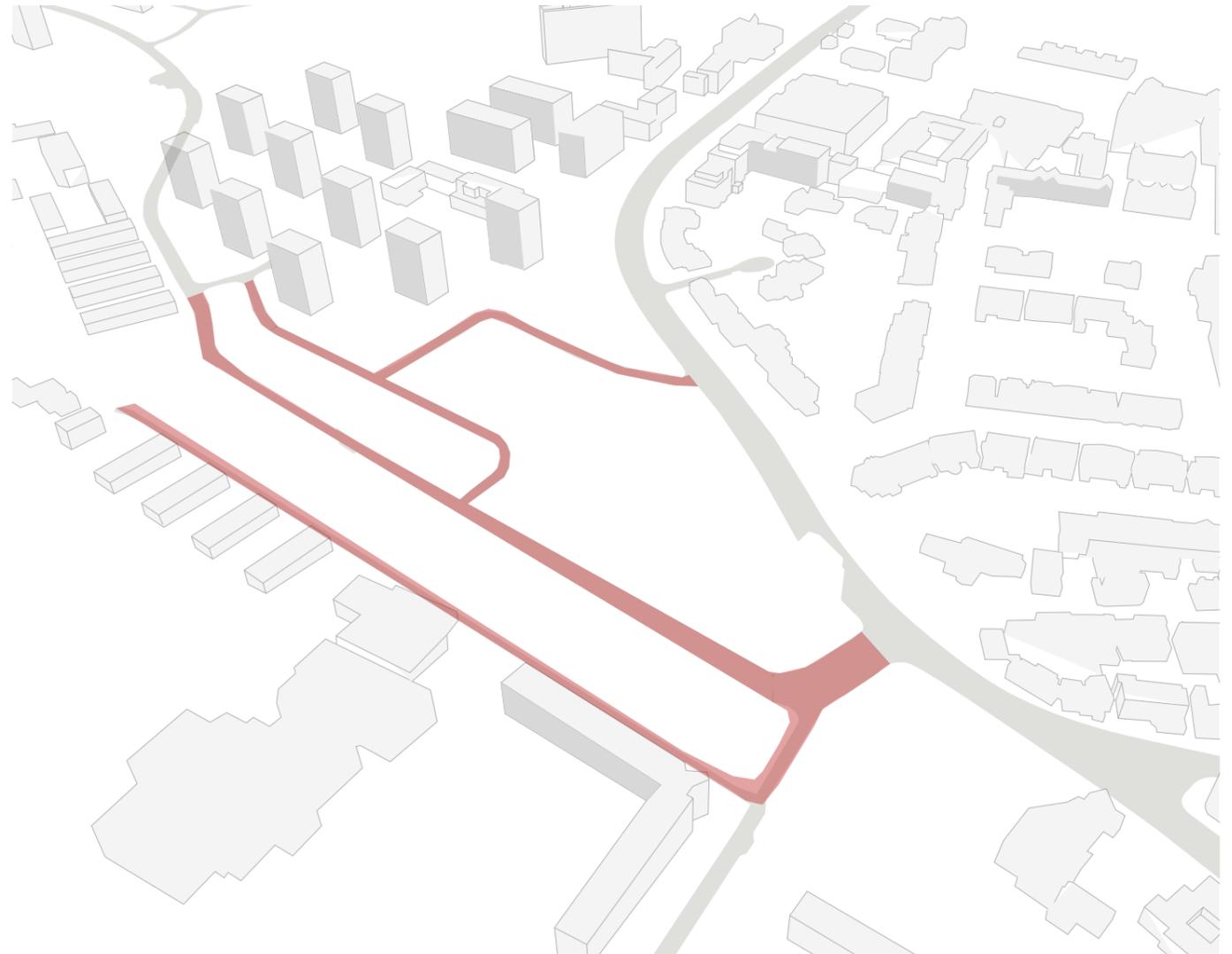
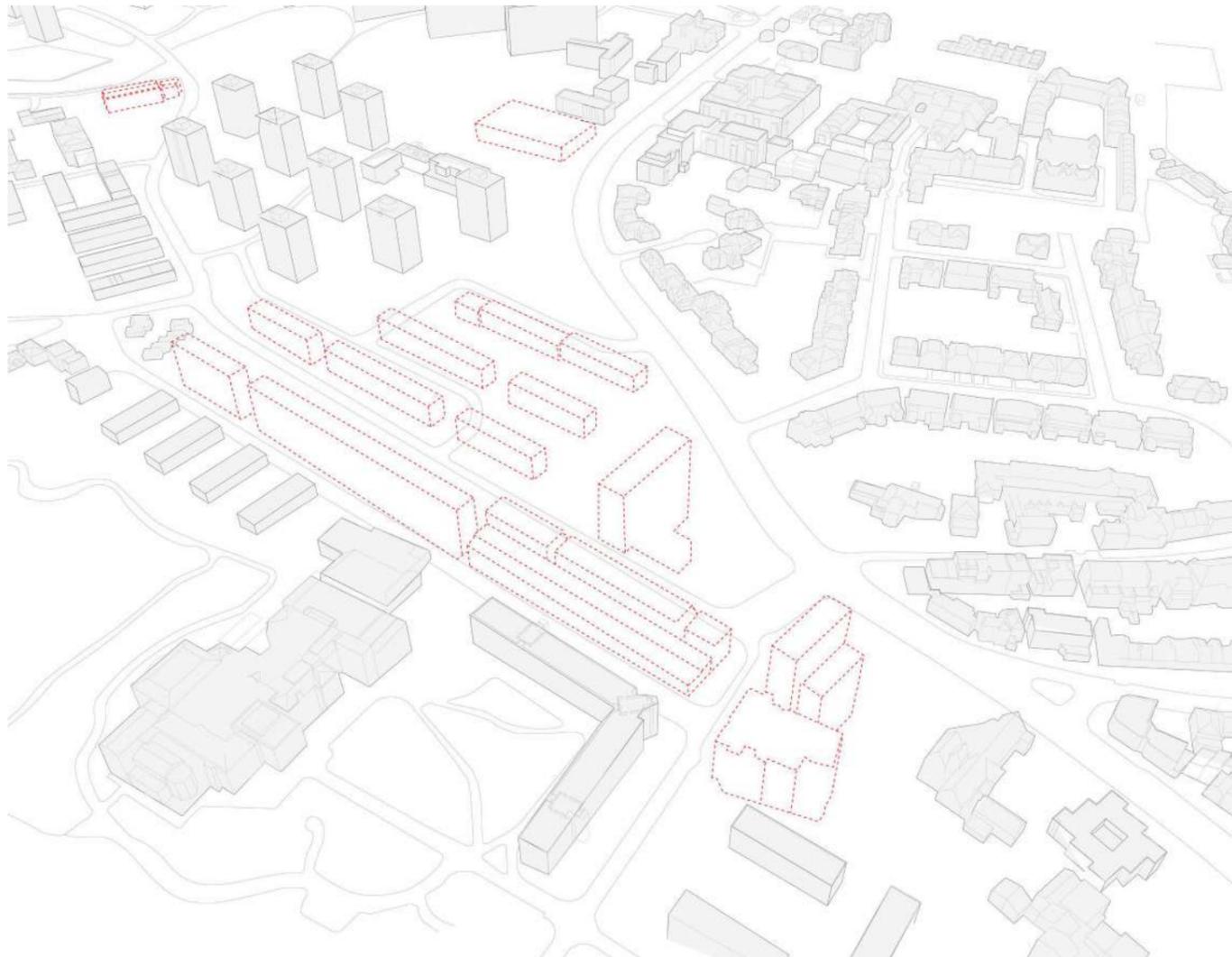
→



**Remove Existing Buildings From Intervention Area**  
As identified in the 2014 Alton Area Masterplan



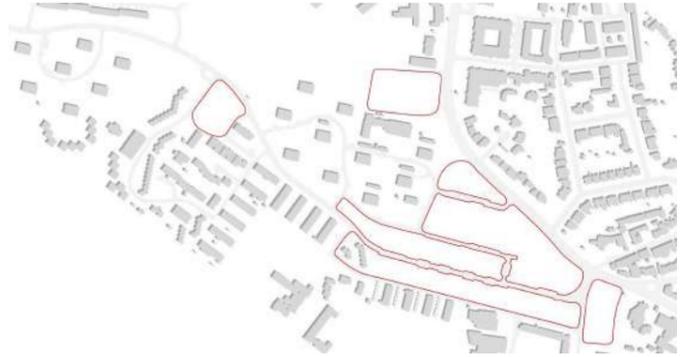
**Road Retention**  
Existing road-scape to be retained and improved to limit disruption to existing utilities and allow for phased development



5 THE MASTERPLAN  
5.3 Intervention Area Masterplan Vision  
5.3.3 Design Principles - Step by Step



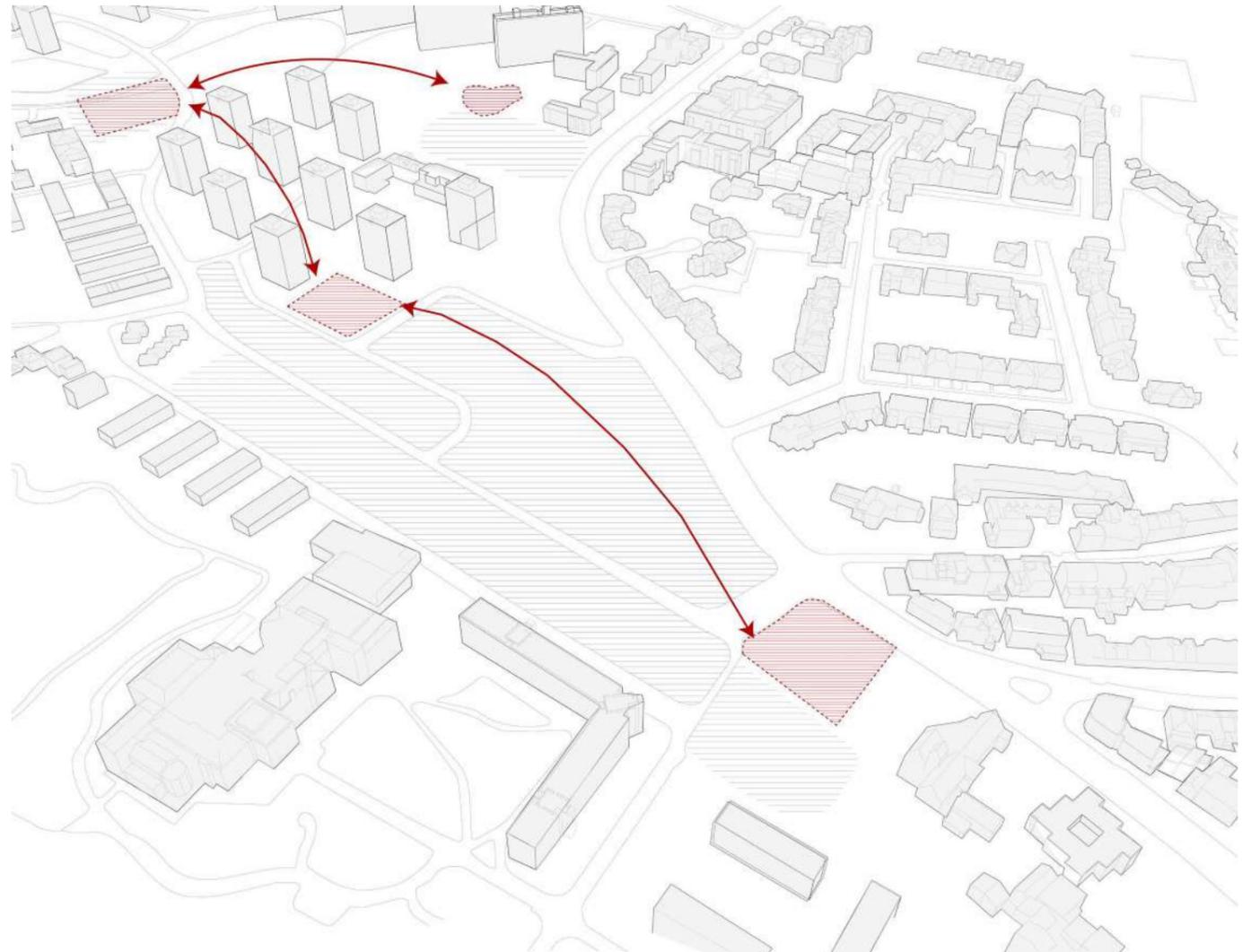
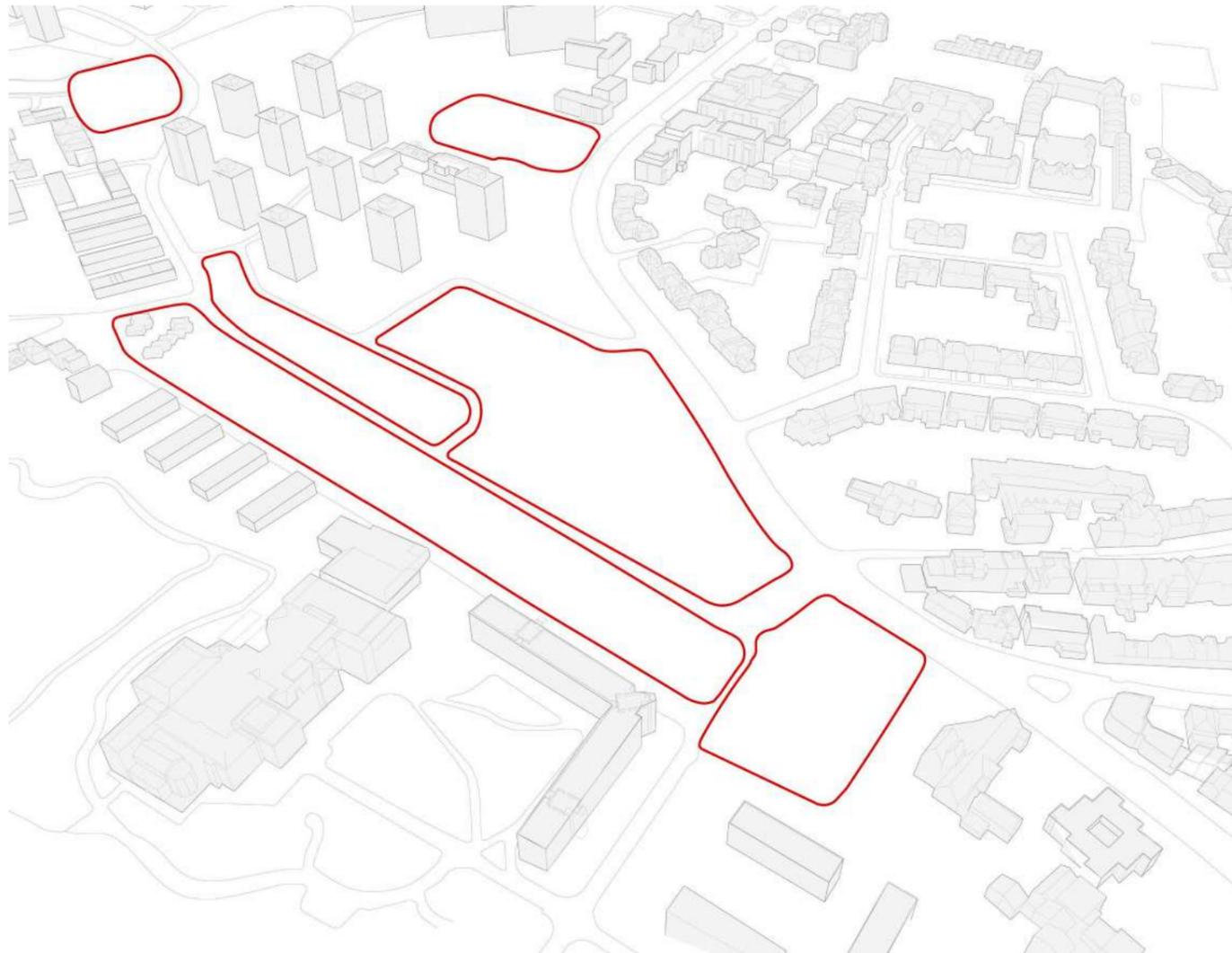
2



**Developable Area**  
Excluding road network, public spaces and green buffer



**High Quality Public Space**  
Visible, focussed, usable, flexible spaces provide a variety of spaces with different functions



