

10 PLAY & PLAYABILITY STRATEGY

10.1 Play Provision

10.1.1 Existing Play Provision

The site currently has 2 existing playgrounds, Downshire Field and Alton Activity Centre, it also includes an existing MUGA behind the existing Youth Centre which is required to be removed to facilitate the proposed development. Downshire Field play space provides for ages 0-11, but is hidden, poorly connected to the surrounding landscape and does not include equipment deemed suitable for the naturalistic setting.

Alton Activity Centre is a community asset located in the heart of the estate for ages 0-11, but has the potential to offer ages 12+ youth play. The centre includes equipment and surfacing requiring extensive refurbishment. The centre's opening hours are currently limited which provides issues with access for local children.

Analysis of the existing play offer in the local area highlights a deficiency in the play provision for the various age groups within the intervention area:

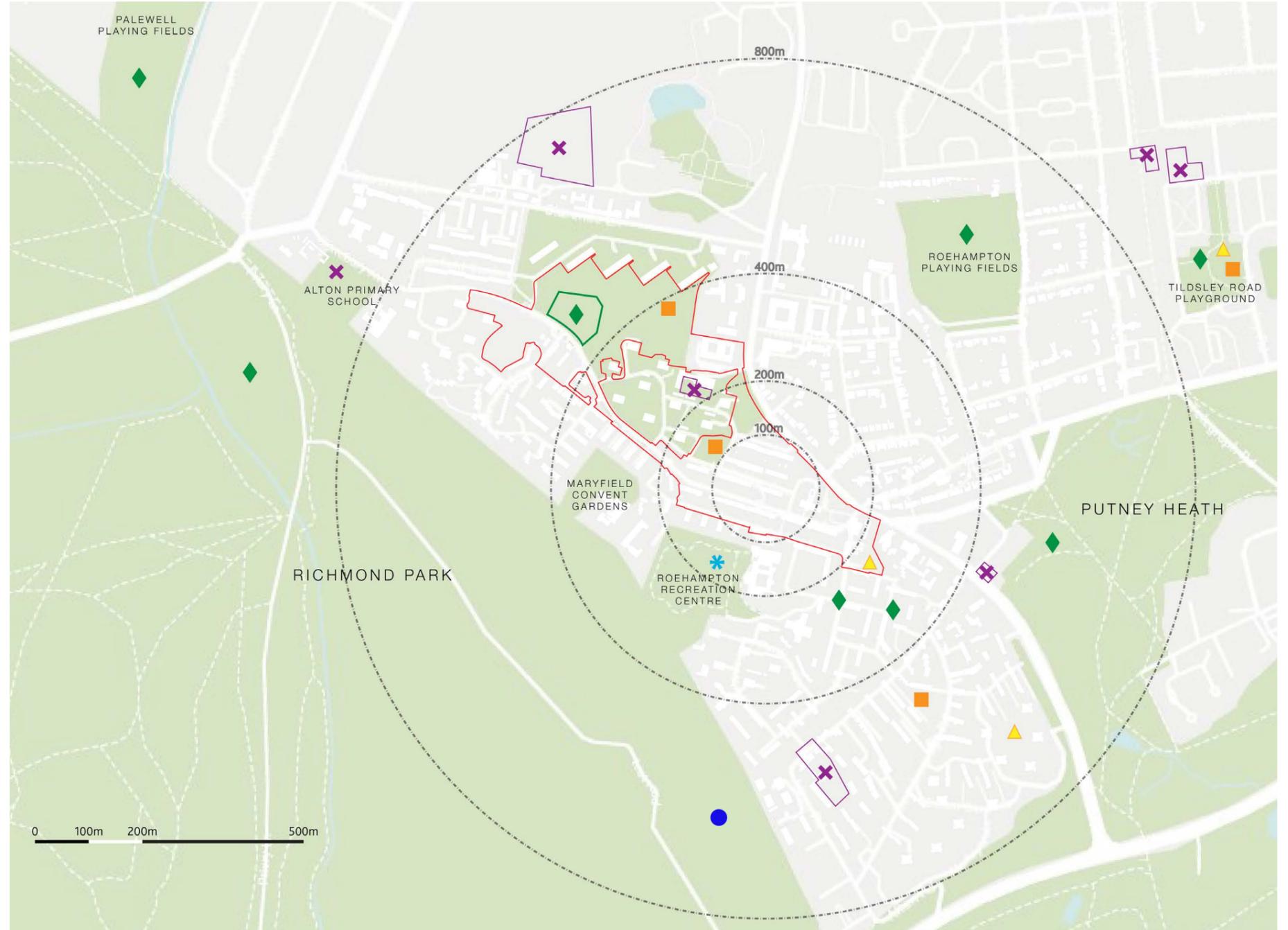
- For under 5s there is no doorstep play provision in the surrounding area. Downshire Field is located within the site which has an expanse of lawn.
- For ages 5-11 there is some play provision in the surrounding area that is within an acceptable walking distance. Richmond Park and Putney Heath are located just over 400m away from the boundary of the site which has an expanse of lawn. Alton Playground located off Bessborough Road is on the 400mm maximum distance south from the site. While this is an acceptable distance it would involve children having to travel along very busy roads to get to these facilities.
- Ages 12+ are well provided within the local area in terms of open space. There are playing fields immediately adjacent to the site in Roehampton Recreation Centre (for University Students), with further facilities of play areas and sports courts located in Roehampton Playing Fields. Existing MUGA's are located behind the youth facility and at Witley Point.

The following documents have been considered when developing the Alton Estate play strategy:

- Shaping Neighbourhoods: Play and Informal Recreation, Supplementary Planning Guidance (SPG), September 2012
- Designing for Play: A guide to creating successful play spaces Play England
- Design Guidance for play spaces, Forestry Commission England. March 2006
- Roehampton Supplementary Planning Document, October 2015
- BS EN 1176 Playground Equipment & Surfacing
- BS EN 1177 Impact attenuating playground surfacing. Determination of Critical Fall Height.

The SPG B4 describes where should the new provision be located.

4.37 In assessing the needs arising from new development, it will be important to identify existing play facilities within the identified distance bands. This will determine whether there will be potential for enhancing existing provision to accommodate the additional needs arising from the proposed development as an alternative to new provision.



ABOVE: Diagram illustrating existing play provision of Alton Estate and the wider play catchment

Both Downshire Field and Alton Activity Centre were assessed and considered to be located in the correct locations. The two play spaces were considered not fit for purpose with old equipment and surfacing that requires extensive modification to meet the various design guidance and British Standards for play. It is noted that Alton Activity Centre is often not accessible with limited opening hours.

Based on SPG guidance it is assumed the complete redesign of the two existing play hubs is deemed appropriate and can be included as part of the development provision.

	Maximum walking distance from residential unit (taking into account barriers)
Under 5's	100m
5-11 year olds	400m
12+ years	800m

- Key
- Doorstep play (0-5 years old)
 - Local play (5-11 years old)
 - ▲ Youth play (12+ years old)
 - ◆ Open lawn areas (All ages)
 - ✕ School playground & sport facilities
 - Council-led Activity Centre

10 PLAY & PLAYABILITY STRATEGY
 10.1 Play Provision
 10.1.2 Play Provision Strategy

Play and playability is a fundamental part of successful placemaking and community shaping. The landscape strategy provides a generous and diverse combination of public and private playable space throughout the Alton Estate.

The existing play provision in the application boundary includes Alton Activity Centre and Downshire Field play space. A key part of the landscape strategy is to remodel and redesign these spaces to significantly improve the offer to the new and existing residents of the estate.

It is understood the current Witley Point MUGA although old provides approximately 1025m² of youth (12+) play provision. It is understood the space is being redesign within the intention of providing a new MUGA facility for all ages. At this time the exact design an area of development is unknown.

Witley Point is within 800m of centre of Alton Estate planning application, as such based on SPG guidance (Page 60, table 4.4 & page 63 table 4.5) it should be included as part of the wider provision.

Our principles for play across the masterplan are:

- Developing an environment which encourages outdoor play and social interaction.
- Exploring opportunities to introduce natural elements and elements of risk and challenge within play provision while balancing safety and maintenance needs.
- Integration of playability within public realm strategy, recognising that play can take place in a variety of settings and may or may not involve equipment.