5 THE MASTERPLAN  
5.3 Intervention Area Masterplan Visio  
5.3.4 Design Principles - Step By Step

3



Green Buffer

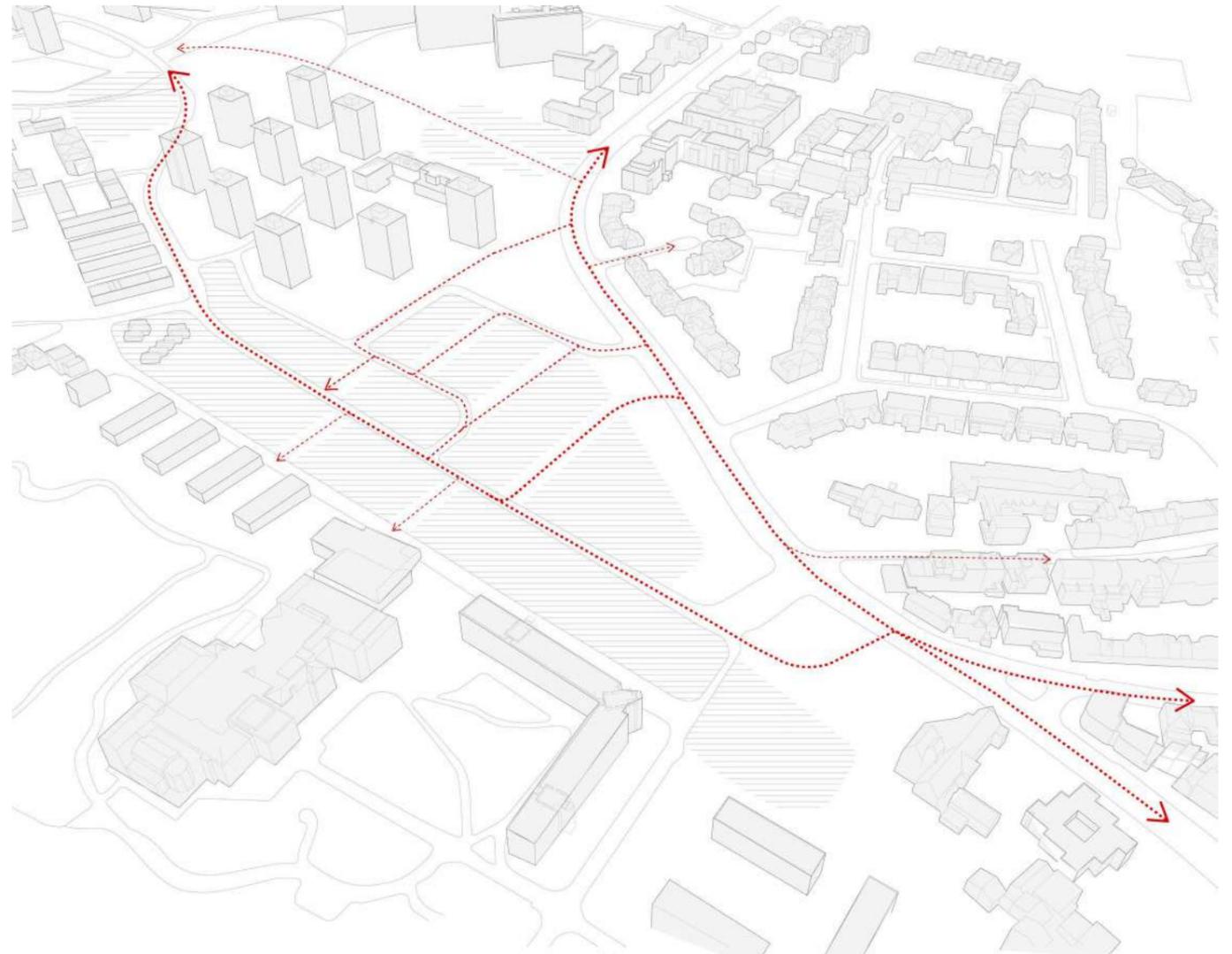


4



Permeability

Create views, entrances and routes into the site from Roehampton Lane



5 THE MASTERPLAN  
5.3 Intervention Area Masterplan Vision  
5.3.5 Design Principles - Step By Step

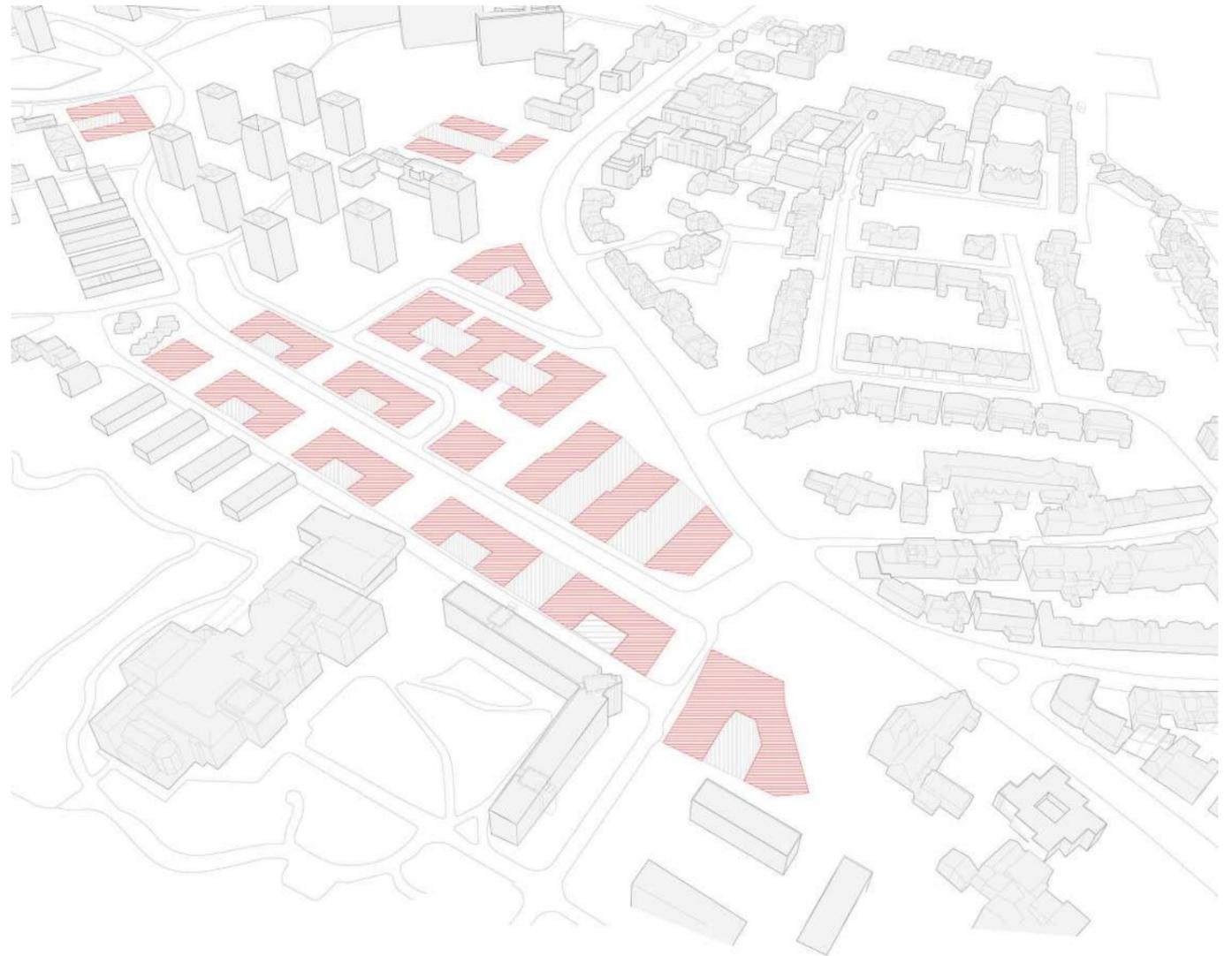
5



**Solar Orientation**  
Open shared amenity space to southern sunlight and maximise east-west residential aspect



**Block Footprints**



5 THE MASTERPLAN  
 5.3 Intervention Area Masterplan Vision  
 5.3.6 Design Principles - Step By Step



**Massing**  
 Create a subtly varied townscape between Roehampton village and Alton Estate



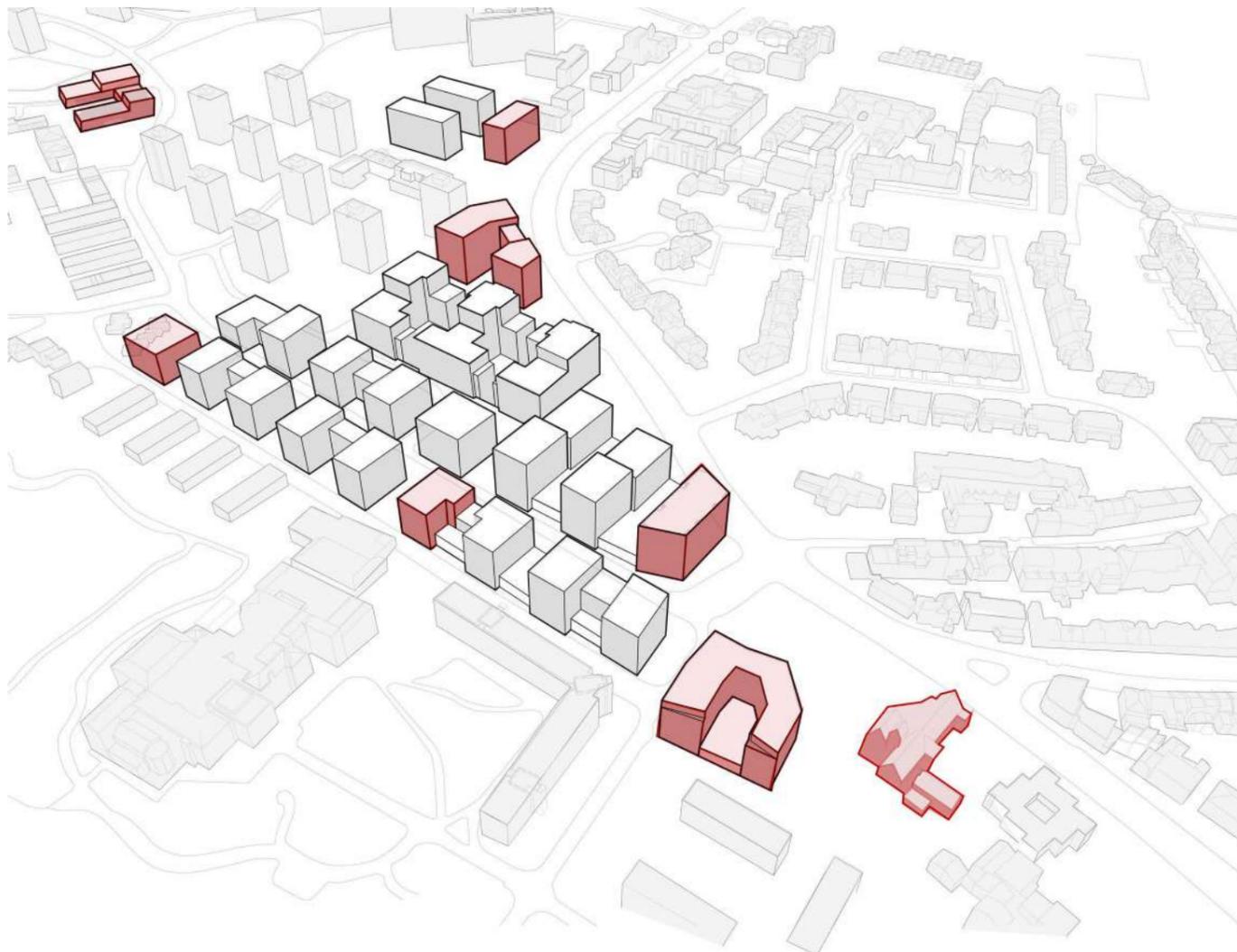
**Landmark Buildings**  
 Enhance setting of existing local landmarks and create new landmarks to encourage orientation and character of place



**Blending Context**  
 Create transitional material treatments between Roehampton Village and Alton Estate



**Architectural Variety**  
 A mixture of block types creates variety across the site. Visitors move between slab blocks, U-shaped blocks, courtyard blocks, point blocks and special blocks.







# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

### 5.4.1 Open Space Typologies

#### Overview

The value of these parks and access to open space brings numerous benefits to the residents and local people who use them, creating a peaceful atmosphere and providing contact with nature. Parks and open space can also become the focal point for social activities as well as educational and cultural opportunities. The Alton Estate in Roehampton is set within Downshire Field and conveniently located between Richmond Park and Putney Heath, providing existing and future residents with easy access to large open expanses of parkland and ancient woodland.

#### Challenges

Connectivity and integration within the surrounding context is a fundamental challenge with the Alton Estate. Although there is significant green space there is poor legibility at the key entrances to the site which deters people from using the estates network of streets to gain access to Downshire Field or further beyond to Richmond Park.

#### Vision

A key concept of the masterplan proposal is to create more legible and accessible routes between the blocks. The existing pedestrian network, including desire lines, must be respected and enhanced to ensure the masterplan principles of permeability are applied and access to the surrounding communities is improved upon.

Key:

- |   |                                 |   |                     |
|---|---------------------------------|---|---------------------|
|  | Site Boundary                   |  | Private Recreation  |
|  | Masterplan Area                 |  | Woodland            |
|  | Major road                      |  | Sports / Recreation |
|  | Train Line                      |  | Play                |
|  | Strategic Green Links           |  | Golf Course         |
|  | Future Richmond park connection |   |                     |
|  | Public Open Green Space         |   |                     |
|  | Existing Waterbody              |   |                     |

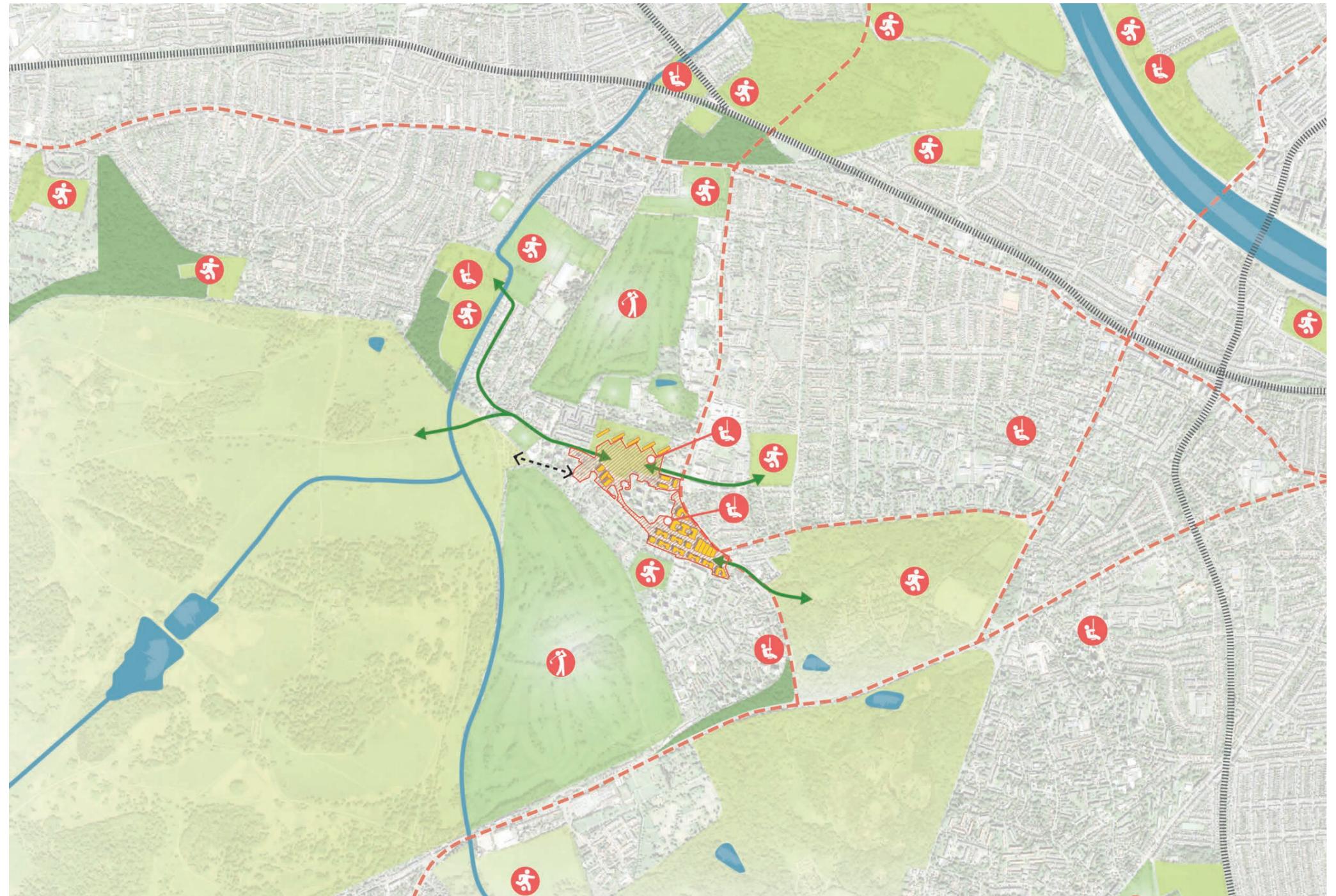


Diagram: Existing open space and context to the proposed development

**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.2 Open Space Typologies

The masterplan has been divided into key open space typologies to create a hierarchy that defines use and enhances site legibility:

The streets will link the development and connect to the surrounding communities. Featuring tree lined roads, integrated play and amenity spaces, and Suds features for site water management.

Private courtyards provide amenity spaces for residents to use, as well as green spaces to look out onto, whilst filtering views between units, and increasing passive surveillance.

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

Public Realm creates identity and becomes the social heart of the development for communities to congregate, socialise and interact through a wide range of events and uses.

- KEY**
-  Site Boundary
  -  Pedestrian/Cycle Link
  -  Vehicular Link
  -  Public Realm - Urban
  -  Public Realm - Parkland
  -  Streetscape
  -  Courtyards
  -  Play Hubs



Diagram: Illustrative diagram describing division of open space typologies across Alton Green Masterplan

5 THE MASTERPLAN  
 5.4 Intervention Area Masterplan Details  
 5.4.3 Open Space Descriptions

**Public Realm**

Public open space  
 (Parkland & Urban Quarters)



- Public environment
- Pedestrian Green Promenades
- Accessible, open to all
- Flexible & Active
- Legible framework of paths and spaces
- Both Active & Passive recreational opportunities
- Encourage social interaction Incidental & Neighbourhood play
- Balance of hard & soft materials
- Durable & robust

**Streetscape**

Public open space



- Legible hierarchy of streets
- Traffic calming measures
- Visual communication of user priority
- Incidental play
- Green/planting/trees/SUDS
- Car-parking, cycle stands & street furniture
- Uncluttered

**Courtyards**

Private, Communal or public



- Domestic environment
- Great lawn area
- Sequence of spaces approach
- Gardens (experiential, sensory etc.)
- Passive recreation (No ball games)
- Doorstep & local play areas
- Social and communal areas
- Defensible landscape (Noise / visual impact)

**Play Hubs**

Public open space



- Main active play hubs - Alton Activity Centre and Downshire Field
- Play spaces age 0 to 11+
- Space and facilities for informal sport or recreation activity (e.g. table tennis table,
- Multi-use games area (MUGA), climbing walls or boulders, wheeled sports area
- Seating areas on the edge of the activity space
- Landscaping and landform
- Youth Spaces
- Social corners: places to hang out, relax and watch others while being next to physical play events.



Fig 01



Fig 02



Fig 03



Fig 04



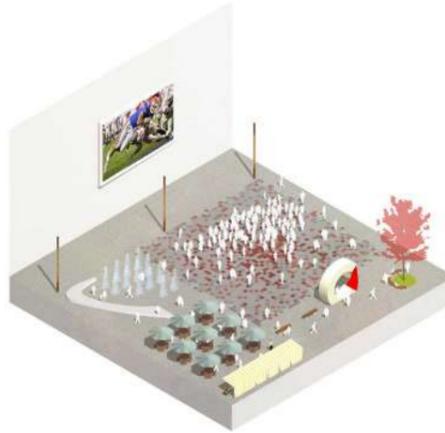
Fig 05

Precedent image examples describing the character of each typology

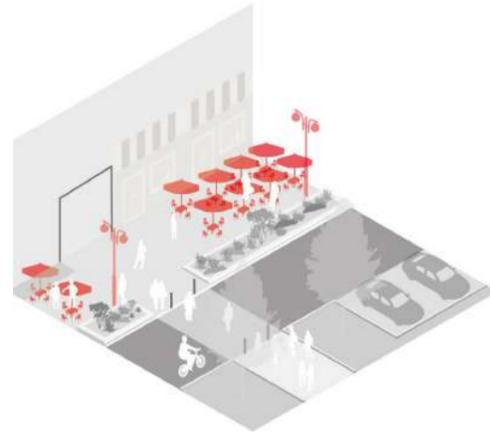
Fig 01 Woolwich Squares, Gustafson Porter + Bowman <http://www.gp-b.com/woolwich-squares>  
 Fig 02 Woolwich Squares, Gustafson Porter + Bowman <http://www.gp-b.com/woolwich-squares>  
 Fig 03 Aire de Jeux du grand ensemble, Espace-libre <http://www.espace-libre.fr/projets/aire-de-jeux-du-grand-ensemble.html>

Fig 04 Salamander Playground, Cardinal Hardy <http://www.cardinal-hardy.ca/>  
 Fig 05 Terra Nova Adventure Play Experience, Hapa Collaborative <https://hapacobo.com/projects/terra-nova-play-environment/>

5 THE MASTERPLAN  
 5.4 Intervention Area Masterplan Details  
 5.4.4 Key Open Space Components



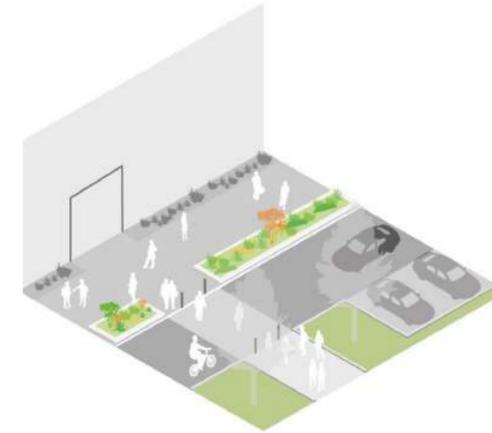
The Village Square



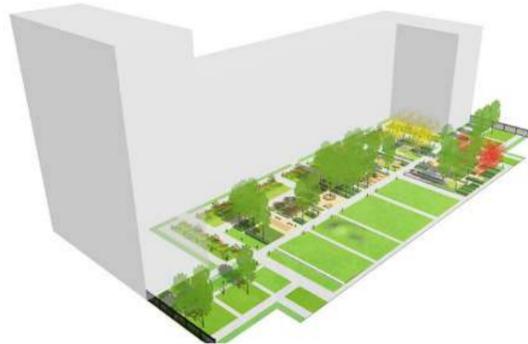
Commercial Street



Primary Residential Street



Secondary and Tertiary Residential Streets 'Home zone'



Courtyards - Formal & Informal



Natural Parkland



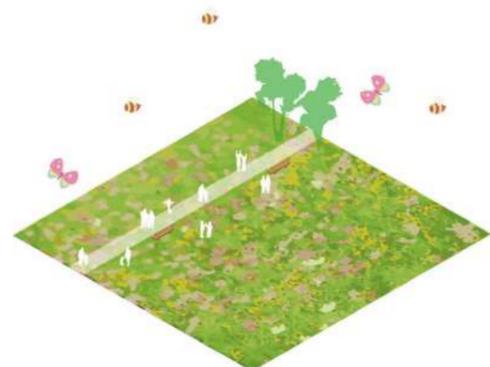
Public Play - Downshire Field and Alton Activity Centre



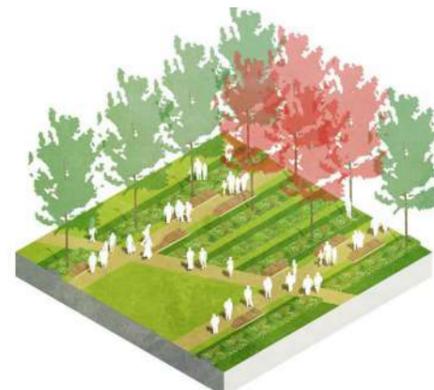
Play and playability in courtyards & Streetscape



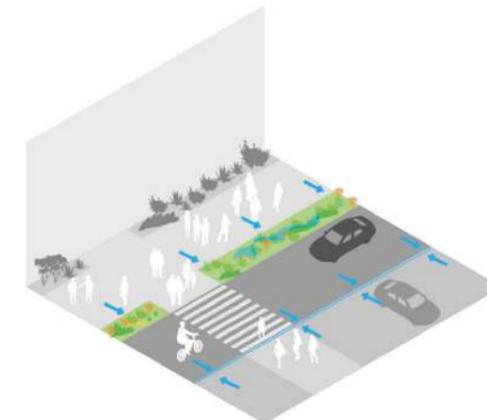
Seasonal Colour and biodiversity



Biodiverse roof habitats (Extensive)



Green Roofs - podium landscape



SUDS and water sensitive management

**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.5 Open Space Typologies - Hierarchy

Central to the masterplan proposals is the creation of a series of key landscape typologies which will come to define Alton Green as a verdant, mixed use development and reinforce the unique sense of place across the wider Roehampton Area.

We have divided the masterplan into the following key landscape typologies:

**Public Realm:** Featuring the new Village Square, Portswood Place and a series of verdant Pocket Green Squares

**Streets:** A legible hierarchy of streets that are clearly defined and responsive to their user environment. Commercial streets that are robust and residential streets that are green and use a softer palette of materials.

**Courtyards:** Each courtyard is unique to its architectural context but must be guided by a set of principles that ensure a variety of scaled spaces are created. Principles of formal and informal design character will inform the design of each courtyard.

**Downshire Field:** The rolling landscape is home to mature trees, a natural play space as well as important community infrastructure such as Portswood Place and the bus turnaround.

**KEY**

 Site Boundary	
 Public Realm - Urban Quarter	 Streets
 The Village Square	 Commercial Street
 Pocket Green Squares	 Primary Residential Street
 Public Realm - Parkland Quarter	 Secondary Residential Street
 Downshire Field & Meadows	 Tertiary Residential Street
 Portswood Place	
 Bus turn-around	 Play Hubs
 Courtyards	 Alton Activity Centre
 Formal courtyard Blocks B / C / E / D / F / H / I / J / K	 Downshire Meadows Play Space
 Informal Courtyard Block A / Q / M / N / O / PPCC	



Diagram: Illustrative diagram describing hierarchy of open space across Alton Green Masterplan

# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

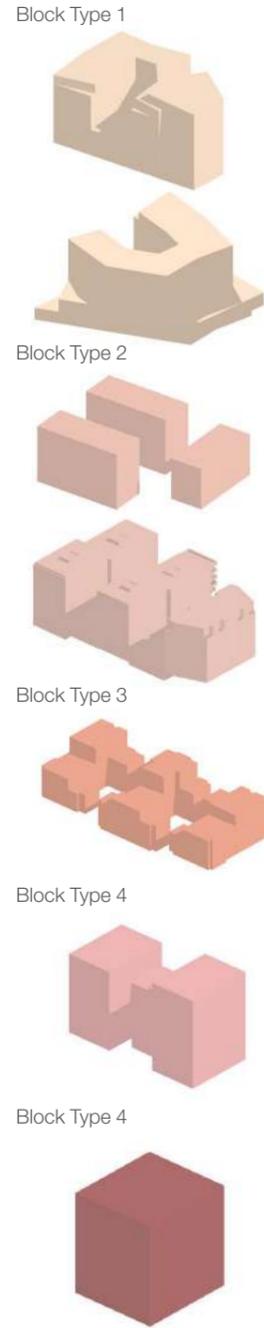
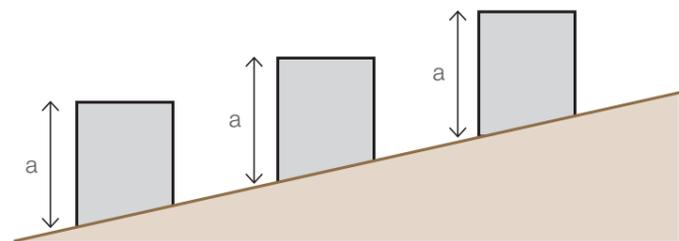
### 5.4.6 Block Typologies

The whole site area is comprised of medium-rise building height. This creates a coherent development as one distinct character area, mediating between high rise and low rise

Using a consistency of height but variety of building form also provides a way for the existing topography across the development area to express itself.