The expected child yield and Mayoral SPG Calculator has informed the quantum of space allocated for play outlined below:

	BENCHMARK	BENCHMARK	PROVISION	EXISTING PROVISION
	GLA (10m ² /ch)	Roehampton SPD (10m ² /ch)	Scheme	Estate
Doorstep Play (0-5 years)	1520 m ²	1520 m ²	1578 m ²	
Local Play (0-11 years)	1231 m ²	1231 m ²	3646 m ² (includes existing re-designed play facilities)	3087m ²
All Ages Play (12+ years)	868 m ²	868 m ²	2433 m ²	
TOTAL	3619 m ²	3619 m ²	7657 m ²	



Key

- Doorstep play (0-5 years old)
- Local play (0-11 years old)
- Youth Play (12+ years old)
- Trim Trail Station (12+ years old)
- ▨ PPCC - Play Not Included
- - - 1km Running Track (All ages)

ABOVE: Diagram illustrating proposed play provision for Alton Estate

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11.1 Biodiversity Networks
11.2 Urban Greening Strategy

11 BIODIVERSITY STRATEGY

11.1 Biodiversity Networks

11.1.1 Enhancement Measures

A key aim across the site has been to create a landscape with a series of closed loop systems - wildflowers attracting bees which pollinate flowers and fruit, nitrogen fixing species to add to soil nutrients, and selection of habitat and food species for wildlife benefits.

There are a number of opportunities to enhance the site wide biodiversity and ecology and to mitigate the impact of the proposed development. These include developing designs that:

- Provide a network of trees and green spaces forming potential wildlife habitats and green corridors.
- Promote sustainable planting by developing planting designs that are appropriate for their location, including the availability of sunlight and water.
- Incorporate native plant species into the planting designs across the masterplan including the use of native shrub planting to provide nesting opportunities for birds.
- Establish a series of living roofs on the buildings across the site, to aid biodiversity and establish a range of habitats
- Incorporation of bird and bat boxes within the existing tree network

Living roofs have been proposed on buildings as indicated and provision made for these within the structures and access arrangements of each building.

The biodiverse roofs will comprise areas of bare ground, sedum and wildflowers (including species which are notable within London such as Tower Mustard *Arabis glabra* and London Rocket *Sisymbrium irio*). This, will mimic the Habitat of Principal Importance 'Open Mosaic Habitat', which together with the provision of log piles and sandbanks will provide opportunities for a range of faunal species, such as invertebrates upon which birds and bats will feed

To complement the vegetation, habitats for invertebrates, birds and bats will be incorporated into the landscape and structures at ground floor, and roof levels. By reusing timber from felled trees throughout the public realm, we are providing 2 Stag beetle loggeries and 18 log piles, on the biodiverse roof space are 42 small log piles.



11 BIODIVERSITY STRATEGY
 11.2 Urban Greening Strategy
 11.2.1 Draft London Plan Benchmark

The Draft London Plan 2018 seeks new developments to contribute to the greening of London by including urban greening (Policy G5 Urban greening) as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Alton Green facilitates the greening of London by including urban greening as a fundamental element of site and building design. The change in existing low ecological amenity areas to wildflower meadow and species rich grassland, native planting as well as providing extensive habitat creation to roof tops means the proposed redevelopment is a high achiever in the mayors target.

The Alton Green estate has used the inclusion of urban greening measures to benchmark the landscape design and provide an increase in green cover for the London Borough of Wandsworth.

The inclusion of urban greening has been integral to planning the design of the landscape and has been considered from inception of the design process.

It is recommended in the Draft London Plan that Boroughs develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The Alton Green masterplan has a score of **0.452**. This exceeds the benchmark by 0.052, an incredible achievement based on desktop analysis of similar scale proposals and built developments within the planning process and under construction in London.



Key

- | | | | |
|--------------------------------|----------------|-------------------|--------------------|
| Semi-natural vegetation | Extensive Roof | Hedges | Permeable Surfaces |
| Flower-rich perennial planting | Rain Gardens | Amenity Grassland | Sealed Surfaces |



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12 SUDS STRATEGY

12.1 Water Sensitive Urban Design

12.1.1 SUDS Components

The Mayor's Climate Change Adaptation Strategy (GLA 2011) identified surface water flood risk as the greatest short term climate risk to London.

Alton Green applies the four pillars of SuDS design as set out in CIRIA C753 The SuDS Manual 2015. These are: Quantity, Quality, Amenity and Biodiversity.

By managing quality and quantity to meet requirements on the surface, the benefits of amenity and biodiversity follow. A range of solutions are proposed and retrofitted into the fabric of Alton Green.

Paving slabs in planting areas and mulch paths through planting zones all add to the infiltration of stormwater, aeration of the soil and softening of the surface finishes within the public realm.

To further compliment this the vast majority of the roofs on the residential blocks will be biodiverse roofs which will attenuate any rainfall that falls on them and subsequently provide water for the Biodiverse planting on the roofs.

Pavements in various areas of the site are designed to drain into adjacent planting areas to assist management of stormwater runoff and reduce reliance on irrigation systems.