Consistent building heights across block typologies allows for the underlying terrain to be read through the stepping of blocks across the existing topography.

Blocks are arranged to allow eye-level views between them of the existing landscape



- Key:
- Site Boundary
  - U-shaped Block
  - Linear Block
  - Courtyard Block
  - Pavilion Block
  - Mansion Block
  - Outline blocks shown as indicative only
  - Storey height



5 THE MASTERPLAN  
 5.4 Intervention Area Masterplan Details  
 5.4. 7 Use Distribution

A vital component of creating a 'place' is genuine mix of uses, balanced and carefully positioned to make new centres throughout the site. A new local centre is the Village Square and the 'edges' around it, with civic and commercial frontages on 3 sides and the final edge of the square opening itself to the existing Roehampton Village. This new community hub includes a Library, Primary Healthcare Services, Youth Facility and Retail on the lower floors, with a residential provision on upper floors (within Buildings A & O) to further mix the uses around the Square

The new Nursery, Primary Healthcare Services and Children's Centre at Portswood Place forms an additional piece of community infrastructure. Sitting at the base of Downshire Field, Portswood Place bookends the overall regeneration, with a key mixed use and community-based hub at each end of Danebury Avenue.



- Key:
- Site Area
- Predominant ground floor uses:
- Educational
  - Residential
  - Commercial with residential above
  - Community
  - Leisure

**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.8 Character Area Strategy

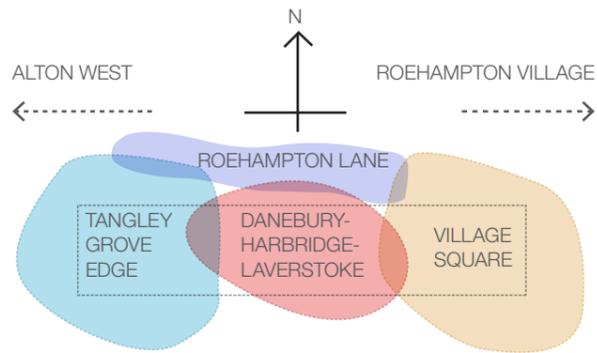
The character areas have been developed as part of the detailed design in order to establish the architectural nature of proposed blocks

These areas have been determined by their relationship to existing context. For example the Tangley Grove edge takes material precedent from the nearby Modernist point blocks, while the treatment of the Roehampton Lane blocks is determined by the proximity of the nearby Village. These proposed character areas are 'new' and complementary to the established character areas of Roehampton described in Chapter 1.

These areas ensure that there is a consistency across future development phases, by establishing boundaries which bridge across both detailed and outline areas.

Key:

-  **Roehampton Lane** - A new line of frontage facing onto the main road, an opportunity for height and a landmark building at the end of the north-south route.
-  **Tangley Grove edge** - Material references to the Alton West point blocks and wider estate, more potential for rectilinear form buildings
-  **Danebury-Harbridge-Laverstoke** - Repairing the frontage of these three streets, creating a coherent centre of the development allowing permeability north-south between blocks as well as re-establishing the existing street network.
-  **Village Square** - Establishing a mixed-use centre which attracts people both within and beyond Roehampton. An opportunity for architectural expression both in building form and materiality.



**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.9 Material Strategy

The proposed scheme mediates between existing neighbouring conditions and materials, determined by their relationship to the existing context. For example the Tangley Grove edge takes material precedent from the nearby Modernist point blocks, while the treatment of the Roehampton Lane blocks is determined by the proximity of the nearby Village. The materials are 'new' and complementary to the established character of Roehampton.



① Alton West Estate



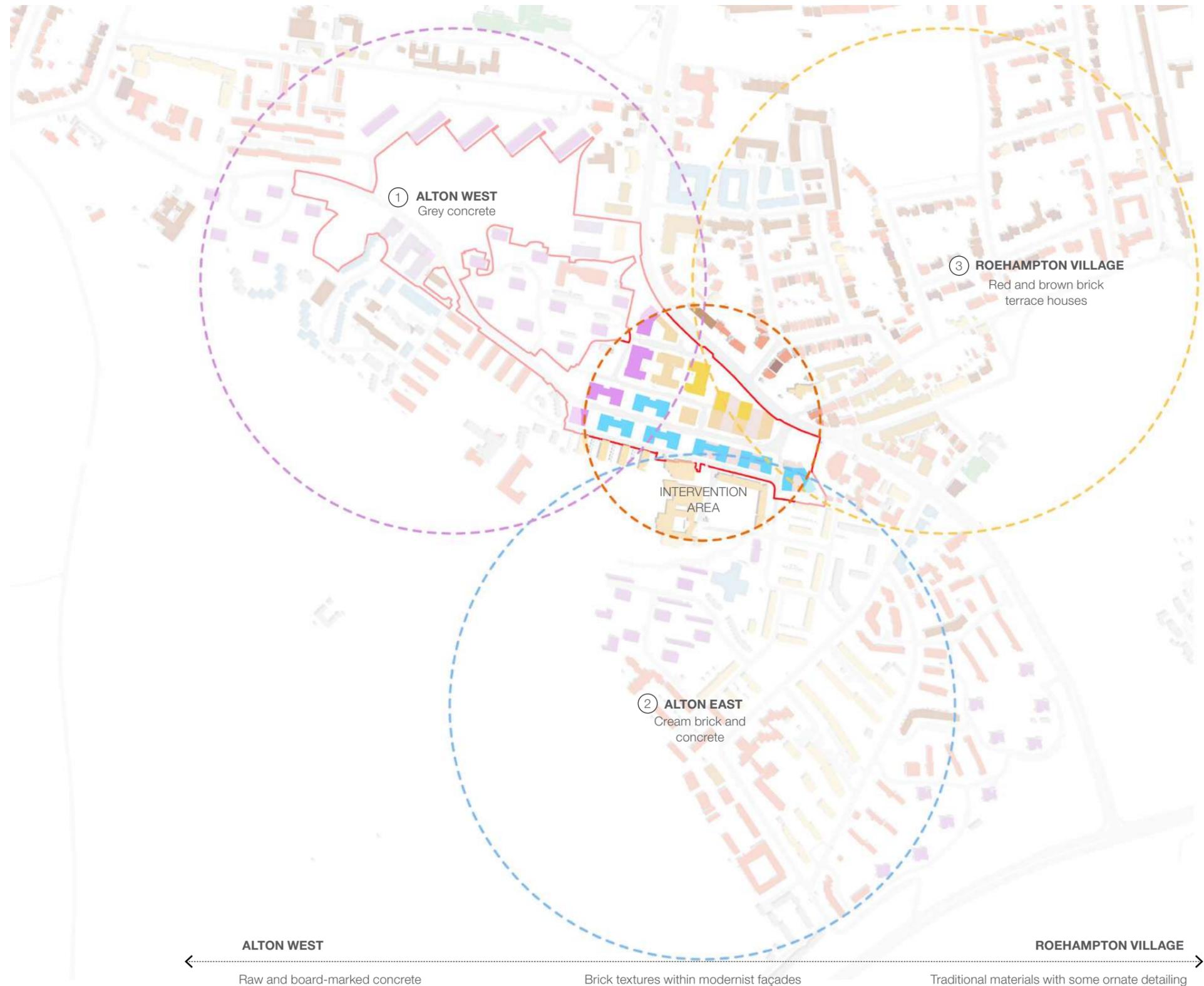
② Alton East Estate



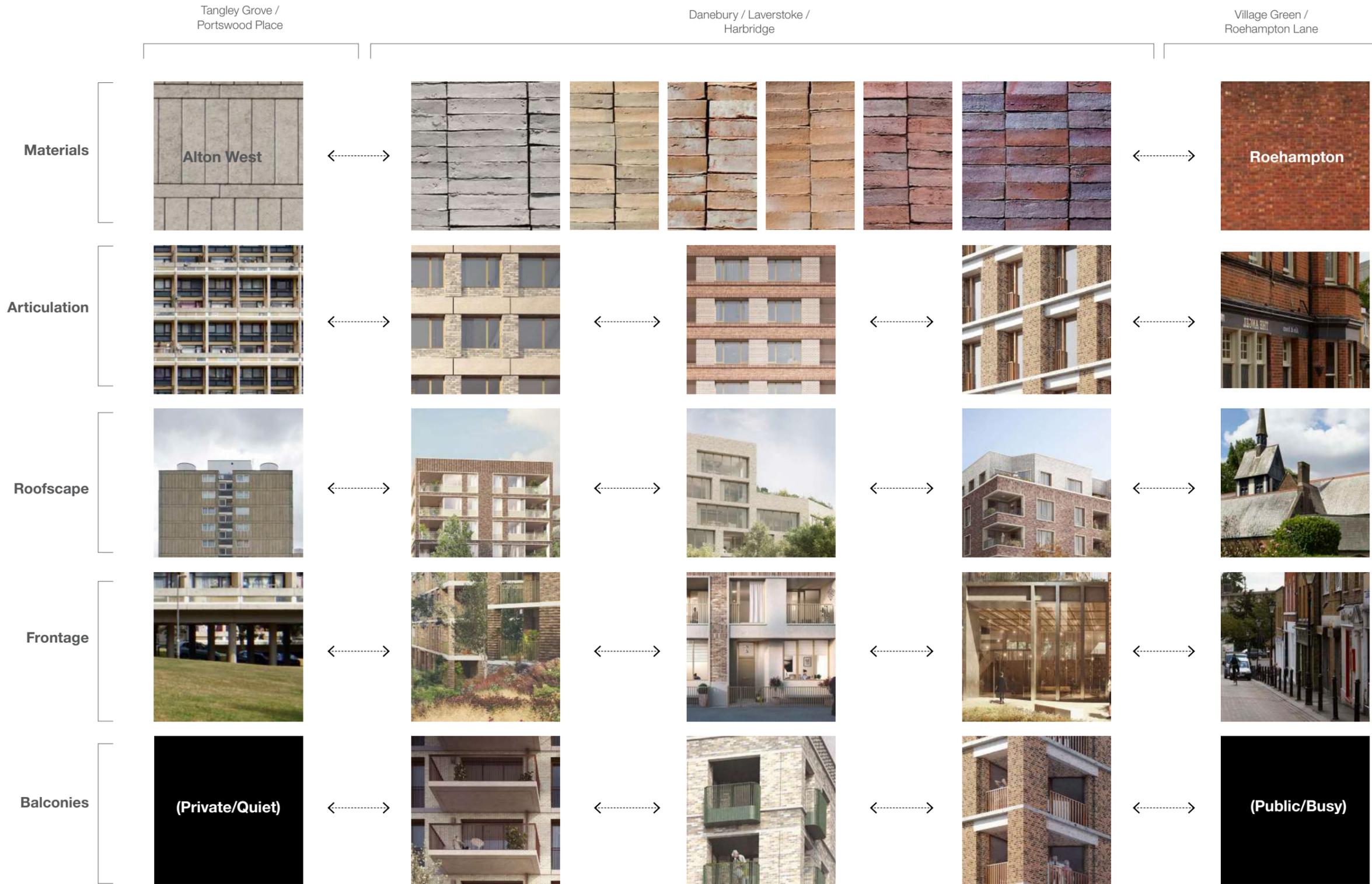
③ Roehampton Village

Key:

- Site Boundary
- Alton East
- Roehampton Village
- Alton East



5 THE MASTERPLAN  
 5.4 Intervention Area Masterplan Details  
 5.4.10 Material Strategy



**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.11 Material Strategy

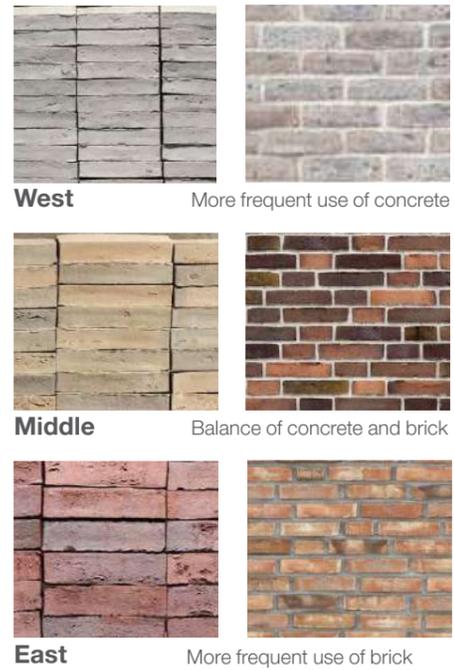
The previous diagram highlights the transitional material treatments between Roehampton Village and Alton Estate. The proposed site area sits between these two areas of contrasting material expression.

Roehampton Village to the northeast is predominantly an area of traditional stock bricks while the restrained proportions of Alton West is characterised by a palette of grey concrete.

The new development uses its material palette to mediate between these two contrasting areas. The development plots form a material response to this existing context using a general gradation of brick tones from darker red/brown in the east to grey/cream in the west.

The increasing use of precast elements across the development plots to the west is a direct reflection of the architectural treatment of both the listed slab and point blocks of Alton West.

Landmark buildings, highlighted in yellow, use special materials such as bronze. The treatment indicates their importance as community buildings in the masterplan.



# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

### 5.4.12 Landmark Buildings

#### Primary Landmarks

Major Landmarks visible on main routes past Alton West and Roehampton Village.

These are location and character defining buildings for the new development and local area.

#### Secondary Landmarks

Locally significant buildings for wayfinding through the development and Estate – often not visible from major routes.

These still play a part in defining the character and identity of sub-character areas within the development

Buildings or parts of buildings which terminate views into the development area and provide visual interest to views



- Key:
- Site Boundary
  - \* Primary Landmark
  - \* Secondary Landmark
  - Primary view
  - Secondary view
  - Tertiary view
  - Outline blocks shown as indicative only

5 THE MASTERPLAN  
5.4 Intervention Area Masterplan Details  
5.4.13 Landmark Buildings



① View across Village Square towards Library



② View from Village Square to Block O with Roehampton Lane and Danebury Avenue beyond.



③ View of Block N (N3 and N2) from Roehampton Lane, with Block O in the distance.



④ View south down Roehampton Lane showing Block M



⑤ View of Block Q sitting parallel to Roehampton Lane.



⑥ View of Portwood Place Nursery and Childrens Centre from Downshire Field.

# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

### 5.4.14 Connectivity and Access

#### Shared Core Entrances

Across the site, all entrances are clearly visible and individually designed, giving orientation and personality for residents that use them. The proportions and architectural detailing give a sense of arrival and help with wayfinding across the estate. They provide a platform for the individual character of the building to be expressed.

All entrances are 1 ½ or double height, set within deep recesses that provide natural shelter.

Each entrance is individual to each building, the material, colour and decoration has been carefully selected, taking precedent from its position within the site, and referencing the building above.

#### Duplex Entrances

Entrances to duplex units are an important element of improving the street scape across all streets in the application. The duplex and flat entrances are designed in a way to make it clear that they are individual homes, many utilise the level changes of the sites topography to create stoops to private front doors. As with the shared communal entrances, material, colour, and decoration are expressive of its position with the estate, as well as its position and ability to enhance the ground floor streetscape.

#### Commercial

The design of the commercial units is deliberately different to the residential buildings, set back from the residential units footing and materially different. In the same sense, the entrances are flush to this facade and highly glazed - making them inviting and allowing adequate space for commercial signage.

A more detailed design explanation for all the entrance types is found in Volume Three of the Design and Access Statement

Key:

- Site Boundary
- ▶ Shared residential entrance
- ▶ Vehicle entrance
- ▶ Commercial entrance
- ▶ Community entrance
- Outline blocks shown as indicative only



# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

### 5.4.15 Connectivity and Access

The diagram opposite highlights the frontage designations across the proposal. Residential entrances, as explained previously, are clearly defined and individually characterised. As outlined in the context analysis, and highlighted in the constraints and opportunity diagrams, we have identified three key areas that are further explained below:

#### Frontages to the Village Square

Frontages are designed to address the scale and civic nature of the new square and are composed in a way that is directional - ie facing the square.

#### Frontages within the Danebury Commercial Area

Residential buildings within the Danebury commercial area express their form clearly with the continuation of materials from the upper floors, and be distinct from the adjacent commercial frontages between buildings.

#### Fronts and Backs

Fronts and backs of buildings are clearly legible to aid wayfinding across the intervention area, being identifiable with architectural detailing and materials. A key component missing from the existing masterplan is the amount of blank or inactive frontage. We have introduced duplex units to utilise the site level changes to add frontages on Laverstoke and Danebury Avenue. Block A has become a 'building-in-the-round', with entrances on all sides, opening connections to Alton East and Holybourne Avenue. Block K, N and O have again staggered entrances on multiple levels to ensure activity, and no clearly defined 'back' to Kingsclere Close and Roehampton Lane.

Key:

- Site Boundary
- Residential active frontage
- Residential shared entrance
- Commercial shopfront
- Podium parking entrance
- Community active frontage
- Outline blocks shown as indicative only



# 5 THE MASTERPLAN

## 5.4 Intervention Area Masterplan Details

### 5.4.16 Transport Principles

#### Highway improvements (s278 works for the s106 HoT)

- Improvement at junction between Danebury Avenue and Roehampton Lane including an additional lane on Danebury Avenue approach.
- Single point of access to 166-168 Roehampton Lane site subject to agreement with TfL
- New bus turnaround on Danebury Avenue at j/w Tunworth Crescent and new bus stops opposite the bus turnaround for eastbound journeys. (This being the first stop).
- Bus stop provided for alighting only on Danesbury Avenue at j/w Minstead Gardens
- Danesbury Avenue / Roehampton Lane bus stops provided within carriageway
- Proposed raised table on Kingsclere Close at junction with Roehampton Lane
- Works along Danebury Avenue, Kingsclere Close, Harbridge Avenue, Laverstoke Gardens and Holybourne Avenue including bus stops, loading pads, parallel parking bays, TRO amendments

#### Car Parking

- Residential parking provided at 0.5 spaces per dwelling
- Parking stress on-street will remain largely unchanged across the assessment area throughout construction and when complete.
- Parking on-site in the block will be exclusively for the residents of those blocks
- Site management team will enforce the Car Park Management Plan strategy
- Wheelchair accessible parking provided in accordance with requirements in the London Plan.
- Wheelchair parking would be located close to cores servicing wheelchair accessible units.
- In accordance with London Plan (2017), 20% of new undercroft car parking spaces will have EVCP (active provision) with a further 20% of spaces provided with potential for installation in the future (passive provision)

#### Cycle Parking

- Cycle parking exceeding London Plan (2017)
- Provision of long-stay and short-stay parking
- Provision of non-standard cycle bays

#### Delivery & Servicing

- Level of servicing activity has been forecast in the Transport Assessment
- Loading bays are proposed within the Local Centre to serve commercial and residential uses
- 166-168 Roehampton Lane site will be serviced off-street with vehicles entering and exiting the site in a forward gear
- Refuse will be kept in dedicated bin stores with direct access to the street
- Waste collection will be directly from the bin stores
- The management organisation for the blocks will manage deliveries, servicing and waste collection

#### Healthy Streets Approach - Improved walking & cycling

- Aim to reduce the dominance of vehicles on London's streets and for streets to be permeable by foot and cycle, connecting to public transport
- Facilitate a new connection to park for pedestrians and cyclists between Tunworth Crescent and Richmond Park (subject to agreement of Royal Parks)
- Public realm improvements at Portswood Place and parallel vehicle access road.
- Improved streetscape on Laverstock Gardens by removal of waste storage and vehicle access
- Improved on-street parking on Danebury Avenue to improve route for cycling.
- Parking on Kingsclere Close, Harbridge Avenue and the south side of Laverstoke Gardens moved from carriageway into parallel parking bays off the running carriageway.
- Quietway route on Danebury Avenue (TfL / Wandsworth initiative)
- Proposed changes to junction of Roehampton Lane / Danebury Avenue
- New pedestrian link from Roehampton Lane to Tangley Grove

#### Improved travel by bus

- Bus stand/turnaround on Danesbury Avenue relocated from Minstead Gardens to Tunworth Crescent.
- The layout and sizing of the stand/turnaround has been agreed with TfL (see adjacent image).
- New east and westbound bus stops on Danebury Avenue east of Minstead Gardens for alighting only. (Eastbound bus stop is opposite bus turnaround)
- Existing bus stops in lay-bys along Danesbury Avenue relocated into carriageway to improve bus journey times.
- Improved on-street parking on Danebury Avenue to improve bus journey times

#### Construction Logistics Plan – Summary of Objectives

- To demonstrate that construction materials can be delivered and waste removed in a safe, efficient and environmentally friendly manner;
- To identify deliveries that can be reduced, re-timed, or even consolidated, particularly during peak periods;
- To help cut congestion on London's roads and ease pressure on the environment;
- To improve the reliability of deliveries to the Site; and
- To reduce fuel costs for freight operators.

#### S106 Transport

- Car club – provision of up to 5 car club cars and all residents to benefit from 1 year free membership
- Travel Plan
- Air Quality – contributions based on increase in number of non-Electric Vehicle Charging Point (EVCP) bays
- Signage strategy – site directional signs for pedestrians and cyclists in accordance with Legible London



Proposed Bus Turnaround

# 5 THE MASTERPLAN

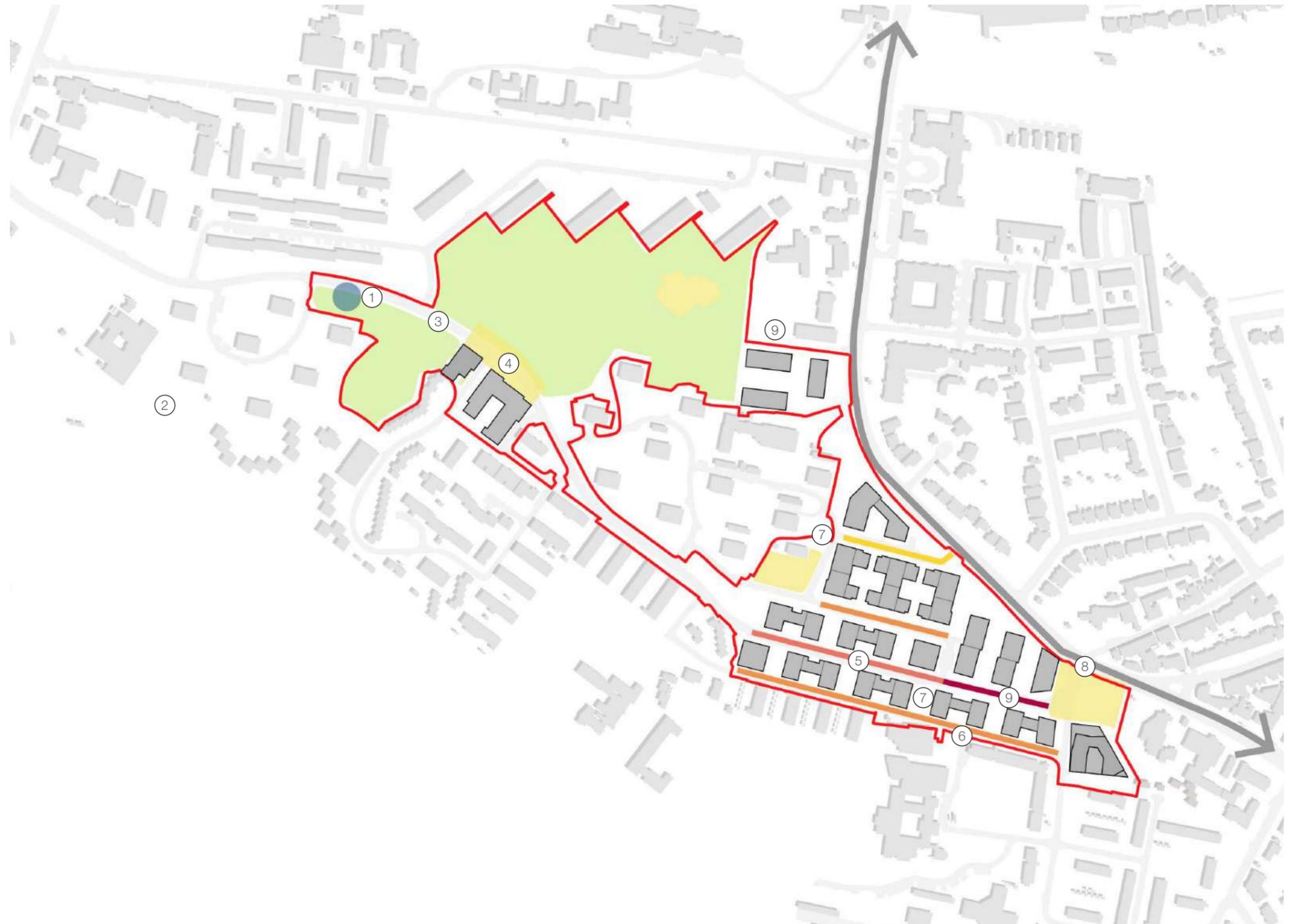
## 5.4 Intervention Area Masterplan Details

### 5.4.17 Transport Principles

Discussions with TFL have included pre-app meetings for Transport Assessment, residential and commercial cycle provision, proposed bus turnaround, and highway modelling. These items can be referred to in the separate Transport Assessment, and are highlighted on the adjacent principles diagram:

1. Bus stand/ turnaround relocated and improved. Layout and capacity agreed with TFL
2. Aspiration to facilitate a new connection to park for pedestrians and cyclist between Tunworth Crescent and Richmond Park (Subject to agreement with Royal Parks)
3. New East and Westbound bus stops
4. Public realm improvements at Portwood Place and new link
5. Car parking on-street will remain uncontrolled with no reliance on a CPZ as part of the planning application
6. Improved streetscape on Laverstock Gardens by removal of waste storage and parallel vehicle access road
7. Improved and accessible pedestrian link from Roehampton Lane to Tangley Grove and Harbridge Avenue to Laverstoke Gardens
8. Proposed changes to junction of Roehampton Lane/ Danebury Avenue
9. Existing bus stop in lay-bys relocated into carriageway to improve bus journey time

- Key:
-  Site Boundary
  -  Existing A-Road (Roehampton Lane)
  -  Commercial street
  -  Primary residential street
  -  Secondary residential street
  -  Tertiary residential street
  -  Key public realm areas
  -  Location of new bus turnaround



**5 THE MASTERPLAN**  
**5.4 Intervention Area Masterplan Details**  
**5.4.18 Tenure Mix**

**Detailed Application:**

**Block A - 40 units**

20 x 2B Units  
 10 x 3B Units  
 10 x 4B Units

**Block O - 40 units**

20 x 1B Units  
 20 x 2B Units

**Block N - 121 units**

37 x 1B Units  
 84 x 2B Units

**Block K - 230 units**

55 x 1B Units  
 163 x 2B Units  
 12 x 3B Units

**Block M - 107 units**

32 x 1B Units  
 75 x 2B Units

**Block Q - 40 units**

19 x 1B Units  
 19 x 2B Units  
 63 x 3B Units  
 15 x 4B Units

**Outline Application**

**Block B/C - 119 units**

27 x 1B Units  
 86 x 2B Units  
 6 x 3B Units

**Block D/E - 57 units**

4 x 1B Units  
 53 x 2B Units

**Block F - 69 units**

16 x 1B Units  
 30 x 2B Units  
 23 x 3B Units

**Block G - 31 units**

6 x 1B Units  
 3 x 2B Units  
 22 x 3B Units

**Block H - 63 units**

20 x 1B Units  
 43 x 2B Units

**Block I - 69 units**

16 x 1B Units  
 28 x 2B Units  
 25 x 3B Units

**Block J - 41 units**

16 x 1B Units  
 22 x 2B Units  
 3 x 3B Units

**\* Social rented and intermediate blocks in outline application to be determined**

Key:

- Private rented
- Social rented / Intermediate
- Outline Application Area - indicative only



# 5 THE MASTERPLAN

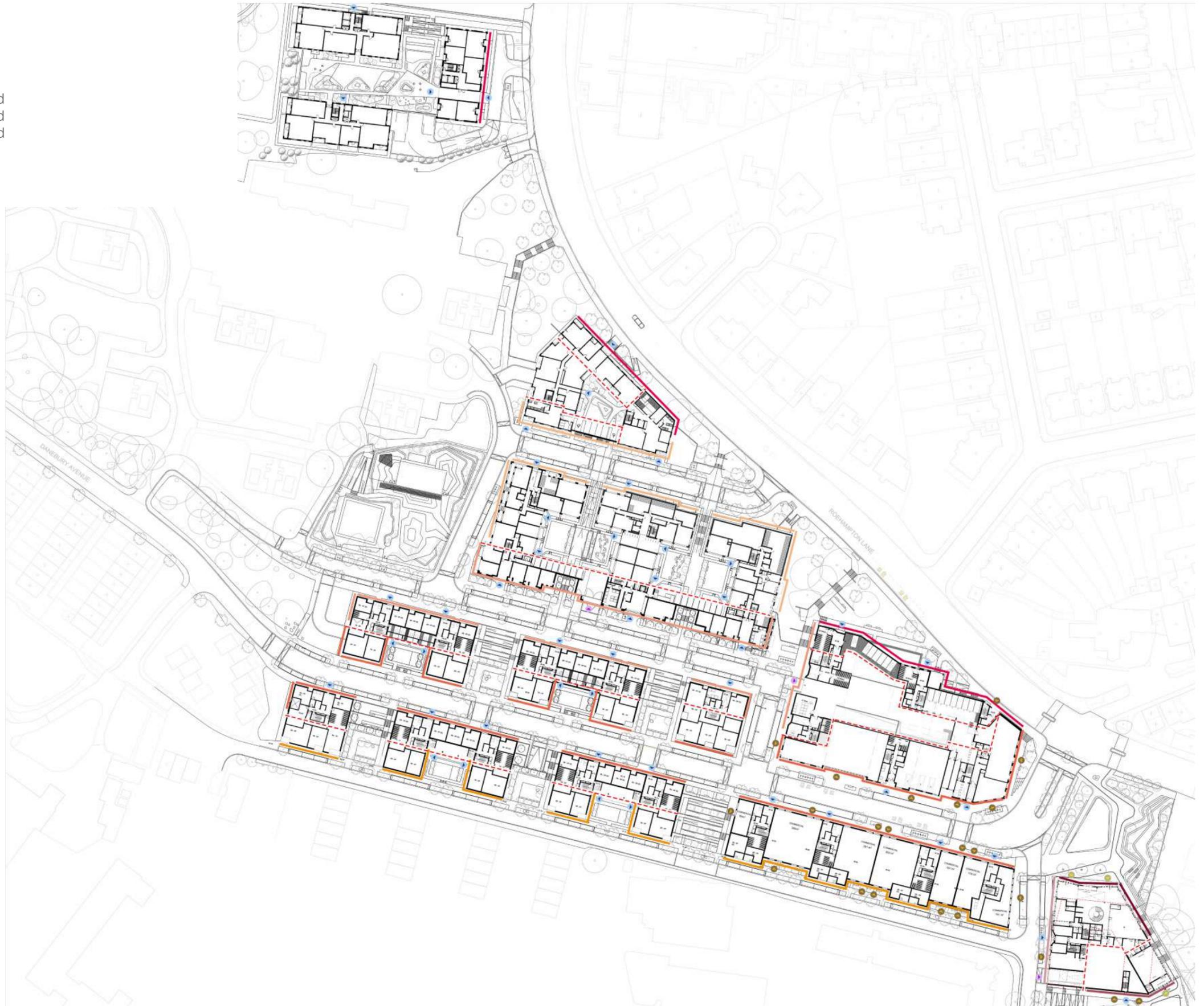
## 5.4 Intervention Area Masterplan Details

### 5.4.19 Combined Ground Floor Plan Layout

The diagram opposite tackles the complex topography and shows what would be visible from each street. The combined plan levels are indicated with a dashed redline, and the solid coloured lines highlight the frontage specific to each road.

Key:

-  Shared residential entrance
-  Commercial entrance
-  Vehicle entrance
-  Community entrance
-  Frontage to Roehampton Avenue
-  Frontage to Kingsclere Close
-  Frontage to Harbridge Avenue
-  Frontage to Danebury Avenue
-  Frontage to Laverstock Gardens
-  Frontage to Village Square
-  Frontage to Hershem Close
-  Frontage to Hollybourne Avenue



5 THE MASTERPLAN  
 5.4 Intervention Area Masterplan Details  
 5.4.20 Basement and Level 00 Layout

Key:

- Retail
- Library
- Youth Centre
- GP Surgery
- 1 Bed 1 Person
- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 4 Bed 5 Person
- 4 Bed 6 Person
- 4 Bed 7 Person
- 4 Bed 8 Person
- Underground

For detailed plans, please refer to drawings:  
 9028-A-Z-M-100-04-0001 to 0010



**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.21 Level 00, 0.5, 01 & 02 Layout

Key:

- Retail
- Library
- Youth Centre
- GP Surgery
- 1 Bed 1 Person
- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 4 Bed 5 Person
- 4 Bed 6 Person
- 4 Bed 7 Person
- 4 Bed 8 Person



For detailed plans, please refer to drawings:  
 9028-A-Z-M-100-04-0001 to 0010

**5 THE MASTERPLAN**  
 5.4 Intervention Area Masterplan Details  
 5.4.22 Typical Upper Floor Layout

Key:

- Retail
- Library
- Youth Centre
- GP Surgery
- 1 Bed 1 Person
- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 4 Bed 5 Person
- 4 Bed 6 Person
- 4 Bed 7 Person
- 4 Bed 8 Person



For detailed plans, please refer to drawings:  
 9028-A-Z-M-100-04-0001 to 0010

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- 6.1 Introduction
- 6.2 Public Realm - Urban Quarter
- 6.3 Public Realm - Parkland
- 6.4 Streetscape
- 6.5 Courtyards
- 6.6 Play Hubs



# 6 LANDSCAPE CHARACTER AREAS

## 6.1 Introduction

### 6.1. 1 Section Introduction

#### Description

To formulate a rich and coherent masterplan we have sub divided key public and private spaces into a series of different character areas. This not only creates enhanced legibility across the development site, but promotes and protects the unique qualities of the existing Alton Estate by contextually blending with the new proposals.

The character areas highlighted in the previous section are listed to the right. In the following section these spaces will be brought to life visually through a series of vignettes and precedent imagery.

#### Toolbox

As a simple way of understanding the difference between the character areas, each will have their own 'toolbox' listing the key elements that inform the detailed design work.

The toolbox will focus on key elements such as:

- Use
- Planting
- Play
- Materials
- Users
- Elements/Features

This will be used to provide easily digestible information and each element or 'tool' will be highlighted or removed accordingly as per the diagram to the right.

Public Realm - Urban Quarter	
■	The Village Square
■	Pocket Green Squares
Public Realm - Parkland Quarter	
■	Downshire Field & Meadows
■	Portswood Place
■	Bus turn-around
Courtyards	
■	Formal courtyard Blocks B / C / E / D / F / H / I / J / K
■	Informal Courtyard Block A / Q / M / N / O / PPCC
Streets	
■	Commercial Street
■	Primary Residential Street
■	Secondary Residential Street
■	Tertiary Residential Street
Play Hubs	
■	Alton Activity Centre
■	Downshire Meadows Play Space

USERS	✓	✓	✓	✓	✓	✓			
USE	✓	✓	✓	✗	✓	✓	✗	✗	
PLAY	✓	✓	✗	✓					
PLANTING	✗	✓	✓	✗	✓	✗	✓	✓	
MATERIALS	✓	✓	✓	✓	✓	✓	✗	✓	✓
ELEMENTS	✓	✓	✓	✓					

Design toolbox highlights key features of a character area.

# 6 LANDSCAPE CHARACTER AREAS

## 6.2 Public Realm - Urban Quarter

### 6.2.1 The Village Square & Community Hub

The Village Square will become the community hub and public offering to the communities of Alton Estate, Roehampton and Richmond. The aspiration is to create a healthy, accessible and inclusive environment that provides a flexible neighbourhood space for multiple uses such as seasonal events, markets and temporary art installations, whilst also providing a comfortable public space for regular day to day use.

The design will respond to a number of technical challenges, including the noise and visual mitigation of Roehampton lane and navigation of existing utility easements. Ensuring a welcoming, safe and secure community hub is also imperative and as such the design will respond to MET police secured by design principles.

The landscape will help to soften the impact of traffic, noise and congestion and provide a verdant filtered buffer that creates inward facing activation allowing for both active and passive recreational opportunities.

The Village Square sits within a wider community hub, animated by the Library and Community Hall amenities. The design of this external Hub will work in synergy with the internal programme of Block A.

St Joseph's Church is the feature at the terminus of a key viewshaft looking down Danebury Avenue. The proposed design will allow space for a future step connection from Village Square to the Church should this be desired in the future by all parties.



Above: Design Toolbox illustrating ingredients of the village square and community hub

Right: Vision Diagram illustrating key landscape objectives



6 **LANDSCAPE CHARACTER AREAS**  
 6.2 Public Realm - Urban Quarter  
 6.2. 2 The Village Square & Community Hub - Key Components

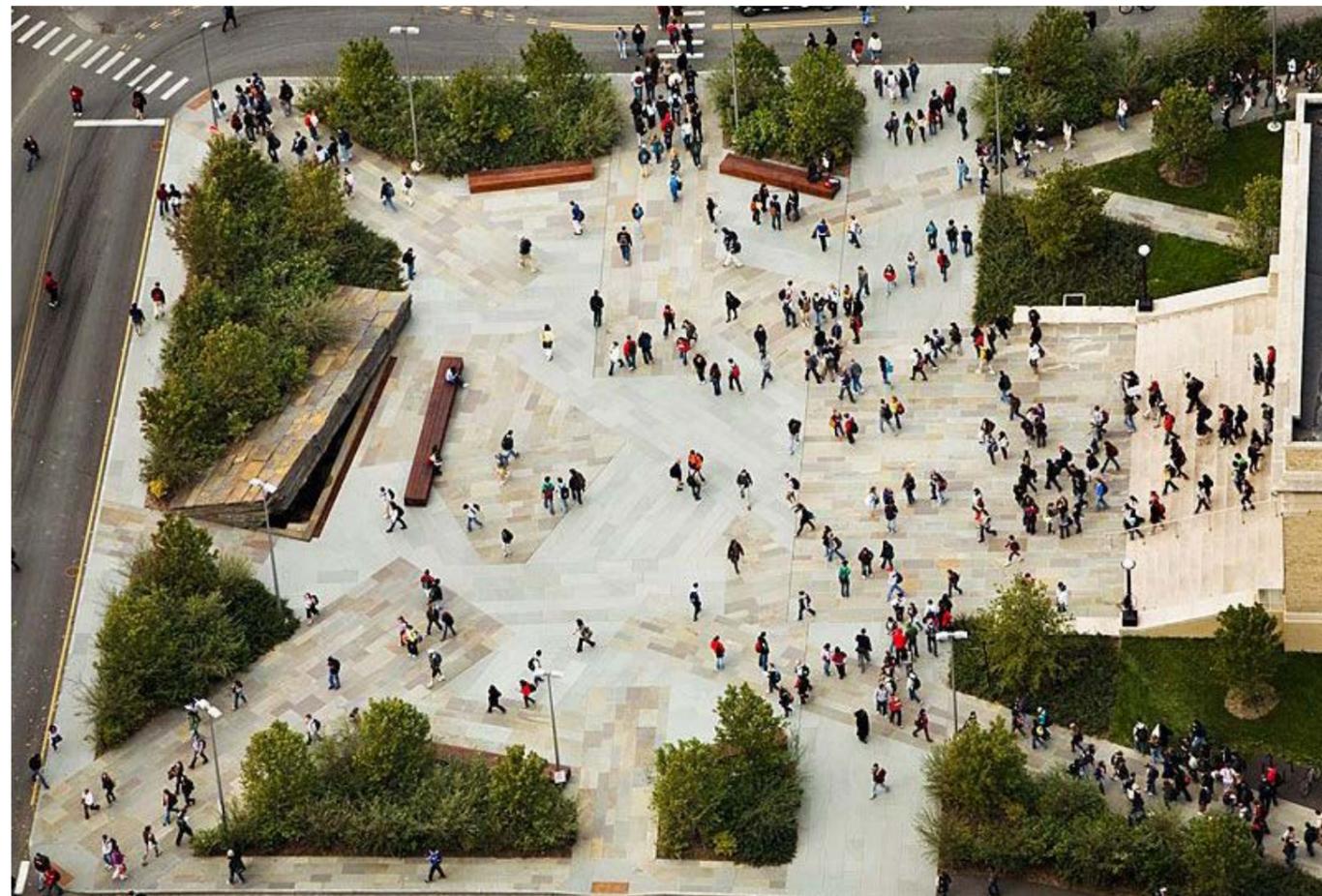


Fig 02



Fig 03



Fig 04

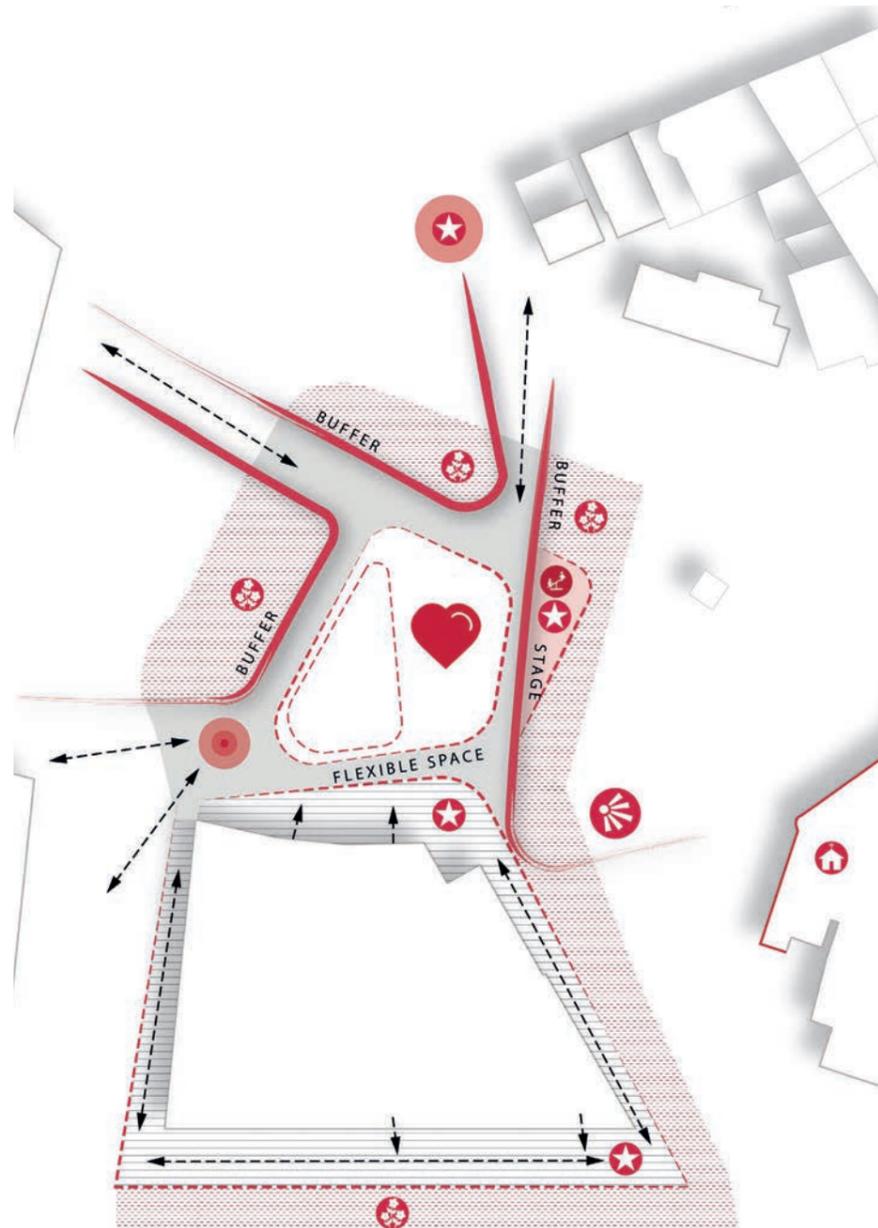
Above: Precedent images representing the character of the Village Square & Community Hub