Specific rain garden design has been included in the streetscape to incorporate plant types, mulch and drainage to allow periodic inundation and slow drainage into the subsoil, attenuation tanks and stormwater network.

The proposed public realm design will incorporate a combination of biodiverse planting with sustainable drainage systems. Key components of this strategy :

- Intensive podium courtyards include drainage board continuous across structural deck, permeable resin bound paths, paving on pedestals, lawn, sand, bark and garden bed planting.
- Biodiverse roofscape to all buildings
- Permeable resin bound paving or paths and courtyards.
- Permeable car parking bays where possible
- Raingardens to all streets



Key

- Lawn
- 'Mosaic' Biodiverse Roof
- Planting
- Rain Garden
- Permeable Paving Surface
- Wildflower Meadow
- Attenuation external
- Attenuation basement

13 CULTURAL STRATEGY
 13.1 Approach & Methodology
 13.1.1 Stakeholders

Embedding arts and culture at the heart of the Alton Estate Regeneration creative vision ensures the public art programme connects the site with the wider area through a celebration of heritage and the future shaping of the area. To establish the place-making aspirations through thematic strands of local heritage and living memories, ecology and sustainability will inform the arts commission's and be developed in synergy with Redrow and Wandsworth Borough Council's design visions.

The arts strategy generates a multi-faceted response bringing together the threads of planning, design and management to underpin the place-making of the Alton Estate through extensive community engagement activities with local residents and businesses. The programme identifies art projects to be realised throughout the phased development of site, the brokering of working partnerships with organisations and businesses and details methods and methodology for delivery.

The ambition for the Alton Estate public art programme is that the commissions contribute to and become a heart of the Estate, engaging with as many residents as possible in innovative ways. The use of spaces, available during the construction programme will offer local business and creatives, both established and emerging, access to much need space and seeks to support a thriving economic and cultural offering.



Play, performance and art in the square



Integrated artwork into building facades and interiors



Fig 01 Pedestrian crossings designed with residents and artists together



Fig 02 Gobo lighting - projections on the ground

STAKEHOLDERS

We have been engaging with a variety of groups, including those stakeholders identified below.

RESIDENTS

- Directly affected residents
- Wider estate and area residents
-

FAITH GROUPS

- Southlands Methodist Trust
- Holy Trinity C of E
- St. Joseph's Catholic Church
- Faith groups operating from community buildings

COMMERCIAL

- Danebury Avenue retailers
- Portswood Place retailers
- Local high streets

SERVICE PROVIDERS

- Roehampton Library
- Roehampton Sport & Fitness Centres

POLITICIANS

- Ward Councillors
- Cabinet Members & MPs
- Leader of the Council

AREA SPECIFIC GROUPS

- Roehampton Trust
- Western Area Housing Panel (WAHP)
- Roehampton Partnership
- Roehampton Forum
- Wandsworth Conservation Area Advisory Committee

EDUCATION

- Pre & Primary Schools
- Secondary Schools & Academies
- University of Roehampton

STATUTORY STAKEHOLDERS

- Historic England, Royal Parks, GLA, TfL, Environment Agency, Highways England, LB Richmond, NHS Wandsworth, Thames Water, Natural England, LBW Public Health

HEALTH

- LBW Public Health
- Clinical Commissioning Group (CCG)
- Danebury Avenue Surgery
- Danebury Avenue Patient Involvement Group
- Alton Medical Practice

EMPLOYMENT

- Wandsworth WorkMatch
- CITB
- Local Employers

YOUTH - ACTIVITY

- Regenerate
- Roehampton Base
- Alton Activity Centre
- LBW Youth Council
- Roehampton Youth Club
- Student Parliament - ARK School

OLDER PERSONS

- Over 60s Cafe
- Regenerate RISE
- LBW Sheltered Housing Team
- Minstead Sheltered Residents
- Manresa Sheltered Residents
- Kings & Queens Festival



Fig 01 Pedestrian Crossing, Camille Walala, dezeen.com/2016/09/23/camille-walala-multicoloured-pedestrian-crossing-london-design-festival-2016/
 Fig 02 Gobo Lighting, Source Unknown

13 CULTURAL STRATEGY

13.1 Approach & Methodology

13.1.2 Location Map

The map opposite show the location of the stakeholders involved with the cultural strategy:

1. 60+ club Holybourne Avenue, Roehampton, SW15 4JD.
2. Café Joy
3. REGENERATE Rise The Platt Christian Centre, 22 Felsham Road, London SW15 1DA
4. BASE 33-35 Danebury Ave, London SW15 4DQ
5. Sacred Heart Catholic Primary School - Roehampton Ln, Roehampton, London SW15 5NX
6. The Alton Primary School - Danebury Ave, London SW15 4PD
7. Ark Putney Academy - Pullman Gardens, London SW15 3DG
8. Go Active - Downshire Fields 2017 and 2018
9. Mosaic Jewish Primary School- 170 Roehampton Ln, Roehampton, London SW15 4EU
10. OAP Line Dancing Club - Roehampton Methodist Church, Minstead Gardens, Roehampton, London. SW15 4EB
11. Heathmere Primary School - London SW15 4LJ
12. Roehampton R.O.C.K.S - Alton Activity Centre, Ellisfield Drive, London SW15 4DR
13. University of Roehampton - Roehampton Ln, London SW15 5PU
14. Roehampton Youth Group - 36, Holybourne Avenue, Roehampton, Wandsworth
15. Holy Trinity Parish Church, Roehampton - 7 Ponsonby Rd, London SW15 4LA
16. Dover Choir (March 2019)
17. Kairos Centre (March 2019) - Mount Angelus Rd, Roehampton SW15 4JA
18. Men's Shed Roehampton Methodist Church, Minstead Gardens, Roehampton, London. SW15 4EB (See Location No 10 on map)
19. Putney and Roehampton Boxing Club (soon) -Pullman Gardens England SW15 3DG

Not Shown on Diagram:

20. Battersea Arts Centre - Lavender Hill, London SW11 5TN
21. Enable - Carriage Dr N, London SW11 4PA
22. Roehampton Outdoor Art Movement(ROAM) - Rothbury Hall, Azof Street, Greenwich SE10 OEF



13 CULTURAL STRATEGY

13.1 Approach & Methodology

13.1.3 Past Cultural Engagement

Redrow Homes and Wandsworth Borough Council have been working together to build on the substantial consultation and engagement already undertaken during the preparation of the original masterplan.

Looking ahead, a comprehensive programme of events and activities is planned, to harness community spirit and build upon the community involvement work undertaken to date. The below time line aims to provide a brief overview of some of the cultural and arts engagement activities that have taken place over the course of the last seven years. A huge amount of activity has been undertaken and much cultural activity has undoubtedly taken place which is not directly connected to the proposed regeneration. The below summary does not aim to be exhaustive, but merely illustrative of the wealth and variety of engagement that has taken place to date.

More details about the engagement and art programmes can be found in the Statement of Community Involvement and the Cultural Strategy within this application.

A range of stakeholders have contributed to initiatives to date and will continue to form a key part in the delivery of the future initiatives:

- Wandsworth Council Heritage team
- Community Engagement team
- 60+ café
- Pump House Gallery
- The Roehampton Men's Shed
- The Base
- Hive Café
- Roehampton Youth Group
- Roehampton University
- Holy Trinity Church, Roehampton
- Local Arts and Cultural initiatives
- Local businesses
- Local arts and cultural representatives
- Roehampton Radio
- Spare Tyre
- 50+ LGBTQ+ club
- Coda Dance
- Sacred Heart School
- Alton Primary School
- Mosaic Primary School
- Heathmere Primary School
- Ark Putney Academy
- Emergency Exit Arts
- Roehampton Outdoor Art Movement
- Roehampton ROCKS



Fig 01



Fig 02



Fig 03



Fig 04



Fig 05



Fig 06



Fig 07



Fig 08



Fig 09

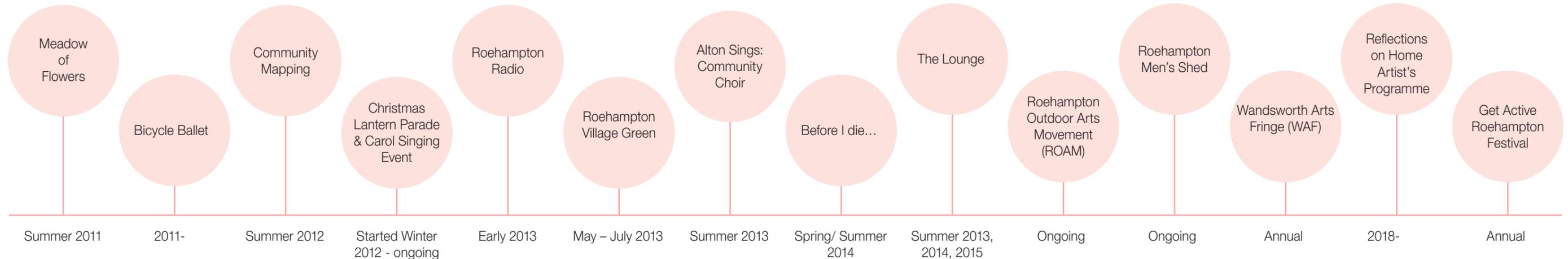


Fig 01 Wandsworth Arts Fringe, wandsworthfringe.com/the-scrapbook/waf-vip-launch
Fig 02 Roehampton Lantern Festival, Wandsworth Borough Council
Fig 03 Meadow of Flowers, David Vassie

Fig 04 Before I Die Project, beforeidieproject.com/walls
Fig 05 Roehampton Festival, sparetyre.org/about-us/news/feeling-good-at-the-roehampton-festival-roehampton-radio-episode-16
Fig 06 Source Unknown

Fig 07 Source Unknown
Fig 08 ROAM Dino Day, Kathryn Corlett, kathryncorlett.co.uk/ROAM-Dino-Day-Selfie-Banner
Fig 09 Bicycle Ballet, Wandsworth Arts Festival, Ray Gibson

13 CULTURAL STRATEGY
 13.1 Approach & Methodology
 13.1.4 Future Culture Proposals

Aimed at animating the Alton Estate site at early stages and encouraging public awareness of the work being delivered, a programme of temporary and long term events and site activities, which may be run by local community organisations, will be commissioned to engage diverse audiences across a wide range of art forms.

The possibilities span artist-led actions and participation events to temporary light and sculpture commissions, urban food projects and artist-led walks. It is proven that public engagement in the early stages contributes to a long-term investment in the area. Whilst Regeneration tends to imply changes which are imposed 'on' those rather than 'by' or 'inclusive of' those living and working in an area, Artscape are working with Enable, Redrow and the Council's Regeneration Team to advance an aspirational cultural approach with socio-economic value.



Fig 01



Fig 02



Fig 03



Fig 04



Fig 015



Fig 06



Fig 07



Fig 08



Fig 09



Fig 10



Fig 11



Fig 12



Fig 13



Fig 14



Fig 15

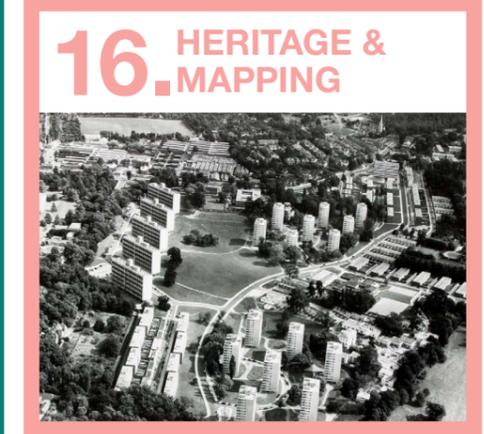


Fig 16

Fig 01 Under the Same Sun, OK-RM,ok-rm.co.uk/project/under-the-same-sun
 Fig 02 Roehampton Festival, Mikey Lee
 Fig 03 Conversation Domes, Jessica Frelinghuysen, paperhelmets.com/
 Fig 04 Croydon Ground Art, Adam Halliday
 Fig 05 Light Tunnel, AEPioneer, designboom.com/art/aepioneer-light-tunnel-tehran-11-08-2016/
 Fig 06 Roehampton Festival, Micky Lee

Fig 07 Rounds, SPORTS Collective, sportscollaborative.com/#/rounds/
 Fig 08 Klimglijklauterhangzitvoetbaltoeneelbuis, Kaptein Roodnat
 Fig 09 Time line, Pepsico Brasil, pepsico.com.br/quem-somos/nossa-historia
 Fig 10 Ten Yards of Futopia, Michael Bernstein, michael-bernstein.com
 Fig 11 Graffiti Workshop, Stokes Croft China, https://www.prschop.co.uk/products/graffiti-workshop

Fig 12 Group of Children, Redrow PLC, redrowplc.co.uk/valuing-people/valuing-people-overview/
 Fig 13 Waterloo Food Festival, We Are Waterloo, wearewaterloo.co.uk/
 Fig 14 Vercorin Street Painting, Lang/Bauman, http://langbaumann.com/
 Fig 15 Electra Muzeon, UKOLOV / OSIPOVA ARCHITECTURE
 Fig 16 Alton Estate Aerial View, London Metropolitan Archives

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