Fig 01 Bailey Plaza, Michael Van Valkenburgh Associates <http://www.mvva.com/project.php?id=25>  
 Fig 02 Woolwich Squares, Gustafson Porter + Bowman <http://www.gp-b.com/woolwich-squares>  
 Fig 03 University Campus Park Umeå, Thorbjörn Andersson with Sweco architects <http://www.thorbjorn-andersson.com/>

Fig 04 Woolwich Squares, Gustafson Porter + Bowman <http://www.gp-b.com/woolwich-squares>

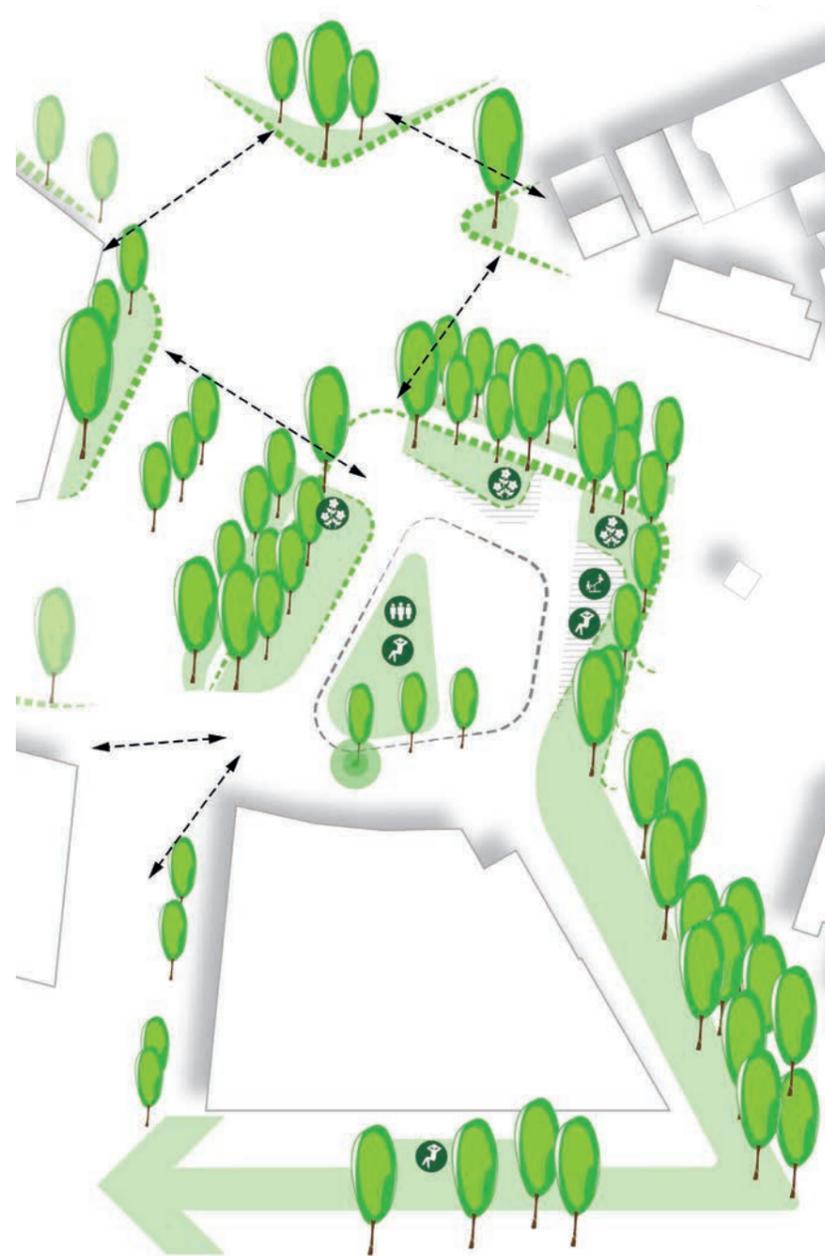
6 **LANDSCAPE CHARACTER AREAS**  
 6.2 Public Realm - Urban Quarter  
 6.2. 3 The Village Square & Community Hub - Concept Diagrams

Zoning



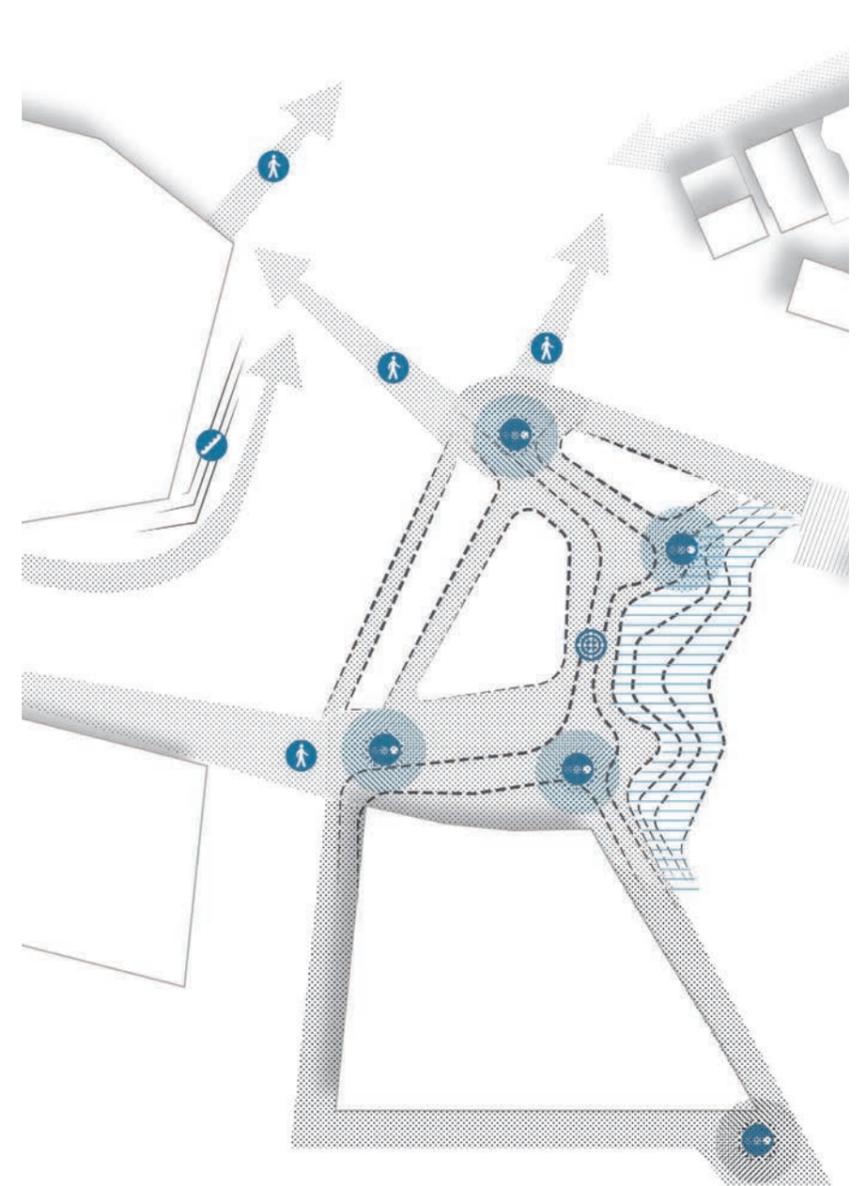
The Community Hub is configured to provide a flexible public space, lawn, terraces, welcoming entries and emphasis on announcing key public routes. The hub, internal and external spaces work in synergy and will provide an exceptional neighbourhood amenity. The hub provides generous space for circulation and access, as well as temporary events/exhibitions, and the opportunity for the community to gather, meet and circulate.

Softworks

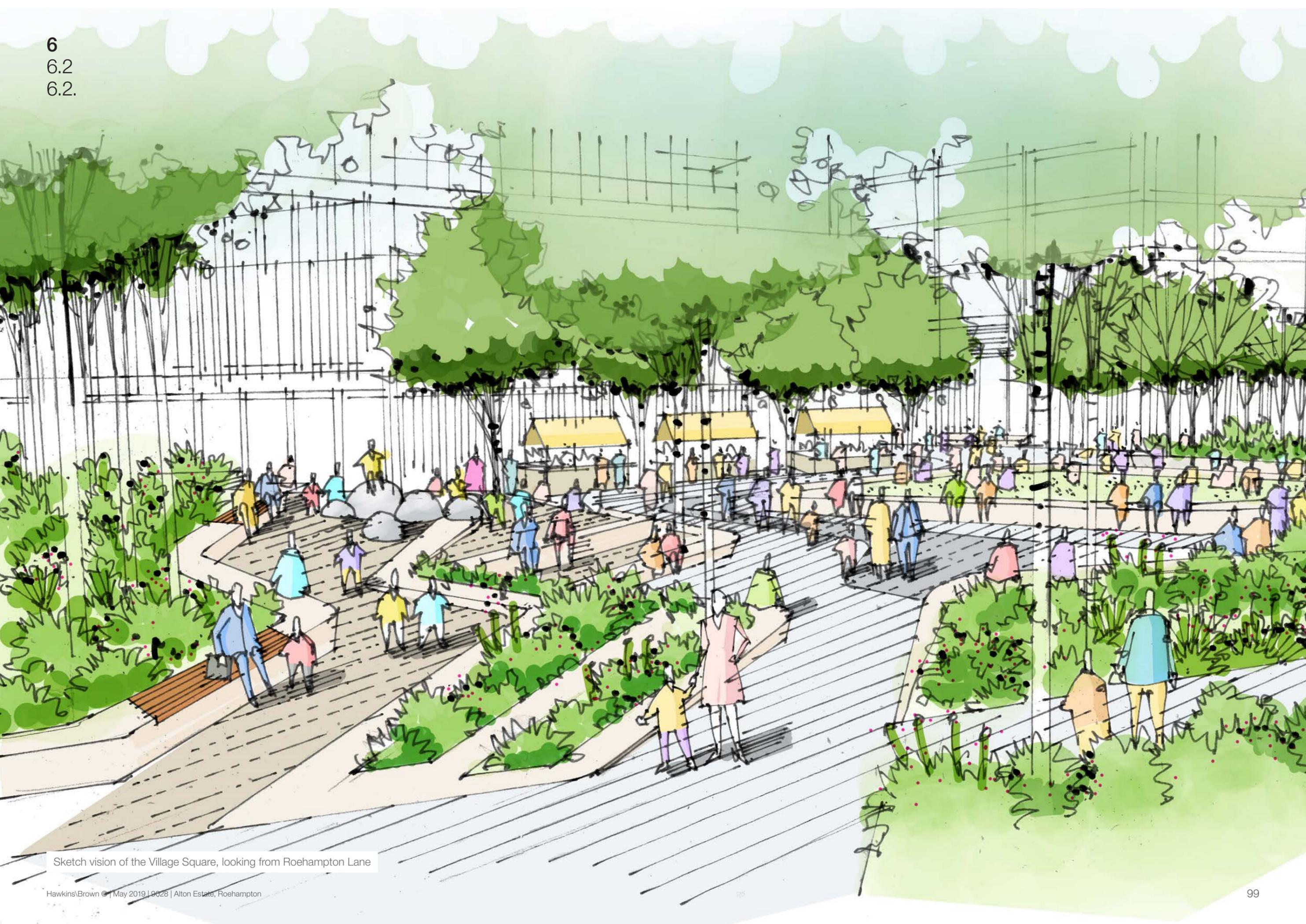


A dense green buffer creates a verdant back drop to the Square, screening the busy road. Feature trees announce the corners and may extend across Roehampton Lane in the future. Seating & terraces encircle the green boundary, creating inward facing activation. Trees and planting sweeps around the entire community hub ensuring a consistent verdant amenity within the character area. A key view to St Joseph's church will be framed by tree planting to the top of the terraces.

Hardworks



Key arrival spaces are created at the 4 corners of entry to the new square & 1 community entry off Hershams Close. A robust and vibrant palette of hard materials defines the community hub with a trail of banding and materials snaking across the Village Square and around Block A facilities. A multi use terraced landform playfully animates the perimeter of St Joseph's Church boundary to the east of the Village Square.



Sketch vision of the Village Square, looking from Roehampton Lane

**6 LANDSCAPE CHARACTER AREAS**  
 6.2 Public Realm - Urban Quarter  
 6.2. 4 The Village Square - Scale Comparison

A public square should be a platform for social interaction, a place to meet, buy or trade. It should be a place for people to find, discover and stay. This makes it especially important to design at a correct scale so that people of all ages and abilities feel welcome in the space.

Our analysis of squares of a similar scale in London reveal common principles that are translatable to the Alton Village Square. Themes such as a variety of seating spaces for groups and individuals; introducing planting and trees to create buffer, intimacy and seasonal interest and aid in softening a hard paved plaza; spaces also include public art and clear definition of the square.

To allow users to feel comfortable in a range of activities requires an understanding of human scale and environmental perception. Careful consideration has been given to the spatial layout of the proposed Village Square to address some of the key site constraints and allow a degree of flexibility in how the square functions.

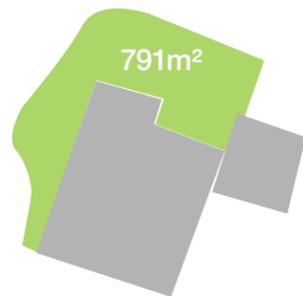
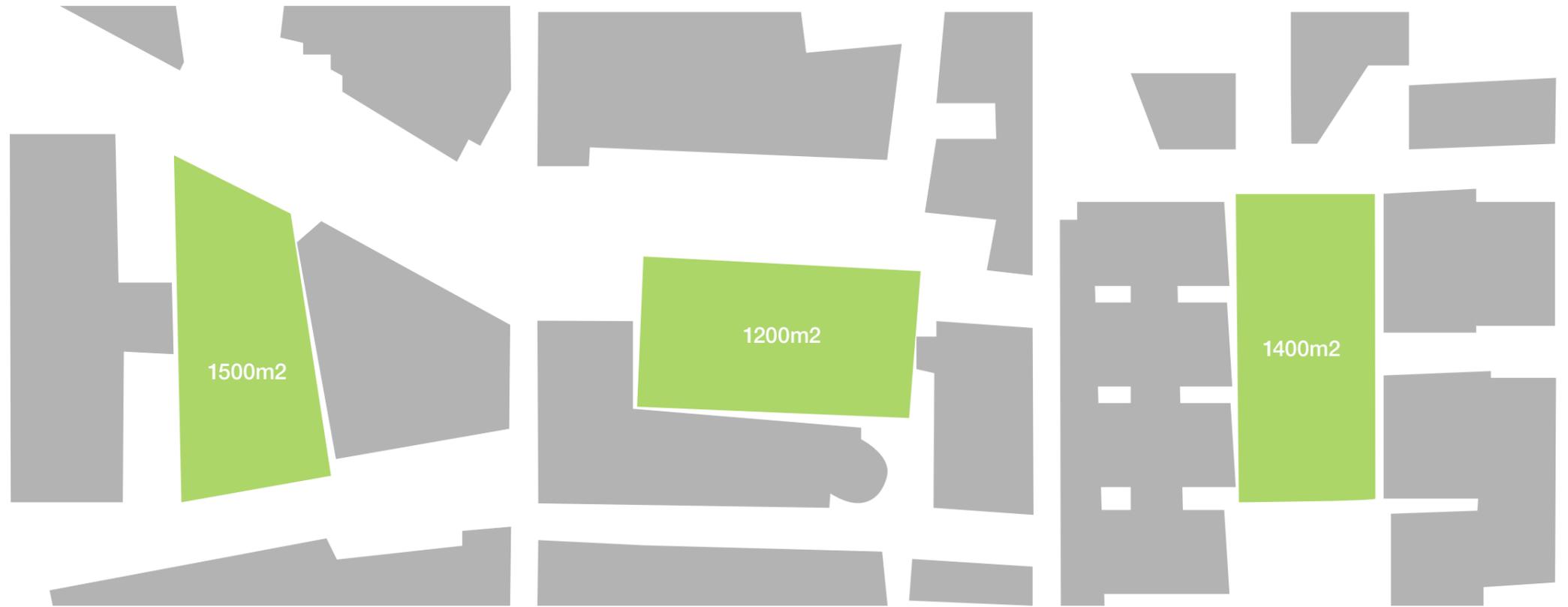


Fig 01  
Lyric Square, Hammersmith



Gillet Square, Hackney



Fig 02  
Dalston Junction Square, Hackney

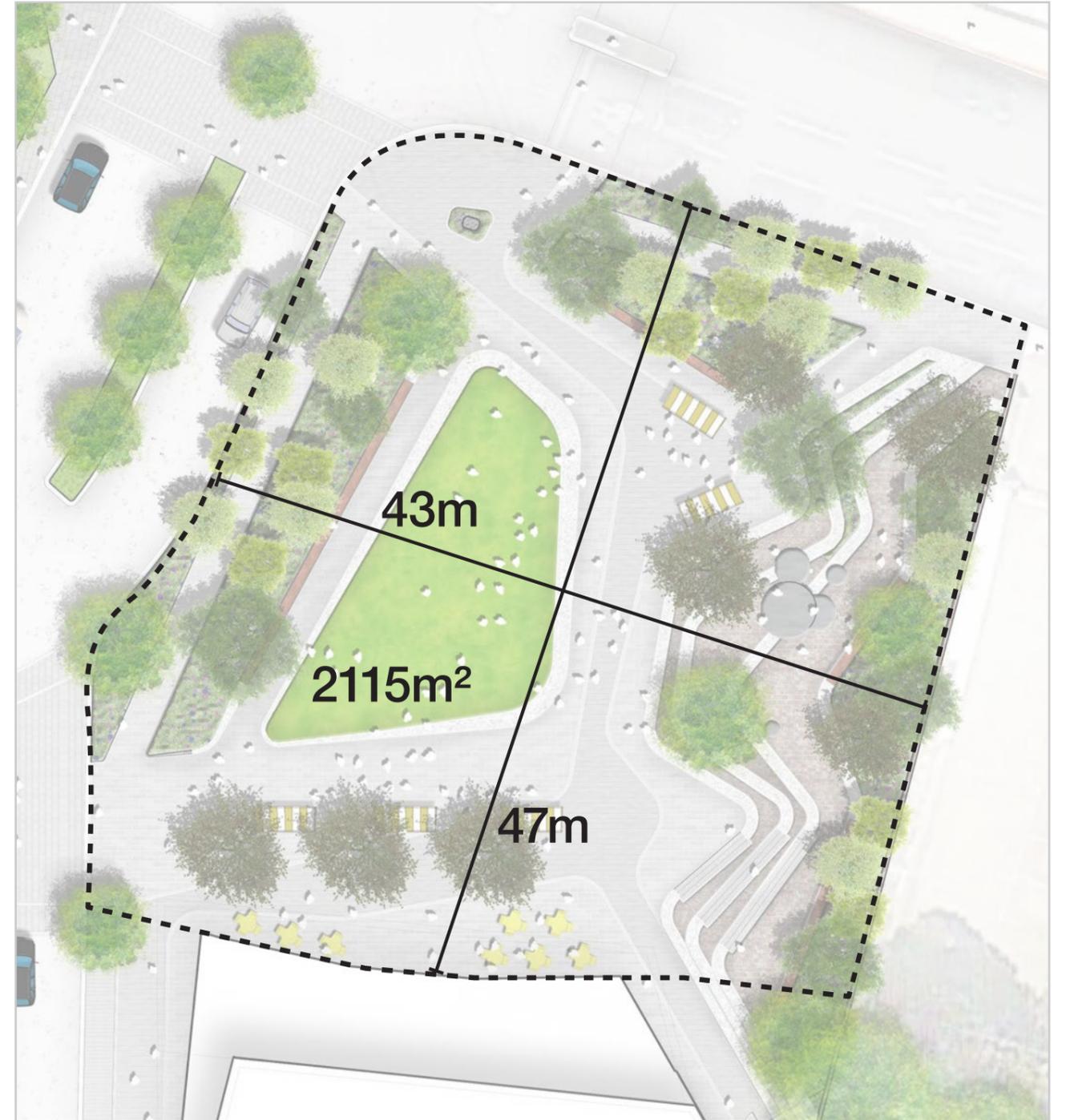
Existing Amenity space, Roehampton Village: 1246m²

Fig 01 LBHF <https://www.lbhf.gov.uk>  
 Fig 02 John McAsian + Partners <http://www.mcaslan.co.uk/projects/dalston-junction>

6 **LANDSCAPE CHARACTER AREAS**  
6.2 Public Realm - Urban Quarter  
6.2. 5 The Village Square - Proposed Scale



Illustrative CGI aerial render of the proposed Village Square



The proposed Village Square dimensions. Approximate area: 2115m²

# 6 LANDSCAPE CHARACTER AREAS

## 6.2 Public Realm - Urban Quarter

### 6.2.6 Pocket Green Square

Pocket Green Squares are open space areas between residential blocks that provide valuable outdoor, recreation, social and relaxation spaces for residents and visitors. Importantly, they provide a significant increase in permeability in the masterplan for pedestrians of all abilities to safely navigate on DDA compliant N-S routes through the estate.

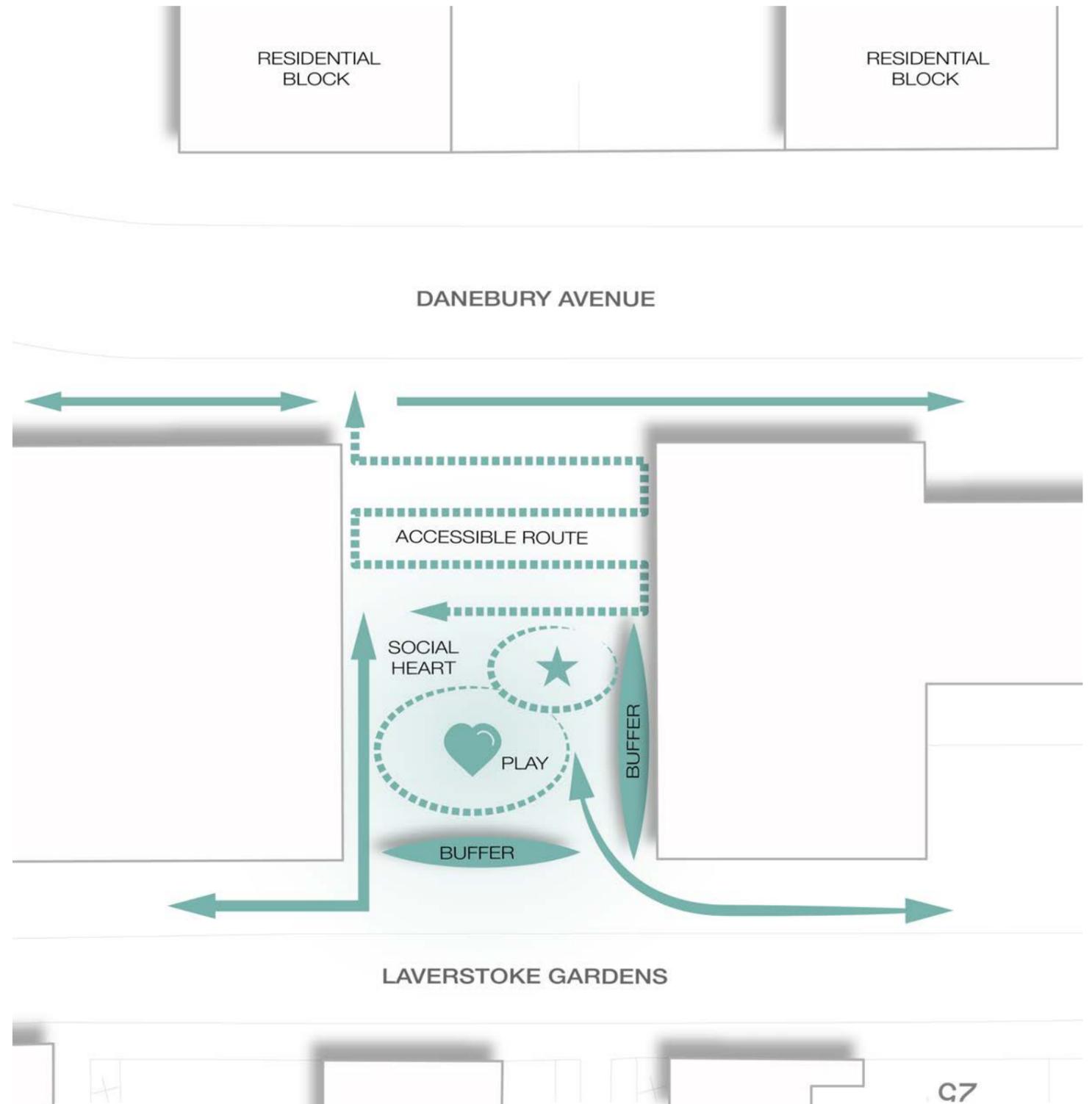
The careful design of the spaces between each residential block will contribute to the character and appeal of the development and the well-being of residents and users. It is proposed all routes will be lushly verdant pockets with planting of exceptional texture, height and vibrant season colours.

Each Pocket Square will provide for communal, flexible spaces for residents and the public to pause, relax and chat within garden 'rooms'. Each pocket includes lawn area, informal seating spaces and door step play features to provide moments of discovery and joy for neighbourhood children.

To respect the built form and residents overlooking the Pocket Green Squares, defensible planting will provide a privacy buffer to all adjacent built edges.



Design Toolbox illustrating ingredients of the Pocket Green Squares



6 **LANDSCAPE CHARACTER AREAS**  
 6.2 Public Realm - Urban Quarter  
 6.2. 7 Pocket Green Square - Key Components

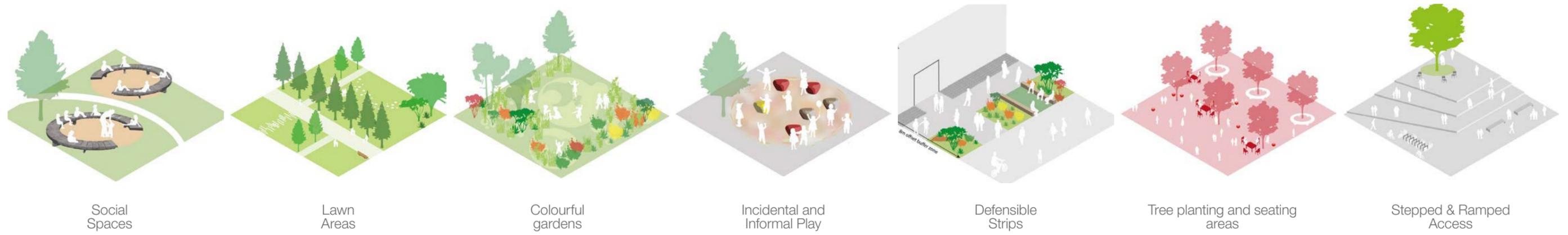


Fig 01



Fig 02



Fig 03



Above: Precedent images representing the character of the Pocket Green Squares

Fig 01 Rough & Ready bench, Streetlife <https://www.streetlife.nl/en/products/roughready-6-benches>  
 Fig 02 Lower Sproul Redevelopment, Clay Holden Architects <http://www.clayholden.com/portfolio/uc-berkeley-lower-sproul-redevelopment/>  
 Fig 03 Wind Pipes, Richter <http://www.richter-spielgeraete.de/catalog-detail/items/9.02400-pleifenwippe-wind-pipes.html>

## 6 LANDSCAPE CHARACTER AREAS

### 6.3 Public Realm - Parkland Quarter

#### 6.3. 1 Downshire Field (Incl. Mt Clare & bus turn-around)

The existing Downshire Field and Mount Clare is a major amenity asset for Alton Estate providing biodiversity, mature tree clusters and open lawn space for community use. The Parkland Quarter is rich in history under pinned by the principles set by Capability Brown in 1774.

Defining Downshire Field, including Mount Clare and the bus turn-around as its own character area within the wider Parkland Quarter strengthens its value and importance for existing and future communities to appreciate.

The landscape proposals will stitch major additions within the Parkland Quarter including, Portswood Place Children's Centre (PPCC), the bus-turn around, redesigned play space, Danebury Avenue street improvements and the interface with new and old residential blocks adjacent parkland.

The proposals will apply a sensitive approach and aim to enhance the naturalistic beauty of Downshire Field and Mount Clare. Removing trees within the parkland only where require, drifts of wildflower meadow, improved path network, utilising felled logs to enhance biodiversity and provide picnic opportunities for the community are some of the enhancements provided.

The bus turnaround will position key public transport links away from the heart of the parkland, reducing congestion and allowing for better pedestrian and green links between Portswood Place and the amenity space on the opposite side of the street.

Improvements to the existing playground will create a natural play environment that is better suited to this setting.



Design Toolbox illustrating ingredients of Downshire Field



6 **LANDSCAPE CHARACTER AREAS**  
 6.3 Public Realm - Parkland Quarter  
 6.3. 2 Downshire Field (Incl. Mt Clare & bus turn-around) - Key Components



Social Spaces



Natural social spaces and seating areas



Enhanced tree network - arboretum



Maintained open space



Natural Landform



Meandering path through mature tree clusters

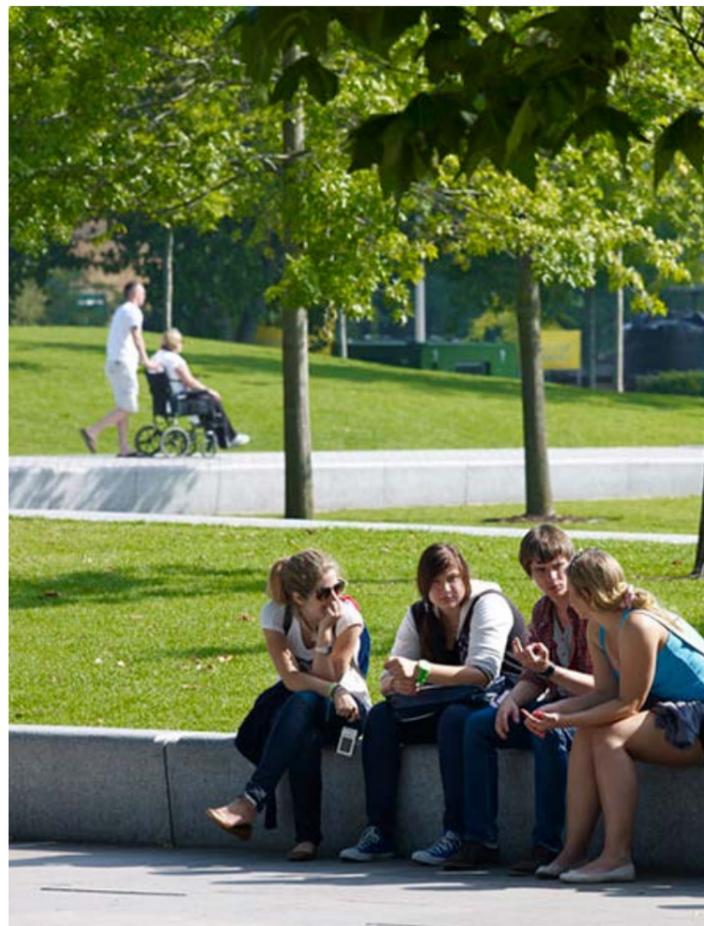


Fig 02

Above: Precedent images representing the character of Downshire Field

Fig 01 Jubilee Gardens, West 8, [http://www.west8.com/projects/jubilee\\_gardens/](http://www.west8.com/projects/jubilee_gardens/)  
 Fig 02 Gleisdreieck park, <https://do.vlaanderen.be/berlijn-stad-met-groene-vingers-en-daken>

# 6 LANDSCAPE CHARACTER AREAS

## 6.3 Public Realm - Parkland Quarter

### 6.3.3 Portswood Place Children's Centre (PPCC)

Portswood Place Children's Centre and Nursery (PPCC) is a highly valuable community asset and catalyst for community animation at the heart of the Parkland Quarter. The landscape design will embed the PPCC within the Parkland and naturalistic theme. Feature Parkland scale trees and planting will sweep across Danebury Avenue stitching north and south green spaces, the road now becoming secondary, simply transitioning through a park. A high quality treatment of the public realm and Danebury Avenue will mark the importance of this character area. Pocket green spaces and small amounts of seating providing for safe informal 'spill-out' and waiting zones for parents and guardians.

The public realm landscape considers Minstead Gardens and its historic significance ensuring visibility is not blocked from the streetscape. Portswood Place provides safe pedestrian connections around the centre from Danebury Avenue through to the Methodist Church.

The Eastwood Nursery courtyard will provide physical, quiet, social, sensory and naturalistic play as well as learning opportunities for 0-5 year olds. The courtyard can also accommodate flexible use for afterhours or functions should the venue be desired for this in the future.

Through engagement with Eastwood Nursery the courtyard provides flexible amenity zones that can be programmed as the nursery becomes established within their new home. The initial programming of zones include areas to develop gross and fine motor skills, socialising with other children, sheltered breakout learning space and trails to dig, discover, explore and imagine.

Also included is gardening areas for growing herbs, vegetables and flowers. Buffer planting surrounds the courtyard with a focus on providing aromatic fragrance, textured vegetation for crafts and edibles for culinary use.



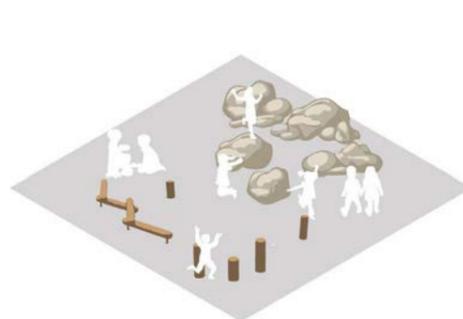
Design Toolbox illustrating ingredients of Portswood Place Children's Centre



6 **LANDSCAPE CHARACTER AREAS**  
 6.3 Public Realm - Parkland Quarter  
 6.3. 4 Portswood Place Children's Centre (PPCC) - Key Components



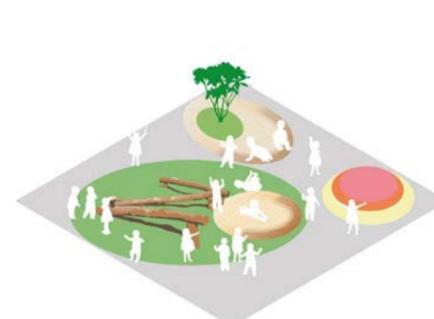
Imaginative/natural play pods



Small play equipment



Vibrant planting textures, heights and colours



Impact absorbing/natural surfaces



Sand/water/construction play



Quiet & Protected zones

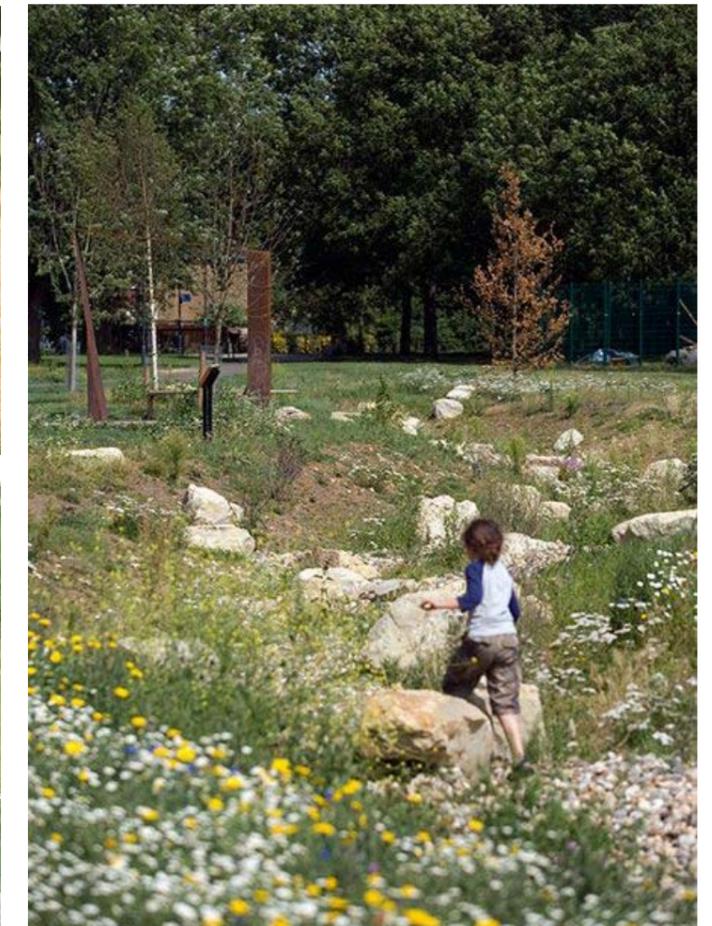


Fig 01

Above: Precedent images representing the character of the PPCC

# 6 LANDSCAPE CHARACTER AREAS

## 6.4 Streetscape

### 6.4.1 Primary, Secondary & Tertiary Streets

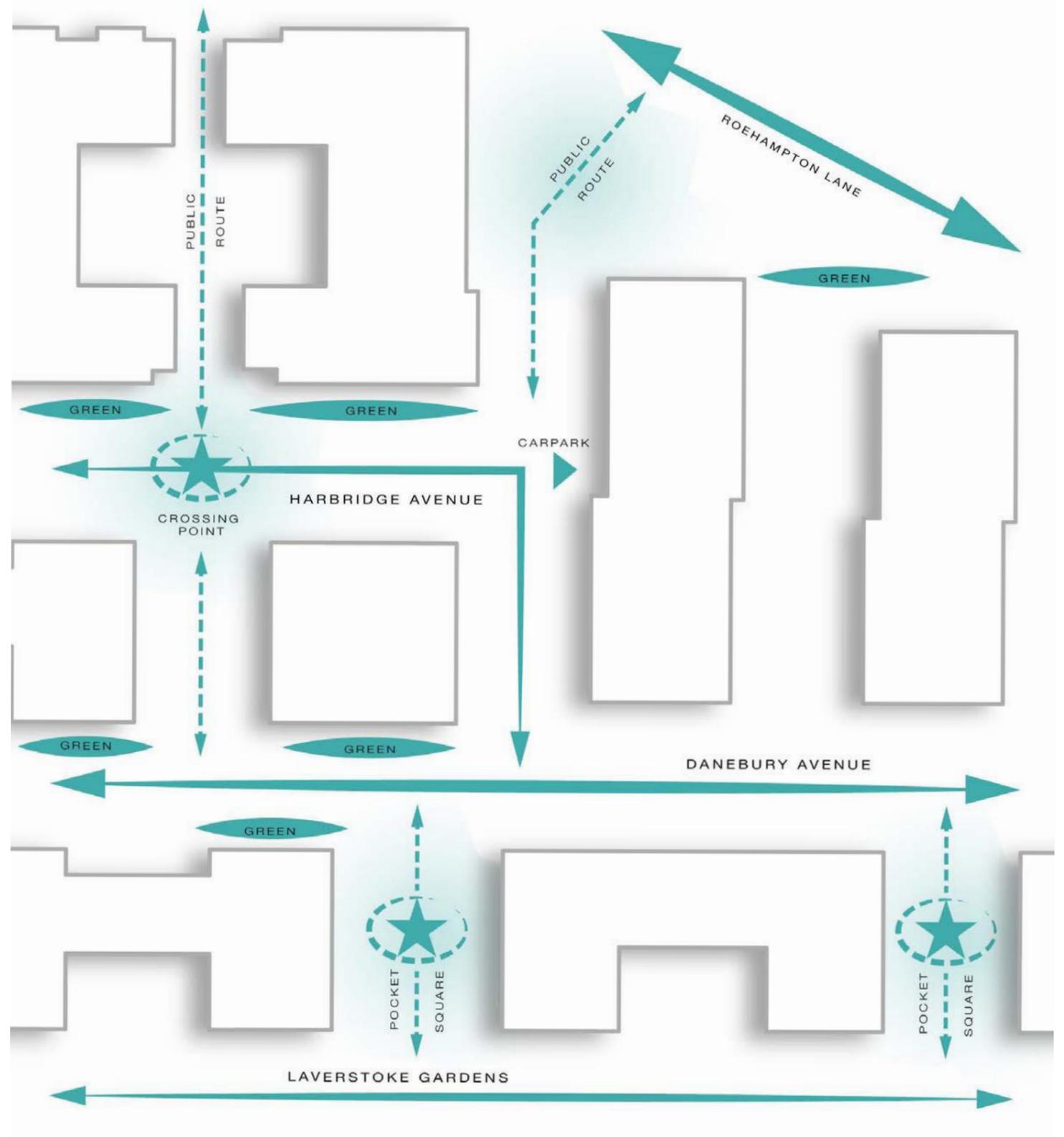
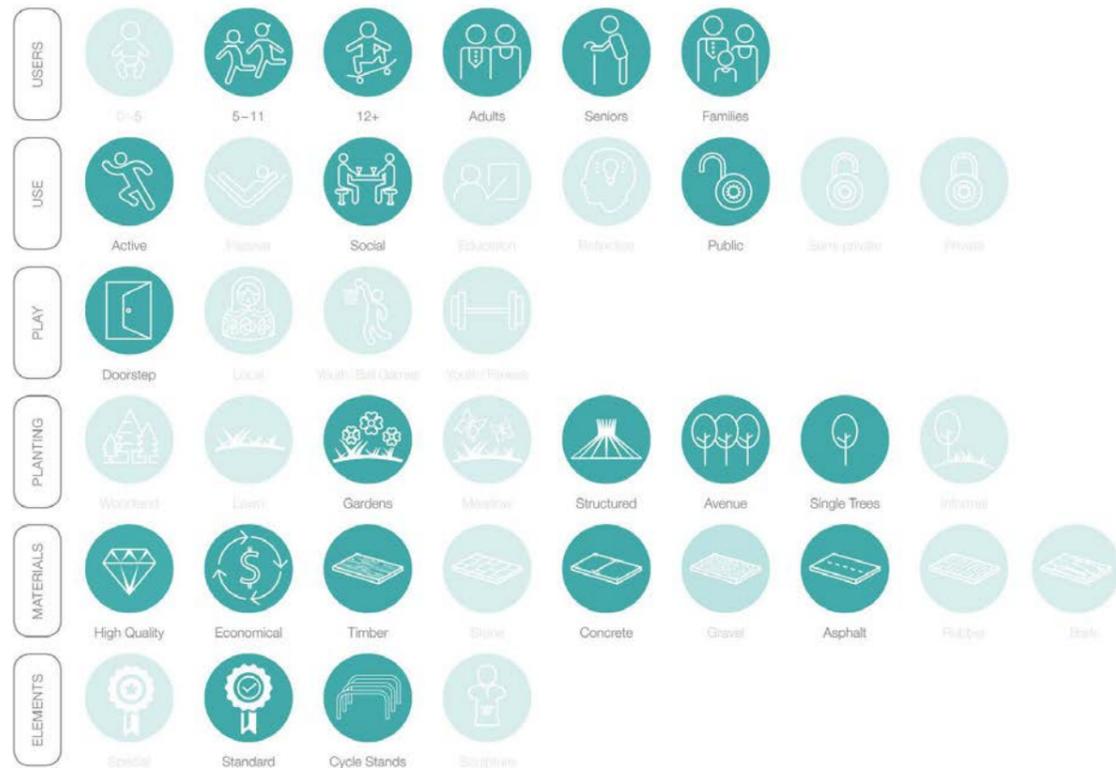
The street network forms a key component of the overall public realm and the wider strategy for Alton Green, a verdant scheme with parkland and urban life at your doorstep. As such, there will be a focus on introducing 'softer' elements such as rain gardens (SUDs), trees and incidental play areas in appropriate spaces to these movement corridors. The streetscape design will create a healthy public environment with a clear, legible hierarchy applicable to changes in use from commercial to residential.

All streets will feature a robust palette of materials, traffic calming measures, full height and minimum height kerbs. Where appropriate pedestrian priority surfacing will be introduced to crossing points to enhance visual communication of user priority. Key crossings will be provided to encourage safe, legible and inclusive north – south pedestrian routes from Roehampton Lane through to Laverstoke Gardens. Crossing points will be aligned with pedestrian routes and pocket green squares. Generous pedestrian footways are incorporated into streets.

Avenue tree planting, within interspersed car parking bays break up on-street parking bays and provide a rhythm along all streets. The proposed tree planting will mature to prominence and suggest a green connection between building blocks, connecting the open spaces throughout Alton Green with verdant corridors of planting. The loss of Harbridge Avenue trees is replaced with a new avenue of semi-mature trees including varied species and seasonal colours.

Residential frontages will be protected with planted buffer zones to all ground floor windows, ensuring security and privacy.

Danebury Avenue is the Primary access route connecting the Parkland and Urban Quarters of the Masterplan. A refurbished street network between development areas improves way finding, accessibility and ensures the estate remains cohesive. Harbridge Avenue and Kingclere Close are defined as residential 'home zones' providing a neighbourhood surface treatment that indicates a slow, safe and shared zone for residents and community to circulate and play safely.



Design Toolbox illustrating ingredients of the streetscape

6 LANDSCAPE CHARACTER AREAS  
 6.4 Streetscape  
 6.4. 2 Primary, Secondary & Tertiary Streets - Key Components



Fig 01



Fig 02



Fig 03



Fig 04



Fig 05

Above: Precedent images representing the character of Primary, Secondary, Tertiary Streets

Fig 01 Source unknown, Vauban, Freiburg  
 Fig 02 Avenues Mermoz et Pinel, Gautier Conquet Architectes <http://www.gautierconquet.fr/en/>  
 Fig 03 St Andrews, Bromley-by-Bow, Townshend Landscape Architects <http://townshendla.com/>

Fig 04 Trapèze, AAUPC <http://www.aaupc.fr/>  
 Fig 05 St Andrews, Bromley-by-Bow, Townshend Landscape Architects <http://townshendla.com/>

# 6 LANDSCAPE CHARACTER AREAS

## 6.5 Courtyards

### 6.5.1 Formal Courtyards

Formal courtyards respond to their architectural context and domestic environment by using formal geometry to create a series of accessible spaces for residents to use and take ownership of.

Formal courtyards have an open aspect to create sheltered, sunlit, quiet spaces at first floor level that provide a doorstep amenity for residents. The massing of buildings have been adjusted and the gaps between the blocks have been widened to the south to allow greater sunlight penetration into the first-floor courtyard gardens.

Courtyards will include a central lawn area in the sun, flowering multi-stem trees, imaginative doorstep play and planting that evokes the senses yet is easily maintained. The layout will contain a variety of scales of spaces encouraging quiet corners as well as busy social areas

Formal courtyards will be inclusive for all ages and abilities to use with flush access from the building, featuring social and communal seating space and doorstep/local play spaces for young children to use.

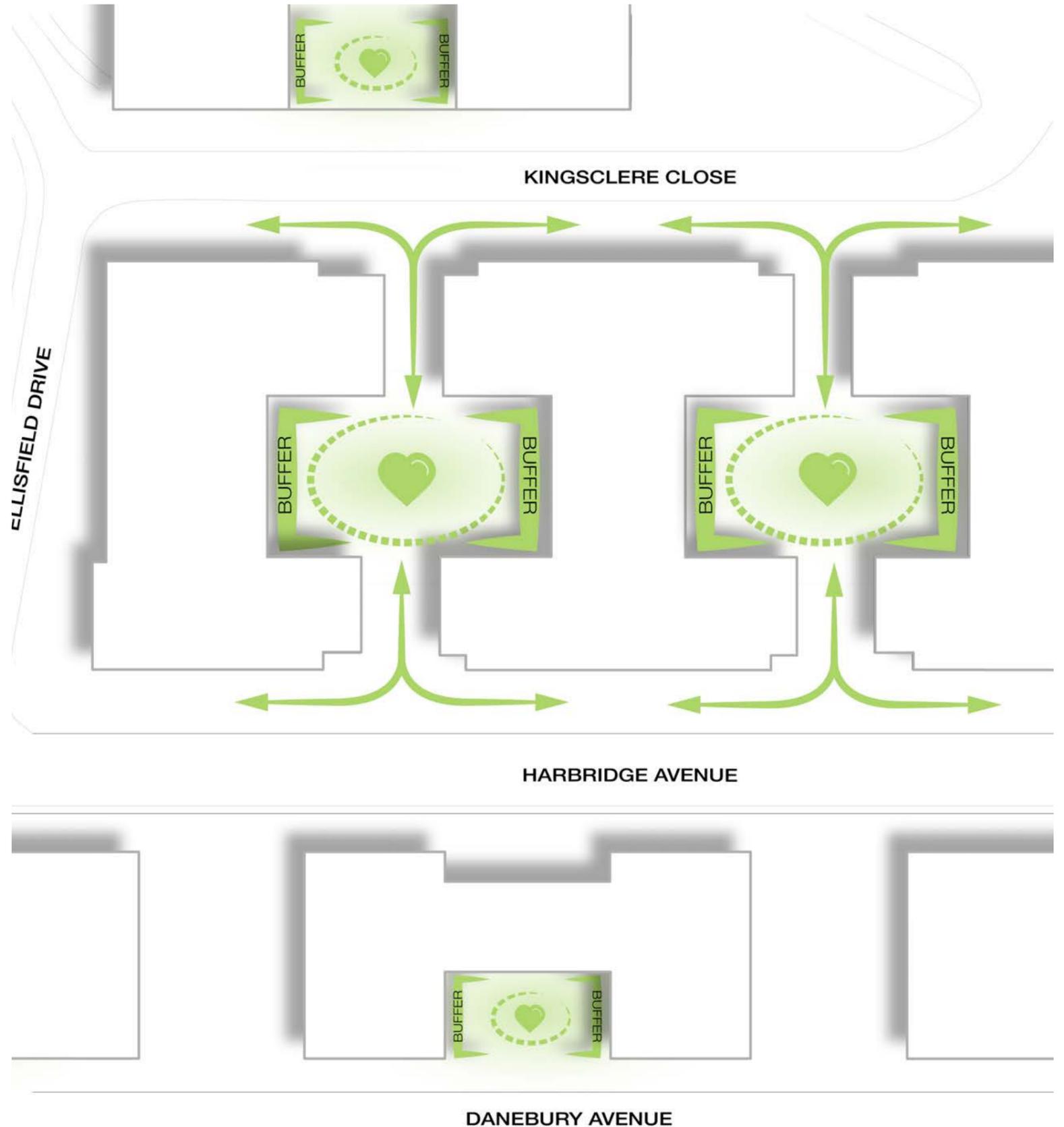
Defensible landscape zones in soft landscape will help to create definition between private and communal amenity space in the courtyard. The planting palette will create structure and privacy that discourages other users from getting too close to windows and private terraces.

The spaces are visually connected to the wider living in a Parkland and Urban life strategy, but capture their own 'sense of place' – an elevated green oasis with all year interest. There is scope for individual participation in planting and management. The spaces encourage social interaction with the ethos of 'our garden'.

All courtyard level residents will have direct access from their own private terrace onto the courtyard through planted buffer and a gate.



Design Toolbox illustrating ingredients of the Formal Courtyard



6 LANDSCAPE CHARACTER AREAS  
 6.5 Courtyards  
 6.5. 2 Formal Courtyards - Key Components

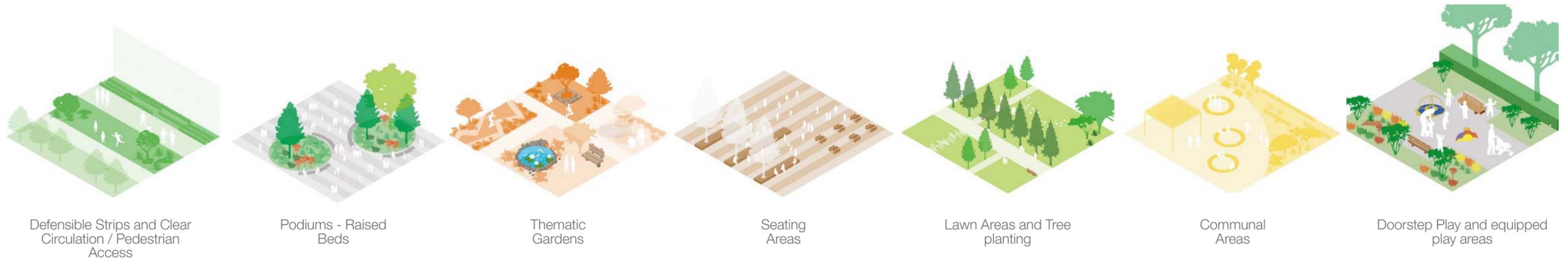
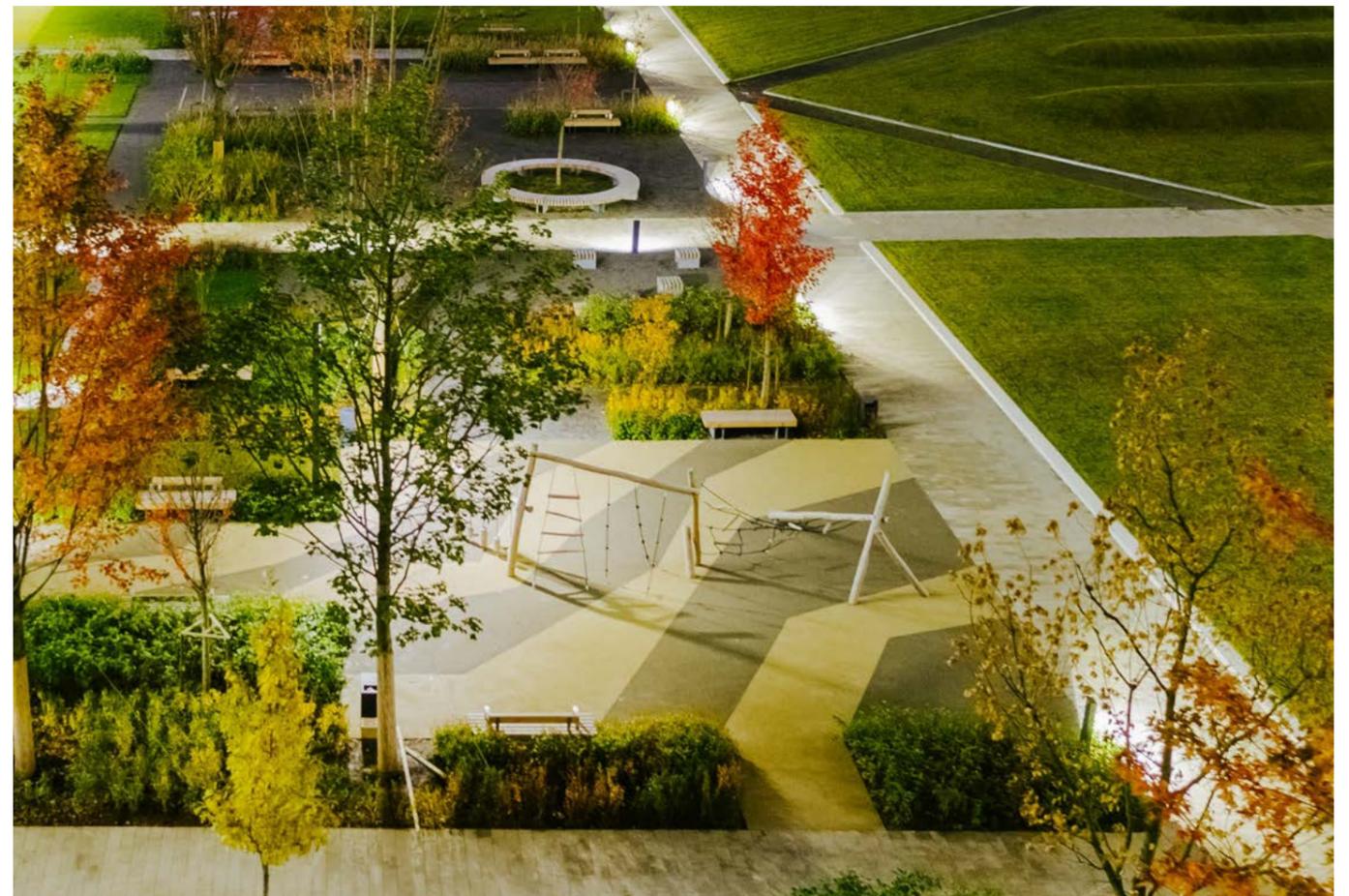


Fig 01



Above: Precedent images representing the character of formal courtyards

Fig 01 Rough & Ready bench, Streetlife <https://www.streetlife.nl/en/products/roughready-6-benches>

# 6 LANDSCAPE CHARACTER AREAS

## 6.5 Courtyards

### 6.5. 3 Informal Courtyards

Informal courtyards respond to their architectural setting but differ in there is a direct visual connection to the natural landscape surrounding the Alton Estate. Informal courtyards absorb their adjacent natural features, such as Block PPCC and Q taking on the clusters of trees, open lawn and wildflower meadows. Block A, N & O capture the mature tree buffers along Roehampton Lane and Hersham Close. Informal courtyards sit within an irregular block shape and adapt to form dynamic and visually interesting doorstep environments.

Conceptually, inspiration parkland character of Downshire Field sweeps across the masterplan touching each of the irregular blocks. Landscape could be seen to be 'rising' up and into the courtyard. This is translated into curved, undulating and meandering forms that influence the planting and spatial layout of the courtyards. The informal block provides an imaginative space for children and adults to be immersed in to relax and breathe; a natural verdant oasis from city life.

The planting is more reminiscent of a natural landscape, with bold drifts of herbaceous perennials and informal clusters of trees. The courtyard is more exploratory and creates a rich series of pocket spaces with interpretive play features for young children to discover.

Like formal courtyards informal courtyards have an open aspect to create sheltered, sunlit, quiet spaces at first floor level that provide a doorstep amenity for residents. The massing of buildings have been adjusted and the gaps between the blocks have been widened to the south to allow greater sunlight penetration into the first-floor courtyard gardens. Courtyards will include a central lawn area in the sun, flowering multi-stem trees, imaginative doorstep play and planting that evokes the senses yet is easily maintained.

All informal courtyard level residents will have direct access from their own private terrace onto the courtyard through planted buffer and a gate.

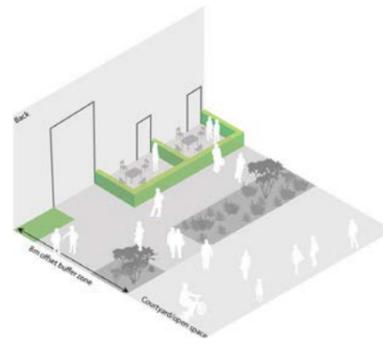


Design Toolbox illustrating ingredients of the Informal Courtyard

# 6 LANDSCAPE CHARACTER AREAS

## 6.5 Courtyards

### 6.5. 4 Informal - Key Components



Private Patios & Clear Circulation



Social Spaces and Seating Areas



Naturalistic Gardens



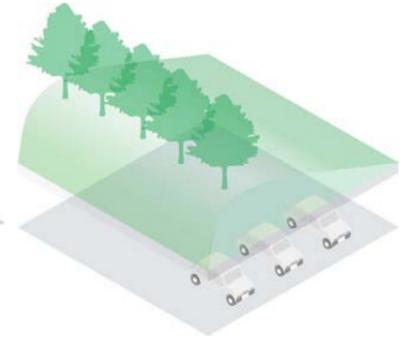
Lawn Areas



Sculptural Landform



Doorstep & Natural Play in Landscape



Podiums - Mounding Landscape



Fig 01



Fig 02



Fig 03



Fig 04



Above: Precedent images representing the character of informal courtyards

Fig 01 BIGYard, Berlin, Zanderroth architekten, Michael Feser <http://www.zanderroth.de/de/>  
Fig 02 St Andrews, Bromley-by-Bow, Townshend Landscape Architects <http://townshendia.com/>  
Fig 03 Great Land, Corte <http://www.benvenutiacorte.it/>

Fig 04 Backlit Morus alba Trees, Amy Vonheim <https://www.amyvonheim.com/index>

# 6 LANDSCAPE CHARACTER AREAS

## 6.6 Play Hubs

### 6.6.1 Alton Activity Centre

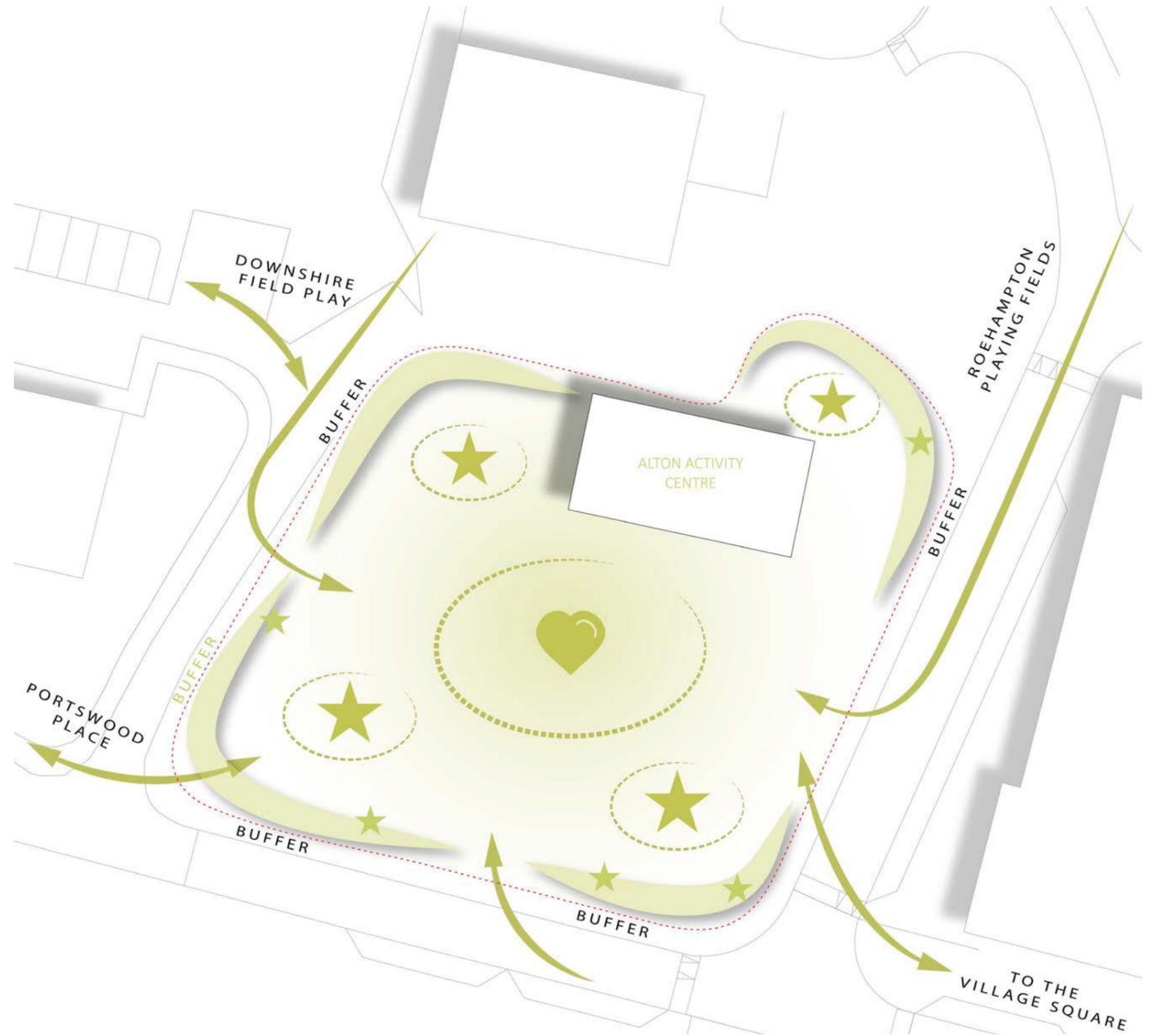
Alton Activity Centre is at the centre of the Alton Estate. Situated between Downshire Field and the Village Square. It will attract people from the estate and across the Roehampton area to engage in a diverse and dynamic range of active play experiences.

The existing play space is of poor quality and does not meet the requirements expected of a modern play environment and as set out in SPD Shaping Neighbourhoods: Play and Informal Recreation September, 2012. High fences currently impede community interaction with the play space.

The new Alton Activity space is a complete redesign with the exception of the Activity Centre building which is retained. Engagement with the local youth and families at the Get Active festive, Roehampton Base and community drop-in days have established a strong understanding of community concerns, values and aspirations and the proposed designs are a direct reflection of their input. The youth desire a secure and stimulating space of multiple uses; a space that can be programme to exercise, play, perform and learn.

Civic in nature, the Alton Activity Centre will be purposefully bold and visually rich with ambient floor graphics to create an identity that is striking and unique to the Roehampton area. The landscape responds to the site topography. A series of undulating mounds, terraces and landscape edges create social corners, play features, and a secure perimeter line.

Tree planting and soft landscape is used at the edges to provide a screen and safety buffer from the street and to border play zones. Vegetation will be visually striking with varied texture, height and seasonal colours.



USERS	USE	PLAY	PLANTING	MATERIALS	ELEMENTS
<ul style="list-style-type: none"> <li>0-5</li> <li>5-11</li> <li>12+</li> <li>Adults</li> <li>Seniors</li> <li>Families</li> </ul>	<ul style="list-style-type: none"> <li>Active</li> <li>Passive</li> <li>Social</li> <li>Education</li> <li>Reflective</li> <li>Public</li> <li>Semi-private</li> <li>Private</li> </ul>	<ul style="list-style-type: none"> <li>Doorstep</li> <li>Local</li> <li>Youth/Ball Games</li> <li>Youth/Fitness</li> </ul>	<ul style="list-style-type: none"> <li>Woodland</li> <li>Lawn</li> <li>Gardens</li> <li>Meadow</li> <li>Structured</li> <li>Avenue</li> <li>Single Trees</li> <li>Informal</li> </ul>	<ul style="list-style-type: none"> <li>High Quality</li> <li>Economical</li> <li>Timber</li> <li>Stone</li> <li>Concrete</li> <li>Gravel</li> <li>Asphalt</li> <li>Rubber</li> <li>Bark</li> </ul>	<ul style="list-style-type: none"> <li>Special</li> <li>Standard</li> <li>Cycle Stands</li> <li>Sculpture</li> </ul>

Design Toolbox illustrating ingredients of the redesigned Alton Activity Centre

6 LANDSCAPE CHARACTER AREAS  
 6.6 Play Hubs  
 6.6. 2 Alton Activity Centre - Key Components

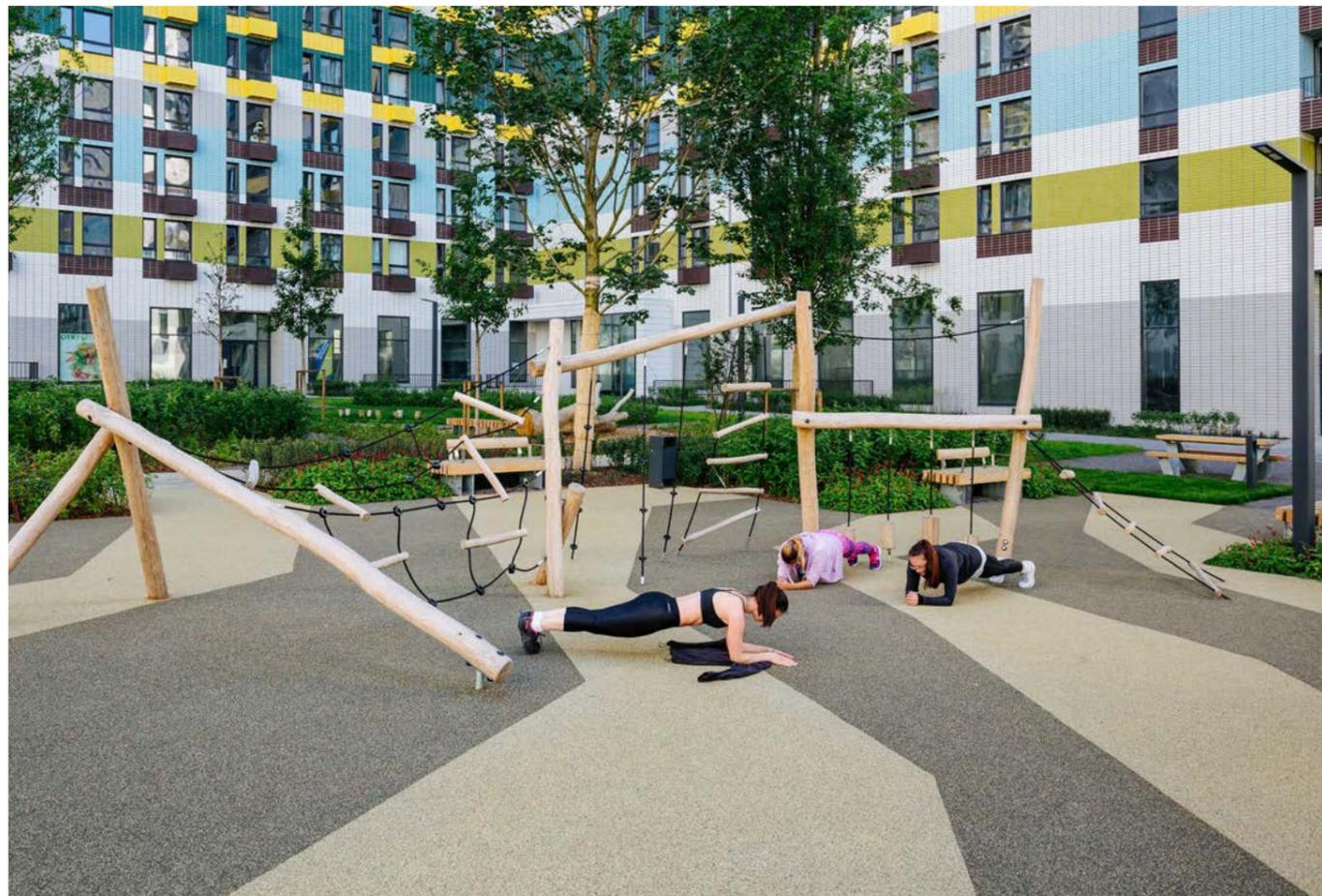


Fig 01



Fig 02



Fig 03



Fig 04

Above: Precedent images representing the character of the Alton Activity Centre

Fig 01 LEMVIG Skatepark, EFFEKT <https://www.effekt.dk/>  
 Fig 02 Superkilen, Copenhagen, TOPOTEK + BIG + SUPERFLEX  
 Fig 03 Täby Torg, Åke Lindmann, Polyform Architects

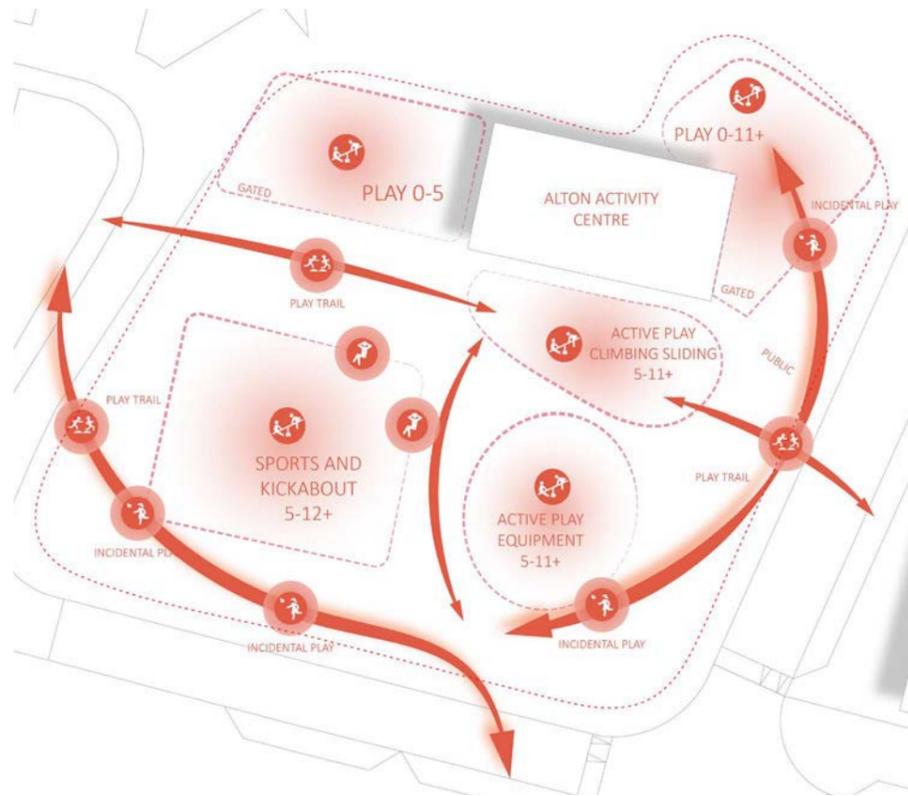
Fig 04 Monash University Caulfield Campus Green, T.C.L.Taylor Cullity Lethlean [www.tcl.net.au](http://www.tcl.net.au)

## 6 LANDSCAPE CHARACTER AREAS

### 6.6 Play Hubs

#### 6.6.3 Alton Activity Centre

##### Zoning



The hierarchy of play space has been defined by the age groups of children who will come to use it. Older children can engage with MUGA and play trails to the boundaries to activate the edges while younger children are kept closer to the community centre building.

##### Softworks



Soft landscape is used primarily to the perimeter of the Activity Centre and edges of play zones to screen and provide safety. Existing trees are retained where possible to add a sense of maturity to the new play space. New trees and mixed shrub and perennial planting will provide have seasonal interest.

##### Hardworks



Graphic line markings create a dynamic floorscape that bends, twists and curves around fluid forms and undulating mounds. Children are able to follow the lines as a journey that connects them to different play environments; a trail of discovery with numerous sensory experiences along the way.



Sketch vision of the Alton Activity Centre, looking from Ellisfield Drive

# 6 LANDSCAPE CHARACTER AREAS

## 6.6 Play Hubs

### 6.6. 4 Downshire Meadow Play Space

Set deep within the Parkland Quarter the Downshire Meadows play space sits on the upper slopes of Downshire Field. Similar to Alton Activity Centre the current play amenity is of poor quality and no existing features will be retained.

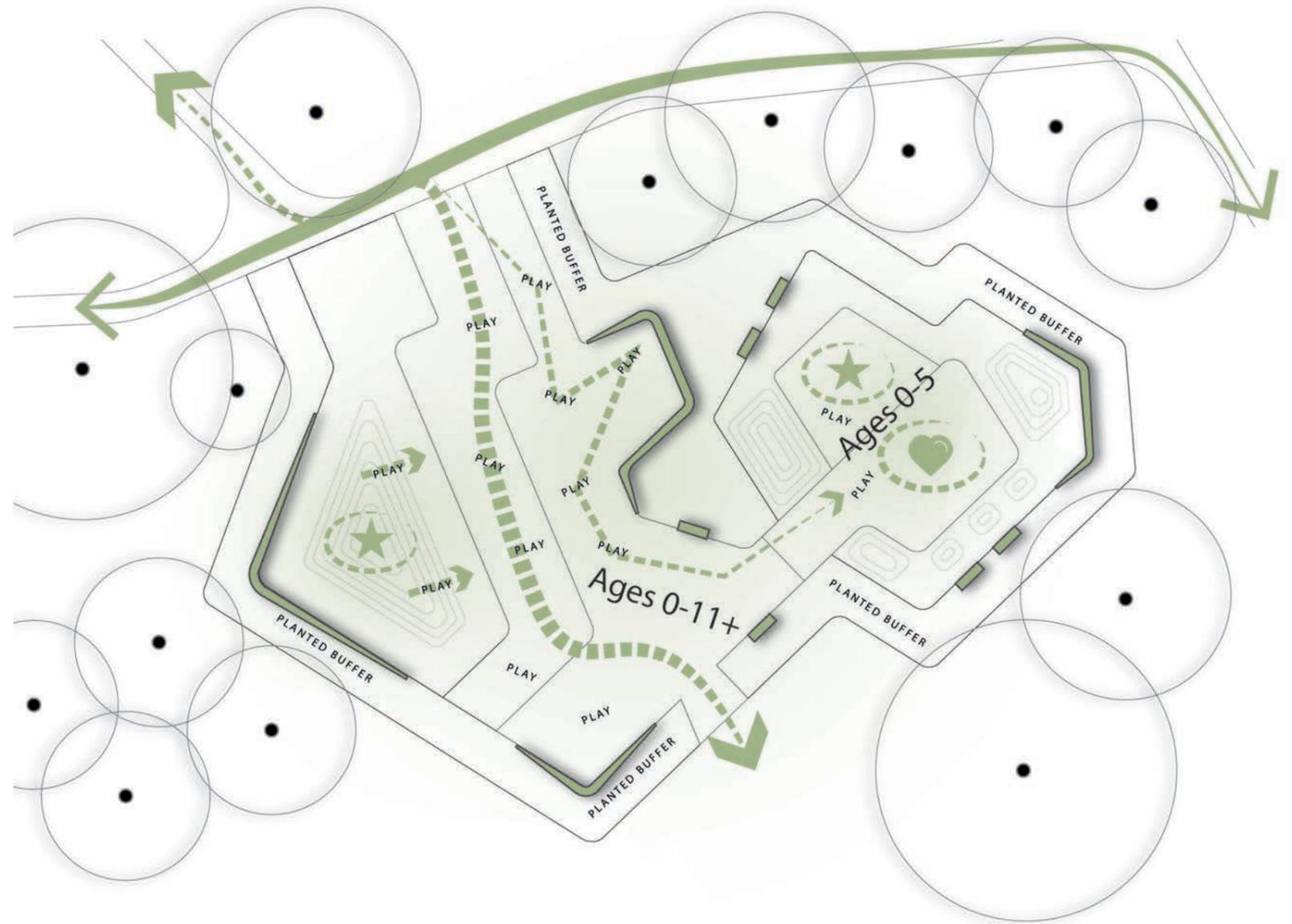
The location is optimal next to the Downshire Field open space, allowing for break-out informal sport and ball games and other activities that need an expanse of open space.

The ambition for Downshire Meadows Play Space is to create naturalistic play zones that act as a springboard for children's engagement with nature and the wider parkland quarter; promoting being outdoors in a fresh green space. Interaction with the natural landscape is thought to be crucial to the mental and physical health of children; crucial for the children of Roehampton and wider Borough of Wandsworth

The play space aims to create a space that responds to its unique location amongst the mature trees and proposed meadow planting. Activities set on and around a series of land formations include play to help with locomotor skills including balancing, swinging, sliding, Climbing, Hiding and Challenge. Play zones will allow for learning and socialising through interacting with one another, introducing new ways of exploring the space and interacting with it.

A palette of natural materials and surfaces will be used to create a soft play carpet, seating and playable features.

The design will feature a variety of scaled spaces that cater for ages 0-5 & 0-11+, carefully positioned to create a safe environment for all ages to play freely. A secure fence line is nestled within planting and an outer layer of meadow to insure stray dogs and undesirable people are kept out and children and guardians able to play safely within.



Design Toolbox illustrating ingredients of the redesigned Downshire Meadows Play Space

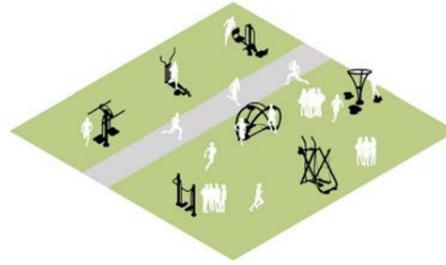
6 LANDSCAPE CHARACTER AREAS  
 6.6 Play Hubs  
 6.6. 5 Downshire Meadow Play Space - Key Components



Equipped areas in the landscape/parkland setting/landform



Natural Play -Adventure and active play 0-11+



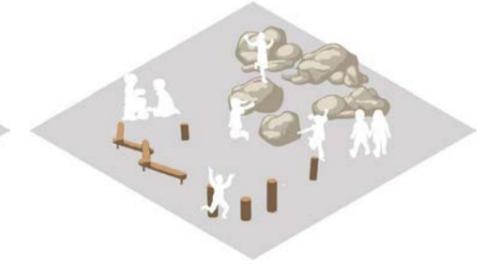
Trim trails/gym equipment



Gardens and seating areas



Natural surfaces (bark/sand)



Incidental play/rock boulders



Fig 01



Fig 02



Fig 03

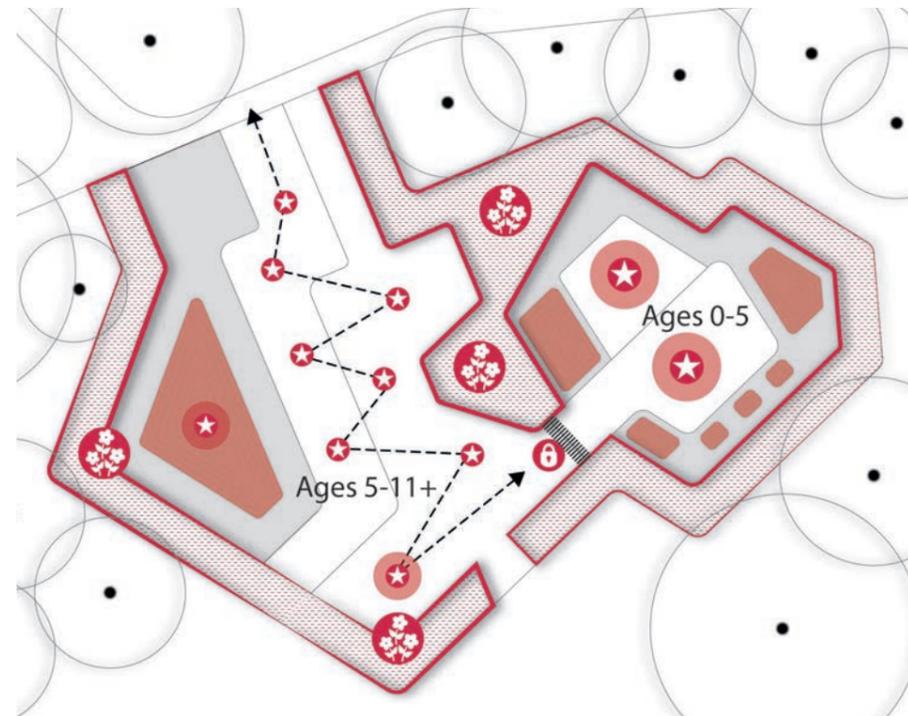


Above: Precedent images representing the character of the Downshire Meadow Play Space

Fig 01 Terra Nova Adventure Play Experience, Hapa Collaborative <https://hapacobo.com/projects/terra-nova-play-environment/>  
 Fig 02 Emilie Brehm, Normalish  
 Fig 03 Timber play, [www.richter-spielgeraete.de](http://www.richter-spielgeraete.de) & [www.timberplay.com](http://www.timberplay.com)

**6 LANDSCAPE CHARACTER AREAS**  
 6.6 Play Hub  
 6.6. 6 Downshire Meadow Play Space - Concept Diagram

**Zoning**



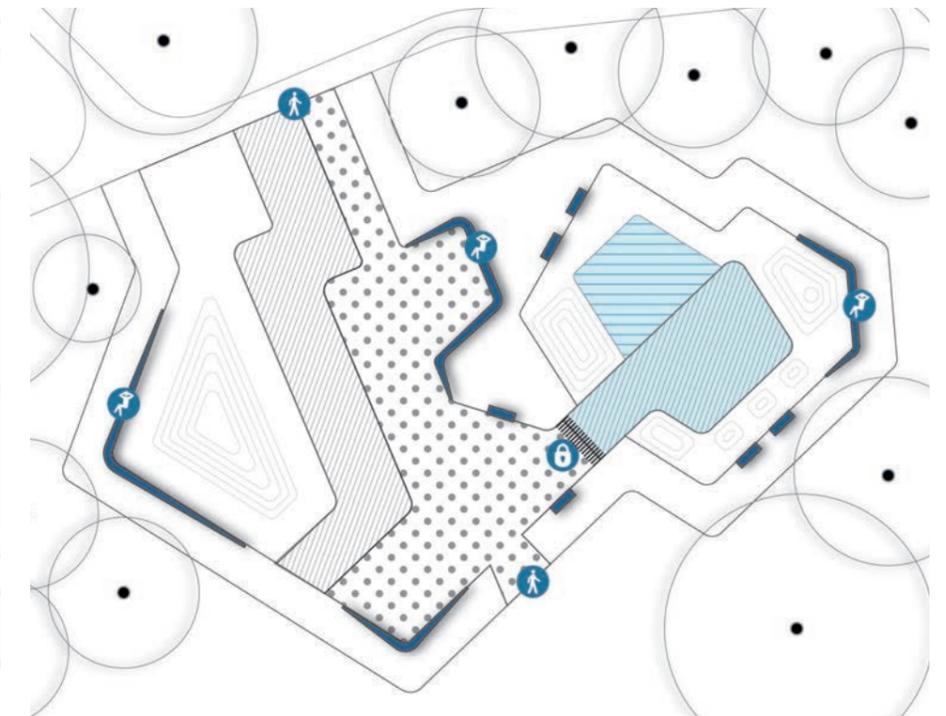
Key entrances link to the existing footpath network creating permeability through the play space. A series of scaled spaces link to the central pedestrian route. For younger children a more private and secure playable space is set back from the main route.

**Softworks**



Increased density in soft landscape to the perimeter with scattering of tree planting and a series of earthworks and mounds help to enclose the space without detaching it from the surrounding landscape.

**Hardworks**



Primarily a 'soft' landscape, hardworks will be minimal and restricted to the use on benches and a low timber fence set within the planting. Seating will provide rest opportunities for parents and carers while supervising children play activities. Wildflower, lawn, bark, sand and natural tone rubber safety surfacing will overlay the



Sketch vision of the Downshire Meadows Play Space

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